APPLICATION FOR REZONING
C-2 COMMERCIAL TO A-1 AGRICULTURAL

Applicant	Street Address of Property (if different address):
Dwight J. Luckett, Sr.	2.84 Acres acres in SE ¼ of Section 18-T-10N-R5E, Lying on the North side of Sulfur Springs Road

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
10-31-2016	C-2	See (Exhibit A)	105D-18-006/03	X	See (Exhibit B)

Other Comments: As per Section 2606 of the Madison County Zoning Ordinance.

Respectfully Submitted

Dwight J. Luckett, Sr.

By: J.M. Ritchey, His Attorney

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 18
TOWNSHIP 10 NORTH, RANGE 5 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER: Dwight J. Luckett Sr.

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Dwight J. Luckett Sr. , 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 18 Township 10 N, Range 5 E , Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of 2.84 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.

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 A-1 zoning, and reclassifying this property from its present C-2 District classification to a A-1 District.

Respectfully submitted, this the 31st day of October, 2016.

Dwight J. Luckett Sr., Petitioner

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quleg-dsp
[bt

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Dwight J Luckett Sr. has filed a petition with the Board of Supervisors of Madison County, MS, to request rezoning of certain property, pursuant to the Zoning Ordinance of Madison County, Mississippi, to amend the Zoning Maps adopted pursuant thereto, by rezoning C-2 Commercial to a District A-1 Agricultural District , to-wit:

LEGAL DESCRIPTION

EXHIBIT "A"

A parcel of land lying and being situated in the Southeast Quarter of Section 18, Township 10 North, Range 5 East, Madison County, Mississippi, and being more particularly described as follows, to-wit:
Beginning at a point on the North right-of-way line of Sulphur Springs Road and the Southeast corner of the Sammy Winder property, recorded in Deed Book 272, at page 549, in the office of the chancery clerk of Madison County, Mississippi, thence run North 33° 45' 18" West for a distance of 600.80 feet to an iron pin in the center of a creek; thence run along the center of said creek these following bearings and distances:

North 83° 42' 34" East for a distance of 48.12 feet;
South 81° 31' 00" East for a distance of 47.24 feet;
South 77° 48' 43" East for a distance of 32.13 feet;
South 55° 16' 30" East for a distance of 13.24 feet;
South 74° 02' 09" East for a distance of 37.38 feet;
South 80° 40' 17" East for a distance of 29.86 feet;
North 80° 05' 46" East for a distance of 44.34 feet;
North 83° 26' 00" East for a distance of 50.28 feet;
South 52° 45' 45" East for a distance of 45.11 feet;
South 37° 35' 13" East for a distance of 36.50 feet;
South 33° 05' 45" East for a distance of 43.10 feet;
South 31° 26' 46" East for a distance of 45.29 feet;
South 32° 36" 21" East for a distance of 45.21 feet;
South 30° 26' 37" East for a distance of 36.30 feet;
South 34° 44' 39" East for a distance of 37.25 feet;
South 36° 46' 11" East for a distance of 48.59 feet;
South 55° 33' 35" East for a distance of 70.07 feet

To an iron pin on the North right-of-way line of Sulphur Springs Road; thence run South 51° 42' 55" West along said right-of-way line for a distance of 278.55 feet to an iron pin marking the Point of Beginning, containing 2.84 acres, more or less.

NOTICE IS FURTHER GIVEN that the Planning Commission of Madison County, MS, will meet at 9 a.m. on January 12, 2017, 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 PLANNING COMMISSION OF MADISON COUNTY, MISSISSIPPI, on this the 8th day of December, 2016.

/s/Carl Allen, Zoning Administrator
Publish: December 15, 2016
[et

BOOK 0485 PAGE 333

334455

INDEXING INSTRUCTION
SE¼ of Section 18, T10N, R5E,
Madison County, Mississippi

BOOK 0485 PAGE 065

WARRANTY DEED 334013

FOR AND IN CONSIDERATION of the **SUM** of **TEN DOLLARS** ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, ROBY LUCKETT,** 528 Sulphur Spring Road, Canton, Mississippi 39046, 601/859-0630, **GRANTOR,** do hereby convey and warrant unto **DWIGHT J. LUCKETT,** 501 Sulphur Spring Road, Mississippi 39046, 601/859-3153, **GRANTEE,** the following described land lying and being situated in Madison County, Mississippi, to-wit:

Pd 7.00

LEGAL DESCRIPTION ATTACHED HERETO AND FULLY INCORPORATED HEREIN AS EXHIBIT "A".

