STAFF REPORT  CASE # 20-006

Subject Matter:  Rezoning Application

Subject Property:  The Canon Company
2.68 Acres, Parcel No: J8-7-30

Zoning District:  CC Community Center Commercial

Ward:  2- Vinson

Planning Commission:  July 27, 2020

Board of Aldermen
Public Hearing:  August 17, 2020

Overview:
Consideration of a rezoning application for the Canon Company to rezone the subject property from CC: Community Center Commercial District to RM-8: Suburban Mixed Neighborhood.

The Canon Company is proposing to develop the ‘Glen Wycke IV subdivision’ which is a single phase, 9 lot, 2.68-acre master planned single-family residential development located off of Shiloh Parkway. The property is located just south of Hwy. 80 and on the east side of Shiloh Parkway. See “Zoning Map”

The development is designed to complement the surrounding residential developments of Glen Wycke III, Cannon Ridge III, East Towne, and Acadian Court. The lots range in size from 6,700 s.f. to 12,800 s.f. with an average lot size of 11,590 s.f. The applicant is proposing that the homes will be a min. of 1,300 s.f.

Applicant’s Written Statement:
The applicant believes the rezone request for the property will compliment the surrounding neighborhood developments and that the rezone request is consistent with the goals of the city and the surrounding area.

See “Rezoning Application” – Attached.

Staff Review and Comments:
After reviewing the rezoning application staff offers the following comments:

The rezoning application is consistent with the goals of the Comprehensive Plan and for the surrounding area if it were to be rezoned to residential by:
• Encouraging new residential development that adjoins existing neighborhoods.

_The property is surrounded to the south, east, and west by existing residential neighborhoods. This proposed residential development will be consistent with and be an extension of the residential subdivisions already established in the area._

• Growing Brandon as a family friendly multi-generational community for all ages from the youngest to the oldest.

_The City of Brandon is one of 13 Certified Retirement Cities located in the State, as recognized by the Mississippi Development Authority. There is a growing demand in the City of Brandon for housing choices that cater to retirees. The intent of the Glen Wyke IV development is to provide homes for individuals and families aged (55) fifty-five years or older who are looking for smaller homes and a lower maintenance lifestyle._

• Preserving and conserving Brandon’s existing neighborhoods, improving their quality and livability.

_If the property were to be developed consistent with its present zoning designation of CC Community Center, one must consider the potential uses that could develop adjacent to the existing neighborhoods:_

_Some of the allowable uses in CC are as follows: Automobile body repair and painting; Building material sales; Nursery, yard, and garden centers; Churches; Hotels; Retail; Medical Offices; Commercial Recreation; Automobile Sales; Bar, Nightclub; Carwash; Convenience Stores; Dry Cleaners; Motor Vehicle Service; Movie Theaters; Restaurants._

_While the City of Brandon’s zoning ordinance does require development standards (setbacks, buffers, etc.) to help reduce or eliminate any negative impacts a surrounding development will have on adjacent properties, the potential for adverse impacts and/or incompatible land uses is far greater with the current zoning designation of CC._

It is Community Development’s opinion that the rezoning request will more suitably promote and protect the public health, safety, and welfare of the surrounding neighborhoods and the City of Brandon as a whole if the property were zoned residential.

It is also Community Development’s opinion that the proposed development is more consistent with a rezone to an RM-4 Townhouse and Zero Lot Line Residential District versus the request to rezone to an RM-8 Suburban Mixed Neighborhood. The proposed developments lot size, lot width, setbacks, and dwelling unit size are all more consistent with the RM-4 zoning district. It should further be noted that the applicant is requesting a 1,300 s.f. min dwelling unit size. If the property is zoned to RM-4, the applicant would also have to request a variance to reduce the dwelling unit s.f. minimum size from 1,400 s.f. to 1,300 s.f.
Adjoining Property Owners Notified:

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<tr>
<th>PPIN</th>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
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<td>32676</td>
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Planning Commission Recommendation:

Staff Recommendation:

Staff recommends that the rezone request is consistent with the Comprehensive Plan of the City of Brandon, and that the rezone request will more suitably promote and protect the public health, safety, and welfare of the City. Staff further recommends:

- The rezone request be changed to RM-4. The proposed development request is not consistent with the lot size, lot width, setbacks, and dwelling unit size of the RM-8 district and will be consistent with the requirements of the RM-4 district.

