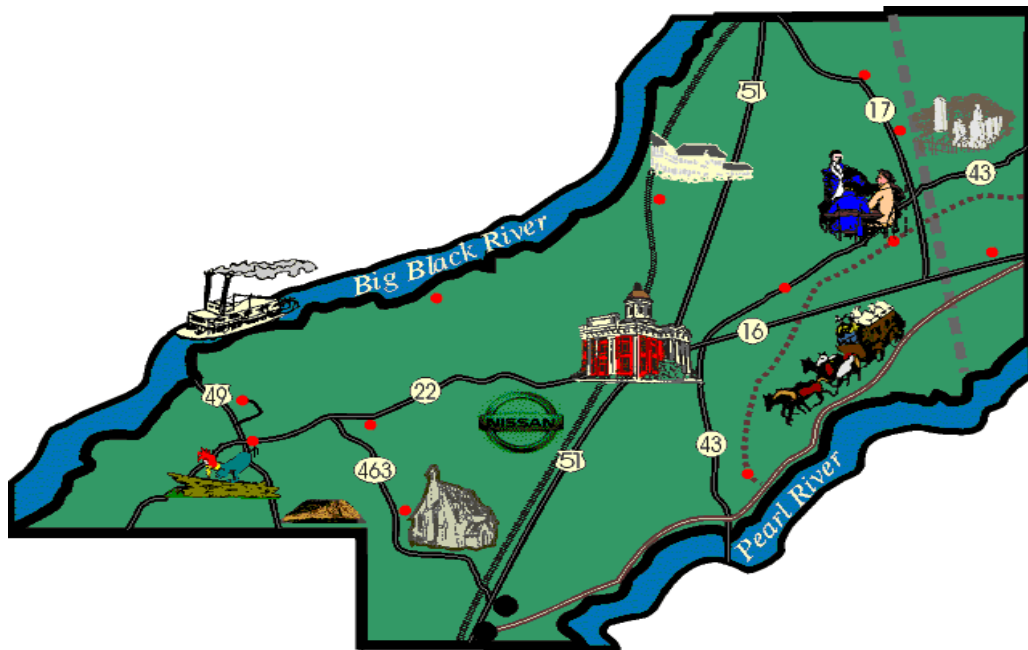


# CORRIDOR MANAGEMENT PLAN

## MISSISSIPPI SCENIC BYWAYS

### “Gateway to History”

A Scenic Byway Through Rural Historic Madison County



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**September 7, 2012**

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## LOCATION AND CORRIDOR DESCRIPTION

The “Gateway to History” is located in Madison County, one of the most beautiful areas within our wonderful state of Mississippi. It is rich in history and has been blessed through the years with leaders who have chosen to embrace the importance of preserving both its natural beauty and remnants of bygone days. The cities of Madison, Flora and Canton all have historic downtowns with beautiful old buildings and tree-lined streets. County officials have made great strides toward protecting the view shed along Highway 463 by establishing the Mannsdale-Livingston Preservation District in 2005. At the crossroads of this scenic byway, is the site of the Town of Livingston which was the original county seat for Madison County in 1824. This bygone town is now being recreated as Livingston Township, an historic replication of the original county seat, complete with farmer’s market, general store, organic gardens, community center and many boutique stores.

The “Gateway to History” connects portions of both Highway 463 in the City of Madison and Madison County, and Highway 22 in Madison County, Mississippi representing the beautiful town of Flora and the historic City of Canton. The corridor also includes that portion of the Petrified Forest Road that lies between Highway 22 and the entrance to the Petrified Forest. The corridor extends through the historic City of Canton where Highway 16 intersects with Highway 43 to the entrance of the Natchez Trace. The “Gateway to History” consists of four (4) segments and is 32.8 miles.

## **CORRIDOR SEGMENTS**

### **Segment 1:**

The proposed two-lane corridor would begin at the intersection of Highway 463 and Reunion Parkway and proceed north along Highway 463 for 4.8 miles to the intersection of Highway 22. This area is also the Mannsdale-Livingston Heritage Preservation District which was established in 2005 by the Madison County Board of Supervisors to protect the historic rural atmosphere of the areas known as Mannsdale and Livingston.

### **Segment 2:**

The proposed two-lane corridor begins at the corner of Highway 463 and Highway 22 and continues west for 8.7 miles to the Petrified Forest. The corridor crosses Highway 49 to the Petrified Forest Road (1 mile) which is the entrance to the Petrified Forest.

