

**REQUEST FOR REZONING APPLICATION**

Subject Property Address: 154 Church Rd Madison Ms 39110

Owner: William Weisenberger Jr. Applicant: Same -----

Address: 112 Munich Dr Address: Same -----  
Madison Ms 39110

Phone No. 601-506-3546 Phone No. \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Requested Change \_\_\_\_\_

**Requirements of Applicant:**

1. Letter stating reason for requested zoning change
2. Copy of the written legal description.
3. Site plan of property
4. Identification of property owners within 160 feet of subject property.
5. \$250.00 fee required for processing

**Criteria for Rezoning:** (Section 2406.03 - Zoning Ordinance)

- (a) Show proof that a mistake was made in the original zoning "Mistake" in this context shall refer to a clerical or administrative error
- (b) Show proof that the character of the neighborhood has changed to such an extent as to justify reclassification, AND that there is a public need for the rezoning

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor/Board of Aldermen meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

**Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for rezoning.

Applicant Signature  
  
Property Owner Signature

Date  
6/16/22  
Date

**BEFORE THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF  
GLUCKSTADT, MADISON COUNTY, MISSISSIPPI**

**WILLIAM L. WEISENBERGER, JR., AND  
EMILIE K. WEISENERGER**

**PETITIONER**

**PETITION AND APPLICATION TO REZONE REAL PROPERTY**

Come now William L. Weisenberger, Jr., and wife, Emilie K. Weisenberger, (the "Petitioners") and respectfully petition the Mayor and Board of Alderman of the City of Gluckstadt, Mississippi, to rezone and reclassify certain real property, more specifically described in this Petition, and in support of this Petition would show as follows, to wit:

1. The name of the Petitioners are William L. Weisenberger, Jr., and wife, Emilie K. Weisenberger ( hereinafter referred to as "Petitioner"). The Petitioners' mailing address is 112 Munich Drive, Madison, MS 39110 and Petitioners' phone number is 601-506-3546.
2. The record title holder of the property is William L. Weisenberger, Jr., and wife, Emilie K. Weisenberger, and a copy of the property deed with legal description is attached hereto as **Exhibit "A"**. Additionally, a digital text version of the legal description shall be provided to the Zoning Administrator for use in advertising the public hearing.
3. The street address of the property is 154 Church Road, Madison, Mississippi 39110, and the Tax Parcel ID Number is: 082E-21-004/01.01.
4. A list of the names and addresses of all owners of the property within 160 feet of the subject property, excluding road right-of-way, according to the most recent county tax roll is attached as **Exhibit "B"**.
5. The property is presently zoned Residential according to the zoning map of Gluckstadt, Mississippi.
6. Petitioner requests that the subject land be rezoned and reclassified to the following use district classification: C-2, Commercial.
7. Petitioner intends to use the subject property for the following purpose(s) in accord with requested classification: for such commercial use as allowed by the zoning ordinance.
8. The present use of the property is R-1, Residential.
9. Rezoning and reclassification of the property is requested for the following reason(s): The property to the east of our property is now zoned C-2, Commercial and the property to the south is now zoned C1-A and C-2, Commercial and the property is best suited for C-2, Commercial use.

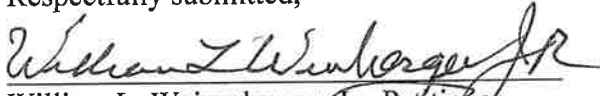
10. Rezoning is appropriate because the character of the neighborhood in which the property described herein is located, has changed so that the reclassification of the property to C-2, Commercial use would be appropriate.

11. A public need for the rezoning exists.

12. The Petitioner acknowledges that at the public hearing to be held on this Petition, Petitioner will have the burden of proof to provide testimony and documents to prove the facts necessary to demonstrate a change in the character and nature of the neighborhood has occurred; and that there is a public need for the rezoning of the property.

13. The required filing fee will be paid with the filing of this Petition.

Respectfully submitted,

  
William L. Weisenberger, Jr., Petitioner

July 5, 2022

  
Emilie K. Weisenberger, Petitioner

July 5, 2022

BOOK 3867 PAGE 328 DOC 01 TY W  
INST # 893496 MADISON COUNTY MS-  
This instrument was filed for  
record 6/17/20 at 9:33:49 AM  
ROMMY LOTT, C.C. BY: KAA D.C.

