

Holy Trinity Anglican Church

432 Bozeman Road

Madison, Mississippi 39110

Date: [insert date]

Madison County Planning and Zoning

125 West North Street

Canton, Mississippi 39046

Re: Conditional Use and Site Plan Approval Request — **Church Cemetery**

Property: 432 Bozeman Road, Madison County, Mississippi

Applicant: Holy Trinity Anglican Church

Dear Madison County Planning and Zoning:

Holy Trinity Anglican Church respectfully submits this application package requesting conditional-use and site-plan approval to establish a church cemetery on existing church property located at 432 Bozeman Road, Madison County, Mississippi. The submitted civil and landscape plans depict the intended master plan for the cemetery and related site improvements. Due to current budget constraints, the cemetery improvements are proposed to be constructed in phases, with Phase 1 establishing the cemetery use and initial graveyard area, and future phases completing additional improvements as funding and need allow.

The proposed burial ground will be located on existing church property. In the Anglican tradition, a burial ground located on church property may also be referred to as a graveyard or churchyard burial ground. For purposes of this Madison County zoning application, however, the term "cemetery" is used because that is the term used in the Madison County Zoning Ordinance. The proposed use is therefore submitted as a cemetery/public-quasi-public facility under the ordinance, while recognizing that the burial ground will function as a church graveyard in the ecclesiastical sense.

The proposed cemetery is intended to provide burial space as part of the church's religious and pastoral ministry. The proposed cemetery is not a funeral home or mortuary. The cemetery area is intended to be developed as a low-intensity church-related use with controlled access, pedestrian circulation, cemetery walks and features, and related site improvements. The master plan also shows additional improvements such as parking expansion, expanded fencing, landscaping, cemetery features, and a pavilion; however, not all master-plan improvements are proposed for Phase 1 construction.

Under the Madison County Zoning Ordinance, cemeteries are treated as public/quasi-public facilities subject to Section 402. This application is therefore submitted as a conditional-use request under Section 805, with the required site-plan materials submitted under Sections 807 through 810.

The applicant requests approval of the conditional use for the church cemetery and review of the submitted master site plan together with the accompanying phasing/development plan. Phase 1 is intended to include the new paved entrance from Bozeman-Paine Circle, a smaller initial fenced graveyard area, and an initial portion of established grave spaces. Future phases may include expansion of the fenced graveyard area, additional grave spaces, additional parking as needed, additional trees and landscaping, the covered pavilion, and other cemetery features shown on the master plan.

The enclosed application package includes the following materials:

1. County conditional-use application information;
2. Exhibit A - legal description of proposed cemetery area;
3. Exhibit B - map/plat of property;
4. FEMA floodplain documentation;
5. current zoning / adjacent zoning exhibit;
6. existing-site and fire-hydrant exhibit;
7. civil/site-improvement master plans;
8. landscape, materials, and planting master plans;
9. phasing/development plan;
10. sign, cross, plaque, and entrance-feature determination note, if required; and
11. zoning ordinance response matrix.

Holy Trinity Anglican Church respectfully requests that Madison County review this application for placement on the Planning and Zoning Commission agenda and for action by the Board of Supervisors as required by the Madison County Zoning Ordinance.

Respectfully submitted,

[Name]

[Title / Authorized Representative]

Holy Trinity Anglican Church

[Phone]

[Email]

[s]Holy Trinity Anglican Church
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[bt

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Holy Trinity Anglican Church has filed a petition with the Madison County Board of Supervisors for a Conditional Use pursuant to the Zoning Ordinance of Madison County, MS, and the Zoning Map adopted pursuant thereto, requesting a Conditional Use to develop and operate a cemetery on property zoned SU-1 Special Use District, being situated in Madison County, MS, to wit:

Legal Description

CEMETERY DESCRIPTION

From Description on Survey by McMaster & Associates Provided by Client

A parcel of land containing 1.0 acres, more or less, lying and being situated in Sections 30 and 31, Township 8 North, Range 2 East, Madison County, MS and being a part of the Minnie J. Bozeman Family, Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, and being more particularly described as follows:

Commencing at the NW corner of Section 31, T8N-R2E, Madison County, Mississippi; run thence,

North 89 degrees 50 minutes 00 seconds East along the Northerly boundary of said Section 31, T8N-R2E for a distance of 427.54 feet to a point lying on the Easterly boundary of Bozeman Road (Furnished plat calls out the Western boundary); thence,

Leaving the Northerly boundary of Section 31, T8N-R2E, run South 02 degrees 13 minutes 35 seconds East for a distance of 50.27 feet; thence