### **Segment 3:**

The proposed corridor begins at the corner of Highway 463 and Highway 22 and continues east for 10.9 miles to the historic City of Canton. The roadway is two-lane for 9.5 miles and changes to a four-lane for 1.4 miles surrounding the I-55 Canton interchange. We have excluded the 1.4 miles of four-lane surrounding the I-55 interchange. Two-lane resumes for 1.4 miles to the historic City of Canton.

### **Segment 4:**

The proposed two-lane corridor begins in Canton at the Intersection of Highway 51 and Highway 22 in Canton. Travel 1.7 miles to the Intersection of Highway 16 (Highway 22 becomes Highway 16) and Highway 43. Turn right on Highway 43 and travel 6.7 miles to the Natchez Trace. The total miles for this segment are 8.4 miles and the roadways are two-lanes.

## Location Map

The Scenic Byway, “Gateway to History” is located in Madison County, Mississippi with small portions existing in the City of Madison, Mississippi, and the city limits of Flora and Canton. Madison County is located in the central part of the state of Mississippi and is adjacent to Hinds County where Jackson, the State Capitol of Mississippi, is located.



## **CORRIDOR VISION**

The area that will be encompassed by the Scenic Byway, “Gateway to History”, is rich in history and natural beauty. Preservation of these attributes has long been a goal of both citizens and local government.

*The vision statement for our Scenic Byway, “Gateway to History”, is to preserve and enhance the intrinsic resources in this corridor, and to work together as a community to achieve this common goal. By doing this great work, we will ensure that the resources are protected for generations to come so they too can enjoy the beauty and history we have worked so hard to preserve.*

## **CORRIDOR GOALS, OBJECTIVES AND STRATEGIES**

### **Goals, Objectives and Strategies**

- **Resource Protection, Maintenance, Preservation and Enhancement**
  - 1) Continue preservation of current intrinsic resources, such as the historic Chapel of the Cross Church and the Canton Courthouse.
  - 2) Encourage premium architectural and building standards for new construction so that it will enhance the natural resources.
  - 3) Partner with various organizations such as, “Keep Mississippi Beautiful”; Adopt a Highway Program; civic clubs such as Madison County Garden Clubs; the Madison County School District and Canton Separate School District to keep the roads beautiful and pristine. “Do Your Part To Keep Our Scenic Byway Beautiful.”

- 4) Encourage area churches, schools and residential developments to adopt “Landscape Projects” within the corridor.
- 5) Work closely with the Mannsdale-Livingston Heritage Preservation Commission on the corridor area that lies within this Preservation District.
- 6) Begin talks with County Officials to enlarge the boundaries of the current Mannsdale-Livingston Heritage Preservation District, which is already in place for Segment 1 (see Figure 5).
- 7) Partner with the Town of Flora and the City of Canton to provide a “Welcome Center” for travelers on the scenic byway, “Gateway to History”.
- 8) Engage with the Mississippi Petrified Forest to include brochure pamphlets and video information on the Scenic Byway at their Welcome Center.

- **Transportation Planning and Safety**

- 1) Ensure the pastoral rural atmosphere of the winding two-lane roads within the proposed corridor by working closely with MDOT to provide transportation planning and safety within the corridor.

- **Community Support and Perception**

- 1) Organize citizens and local officials in an effort to work together for the betterment of the proposed corridor area.
- 2) Partner with various groups, organizations, civic clubs and schools to keep the roads beautiful and pristine.
- 3) Work with churches, schools and residential developments to adopt “Landscape Projects” within the corridor.



4) Work closely with the Mayors of Madison, Canton and Flora, and with Madison County Officials to ensure harmonious and effective progress on the corridor project.

- **Education and Corridor Story**

1) Identify sites along the Scenic Byway with markers: Chapel of the Cross Church, Town of Livingston, Petrified Forest, Historic Square in Canton, and Welcome Centers.

2) Create a website for public access to corridor information.

3) Create informational brochures to be placed at key sites.

4) Initiate media involvement to publish information concerning the corridor.

5) Work closely with the Town of Flora and the City of Canton to provide a “Welcome Center” for the scenic byway. Video monitors of the scenic byway, “Gateway to History”, programmed with route information, maps, intrinsic resources, trailheads, restaurants and shops.