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**WARRANTY DEED**

**GRANTOR:**  
DOTTLEY HOLDINGS, LLC

**GRANTEES:**  
WILLIAM L. WEISENBERGER,  
AND WIFE, EMILIE K.  
WEISENBERGER

**ADDRESS:**  
235 GLUCKSTADT ROAD  
MADISON, MS 39110

**ADDRESS:**  
154 CHURCH ROAD  
MADISON, MS 39130

**TELEPHONE:**  
601-586-9569

**TELEPHONE:**  
601-506-3546

**PREPARED BY & RETURN TO:**  
ANDY J. CLARK  
LAW OFFICES OF ANDY J. CLARK, PLLC  
567 HIGHWAY 51 NORTH, STE C  
RIDGELAND, MS 39157  
T: 601-622-7334  
STATE BAR NO. 102903

108-26<sup>2</sup>

**INDEXING INSTRUCTIONS:**  
NW 1/4 of the SW 1/4 Section 21, Township 8N, Range 2E  
Madison County, Mississippi



STATE OF MISSISSIPPI  
COUNTY OF MADISON

**DOTTLEY HOLDINGS, LLC**-----GRANTOR

TO:

**WILLIAM L. WEISENBERGER, AND WIFE,  
EMILIE K. WEISENBERGER** -----GRANTEES

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), this day cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **DOTTLEY HOLDINGS, LLC**, (hereinafter referred to as "Grantor") does hereby grant, bargain, sell, convey and warrant unto, **WILLIAM L. WEISENBERGER, AND WIFE, EMILIE K. WEISENBERGER, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP** (hereinafter referred to as "Grantees"), the following described tract or parcel of land being located and situated in **MADISON COUNTY, MISSISSIPPI**, to-wit:

**A certain parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 21, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:**

Commence at an existing nail marking the Northwest corner of the aforesaid Northwest ¼ of the Southwest ¼ of Section 21 and run thence South 00 degrees 09 minutes 09 seconds West along the West line of said Northwest ¼ of the Southwest ¼ of Section 21 for a distance of 924.07 feet to a point; leaving said West line of the Northwest ¼ of the Southwest ¼ of Section 21, run thence East for a distance of 19.0 feet to an existing ½" iron pin on the East right-of-way line of Church Road marking the POINT OF BEGINNING of the parcel of land herein described; leaving said East right-of-way line of Church Road, run thence North 89 degrees 10 minutes 26 seconds East for a distance of 326.04 feet to an existing ½" iron pin; run thence South 00 degrees 12 minutes 28 seconds West for a distance of 248.40 feet to a set ½" iron pin; run thence North 87 degrees 57 minutes 01 seconds East for a distance of 107.54 feet to a set ½" iron pin; run thence South for a distance of 120 feet to a set ½" iron pin; run thence North 87 degrees 56 minutes 19 seconds West for a distance of 437.87 feet to a set ½" iron pin on the aforesaid East right-of-way line of Church Road; run thence North 00 degrees 49 minutes 00 seconds East along said East right-of-way line of Church Road for a distance of 351.83 feet to the POINT OF BEGINNING, containing 3.01 acres, more or less.

The warranty of this conveyance is subject to: (1) all prior severances of oil, gas and minerals of like kind and nature; (2) all existing oil, gas, and mineral leases of record among the Madison County Land Records affecting the subject property; (3) all valid and existing recorded covenants, rights of way, easements and water shed area drainage district; (4) the Zoning Ordinances, Subdivision Regulations, Building Codes, and land use regulations of Madison County, Mississippi; (5) Ad valorem taxes for the current year are to be paid by Grantor when due. Ad valorem taxes for the year 2021, and subsequent years shall be paid by the Grantee when due.

WITNESS THE SIGNATURE of Dottley Holdings, LLC on this the 15 day of June, 2020.

DOTTLEY HOLDINGS, LLC

BY: William J. Dottley  
WILLIAM J. DOTTLEY  
ITS MANAGER  
Teresa G. Dottley  
TERESA G. DOTTLEY  
ITS MANAGER

STATE OF MISSISSIPPI  
COUNTY OF MADISON

THIS DAY personally appeared before me, the undersigned authority in and for said County and State, within named **WILLIAM J. DOTTLEY** who acknowledged to me that he is the Manager of Dottle Holdings, LLC, and that on behalf of said entity, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument for the purposes mentioned on the day and year therein mentioned, after first being so authorized to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 15 day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