- The applicant modifies the preliminary plat and covenants to reflect a 20' front setback (currently 15’) to be consistent with the RM-4 district requirement.

- The applicant modifies the covenants to require 1,400 s.f. min dwelling size to be consistent with the requirements of the RM-4 district.
Application # 20-006
Date Received: June 19, 2020
Subject Property: Parcel J8-7-30
Applicant: The Canon Company

Notice Filed in Paper: July 29, 2020

Report Prepared By: Matthew Dodd, Community Development Director

Exhibits:
A) Zoning Map
B) Adjacent Owners Map
C) Rezoning Application
D) Glen Wycke IV Preliminary Plat
# Community Development

**Rezoning Application**

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<tr>
<td>Street Address</td>
<td>Parcel Number</td>
<td>Size in Acres</td>
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<td>Proposed Use of the Property</td>
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<tr>
<td>Current Use of the Property</td>
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Is the rezoning consistent with the land use plan? If not, please explain why the rezoning is appropriate:

**See Written Statement**

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**The Canon Company**

**Applicant**

**P.O. Box 12-125**

**Street Address**

JACKSON, MS 39236

**City**

Jackson, MS

**State Zip Code**

Town | State | Zip Code |
--- | --- | --- |
City | State | Zip Code |

**Owner(s), if different from applicant**

**Street Address**

**City**

**State Zip Code**

**Contact Name**

**Primary Telephone**

**Email**

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The following items are required for consideration of a rezoning:

- **☑ Completed Application and Non-Refundable $275 Fee**
- **☐ Ownership Verification Letter**
  - If the applicant is not the owner, a letter signed and dated by the owner certifying their ownership of the property and authorizing the applicant to represent the person, organization, or business that owns the property.
- **☐ Legal Written Description of the Property**
  - If not platted, a metes and bounds legal description of the property.
- **☐ Written Statement**
  - A written statement documenting the reason for the rezoning, including evidence that the request complies with the requirements of a rezoning.
- **☐ Site Plan**
  - All rezoning applications must be accompanied by a fully-dimensioned site plan locating all easements and restricted use areas, north arrow, all structure-to-property line setback dimensions, location of all property lines, names of all adjacent streets, parking plan, grade elevations at property line corners, proposed and existing utility meters, public sewer connections, private sewage disposal systems and fire hydrant locations.

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**Applicant's Signature:**

**Email:**

jangl@brandonms.org

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**Save**  **Print**  **Submit via Email**

**Date:**

**Revised:** 04/21/2017
Glen Wycke IV Development
by The Cannon Company
P.O. Box 12125
Jackson, MS 39236

Rezoning Application
May 3, 2020

Glen Wycke IV is a 2.68 acre master planned development fitting neatly into the existing neighborhoods and upcoming development along Shiloh Pkwy and Hwy. 80.

Glen Wycke IV has been skillfully designed to complement the existing neighboring developments by extending the timeless style of traditional brick homes in single family developments. The development site, Shiloh Pkwy at Hwy 80, is a 2.68 acre parcel of relatively flat, wooded land which fronts Shiloh Pkwy. It has a drainage ditch on the east side. No other natural resources are present. It neither contains floodplains nor wetlands. Public water and sewage is available to the site.

Glen Wycke IV is being submitted as RM-8 and is consistent with current and future uses of the City of Brandon.

This proposed Glen Wycke IV development will consist of (9) single-family, brick patio homes that will be available to residents ages (55) and older. Glen Wycke IV homes will have a shared horse-shoe shaped drive with access at two points to Shiloh Parkway for easy ingress/egress. A green space/community space therein will promote a sense of community. The property joins Glen Wycke III and Cannon Ridge III subdivisions. The requested covenants are comparable to those of Glen Wycke III and Edgewood, with the addition of a rental clause as requested by the City of Brandon in the Edgewood subdivision covenants.