6) Partner with schools in the corridor to establish community service hours for students. Whether mailing brochures, working on landscape projects, updating the website, escorting tours, litter control, or volunteering at the Welcome Center, we plan to launch a campaign in the schools to educate the students about the importance of protecting and enhancing intrinsic resources located within the scenic byway.

- **Economic Development and Tourism**

- 1) Promote assets such as the Petrified Forest, the Historic Square in Canton and all of its activities, the Historic Chapel of the Cross Church, and the recreation of the original Town of Livingston.
- 2) Establish multi-use trails and trailhead facilities on Highway 22 in the proposed corridor.
- 3) Work closely with the Chamber of Commerce in Flora and Canton to promote “Gateway to History”.

## **CORRIDOR TIMELINE**

- **2012-2013**

- 1) Expand CAG committee, define immediate and long range tasks and assign duties to members. Create and implement By-Laws for the corridor.
- 2) Create the website for corridor information.
- 3) Design and print “Gateway to History” brochures.
- 4) Contact media for involvement in covering the corridor information.
- 5) Begin the process of working with city officials to create a “Welcome Center” for travelers on the scenic byway.
- 6) Explore possible federal, state and local funds that the corridor might be able to receive and pursue grant writing of these available funds.
- 7) Launch campaign on “Litter Control” within the corridor.
- 8) Begin community involvement and education by engaging schools, garden clubs, civic clubs and churches.
- 9) Work with the community and government officials to define the type of trail system that would be most beneficial to the corridor. Begin searching for trailhead locations.
- 10) Start planning sessions with local city and county officials to address continued compliance with issues such as outdoor advertising, transportation safety, and enhancement of intrinsic resources.
- 11) Review and prioritize goals for upcoming year.

- **2014-2020**

- 1) Obtain trailhead locations and work closely with MDOT and landowners to donate Right of Way for multi-use trails.
- 2) Obtain funding for and implement multi-use trails.
- 3) Continue to encourage community involvement in preservation and enhancement of the corridor through beautification and landscape projects.
- 4) Promote “Gateway to History” on a local, state and national level through use of the website, advertising and educational means.
- 5) Promote individual intrinsic resources such as the Petrified Forest and the historic Canton Square by drawing attention locally and nationally to the “Gateway to History”.
- 6) Draw visitors to the recreation of Livingston, which is located at the heart of the corridor.
- 7) Protect the historic intrinsic assets and the historic rural atmosphere along the corridor by prohibiting billboards, supporting zoning that will enhance the view shed, and working with Mississippi Department of Archives and History, Mississippi Heritage Trust and Mannsdale-Livingston Heritage Preservation Commission. Work with local and county officials to extend the boundaries of the Mannsdale Livingston Preservation District document for Segments 2, 3 and 4 in the corridor. (See Figure 5).
- 8) Identify new scenic byways that can connect to the “Gateway to History”.

- **2021-2032**

- 1) Identify new issues that will undoubtedly arise as the ever-changing life of this scenic byway continues.
- 2) Keep a well-informed, passionate CAG team in place to administer the “Gateway to History”.
- 3) Strive to encourage additional scenic byways in Central Mississippi to create a wider network of traveler friendly routes.
- 4) Encourage continued community education and involvement.

## **Community Participation Program**

This area has a long history of active involvement. This is evidenced by the fact that the Mannsdale-Livingston Preservation District was established in 2005 by the Madison County Board of Supervisors, and the MLHPD was nominated by the 2007 Mississippi Heritage Trust as one of the “10 Most Endangered Historic Places in Mississippi. This does not happen without community support.

Volunteers have canvassed citizens concerning the byway, “Gateway to History” and the support has been enthusiastic. Local officials from the City of Madison, the Town of Flora and the City of Canton have embraced this concept and documented their support in Letters of Endorsements.

## **Traffic Counts and Accident Information for “Gateway to History”.**

Scan information for accident information

### MDOT Traffic Counts

To start using the map application below to display the traffic counts, you can either start zooming into the area of interest or use the Google search box to locate a city, county, or address. The traffic counts will start appearing once you start zooming in closer. Select the year of traffic data from the Year pull down selection box. The traffic counts are displayed within color coded boxes. A **Blue Box** indicates that the count was not counted within that year and the AADT was estimated as mentioned in the additional information below the traffic map application. A **Red Box** indicates that the count was counted in the year and the AADT is based on that count. The latest 10 year historical traffic count table can also be displayed by clicking on the count box which follows the same color scheme. Information regarding traffic data collection is available below the traffic map application. For additional information, you may call the Planning Division at 601-359-7685 and ask for the Traffic Analysis Section.