Continue South 02 degrees 13 minutes 35 seconds East for a distance of 50.04 feet to a point lying at the NW corner of the Holy Trinity Anglican Church property as described in Deed Book 2691 at Page 488 of the Records of said Madison County, Mississippi; thence

East along the Northerly boundary of Holy Trinity Anglican Church property for a distance of 731.89 feet to the NE corner thereof, said point also lying at the NW corner of the Holy Trinity Anglican Church property as described in Deed Book 4037 at Page 947 of the Records of said Madison County;

Continue East along the Northerly boundary of said Holy Trinity Anglican Church property (Deed Book 4037 at Page 947) for a distance of 121.87 feet to a point lying at the NE corner thereof and the POINT OF BEGINNING of the herein described property; thence

South along the Easterly boundary of said Holy Trinity Anglican Church (Deed Book 4037 at Page 947) for a distance of 88.52 feet; thence

East for a distance of 206.52 feet; thence

North for a distance of 176.54 feet to the Southerly boundary of the John H. Creel property as recorded in Deed Book 4147 at Page 926 of the Records of Madison County, Mississippi; thence

South 89 degrees 37 minutes 06 seconds West along the Southerly boundary of said John H. Creel property for a distance of 36.00 feet; thence

North 55 degrees 26 minutes 42 seconds West along the Southerly boundary of said John H. Creel property for a distance of 151.99 feet to the SW corner thereof, said point also lying on the Easterly boundary of Bozeman-Paine Circle, as it existed in March 2024; thence

Leaving the Southerly boundary of said John H. Creel property, run along the Easterly boundary of said Bozeman-Paine Circle as follows:

South 20 degrees 18 minutes 48 seconds West for a distance of 45.70 feet;

South 36 degrees 59 minutes 31 seconds West a distance of 39.34 feet;

South 46 degrees 32 minutes 17 seconds West a distance of 8.00 feet;

Leaving the Easterly boundary of said Bozeman-Paine Circle, run South for a distance of 94.28 feet to the POINT OF BEGINNING of the above described property or tract of land.

NOTICE IS FURTHER GIVEN that the Planning Commission of Madison County, MS, will meet at 9 a.m. on August 13, 2026, at the Madison County Complex Building, in the Board Room, located at 125 West North Street, Canton, Madison County, MS to consider and act upon the petition, and will at such time, date and place, hold and conduct a public hearing at which all parties in interest and citizens shall have an opportunity to be heard on the matter of the petition, either in person, by petition, or by attorney.

BY ORDER OF THE ZONING ADMINISTRATOR OF MADISON COUNTY, MISSISSIPPI, on
this the 1st day of July 2026.

/s/Scott Weeks, Zoning Administrator

Publish: July 23, 2026

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EXHIBIT C
FEMA FLOODPLAIN DOCUMENTATION
PROPOSED CHURCH CEMETERY / GRAVEYARD AREA

Holy Trinity Anglican Church
432 Bozeman Road, Madison, Mississippi 39110

This exhibit is submitted to document the FEMA floodplain designation for the proposed church cemetery/graveyard area. The attached FEMA floodplain documentation indicates that the approximate project location is located in Zone X, identified as an area of minimal flood hazard.

No FEMA floodway modification is proposed as part of the cemetery/graveyard project. The FEMA exhibit is provided as floodplain documentation; the proposed cemetery/graveyard location is shown more specifically on the submitted survey and civil site plans.

Attached behind this cover page:

- FEMA floodplain documentation / FIRMette for the project location.

EXHIBIT D
CURRENT ZONING / ADJACENT ZONING MAP
PROPOSED CHURCH CEMETERY / GRAVEYARD AREA

Holy Trinity Anglican Church
432 Bozeman Road, Madison, Mississippi 39110

This exhibit is submitted to document the current zoning shown on the Madison County GIS zoning layer for the church property, proposed cemetery/graveyard property, and adjacent County-zoned properties.

The attached Madison County GIS zoning exhibit shows the church property and proposed cemetery/graveyard property as SU-1. Adjacent properties shown within the County zoning layer are also shown as SU-1, with R-1 residential zoning shown across Bozeman-Paine Circle north of the church building property. Property across Bozeman Road to the west appears to be within the City of Madison and is not labeled with a County zoning classification on the County GIS zoning exhibit.

Attached behind this cover page:

- Current Zoning - Holy Trinity Anglican Church and Cemetery Property.