Glen Wycke IV is consistent with the goals of the City of Brandon and the surrounding area, as it promotes a sense of community with its green space/community space and will be developed as an integrated single development operation. All (9) homes will be designed by the same designer who designed the majority of the homes in Edgewood Subdivision.

Residential construction of Glen Wycke IV will be required to adhere to a strict set of Architectural Guidelines, as found in the Protective Covenants. These Guidelines will ensure that each home incorporates the necessary character elements to create a visually pleasing, coordinated neighborhood, as is characterized by the surrounding neighborhoods.

Standard architectural features of Glen Wycke IV homes to include:
- The density will be less than 3 homes per 1 acre.
- The lot size ranges from: 6,700 square feet-12,800 square feet
- All brick veneer exterior
- Architectural roofing with a minimum roof slope of 8/12
- Two-car garages
- Covenants require a minimum of 1300 square feet per home; however, most will be quite a bit larger due to economics of development
- Adequate street lighting, front landscaping, and matching mailboxes.
- For a more detailed review of the homes, please see attached Protective Covenants.
Access and Circulation: The homes will be sited around a horse-shoe shaped drive, with two entry and exit points onto Shiloh Parkway and a green space in between. A detention pond will be in place for storm water management along with proper grading for storm water runoff.

We ask that the Board of Alderman simultaneously approve this rezoning and preliminary plat for The Cannon Company. In keeping with our design standards, we believe a smaller community that is modeled after the current communities this parcel adjoins would be a greater asset than a larger community.

The subdivision plat is attached to this proposal. It shows (9) homes encircling one drive, with detention pond, adjoining parcels, and topography.

**Development Schedule of Glen Wycke IV**

- **Type:** Drivewayside (Front Loaded)
- **Typical Dimensions:** 60' frontage and depths ranging from 110' to 210'
- **Setbacks (Front, Rear, Side):** 15' Front/20' Rear/5' Left and Right Side
- **Quantity:** 9

**Green-space Allocation**

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<tr>
<td>Community Area Total:</td>
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<td>Detention Pond/Park Area:</td>
<td>+/- 12,467</td>
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<tr>
<td>Total Green Space:</td>
<td>+/- 44,346</td>
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**Location**

See Location Addenda I and II

**Potential Home Illustrations**

See attached Picture for potential homes
PROPOSED

PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS

GLEN WYCKE IV

A SINGLE FAMILY RESIDENTIAL COMMUNITY in BRANDON, MS

The undersigned, Bowling Construction Co., Inc., being the Declarant hereof and the owner of the property subdivided, platted, and described as Glen Wycke IV, a subdivision situated in Sections _____, Township 5 North, Range 3 East, Rankin County, Mississippi, according to the map or plat thereof filed for record in the office of the chancery Clerk of Rankin county in Brandon, Mississippi, in Plat cabinet ______ at Slides ____________ and inclusive of lots _________, hereby declare that the following covenants shall apply to all lots in said subdivision:

A. ARCHITECTURAL CONTROL
1. Each lot shall only be used for one private single family residence, which shall not exceed two and one-half stories in height and shall have a garage.
2. The term “residential purpose” as used herein shall be held to exclude hospitals, apartment houses, and commercial and professional uses, and to exclude any development operations or drilling for oil, gas, or other mineral excavations, derricks, or structures of any kind incident to any such oil, gas, or other mineral operations; any such excluded usage of the property not otherwise herein authorized, is hereby expressly prohibited.
3. The word “house” or “residence” as used herein with reference to building lines shall include galleries, porches, porte-cocheres, projections, and every other permanent part of the improvements, excepts Roofs, steps, terraces, and planters outside of building lines will be permitted; however, provided that these elements other than roofs may not extend higher than one foot (1') above finished grade lines at the house. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a site plan showing the location of the structure have been approved by the Developer or its designated Architectural Review Committee (ARC) as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. The review and approval or disapproval of the ARC shall be final.