Zoom in to see counts

Select a County Madison Select a year 2008 [Email this page to a friend](#)

We would like to inform you of some facts affecting the precision of the data. The counts are made to obtain statewide vehicle-miles-traveled using statistics. As a result, individual counts may not represent an exact depiction of the traffic at a given site. Here are some facts about our data

- Traffic is counted for 48 hours at most of the sites.
- One third (1/3) of the traffic sites in a county or city are counted each year.
- Traffic counts for previous 2 years are updated to the current year using a factor based on traffic growth of counted sites statewide.
- The traffic counts shown on the maps are AADT (Annual Average Daily Traffic) which are computed using factors.
- The 48 hour counts are adjusted to AADT using factors for day-of-week, season, and average percent trucks.
- Factors are derived from Continuous Traffic Recorders (CTR) located across the state on all types of roads.
- Some count locations are assigned to another location due to the similar traffic patterns and will share traffic count data.
- CTRs count full time through out the year using special detectors, which some classify vehicles into the 13 FHWA Vehicle Classification System including passenger vehicles and trucks.

We provide these traffic counts as a service and invite you to use them. However, we also caution you to understand that data may not be exact because of the methods used.







## **Intrinsic Resource Assessment**

The intrinsic resources found within the Byway, “Gateway to History” fall into two categories – accessible and scenic. There are seven (7) accessible intrinsic resources: (1) Chapel of the Cross Episcopal Church and Cemetery, (2) Chapel of the Cross Rectory and Montessori School. (3) Livingston Township, (4) Petrified Forest, (5) Town of Flora’s Historic Commercial Districts, (6) City of Canton’s Historic Courthouse, and (7) City of Canton’s Historic Commercial Districts. In addition, there are several sites along the corridor which lie within the scenic view shed, but are privately owned. These include, (8) China Grove Church and the Original Meeting House, (9) Historic 1920’s Annandale Plantation Home, (10) Mann Plantation and Original 1901 Silo, (11) Beautiful Rural Countryside, (12) Lowe’s Cemetery, (13) City of Canton’s Historic Residential Districts, and (14) City of Canton’s New Local Historic Districts.

## Intrinsic Resources

**Figure 1.**

“Gateway to History”:

The location of the Byway, “Gateway to History” is in Madison County, Mississippi, with a very small portion in the City of Madison, Mississippi, and the city limits of Flora and Canton. A map depicting the scenic byway.