EXHIBIT E
EXISTING-SITE / FIRE-HYDRANT EXHIBIT
PROPOSED CHURCH CEMETERY / GRAVEYARD AREA

Holy Trinity Anglican Church
432 Bozeman Road, Madison, Mississippi 39110

This exhibit is submitted as an existing-site reference exhibit for the church property and proposed cemetery/graveyard area.

The attached exhibit shows existing church site features, existing site access and circulation, and the approximate existing fire hydrant location for reference in reviewing access in case of fire or catastrophe.

Attached behind this cover page:

- Existing site plan / fire hydrant location exhibit.

EXHIBIT F
CIVIL SITE-IMPROVEMENT MASTER PLANS
PROPOSED CHURCH CEMETERY / GRAVEYARD AREA

Holy Trinity Anglican Church
432 Bozeman Road, Madison, Mississippi 39110

This exhibit contains the civil site-improvement master plans submitted as site-plan materials for the proposed church cemetery/graveyard and related site improvements.

The civil plans show the master-plan condition for access, paving, grading, drainage, stormwater features, erosion-control/stabilization notes, parking, cemetery layout, and related civil improvements. The cemetery improvements are expected to be constructed in phases as described in the application request letter and zoning ordinance response matrix.

Attached behind this cover page:

- Holy Trinity Anglican Church Site Improvements, Smithers Engineers & Consultants, April 2026 Review Set.

EXHIBIT G
LANDSCAPE, MATERIALS, AND PLANTING MASTER PLANS
PROPOSED CHURCH CEMETERY / GRAVEYARD AREA

Holy Trinity Anglican Church
432 Bozeman Road, Madison, Mississippi 39110

This exhibit contains the landscape, materials, and planting master plans submitted as site-plan and design materials for the proposed church cemetery/graveyard and related cemetery features.

The landscape plans show the master-plan condition for cemetery layout, fencing, gates, entrance features, sidewalks, benches, plaques, planting areas, plant schedule, and related landscape/hardscape elements. The cemetery improvements are expected to be constructed in phases as described in the application request letter and zoning ordinance response matrix.

Attached behind this cover page:

- Holy Trinity - Landscape Details, Trent Rhodes Landscape Architect / Smithers Engineers & Consultants, March 2026 Progress Set.

EXHIBIT H
ZONING ORDINANCE RESPONSE MATRIX
PROPOSED CHURCH CEMETERY / GRAVEYARD AREA

Holy Trinity Anglican Church
432 Bozeman Road, Madison, Mississippi 39110

This exhibit contains the zoning ordinance response matrix for the proposed church cemetery/graveyard conditional-use and site-plan submittal.

The matrix identifies the applicable conditional-use and site-plan submittal items addressed by the application package, references the supporting exhibits and plan sheets, describes the phased construction approach, and identifies open items to be resolved before final filing or as part of County review.

Attached behind this cover page:

- Ordinance Response Matrix - Cemetery Conditional Use and Site Plan.

BOZEMAN - PAINE CIRCLE



MATT RANKIN AND ASSOCIATES, LLC PO BOX 323 RAYMOND MS 39154 801-959-5452 MS PS 02841	Book: 6/1/2024 Order: 148 Class: 8	REV 2024-20 CHOCOLATE 8/1/24
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LANDSCAPE ARCHITECT
TRENT RHODES
P.O. Box 451 Brandon, Mississippi 39047
Phone 769.216.3004
smithersengineers.com

SMITHERS
ENGINEERS +
CONSULTANTS

435 Katherine Drive, Suite A
Florence, MS 39242
Phone 769.216.3004
smithersengineers.com

PRELIMINARY:
NOT FOR
CONSTRUCTION

HOLY TRINITY ANGLICAN CHURCH
NEW CEMETERY AND SITE IMPROVEMENTS
MADISON, MISSISSIPPI

PROJECT SET
DATE: MARCH 19, 2020
DRAWN BY: STAFF
CHECKED BY: STAFF
REVISIONS:

L101

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P.O. Box 451 Brandon, Mississippi 39047
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Figure 1 is a line graph showing the variation of the rate of polymerization (R_p) in units of %/min versus time in minutes. The y-axis ranges from 0 to 100, and the x-axis ranges from 0 to 100. The curve starts at (0,0), rises to a peak of approximately 25% at 10 minutes, then drops to about 10% at 20 minutes. It then rises again to a second peak of approximately 45% at 40 minutes, before gradually declining to about 20% at 100 minutes. A vertical dashed line is drawn at 20 minutes, and a horizontal dashed line is drawn at 10%.