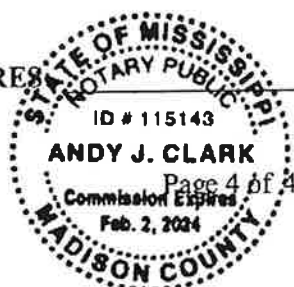
STATE OF MISSISSIPPI  
COUNTY OF MADISON

THIS DAY personally appeared before me, the undersigned authority in and for said County and State, within named **WILLIAM J. DOTTLEY** who acknowledged to me that he is the Manager of Dottle Holdings, LLC, and that on behalf of said entity, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument for the purposes mentioned on the day and year therein mentioned, after first being so authorized to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 15 day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



1. Martha Dickens - 104 Morning Glory Drive, Madison, Mississippi 39110
2. Josephine Magana - 101 Wind Dance Way, Madison, Mississippi 39110
3. Stephen and Lauren Bishop - 164 Church Road, Madison, Mississippi 39110
4. William and Kristi Lowther - 165 Church Road, Madison, Mississippi 39110
5. Johnny and Jannifer Anderson - 173 Church Road, Madison, Mississippi 39110
6. Christopher Wright - 172 Church Road, Madison, Mississippi 39110
7. Lee Sahler - 103 Eastwick Drive, Madison, Mississippi 39110
8. Gary and Barbara Sparks - 146 Church Road, Madison, Mississippi 39110