Warranty of this conveyance is subject to the following exceptions, to-wit:

1. Madison County and State of Mississippi ad valorem taxes for the year 2001, which are lien but are not yet due and payable shall be prorated as follows: Grantor ____12ths, Grantee ____/12ths.

2. Madison County, Zoning and Subdivision Regulation Ordinance of 1976, as amended, adopted July 23, 1976 and recorded in Supervisors Minutes Book AL Page 77 in the records of the Chancery Clerk of Madison County, Mississippi.

3. Reservations, conveyance and /or leases of records in regards to the oil, gas and other minerals lying in, on and under the subject property.

4. Rights-of-way and easement for roads, power lines and other utilities.

5. This conveyance is no part of the homestead of the Grantor herein.

WITNESS MY SIGNATURE on this the 17th day of April, 2001.

Roby Luckett
ROBY LUCKETT

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **ROBY LUCKETT,** who acknowledged to me that he signed and delivered the above and foregoing instrument on the date and for the purpose therein stated.

GIVEN under my hand and official seal of office, on this 17th day of April, 2001.

JOYCE A. CHEEKS NOTARY PUBLIC LEAKE COUNTY, MS (Seal)

Notary Public State of Mississippi At Large
My Commission Expires: May 14, 2004
Bonded Thru Holden, Brooks & Garland, Inc.

Joyce A. Cheeks
NOTARY PUBLIC

INSTRUMENT PREPARED BY:

GEORGE C. NICHOLS
FERR SMITH & ASSOCIATES
ATTORNEYS AT LAW
232 WEST PEACE STREET
POST OFFICE DRAWER 568
CANTON, MISSISSIPPI 39046
TELEPHONE: (601) 859-6500
FACSIMILE: (601) 859-0650

LEGAL DESCRIPTION

BOOK 0485 PAGE 335

A parcel of land lying and being situated in the Southeast Quarter of Section 18, Township 10 North, Range 5 East, Madison County, Mississippi, and being more particularly described as follows, to-wit:

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South 77°48'43" East for a distance of 32.13 feet;
South 55°16'30" East for a distance of 13.24 feet;
South 74°02'09" East for a distance of 37.38 feet;
South 80°40'17" East for a distance of 29.86 feet;
North 80°05'46" East for a distance of 44.34 feet;
North 83°26'00" East for a distance of 50.28 feet;
South 52°45'45" East for a distance of 45.11 feet;
South 37°35'13" East for a distance of 36.50 feet;
South 33°05'45" East for a distance of 43.10 feet;
South 31°26'46" East for a distance of 45.29 feet;
South 32°36'21" East for a distance of 45.21 feet;
South 30°26'37" East for a distance of 36.30 feet;
South 34°44'39" East for a distance of 37.25 feet;
South 36°46'11" East for a distance of 48.59 feet;
South 55°33'35" East for a distance of 70.07 feet

to an iron pin on the North right-of-way line of Sulphur Springs Road; thence run South 51°42'55" West along said right-of-way line for a distance of 278.03 feet to an iron pin marking the Point of Beginning, containing 2.84 acres, more or less.

BOOK 0485 PAGE 067

EXHIBIT "A"