B. BUILDING SIZES AND CONSTRUCTION
1. The living heated and cooled area of the main house or residential structure constructed as a one-story residence on any home site, exclusive of porches, garages, and storage areas shall not be less than 1,300 square feet. A two-story residence shall not be less than 1,600 square feet of heated living area, with the ground or main level consisting of at least 1,200 square feet.
2. No garage may be greater in height or number of stories than the residence for which it is built. Garages of sufficient size to accommodate not less than two cars must be provided with no entrances facing the front of lot except on those lots where exemption may be granted by developer or ARC.
3. The exterior of all dwellings shall be constructed of brick, stone, hardie board, or stucco. All exterior mechanical equipment shall be located to the rear of a house.
4. All dwellings must have a roof of fiberglass shingles, slate, or tile. All fiberglass shingles shall be of the architectural style. The pitch of the roof (not including porches) of all dwellings and garages will be 8/12 or greater.

5. All lot conveyances are subject to the reservations of a seven foot (7') perpetual easement along the street frontage, a ten foot (10') perpetual easement along the rear lot line, and a five foot (5') perpetual easement along each side lot line or as shown on the recorded plat of Glen Wycke Part IV. These perpetual easements are for the creation, existence, maintenance, and use of perpetual drainage, maintenance, and utility easements, and are forever reserved by the signatories hereunder for the use and benefit of the developer, certificated utilities, and the City of Brandon. Lot owners agree to keep the ditch to the rear of these lots free flowing.

C. BUILDING LOCATIONS
1. No building shall be erected nearer than fifteen feet (15') from the front property line. No building shall be located nearer than five feet (5') to any interior side property line. No residential building may be closer than twenty feet (20') to the rear property line and no building, even of a temporary nature, may be placed in a utility easement. It is the responsibility of each lot Owner to place his house at an elevation as he deems necessary to protect the structure from flooding and achieve proper drainage. This subdivision is located in Flood Zone X according to flood Insurance Rate map No. 28121C0215E, Community Panel Number 280143 0215 E, Effective Date of November 5, 2003. No Base Flood elevations have been set by FEMA for any portion of this subdivision.

D. DRIVEWAYS AND SIDEWALKER
1. On property served by underground electrical service, driveway locations must be coordinated with locations of electrical transformers along side lot lines. Location and width of driveways must be shown on site plans and approved by Developer or ARC. There must be adequate parking available for family and guests as extended street-side parking is prohibited. Driveways shall be of washed gravel finish.

E. FENCES
1. No fence(s), wall(s), or hedge(s) shall exceed shall exceed six feet (6') in height and shall not be placed on any lot closer to the front property line than five feet (5') behind the front corners of the house on said lot. All fences will be wood, brick, or stone, or a combination thereof.

F. MAILBOXES
1. Copper colored metal mailboxes on 2 ½ inch decorative black iron posts as shown on attached diagram and will be purchased from vendors such as "copper Sculptures" or "Outdoor Graphics" as designated by the developer.

G. MISCELLANEOUS
1. No trash, garbage, ashes, refuse, or other waste shall be thrown out of dumped on any vacant property. Each lot will have access to a portable toilet during construction.
PROPOSED

Concrete loads are to be limited to eight (8) yards. The washing out of trucks after pouring is restricted to the lot on which they poured.

2. Grass and weeds shall be kept mowed to prevent unsightly appearances. Dead, diseased, or damaged trees shall be promptly removed or repaired. If not removed by owners, then the Developer or his successors may, but shall not be required to, remove such trees and/or clean up property at owner’s expense. Cost of said removal or clean up by Developer or his successors shall constitute a lien upon said property.

3. No activity may be carried on or allowed to exist upon any parcel which may be noxious, detrimental, or offensive to any other lot or to the residents of Glen Wycke IV.

4. No animals, livestock or poultry of any kind shall be raised, bred, kept, staked, or pastured on any parcel, except that not more than a total to (2) dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose. Non-house pets shall be maintained within a sufficient fence or pen.