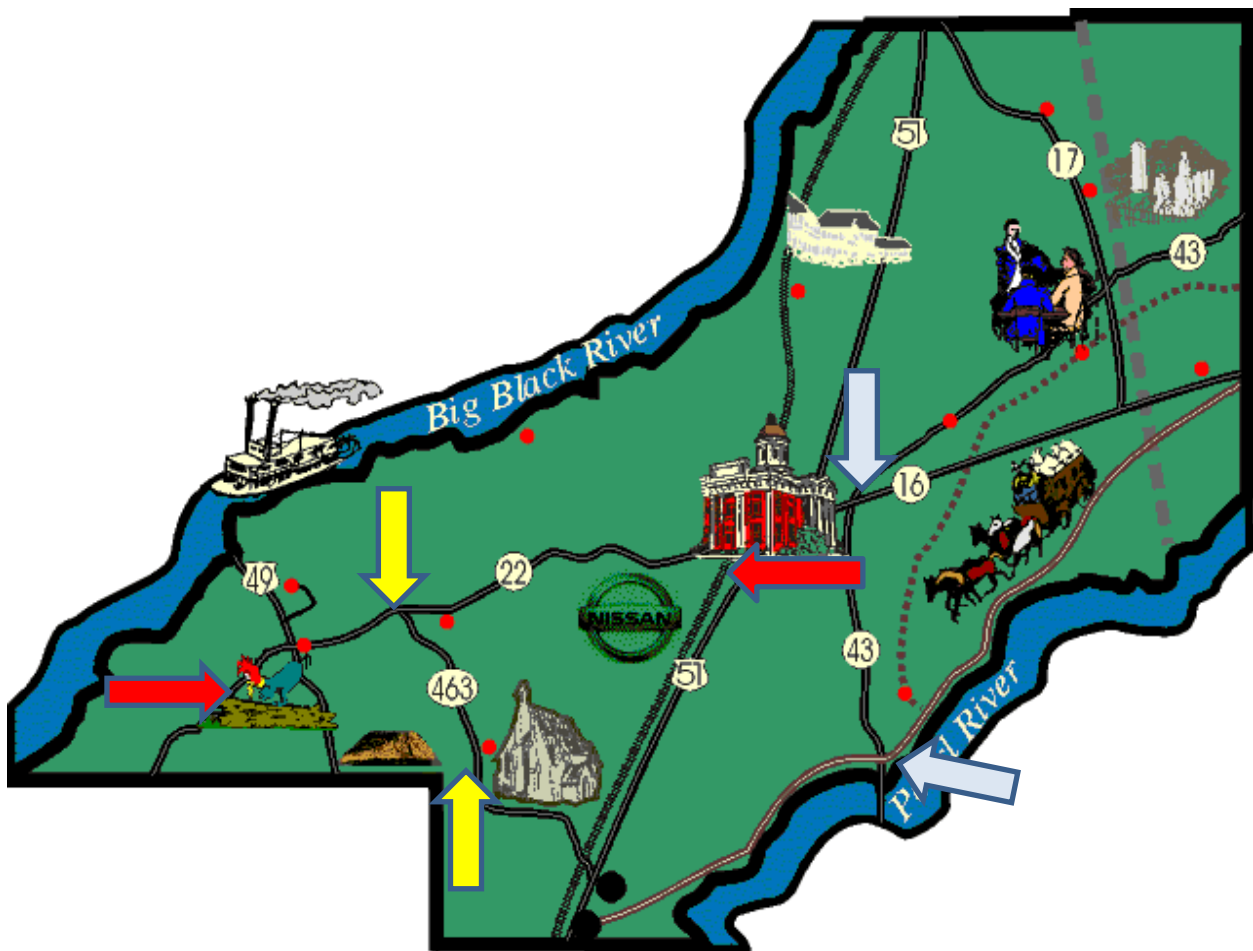
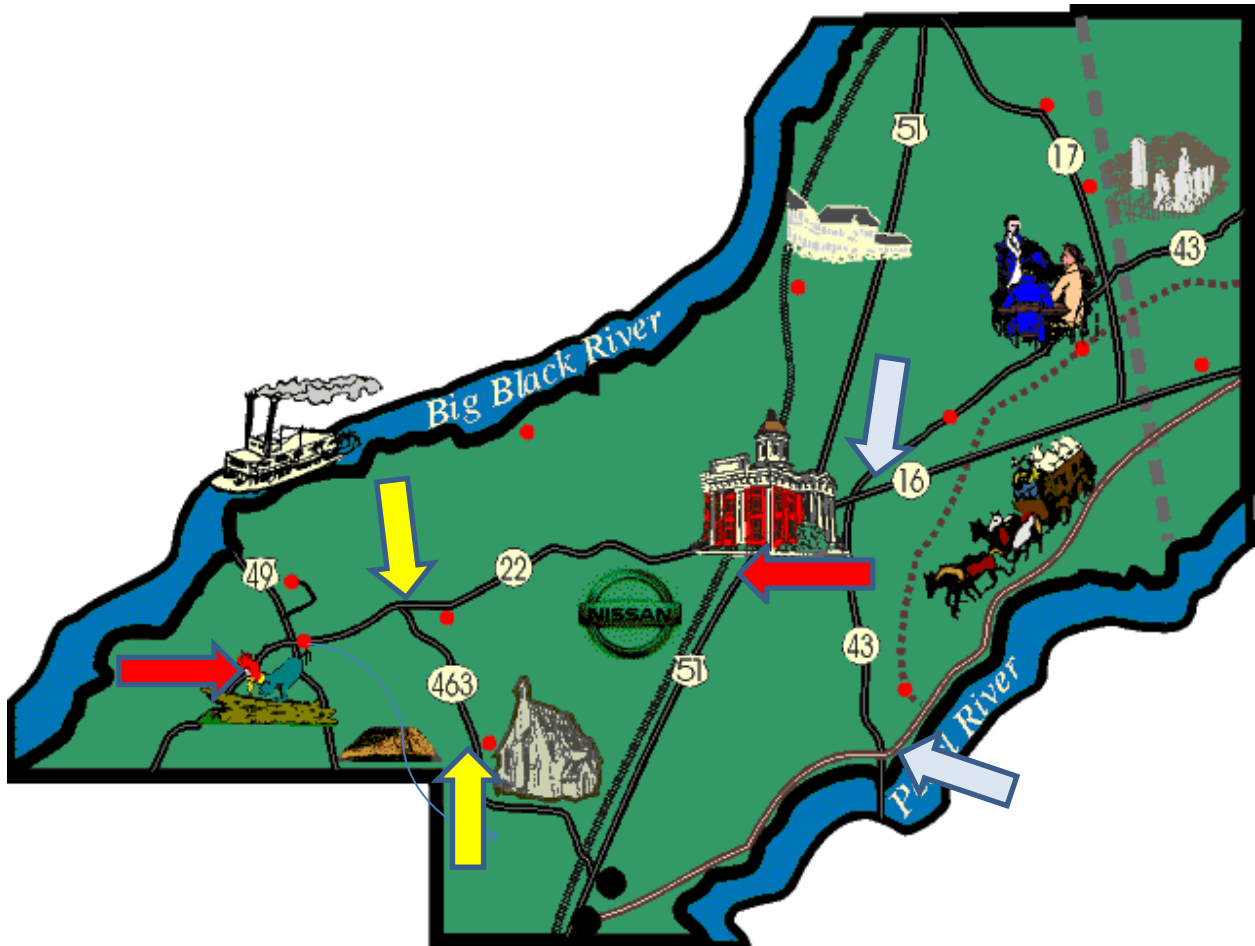


