

APPLICATION FOR REZONING

A-1 to I-2

Name and Address of Applicant:

Jania Peterson

401 Virklia Road

Canton, MS 39046

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
8/3/20	A-1	See (Exhibit A)		X	See (Exhibit B)

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

Comments

Respectfully Submitted

Jania Peterson

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 SW 1/4 821
TOWNSHIP 9 NORTH, RANGE 2 ~~EAST~~ WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Vania Peterson

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Vania Peterson, 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 21 Township 9 N, Range 2, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of Zone A-1 ^{Agriculture} District to a I-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 11.9 acres.
2. The zoning proposed (is) 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 I-2 zoning, and reclassifying this property from its present A-1 District classification to a I-2 District.

Respectfully submitted, this the 3 day of August, 2026.

Vann Peterson Petitioner

EXHIBIT "A"

4.9 acres, more or less, in the NW 1/4 NE 1/4 SW 1/4 Section 21, Township 9 North, Range 2 East, and further described as beginning at the northwest corner of NE 1/4 SW 1/4 and running East 7 chains (462 ft.) thence South 7 chains, and then West 7 chains and returning North 7 chains to the point of beginning.

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 21, TOWNSHIP 9 NORTH,

RANGE 2 (EAST) / WEST, MADISON COUNTY,

MISSISSIPPI

Varia Peterson

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Varia Peterson has filed a Petition to rezone and reclassify a 4.9 acre tract of land situated in Section 21, Township 9 North, Range 2 (EAST) / West, 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 A-1 Agriculture. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of Industrial I-2.

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 a.m. on Thursday, September 10, 2020 or on a subsequent date to which the matter may be continued.

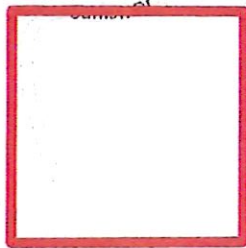
As the owner of the property located within 160 feet of the subject property (excluding the right of ways for streets and highways), you have the right to offer any objection to or support of the Petition. However, you are not required to be present.

You are given this Notice in accordance with Section 806.05 of the Madison County
Zoning Ordinance, adopted December 2019. This the 20 day of August,
2026

By: Vania Peterson

Contact Information Scott Weeks
Madison County Zoning Administrator
601-855-5501

13 Rd



100 m
300 ft



100 m
300 ft



Madison County, MS

Madison County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Madison County Land Records GIS and is maintained for the internal use of the County. The County of Madison and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Madison County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Madison County Tax Assessor/Collector
171 Cobblestone Dr
Madison, MS 39110
(601) 856-1796

Date Printed: 9/2/2026

PPIN:	26101
PARCEL_ID:	092E-21 -004/00.00
OWNERNAME:	MCNALLY LILLIAN
ADDRESS1:	1908 PATTON DR
ADDRESS2:	
CITY:	STARKVILLE
STATE:	MS
ZIP:	39759
SECTION:	21
TOWNSHIP:	09N
RANGE:	02E
LEGAL1:	5A OUT NW COR NE1/4 SW1/4
LEGAL2:	
LEGAL3:	
TAX_DIST:	4 C
CULT_AC1:	2
CULT_AC2:	2.03
UNCULT_AC1:	0
UNCULT_AC2:	0.97
TOTAL_AC:	5
CULT_VAL1:	20000
CULT_VAL2:	1670
UNCUL_VAL1:	0
UNCUL_VAL2:	220
LAND_VAL:	21890
IMP_VAL1:	28460
IMP_VAL2:	10260
TOTALVALUE:	60610
EXEMPT_COD:	0
HOMESTEAD:	
DEED_BOOK:	2983
DEED_PAGE:	776
DEED_DATE:	7/31/2013
SITUS_ADDR:	401 VIRILIA RD

**Owners of property located within 160 feet of the Subject Property
(excluding rights of way for streets and highways)**

092E-21-003/03.00

Amazon.com INC
Attn. Real Estate Manager (AWS)
PO Box 80416
Seattle, WA 98108-0416

092E-21-003/02.00

Bottom Land Properties, LLC
425 Virllia Road
Canton, MS 39046

092E-21-002/04.00

LLB Farms LLC
116 Ashbrooke Trail
Madison, MS 39110

BOOK 2983 PAGE 776 DOC 01 TY W
INST # 710254 MADISON COUNTY MS.
This instrument was filed for
record 8/01/13 at 9:49:24 AM
ARTHUR JOHNSTON, C.C. BY: KAA, D.C.

Prepared By:

Heather White Martin 103-12^e
MSB# 101601
P.O. Box 3255
Brookhaven, MS 39603-3255

Return To:

Lillian McNally
1908 Patton Drive
Starkville, MS 39759
Phone: 662-323-3974

STATE OF MISSISSIPPI

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and for
other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we

CLARENCE PETERSON
401 Virillia Road
Canton, Mississippi 39046
(601) 842-2049

SHELBY PETERSON
401 Virillia Road
Canton, Mississippi 39046
(601) 842-2049

do hereby grant, bargain, sell, convey and warrant to:

LILLIAN McNALLY
1908 Patton Drive
Starkville, Mississippi 39759
(662) 323-3974

the following described property situated in Madison County, Mississippi, to-wit:

SEE EXHIBIT "A" attached hereto

INDEXING INSTRUCTIONS:

NW 1/4 NE 1/4 SW 1/4 Sec 21, T9N, R2E, Madison County, Mississippi

SUBJECT TO mineral conveyances and reservations, rights of way, utility easements
and building restrictions, if any, of record.

WITNESS OUR SIGNATURES this the 3rd day of July, 2013.