5. No owner shall permit anything or condition to exist upon his property which shall induce, breed, or harbor infectious plant diseases or noxious insects. Each owner shall keep all shrubs, trees, hedges, grass and landscaping of every kind on his property, including any set-back areas, and/or street fronts, neatly trimmed, property cultivated, and free of trash, weeds, and other unsightly material. No trees, hedges, shrubs, or other landscaping shall be planted or permitted to remain on any parcel unless the foliage line is maintained at a proper height to prevent obstruction of safe cross-visibility of traffic approaching an intersection or driveway. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the attached plat. The easement area of each parcel and improvements in it shall be maintained continuously by the owner of the parcel, except for those improvements for which a public utility company or authority is responsible. Developer or his successor may correct any such prohibited condition and the cost of same shall constitute a lien upon said property.

6. Each owner of a lot agrees for himself, his heirs, or successors interest that he will not in any way interfere with the established drainage pattern over his property from adjoining or other lots in the subdivision; he will make adequate provisions for proper drainage in the event it becomes necessary to change the established drainage over his property. For the purpose hereof, "established drainage" is defined as the drainage which occurred at the time that the overall grading of said tract was completed by Grantor.

7. Each owner of a lot in the area known as Glen Wycke IV agrees for himself, his heirs, assigns, or successors in interest that he will permit free access by owners of adjacent or adjoining parcels when such access is essential for the maintenance of drainage facilities.

8. No exterior speaker, horn, whistle, bell, or other sound device, except security and/or telephone devices, shall be located, used, or placed upon a lot.

9. No signs or advertising device of any kind may be placed or kept on any lot other than one name and/or number plate not exceeding 120 square inches in area and one sign for sale purposes not exceeding 8 square feet in area.
PROPOSED

10. No outside clothes line or other outside clothes drying or airing facilities shall be maintained except in an enclosed service area not visible to the public.

11. No garage or outbuilding on this property shall be used as a residence or living quarters. A garage shall be used solely by the owner or occupant of the parcel upon which the garage is located. No garage shall be converted to a use other than as originally constructed, without architectural approval and providing an approved replacement garage.

12. No building materials or temporary building of any kind or character including, but not limited to tents, shacks, garages, or barns shall be placed or stored upon the property until the owner is ready to commence improvements. Then such materials or temporary building or structure of any kind shall not be used for other than construction purposes. Any such building shall be maintained in a neat, attractive, and clean condition and must be removed upon completion of the construction project.

13. No building or structure upon any lot may be permitted to fall into disrepair. Buildings must at all times be kept in good condition, adequately painted or otherwise finished. Owner or occupant of property shall correct any such condition of disrepair. Upon failure to do so within sixty (60) days of notification to remedy the condition by Developer or his successor, Developer or his successor may remedy or repair the condition and the cost of same shall constitute a lien upon the said property.

14. Landscaping of a lot must be completed within One Hundred Twenty (120) days after the date on which the main structure is 95% complete. Yards to be sodded. A tree at least six (6) feet tall shall be planted in the front yard of each house.

15. No dams shall be constructed nor any other alteration or change shall be made in the course or flow of any creek crossing, drainage flow, or body of water abutting any lot, without prior written approval of Grantor or successor.

16. No tent, mobile home, trailer of any kind, or similar structure may be constructed, kept, or used on the property. No truck, motor home, camper, or boat shall be kept, placed, maintained, constructed, reconstructed, or repaired, nor shall any motor vehicle be constructed, reconstructed or repaired, other than in a garage on said property. The provision of this paragraph shall not, however, apply to emergency vehicle repairs or temporary construction shelters of facilities maintained during and used exclusively in connection with the construction, reconstruction, or repair of any work or improvements on said property.

17. No junk of any kind or character, or any accessories, parts, or objects used with cars, boats, buses, trucks, trailers, house trailers, or the like shall be kept on any parcel other than in an enclosed building.

18. No privy, cesspool, or septic tank, or disposal plant shall be erected or maintained on any part of this property except by prior written approval of Grantor or his successor.

19. No excavation, except such as is necessary for the construction of improvements, shall be permitted, nor shall any well or hole of any kind be dug on this property without the prior written consent of the Developer or ARC.