Figure 2.

Intrinsic Resources Map for Byway:



### **Figure 3.**

#### **Corridor Description:**

The Scenic Byway, “Gateway to History” length is 32.8 miles, and all roads in the scenic byway are two-lane roads. The byway has two historic downtowns, beautiful rolling pasture land, residences, schools, churches, and a connection to the Natchez Trace.

#### **Segment 1:**

Begin at the intersection of Highway 463 and Reunion Parkway and proceed north along Highway 463 for 4.8 miles to the intersection of Highway 22. This area is known as the Mannsdale-Livingston Preservation District which was established in 2005 by the Madison County Board of Supervisors to protect the historic rural atmosphere of the areas known as Mannsdale and Livingston. The road is two-lane.

#### **Segment 2:**

Begin at the corner of Highway 463 and Highway 22 and continue west for 8.7 miles to the Petrified Forest. This section takes a traveler through beautiful rolling pasture land to downtown Historic Flora, lined with shops and restaurants. The corridor passes through historic home sites and crosses Highway 49 to the Petrified Forest Road. The road is two-lane.

**Segment 3:**

Begin at the corner of Highway 463 and Highway 22 and continue east for 12.3 miles to the historic City of Canton lined with shops and restaurants. The roadway is two-lane for 9.5 miles winding through beautiful countryside. The roadway changes to four-lane for 1.4 miles surrounding the I-55 Canton interchange (excluded in the scenic byway), and the two-lane resumes for 1.4 miles to the historic City of Canton.

**Segment 4:**

Begin at the intersection of Highway 51 and Highway 22 in Canton and travel for 1.7 miles. Once you leave the Square in Canton, Highway 22 becomes Highway 16. At the intersection of Highway 16 and Highway 43 turn right on Highway 43 and travel for 6.7 miles to the Natchez Trace. Total miles for this segment are 8.4 miles and the roads are two-lane.

**Figure 4.**

**Mannsdale-Livingston Heritage Preservation District:**

The Mannsdale-Livingston Heritage Preservation District is a rural area located on Highway 463. The District includes all property 1000 feet either side of the centerline of North/South boundary beginning at the southern boundary of China Grove Church on the east side of Highway 463, going north along Highway 463 from Reunion Parkway and then proceed both sides of the highway at Reunion Parkway ending at the junction of Highway 22.

The Madison County Board of Supervisors created this District to preserve the integrity of the Mannsdale-Livingston area of Madison County due to the historical significance. Pioneer families settled in this part of Madison County in the 1840's to 1890's establishing notable historical sites. The most noted and published structure is the Chapel of the Cross Episcopal Church completed in 1851 and is listed on the National Register.

In 2007, Mississippi Heritage Trust recognized the significance of the Mannsdale-Livingston Heritage Preservation District and nominated the District as one of the **TEN MOST ENDANGERED HISTORIC PLACES**.