[illegible]

National Flood Hazard Layer FIRMette

90°8'34"W 32°30'21"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
 - 20.2
 - 17.5
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

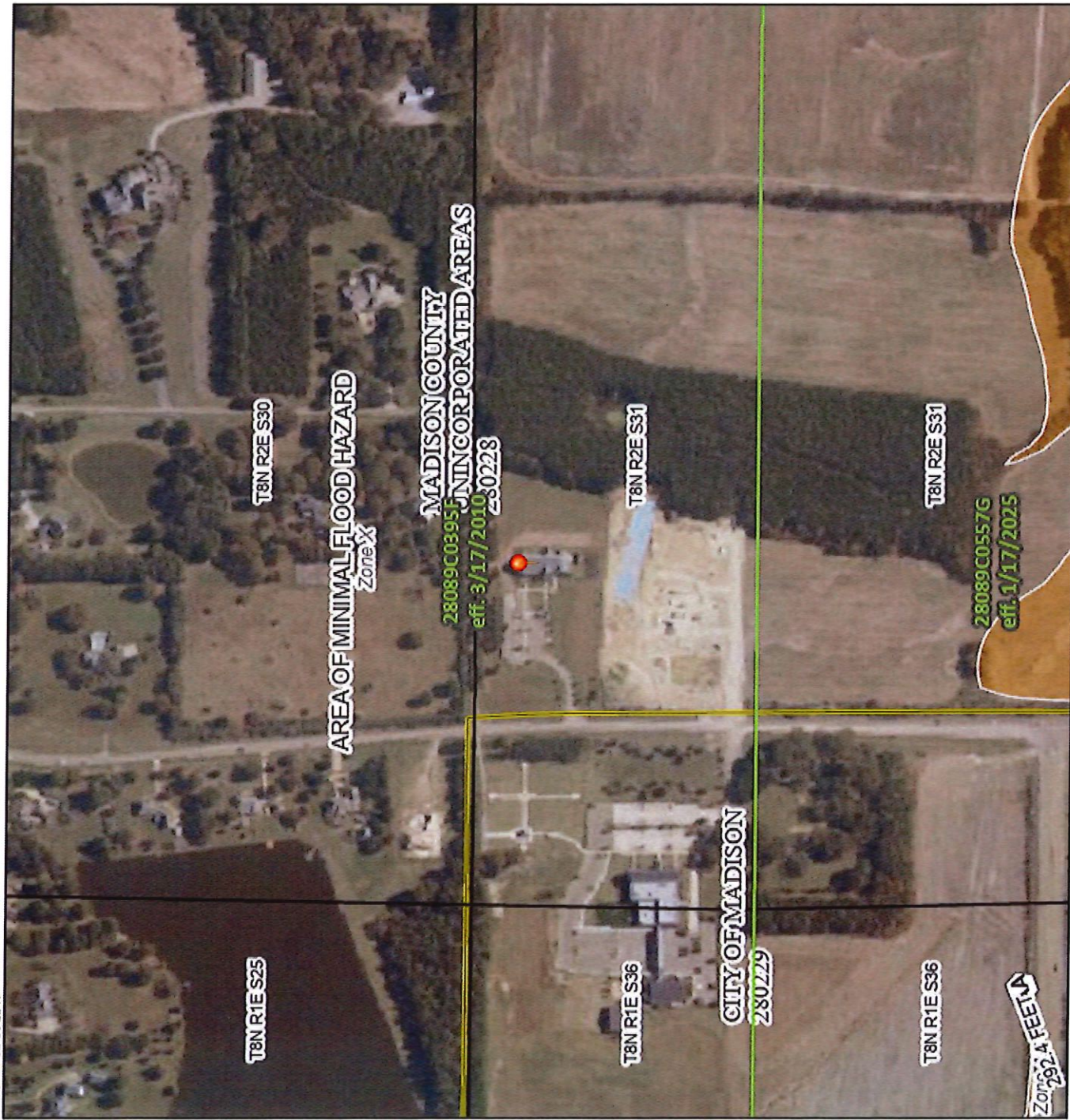
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/3/2026 at 1:24 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

BOZEMAN-PAINE CIRCLE

ELECTRICAL
MAIN SHUTOFF

EMERGENCY
WATER SHUTOFF

IRRIGATION
CONTROL VALVE

TRANSFORMER

TELECOMMUNICATION/
BROADBAND

INMAC
SHEDS

PLAYGROUND

LEGEND

- FIRE HYDRANT
- LIGHT POLE
- FENCE

