

APPLICATION FOR REZONING

Name and Address of Applicant:

Tracy Mooney
2008 Harrell Drive
Flora, MS 39071

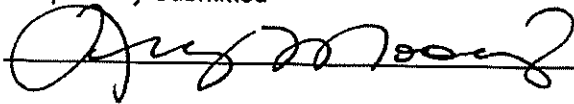
APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
6/18/2026	TIP	See (Exhibit A)	0614-27-004/00.00	X	See (Exhibit B)

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

Comments

Rezone to A1

Respectfully Submitted



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 27
TOWNSHIP 09 NORTH, RANGE 01 EAST/WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Tracy Mooney

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Tracy Mooney, 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 27 Township 09 N, Range 01 ~~W~~ Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of TIP District to a
A1 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 80 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 AI zoning, and reclassifying this property from its present TIP District classification to a AI District.

Respectfully submitted, this the 18th day of June, 2026.

Tracy Mooney. Petitioner

A handwritten signature in black ink, appearing to read "Tracy Mooney", written in a cursive style.

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 27, TOWNSHIP 09 NORTH,
RANGE 01 EAST / WEST, MADISON COUNTY,
MISSISSIPPI

Tracy Mooney

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Tracy Mooney has filed a Petition to rezone and reclassify a 80 acre tract of land situated in Section 27, Township 09 North, Range 01 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 TIP. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of A1.

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 August, 13th Thursday, 2024 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 18th day of June
2026

By: Tracy. Harrell-Mooney

Contact Information _____

cell 601.832.2646

148 Cecil Rd.

Flora MS 39071

tracy@ratliff-fab.com

DEVAULT, BYRON JAMES 200 CROSS WIND DR FLORA MS 39071

ELDRIDGE, CHRISTOPHER N & STEPHANIE 170 CROSS WINDS DR FLORA MS 39071

WATSON, TED G SR & SIRRINTHA 4671 HWY 18 BRANDON MS 39042

STEELSHOT PROPERTY LLC 116 SOLLEFTEA DR MADISON MS 39110

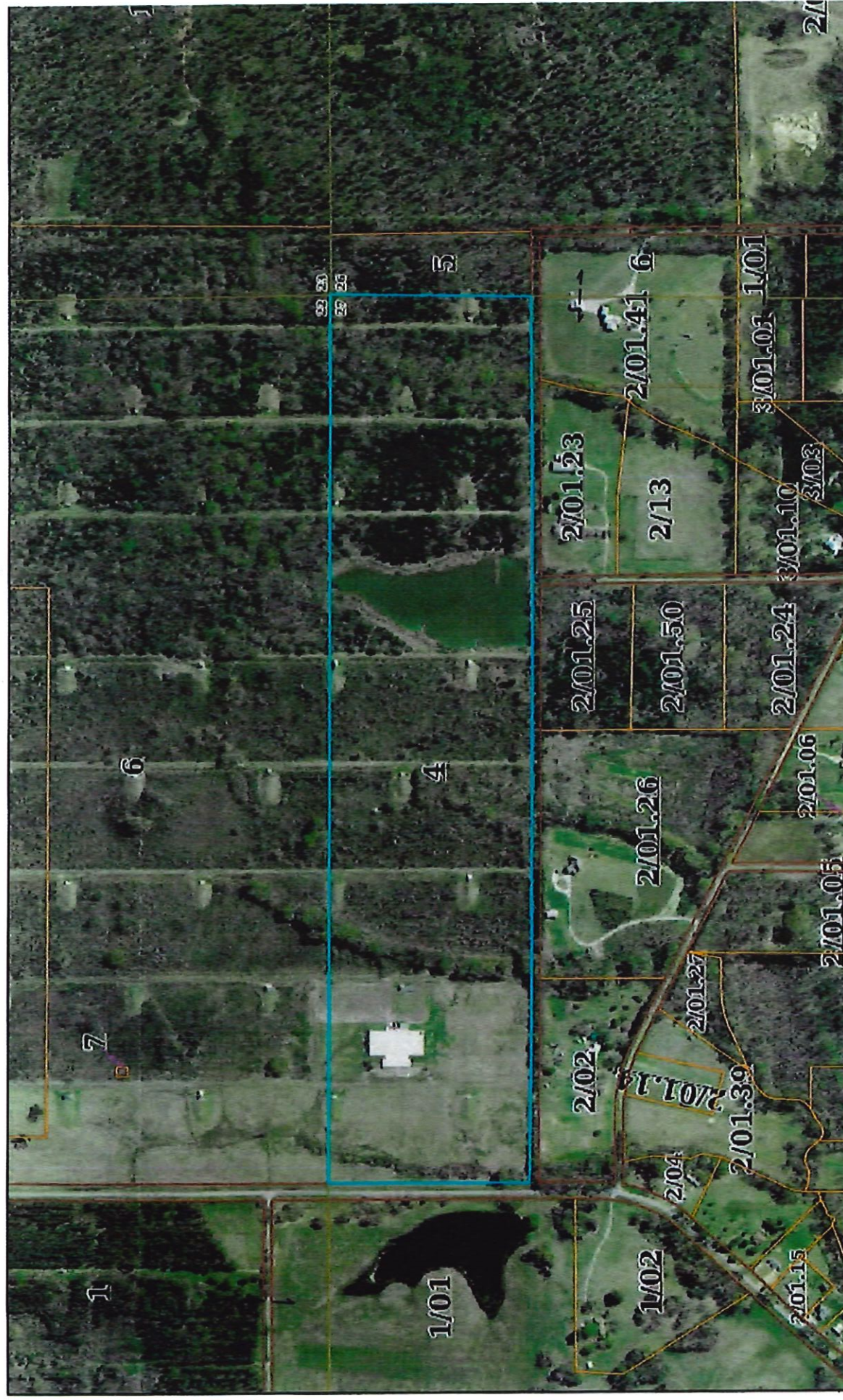
BARRY, BRENT D & DANA C 253 HORSESHOE LN FLORA MS 39071