20. No antenna for transmission or reception of television signals will be allowed. However, concave dishes or receivers for reception of satellite signals, commonly referred to as satellite dishes not to exceed 30 inches (30") in diameter may be installed to the rear of the main residence but may not be installed in the front of the residence or beside it. No radio or television signals nor any other form of
PROPOSED

electromagnetic radiation shall be permitted to originate from any lot, which may unreasonably interfere with the reception of television radio signals upon any other lot.

21. Any building or other improvement on the land that is destroyed partially or totally by fire, storm, or any other means shall be repaired or demolished within a reasonable period of time, and the land restored to an orderly and attractive condition.

22. No part or parts of the land in this area shall be used in such manner, which would increase the hazard of fire on any other part or parts of the land or any property adjoining the land.

23. Owners of all lots agree to pay their prorata share of the reasonable cost of maintaining the entrances to the subdivision and any other common area. Unpaid assessments shall constitute a lien upon said property.

24. All lot owners agree to form a Homeowners Association and (other than the Developer) agree to be bound by the bylaws and rules of such association and further agree to pay the assessments as designated by the Board of Directors which shall be elected from and by all lot owners (including the Developer) with each lot owner having one vote per lot. Assessments must be the same for all lots, and unpaid assessments shall constitute a lien upon the assessed lot.

25. Invalidation of any of these covenants, conditions, or restrictions by judgments or court decree shall nowise affect any other provision which shall remain in full force and effect.

H. RENTALS

1. A part or portion of a Lot or dwelling (as distinguished from the entire Lot or dwelling) shall not be rented for any period. The entire dwelling and all the improvements on the Lots must be leased and then only for a minimum term of six (6) months. No Lots or dwellings shall be leased or rented under any time-sharing, time interval, or right-to-use programs. Any owner or tenant of any lot or dwelling who shall lease or rent such lot or dwelling shall promptly following execution of a rental agreement or upon the request in writing of the Board of Directors, shall forward a conformed copy of such rental agreement to the Board of Directors and to the Management Agent, if any. All lease or rental agreements shall be in writing. Any such agreements shall contain, or shall be deemed to contain, a provision to the effect that the rights of the tenant to use and occupy the dwelling shall be subject and subordinate in all respects to the provisions of this Declaration to the Bylaws and to such reasonable Neighborhood Rules as the Board of Directors from time to time may duly adopt and promulgate among the Members. Such lease agreement shall further provide that any failure by the tenant to comply with any of the same shall be a default under the lease agreement. The prohibitions of this section shall not be interpreted or construed to prevent the use and occupancy of a dwelling by a person or persons other than a Member or his immediate family during a term of limited duration when the Member is away for an extended period of time but is expected to return.
PROPOSED

I. TERMS
1. These covenants are to run with the land and shall be binding on Bowling Construction Co. Inc., its successors or assigns, and any person purchasing or otherwise acquiring an interest in the real property above described, and all parties and all persons claiming under them for a period of twenty-five (25) years from the date of recording of the covenants, after which time said covenants shall be automatically extended for successive period of ten (10) years unless an instrument signed by fifty-one percent (51%) of the then owners of the lots shall have been executed, agreeing to revoke said Covenants in whole or in part. Likewise, any provision or term of these declarations may be amended at any time in the same fashion and by the same procedure.

J. ENFORCEMENT
1. Enforcement shall be by proceedings at law or in equity against a person or persona violating or attempting to violate any covenants, either to restrain violation or to recover damages.

Executed the _____ day of ______, 20____.

Bowling Construction Co. Inc.
PROPOSED

CORPORATE, PARTNERSHIP, OR ASSOCIATION ACKNOWLEDGEMENT

STATE OF MISSISSIPPI

COUNTY OF _______________

On this day personally appeared before me the undersigned authority in and for the State and County aforesaid, ________________________________ (Title) of the above named corporation who acknowledges that for and on its behalf, he signed, sealed, and delivered the foregoing Document on the day and year therein mentioned as its act and deed being first duly authorized so to do.

