

ORDINANCE OF THE CITY OF FLOWOOD, MISSISSIPPI ALLOWING A REZONING AND DIRECTING THE ZONING ADMINISTRATOR TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF FLOWOOD, MISSISSIPPI IN CONFORMITY THERETO: AND RELATED PURPOSES

WHEREAS, Joel Tracy Graham and Kyle David Graham, filed an application with the City of Flowood, Mississippi, (hereafter "The City") to change the zoning designation of certain property from C-2 to C-3, with the condition that no outside storage will be allowed, said property being located in the City on Lakeland Drive and which is designated and described as follows:

A certain parcel of land being situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, T6N-R2E, Rankin County, Mississippi, and being more particularly described as follows:

Comment at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 and run thence South for a distance of 490.00 feet to a point; run thence West for a distance of 600.04 feet to the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence South for a distance of 403.23 feet to a point; run thence East for a distance of 31.98 feet to a point; run thence South for a distance of 471.96 feet to a point on the back of an existing concrete curb; run thence South 67 degrees 09 minutes 30 seconds West along said back of an existing concrete curb for a distance of 145.00 feet to a point; run thence North 22 degrees 49 minutes 49 seconds West along said back of an existing concrete curb for a distance of 91.27 feet to a point at the end of said existing concrete curb and the edge of asphalt pavement; run thence South 89 degrees 19 minutes 38 seconds West along the North edge of said asphalt pavement for a distance of 151.91 feet to a point; run thence North for a distance of 849.14 feet to a point; run thence East for a distance of 288.96 feet to the POINT OF BEGINNING, containing 268,158.787 square feet or 6.156 acres, more or less.

WHEREAS, public notice to any and all persons interested or affected by application was published in the Rankin Record and distributed by certified mail to all landowners within 160 feet of the property, said notice provided that the application was on file with the City Clerk available for review and advised that the public hearing on the application would be held on Tuesday, February 15, 2005 at 6:30 pm; and

WHEREAS, proof of publication on the above notice having been presented and found and adjudicated and determined that the notice of such hearing was in the form prescribed by the ordinance, and that publication thereof was more than fifteen days prior to this hearing; and

WHEREAS, the Mayor and Board of Alderman declare that all things necessary to the holding of the public hearing has been performed and that such hearing was open; and

WHEREAS, such hearing was accordingly held at the time, date, and place stated in the aforesaid notice and all present were given an opportunity to be heard but no one appeared in opposition to the variance request and objections were filed by any interested party; and

WHEREAS, the Mayor and Board of Alderman then considered the request and found the same should be granted.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Alderman of the City of Flowood, Mississippi, as follows, to-wit:

(1) That the zoning designation of the property described herein is changed from C-2 to C-3, with the condition that no outside storage will be allowed, located in the city on Lakeland Drive and which is designated and described as follows:

A certain parcel of land being situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, T6N-R2E, Rankin County, Mississippi, and being more particularly described as follows:

Comment at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 and run thence South for a distance of 490.00 feet to a point; run thence West for a distance of 600.04 feet to the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence South for a distance of 403.23 feet to a point; run thence East for a distance of 31.98 feet to a point; run thence South for a distance of 471.96 feet to a point on the back of an existing concrete curb; run thence South 67 degrees 09 minutes 30 seconds West along said back of an existing concrete curb for a distance of 145.00 feet to a point; run thence North 22 degrees 49 minutes 49 seconds West along said back of an existing concrete curb for a distance of 91.27 feet to a point at the end of said existing concrete curb and the edge of asphalt pavement; run thence South 89 degrees 19 minutes 38 seconds West along the North edge of said asphalt pavement for a distance of 151.91 feet to a point; run thence North for a distance of 849.14 feet to a point; run thence East for a distance of 288.96 feet to the POINT OF BEGINNING, containing 268,158.787 square feet or 6.156 acres, more or less.

(2) That the zoning map of the City of Flowood be and the same is hereby amended to reflect the approval of the foregoing request.

SO ORDAINED, this the 15th day of February, 2005.

s/Gary Rhoads

Gary Rhoads, Mayor

ATTEST:

s/Julia Williams

Julia Williams, City Clerk

Publish one time: February 24, 2005