## Figure 5.

The **Mannsdale-Livingston Heritage Preservation District (MLHPD)** is hereby created to preserve the integrity of the Mannsdale-Livingston area of Madison County. The area along what is now Mississippi Highway 463 is rich in beauty and historical significance. Pioneer families settled in this part of Madison County in the 1840's to 1890's establishing lavish plantations and sacred places of worship. Remnants of this lifestyle still grace the uniquely picturesque countryside. The Board of Supervisors of Madison County hereby recognizes that the Mannsdale-Livingston area is known for its extensive and concentrated historical buildings, including the Chapel of the Cross Church, built in 1848, which is nationally recognized as a significant historical church. Other structures dating back as far as the 1890's include:

- (1) The old Chapel Rectory;
- (2) The O'Keefe home;
- (3) The Yerger home; and
- (4) The Mann Plantation silo, carriage house and entrance pillars.

The second home built on the Annandale Plantation (circa 1920's) still stands. Also, the sites of Ingleside Plantation, the first Bennett Plantation home, the original China Grove Church, Glenarchy Academy (the one-room schoolhouse), Mannsdale Mercantile store, and the Mannsdale gin are located along this stretch of Highway 463. At the junction of Highways 463 and 22 still stand the old cedar trees, which lined the town square of the town of Livingston. Built beside Livingston Springs, Livingston was the first town in Madison County in 1824 and served as the first county seat for Madison County from 1828 to 1833. This zoning district is designed to achieve the following goals:

- (1) Protect, enhance and perpetuate buildings that represent distinctive and significant elements of the District's historical, cultural, social, economic, political, archaeological, and architectural identity;
- (2) Insure the harmonious, orderly, and efficient growth and development of the District;
- (3) Strengthen civic pride and cultural stability through neighborhood conservation;
- (4) Stabilize the economy of the District through the continued use, preservation, and revitalization of its buildings;
- (5) Protect and enhance the District's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- (6) Promote the use of buildings for the education, pleasure, and welfare of the people of the District; and
- (7) Provide a review process for the preservation and appropriate development of the District's buildings.
- (8) Insure a reasonable balance being struck whereby proposed development is encouraged while requiring management of their storm water in such a way as to protect the public health, safety and general welfare of the inhabitants of the District; protecting also downstream property owners and the public-at-large from excessive rate, volume and undesirable quality of storm water run-off.

In order to promote road traffic safety of this area and to preserve the historical character of this area, it is also the purpose of this district to prevent the *overburdening* of Mississippi Highway

463. The Central Mississippi Planning and Development District (CMPDD) is the organization recognized by the U. S. Department of Transportation and the Mississippi Department of Transportation (MDOT) as responsible for transportation planning and policy-making in the Jackson Metropolitan Area. According to traffic projections performed by the CMPDD, there is no justification for widening Highway 463 *inside the Mannsdale-Livingston Heritage Preservation District* beyond its present two lanes for the foreseeable future. The **2025 Jackson Urbanized Area Transportation Plan** adopted by local elected officials on the CMPDD's Metropolitan Planning Organization Committee *does not include the widening of this section of Highway 463 through the year-2025.*

Finally, it is the intent of this district to preserve the historical, picturesque character of Mississippi Highway 463 and to require setbacks and landscaping as specified herein to insure that the unique setting is protected.

**The boundaries of this district are as follows:** The district shall include all property 1000 feet either side of the centerline of herein described roads except as noted. North/South Boundary beginning at the southern boundary of China Grove Church *on the east side of Highway 463 only* and going north along Highway 463 to the Annandale Golf Club entrance and then proceeding with both sides of the highway ending at the junction with Highway 22; East/West Boundary beginning at the intersection of Gus Green Road and Cedar Hill Road going east along Cedar Hill Road through the intersection of Highway 463 and continuing along Gluckstadt Road to the eastern boundary which is the intersection of Dewees Road with Gluckstadt Road. The district will include that section of Stribling Road beginning at Highway 463 and continuing east to the intersection of McMillon Road. The district regulations will also apply for any new road or roads built in the future which may cross Highway 463 within the northern and southern boundaries of the district for 1/2 mile east or west of Highway 463.