Clarence Peterson
CLARENCE PETERSON

Shelby Peterson
SHELBY PETERSON

STATE OF MISSISSIPPI
COUNTY OF LINCOLN

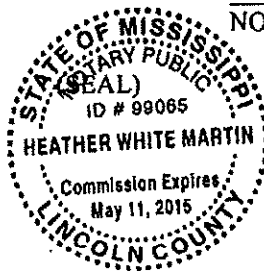
Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named SHELBY PETERSON, who acknowledged that he has power of attorney of and for the within named CLARENCE PETERSON and that in said representative capacity he executed the above and foregoing instrument after first having been duly authorized to do so.

Given under my hand and official seal of office this 3rd day of July, 2013.

Heather White Martin
NOTARY PUBLIC

My Commission Expires:

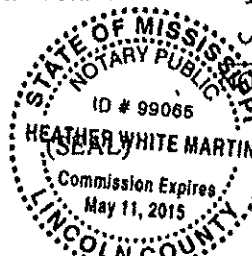
5/11/15



STATE OF MISSISSIPPI
COUNTY OF LINCOLN

Personally appeared before me, the undersigned authority in and for the said county and state, on this, within my jurisdiction, the within named SHELBY PETERSON who acknowledged that he executed the above and foregoing instrument on the date therein mentioned.

Given under my hand and official seal of office this 3rd day of July, 2013.



Heather White Martin
NOTARY PUBLIC

My Commission Expires:

5/11/13

***This instrument has been prepared without the benefit of a title search or survey.



MADISON COUNTY, MS
I certify this instrument filed/recorded
05/08/2026 11:09:00 AM
Inst. 1051397 Page 1 of 2
Book: W - 4679 / 661.00
Witness my hand and seal
RONNY LOTT, C.C. BY: BL D.C.

PREPARED BY & RETURN TO:
HERRING, LONG & CREWS, P.C.
ATTORNEYS AT LAW
P. O. BOX 344
CANTON, MS 39046
TELEPHONE: 601-859-2573

GRANTOR'S ADDRESS:
Lillian McNally
1908 Patton Drive
Starkville, MS 39759
Telephone: 662-323-3974

GRANTEE'S ADDRESS:
Vania Peterson
401 Virillia Road
Canton, MS 39046
Telephone: 601-750-5518

INDEXING INSTRUCTIONS: SW ¼, §21, Township 9 North, Range 2 East, Madison
County, MS

STATE OF MISSISSIPPI

COUNTY OF MADISON

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **LILLIAN McNALLY, GRANTOR**, do hereby convey and quitclaim unto

VANIA PETERSON, GRANTEE the following described real property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

4.9 acres, more or less, in the NW ¼ NE ¼ SW ¼, Section 21, Township 9 North, Range 2 East, and further described as beginning at the northwest corner of NE ¼ SW ¼ and running East 7 chains (462 feet), thence South 7 chains, and then West 7 chains, and returning North 7 chains to the point of beginning.

The above described property does not constitute any portion of Grantor's homestead.
This Quitclaim Deed was prepared without the benefit of a Title Search. The preparer certifies to neither the accuracy of the legal description nor the merchantability of title the above-described property.

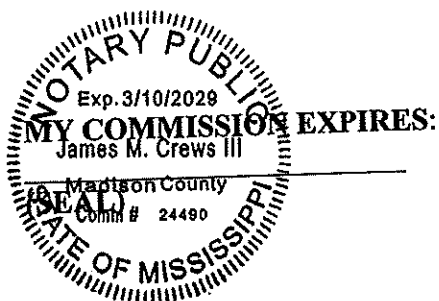
WITNESS my signature on this, the 8th day of May, 2026.

Lillian McNally
LILLIAN McNALLY

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this 8th day of May, 2026, within my jurisdiction, the within named LILLIAN McNALLY, who acknowledged that she executed the above and foregoing instrument.



[Signature]
NOTARY PUBLIC

9589 0710 5270 2122 7618 73

U.S. Postal Service[™]

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

Amazon.com INC
Attn: Real Estate Manager (AWS)
PO Box 80416
Seattle, WA 98108-0416

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2122 7618 97

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

Bottom Land Properties, LLC
465 Virilla Road
Canton, MS 39046

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2122 7618 80

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

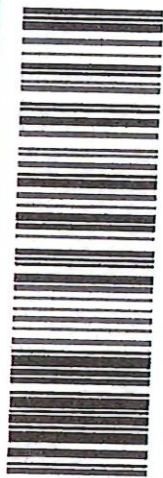
LLB Farms LLC
116 Ashbrooke Trail
Madison, MS 39110

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Vania Peterson
401 Virilia Road
Canton, MS 39046

CERTIFIED MAIL®



9589 0710 5270 2122 7618 73

Amazon.com INC
Attn. Real Estate Manager (AWS)
PO Box 80416
Seattle, WA 98108-0416

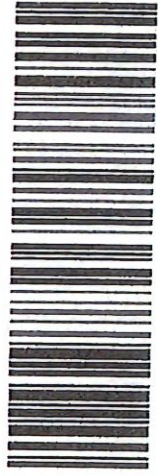
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\$6.33
US POSTAGE
FIRST-CLASS MAIL
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39110
000012804



Vania Peterson
401 Virtilia Road
Canton, MS 39046

CERTIFIED MAIL®



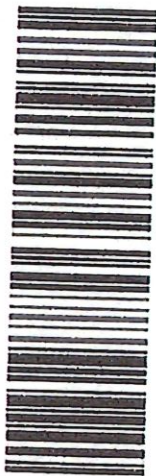
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LLB Farms LLC
116 Ashbrooke Trail
Madison, MS 39110



16

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\$6.33+
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000012806



897360.057

Bottom Land Properties, LLC
425 Virilia Road
Canton, MS 39046