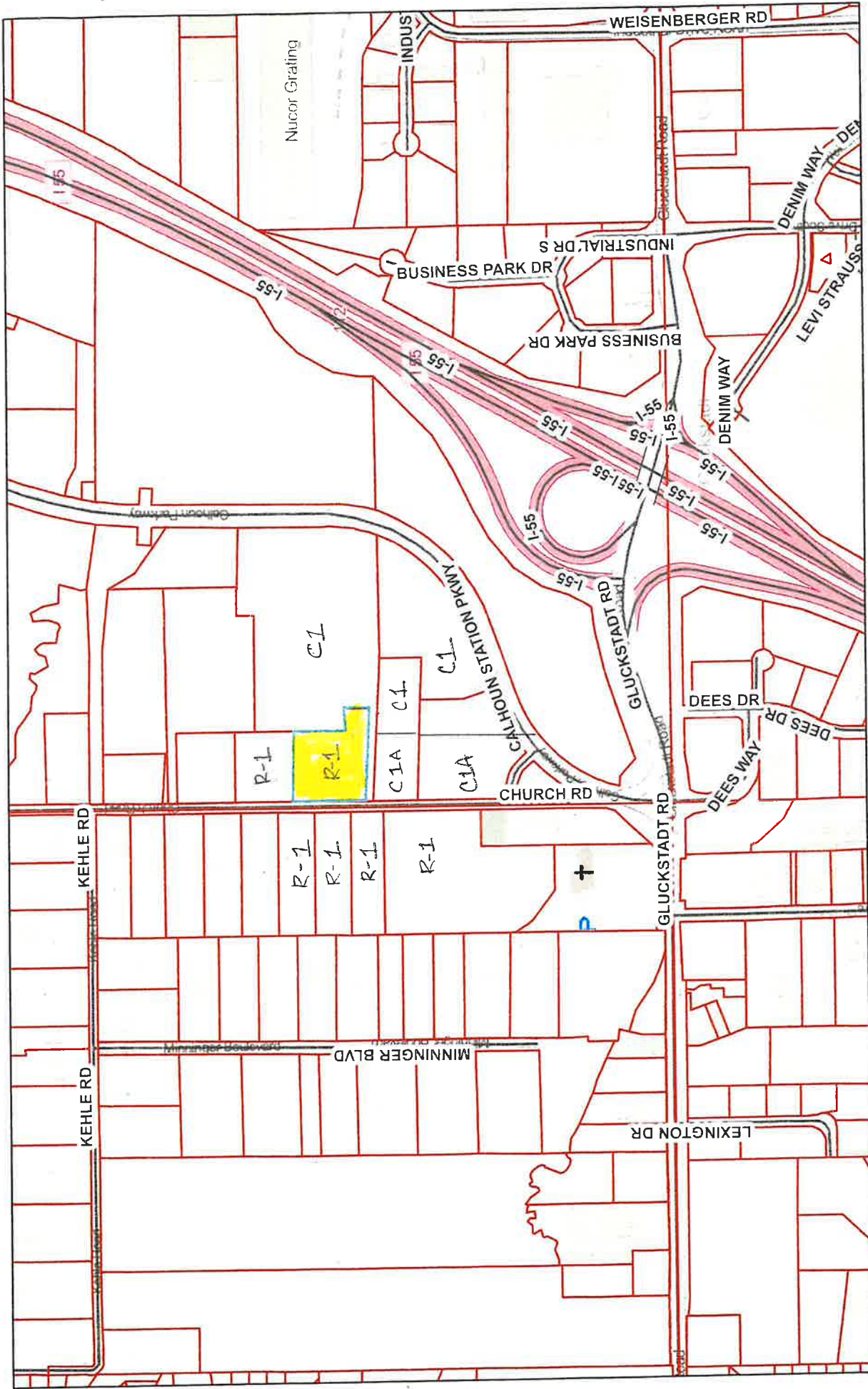




Subject  
property

EXHIBIT  
'B' P 2

# Weisenberger Lot



7/6/2022, 11:35:13 AM

- Parcels
- Roads

1:9,028

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri, Community Maps contributors, Map layer by Esri

CMPDD  
Madison County, GA



# Madison County



7/6/2022, 7:54:50 AM

- World Street Map
- Landhook
- Leaders
- Parcels
- CountyBoundary
- madison\_ms\_parnums
- madison\_ms\_all\_txt
- Imagery2018

1:4,514  
 0 0.03 0.07 0.1  
 0 0.05 0.1 0.21  
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the community, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA



## Madison County, MS

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PPIN:	59657
PARCEL_ID:	082E-21 -004/01.01
OWNERNAME:	WEISENBERGER WILLIAM L ETUX
ADDRESS1:	EMILIE K
ADDRESS2:	154 CHURCH RD
CITY:	MADISON
STATE:	MS
ZIP:	39110
TOTAL_AC:	3.01
STREET_NUM:	154
STREET:	CHURCH RD
SECTION:	21
TOWNSHIP:	08N
RANGE:	02E
LEGAL1:	3.01 ACD S1/2 NW1/4 SW1/4
TAX_DIST:	2GM
LAND_VAL:	45150
IMP_VAL1:	47100
IMP_VAL2:	0
TOTALVALUE:	92250
DEED_BOOK:	3867
DEED_PAGE:	328



Madison County Tax Assessor  
Norman A. Cannady Jr

Canton Location  
125 W North St  
(601) 879-9537  
Courthouse Annex  
PO Box 292  
Canton, MS 39046

*1-1000 scale*

# Madison County



7/6/2022, 7:54:50 AM

World Street Map | Parcels | madison\_ms\_all\_txt

Landhook | CountyBoundary | Imagery2018

Leaders | madison\_ms\_parnums

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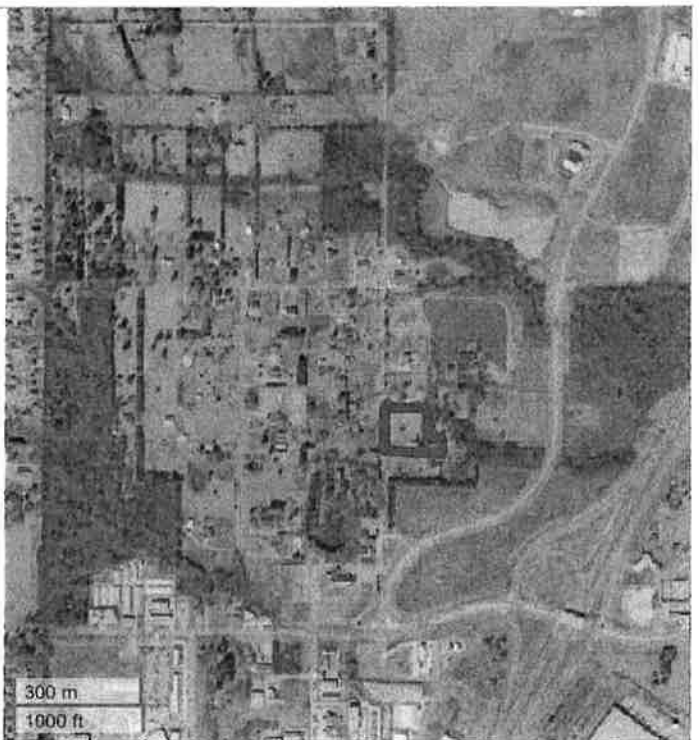
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