

APPLICATION FOR REZONING
R-1 Residential to C-2 Commercial

Name and Address of Applicant: Sharon and David Hardigree 189 Magnolia Springs Florence, MS 39073	Street Address of Property (if different address): North Old Canton Road
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
01/01/2026	R-1	See (Exhibit A)	082F-24 - 015/01.00	X	See (Exhibit B)

Other Comments: As per Article 806 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

Sharon and David Hardigree _____



Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 24
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Sharon and David Hardigree

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Sharon and David Hardigree, owner of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Section 24 Township 8 N, Range 2 East, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of R-1 Residential District to a C-2 Commercial District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 4.4 acres.
2. The zoning proposed is not in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT B

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect C-2 Commercial zoning, and reclassifying this property from its present R-1 Residential District classification to a C-2 Commercial District.

Respectfully submitted, this the 1st day of January, 2026.

Sharon and David Hardigree, Petitioner

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 24, TOWNSHIP 8 NORTH,
RANGE 2 EAST, MADISON COUNTY,
MISSISSIPPI

Sharon and David Hardigree

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Sharon and David Hardigree have filed a Petition to rezone and reclassify a 4.4 acre tract of land situated in Section 24, Township 8 North, Range 2 East, Madison County, Mississippi. The petition and legal description of the subject property is attached hereto and made part of this Notice.

The subject property is currently zoned R-1 Residential Estate. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of C-2 Commercial.

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at 9:00 a.m. on Thursday, March 12, 2026,

or on a subsequent date to which the matter may be continued.

As the owner of the property located within 160 feet of the subject property (excluding the right of ways for streets and highways), you have the right to offer any objection to or support of the Petition. However, you are not required to be present.

You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the 1st day of January, 2026

By: Sharon and David Hardigree

Contact Information

Sharon Hardigree
189 Magnolia Springs
Florence, MS 39073
769-275-8730

Addendum: Exhibit A: to Book W - 4322/242-245

Prepared by and return to Sharon Hardigree

189 Magnolia Springs

Florence, Mississippi 39073

769-275-8730

State of Mississippi

County of Madison

Gludstadt, Mississippi

Property: 4.4 ACRES IN SE CORNER OF E 1/4 SE 1/4 SE 1/4

SE 1/4, SECTION 24, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI

Properties within 160 feet

1. Harvey Crossing LLC 082F-24-014/03.00
P.O. Box 328
Madison, MS 39130

2. George & Wanda Carmeans 082F-24-015/02.00
1373 Old Canton Road
Canton, MS 39046

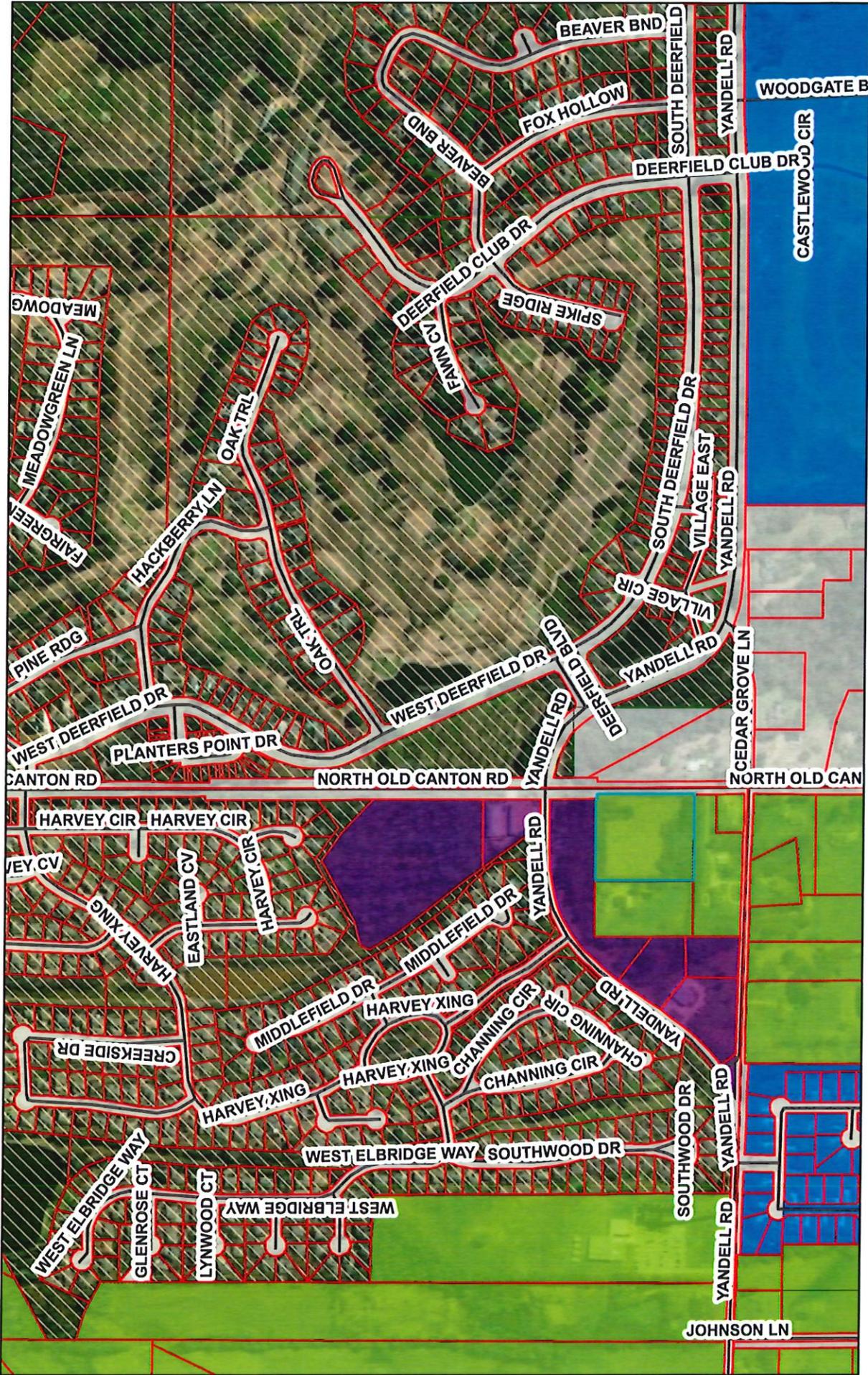
3. James & Amber Carmeans 082F-24-016/01.00
140 Cedar Grove Lane
Canton, MS 39046

4. Multani Venture LLC 082F-24-016/02.00
678 Hazelton Cove
Madison, MS 39110

5. Laura F. Jackson 082F-19C-001/00.00
1358 North Old Canton Rd.
Canton, MS 39046

6. Can't Fish A Lick 083D-19C-002/01.00
264 Deerfield Club Drive
Canton, MS 39046

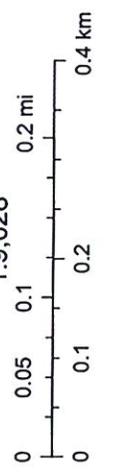
Edit Title Here



2/6/2026, 3:21:33 PM

- Parcels
- Local Roads
- R-1
- R-2
- A-1
- R-2
- PUD
- C-2

1:9,028



Vantor