STATE OF MISSISSIPPI, COUNTY OF MADISON

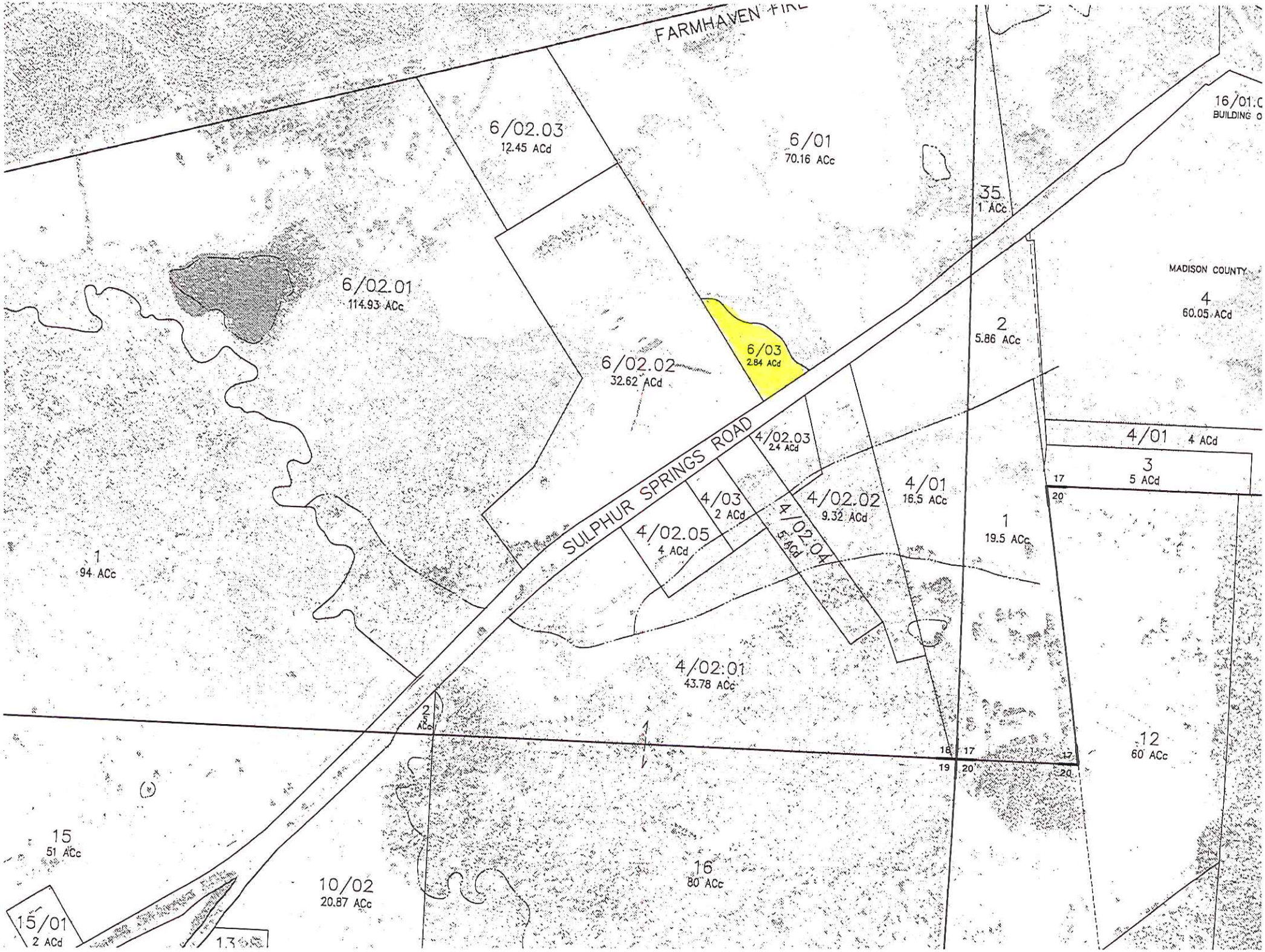
I certify that the within instrument was filed for record in my office this 17 day of April, 2001, at 1205 o'clock P M., and was duly recorded on the APR 17 2001, Book No. 485, Page 65.

STEVE DUNCAN, CHANCERY CLERK BY: S Cole D.C.

STATE OF MISSISSIPPI, COUNTY OF MADISON

I certify that the within instrument was filed for record in my office this 24 day of April, 2001, at 10 o'clock A M., and was duly recorded on the APR 24 2001, Book No. 485, Page 333.

STEVE DUNCAN, CHANCERY CLERK BY: Parker D.C.


FARMHAVEN FIRE
6/02.03
12.45 ACd
6/01
70.16 ACc
35
1 ACc
16/01.C
BUILDING O
MADISON COUNTY
4
60.05 ACd
6/02.01
114.93 ACc
6/02.02
32.62 ACd
6/03
2.84 ACd
2
5.86 ACc
SULPHUR SPRINGS ROAD
4/02.03
2.4 ACd
4/01
4 ACd
3
5 ACd
4/03
2 ACd
4/02.02
9.32 ACd
4/01
16.5 ACc
4/02.05
4 ACd
4/02.04
5 ACd
1
19.5 ACc
1
94 ACc
4/02.01
43.78 ACc
2
5
ACc
12
60 ACc
15
51 ACc
16
80 ACc
10/02
20.87 ACc
15/01
2 ACd

Madison County Web Map

Roads

- Public
- PRIVATE

Madison County GIS

1:18,056

0 0.1 0.2 0.4 mi

Madison County (