Given under my hand and official seal of office, this the _____ day of __________, 20____.

My Commission Expires: ______________

Notary Public: ______________________________
Legal Description
For
The Cannon Company Property

A tract or parcel of land containing 2.68 acres, more or less, lying and being situated in the Southwest ¼ of the Southwest ¼ of Section 14, Township 5 North, Range 3 East, City of Brandon, Rankin County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found 2 inch iron bar marking the Southwest corner of said Section 14; run thence

North for a distance of 1,343.75 feet; thence

East for a distance of 30.19 feet to a found ½ inch iron pin marking the intersection of the Southerly right of way of U.S. Highway No. 80 with the Easterly right of way of Shiloh Parkway; thence

South 87 degrees 42 minutes 17 seconds East along said Southerly right of way of U.S. Highway No. 80 for a distance of 49.41 feet to a found ½ inch iron pin; thence

South 1 degree 59 minutes 28 seconds West for a distance of 11.26 feet to a found ½ inch iron pin; thence

South 88 degrees 00 minutes 32 seconds East for a distance of 203.00 feet to a found ½ inch iron pin; thence

South 1 degree 59 minutes 28 seconds West for a distance of 30.00 feet to a found ½ inch iron pin; thence

South 88 degrees 00 minutes 32 seconds East for a distance of 50.00 feet to a found ½ inch iron pin marking the Northwest corner of Lot 13, Green Acres Subdivision as recorded in Plat Cabinet A, Slot 67 in the Office of the Chancery Clerk of Rankin County; thence

South 1 degree 59 minutes 28 seconds West along the West line of said Lot 13, Green Acres Subdivision for a distance of 200.00 feet to the North line of Cannon Ridge, Part Two as recorded in Plat Cabinet C, Slot 105 in the Office of the Chancery Clerk of Rankin County and a set ½ inch iron pin marking the Southwest corner of said Lot 13, Green Acres Subdivision; thence

North 88 degrees 00 minutes 32 seconds West along said North line of Cannon Ridge, Part Two for a distance of 160.01 feet to a found ½ inch iron pin marking the Northwest corner of said Cannon Ridge, Part Two and the Point of Beginning of the herein described property; thence

South 24 degrees 19 minutes 59 seconds East along the West line of said Cannon Ridge, Part Two for a distance of 499.96 feet to a set ½ inch iron pin marking the Northeast corner of Glen Wycke of Cannon Ridge, Part 3 as recorded in Plat Cabinet D, Slots 127-128 in the Office of the Chancery Clerk of Rankin County; thence

Continue along the North line of said Glen Wycke of Cannon Ridge, Part 3 as follows:
South 79 degrees 58 minutes 46 seconds West for a distance of 77.94 feet to a found ½ inch iron pin; thence

South 66 degrees 32 minutes 06 seconds West for a distance of 33.40 feet to a found ½ inch iron pin; thence

South 61 degrees 59 minutes 01 seconds West for a distance of 134.79 feet to a set ½ inch iron pin; thence

South 58 degrees 25 minutes 59 seconds West for a distance of 93.66 feet to the Easterly right of way of Shiloh Parkway and a set ½ inch iron pin; thence

Leaving said North line of Glen Wycke of Cannon Ridge, Part 3; thence

Continue along said Easterly right of way of Shiloh Parkway as follows:

North 2 degrees 32 minutes 18 seconds West for a distance of 136.79 feet to a found ½ inch iron pin; thence

Northwesterly along the arc of a curve to the right for a distance of 131.58 feet, said curve having a radius of 2,970.00 feet and a deflection angle of 2 degrees 32 minutes 18 seconds, chord bearing and distance, North 1 degree 16 minutes 09 seconds West, 131.56 feet to a found ½ inch iron pin; thence

North for a distance of 351.38 feet to a set ½ inch iron pin; thence

East for a distance of 97.94 feet to a set ½ inch iron pin; thence

South 24 degrees 19 minutes 59 seconds East for a distance of 27.23 feet to the Point of Beginning.

Prepared by:
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