HARRELL, SPINCER DBA RATLIFF FABRICATING CO 100 CLAY ST JACKSON MS 39213

FOXTROT LLC NICK MILLER 119 S. PRESIDENT ST 2ND FLOOR JACKSON MS 39201

MARTIN, SAMUEL 128 STOKES RD FLORA MS 39071

Madison County



6/18/2026, 11:20:30 AM

World_Street_Map	SECTION_LN		
Landhook	ROAD	madison_ms_bvprmg	madison_ms_refxtx
Leaders	Parcels	madison_ms_subblk	madison_ms_parnums_ul
		madison_ms_sthway	madison_ms_parnums
		madison_ms_secno	madison_ms_misc
	CountyBoundary	madison_ms_rname	madison_ms_exempt
			madison_ms_dist
			madison_ms_citylim
			madison_ms_all_bxt

0 0.05 0.1 1:9,028 0.2 mi

0 0.1 0.2 0.4

Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA | Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS, EPA, USDA, NPS |

IN THE CHANCERY COURT OF MADISON COUNTY

STATE OF MISSISSIPPI

TRACY HARRELL MOONEY

PLAINTIFF

VS.

CIVIL ACTION FILE NO. 2025-740-C

**SOUTHERN VITAL RECORD CENTER, INC.,
LYNN FITCH IN HER OFFICIAL CAPACITY AS
ATTORNEY GENERAL OF THE STATE OF MISSISSIPPI,
MADISON COUNTY, MISSISSIPPI, JOHN K. BRAMLETT
IN HIS OFFICIAL CAPACITY AS DISTRICT ATTORNEY
OF MADISON COUNTY, MISSISSIPPI, AND ANY AND ALL
PERSONS OR ENTITIES HAVING OR CLAIMING ANY LEGAL
OR EQUITABLE INTEREST IN THE LANDS DESCRIBED
IN THE COMPLAINT, BEING MADISON COUNTY, MISSISSIPPI
TAX PARCEL NO. 061H-27-004/00.00**

DEFENDANTS

DEFAULT JUDGMENT

THIS CAUSE having come on for hearing on this day on the Complaint filed in this action by Plaintiff Tracy Harrell Mooney, and the Court, having found that it has jurisdiction of the parties and subject matter, does hereby find as follows:

1. Plaintiff Tracy Harrell Mooney is an adult resident citizen of Madison County, Mississippi, whose address is 148 Cecil Road, Flora, Mississippi 39071.
2. The Plaintiff's Complaint was filed on June 26, 2025.
3. Defendant Southern Vital Record Center, Inc. was served with process by publication, with first publication occurring on July 4, 2025. More than thirty (30) days have elapsed since the date on which said Defendant was served with process. Said Defendant has failed to answer or otherwise defend as to the Plaintiff's Complaint or to serve a copy of an answer or other defense which said Defendant might have, upon counsel of record for the Plaintiff.

7. On February 20, 2025, Tax Parcel No. 061H-27-004/00.00 was sold by the Tax Collector of Madison County, Mississippi for the taxes thereon due for the year 2021 and Plaintiff Tracy Harrell Mooney became the purchaser thereof. At the time of the tax sale, the taxes on Tax Parcel no. 061H-27-004/00.00 were assessed to Southern Vital Record Center, Inc., a Louisiana corporation. The record title owner of the subject property at the time of the sale was Defendant Southern Vital Record Center, Inc., a Louisiana corporation. The sale was certified by the Chancery Clerk of Madison County, Mississippi in the manner and within the time required by law; that the tax sale remained on file in the office of the Chancery Clerk of Madison County, Mississippi for redemption for two (2) years and that the Chancery Clerk of Madison County, Mississippi gave all notices as required by law to the former owners. The time of redemption expired, and the Chancery Clerk of Madison County, Mississippi made and delivered a Tax Deed to Plaintiff Tracy Harrell Mooney and caused the same to be recorded in the records in the office of the Chancery Clerk of Madison County, Mississippi, in Book W-4526, Page 738.00 dated and recorded on February 20, 2025. A true and correct copy of the Tax Deed is attached to the Complaint as Exhibit "A" and incorporated therein by reference.

8. The Court hereby finds that Plaintiff Tracy Harrell Mooney is entitled to a Default Judgment confirming her tax title against Defendants Southern Vital Record Center, Inc.; Madison County, Mississippi; John K. Bramlett in his official capacity as District Attorney of Madison County, Mississippi; and any and all persons or entities having or claiming any legal or equitable interest in the lands described in the Complaint, namely the following: "103A TRACT IN N ½ N ½ E OF VIRLILIA RD. Parcel No: 061H-27-004/00.00 S-T-R: 27-09N-R01W PPIN 2104" and recorded at Book W-4526, Page 738.00. The property owned by the Plaintiff is

exceptions were included in the Court's final order for possible claims arising from certificates of land sold at tax sales conducted in years 1950-52, 1958, 1970, 1983, and 1985 for which years Madison County did not provide the State with any certifications.

SO ORDERED AND ADJUDGED this ____ day of _____, 2025.

CHANCELLOR

PRESENTED BY:

/s/ James M. Crews, III

JAMES M. CREWS, III, MSB #9344

HERRING, LONG & CREWS, P.C.

POST OFFICE BOX 344

129 EAST PEACE STREET

CANTON, MISSISSIPPI 39046

TELEPHONE: 601-859-2573

E-MAIL: jmciii@bellsouth.net

ATTORNEY FOR PLAINTIFF