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#### **SECTION 1601 - USES PERMITTED SUBJECT TO UNDERLYING ZONING**

The following uses are permitted outright in the MLHP district *subject to the underlying zoning:*

1. All agricultural uses permitted outright in underlying A-1 Agricultural zones and Residential Estate (R-1) zones and subject to the regulations of those zones.
2. Single-family detached dwellings on *less than two (2) acres* (i.e., in underlying R-1A or R-2 zones) with only one principal dwelling per lot, customary accessory uses, and home occupations subject to limitations specified in Section 1604. No lot having an area of less than two (2) acres shall be platted if such lot is not served by a public or private sewage disposal system.
3. Public roads and highways (excluding Federal Interstate highways which are regulated as special uses in SU-1 districts).

#### **SECTION 1602 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605**

1. Public or quasi-public facilities and utilities in compliance with Section 401.5 and other regulations of this Ordinance.
2. Commercial uses in which the services performed and/or the merchandise offered for sale are conducted or displayed within enclosed buildings, *except for the display of small articles (i.e., those that can generally be hand-carried by one or two persons) outside of the commercial use. Such uses may only be established in underlying commercial zones (C-1, C1-A and C-2 zones).*
- 3 General mercantile stores.
4. Fast Food Restaurant Type 1 Only.

5. Supermarkets.
6. Bars as part of a full-service restaurant only.
7. Surface mining operations of a temporary nature, such as lake construction or land development.
8. Public or private, non-commercial (such as open space and recreational facilities within a residential subdivision with use limited to members/ residents of the subdivision) recreational or open space facilities. **Country clubs are regulated as public/ quasi-public facilities.**

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**SECTION 1603 - OTHER USES EXPRESSLY PROHIBITED IN THE MLHP DISTRICT**

The following uses are expressly prohibited in the Mannsdale-Livingston Heritage Preservation District:

1. Big box retail establishments.
2. Stand-alone bars (i.e., a bar that is not a part of a full-service restaurant), including dance halls, saloons and nightclub establishments.
3. Manufactured or mobile homes. However, all manufactured or mobile homes existing at the time of passage of this amendment shall be subject to the provisions of Section 405 (Nonconforming Uses) of this Ordinance.
4. All warehousing uses, including self-storage warehouses or mini warehouses.
5. All industrial or manufacturing zoning or uses.
6. Mechanical garages as defined by this Ordinance.
7. All commercial open-pit mining operations.
8. Commercial feedlots.
9. Billboards and other off-premise signs.
10. Fast Food Restaurants Type 2 (those with drive through window or curbside service).
11. Apartments and/or residential condominiums.
12. Service stations and convenience stores are not allowed, except on the Highway 463 corridor within 500 ft. of Highway 22.
13. Commercial metal buildings.
14. Hotels, motels or boarding houses.
15. Bowling alleys or skating rinks.
16. Auto or truck dealerships.
17. Bingo parlors or any other type of gambling establishment.
18. Any establishment promoting or selling pornographic material including, but not limited to the following: strip clubs; gentlemen's clubs; topless bars; or adult book/video stores.

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THIS LIST OF PROHIBITED USES IS NOT ALL INCLUSIVE AS OTHER USES MAY BE DEEMED INAPPROPRIATE UPON REVIEW BY THE MLHP DISTRICT AND THE MADISON COUNTY BOARD OF SUPERVISORS AND THEREBY BE PROHIBITED.

**SECTION 1604 - DIMENSIONAL REQUIREMENTS**

1604.01 Minimum Lot Area, Minimum Lot Width, and Required Yards for Residential Uses in Underlying A-1 and R-1 Zones (**Where Sewer Service Is NOT Provided**)

1. Lot Area - Two (2) acres.
2. Lot Width - 100 feet at the front building setback line.
3. Front Yard - 50 feet.

4. Side Yard - 25 feet

5. Rear Yard - 50 feet

1604.02 Minimum Lot Area, Minimum Lot Width, and Required Yards for ALL Underlying Zones (**Where Sewer Service IS Provided**) - Same as the underlying district.

**SECTION 1605 - FRONTAGE OF LOTS IN NEW RESIDENTIAL SUBDIVISIONS UPON MISSISSIPPI HIGHWAY 463 AND OTHER ARTERIAL ROADS WITHIN THE MLHP DISTRICT PROHIBITED**

Lots in any new subdivision, other than a division of family property, containing more than two (2) lots shall front on an interior circulation street. Frontage of lots in new subdivision directly upon Mississippi Highway 463 **and other arterial roads within the MLHP District is prohibited.**

**SECTION 1606 - FENCING OR LANDSCAPING REQUIRED FOR ALL NEW SUBDIVISIONS ALONG MISSISSIPPI HIGHWAY 463 OR OTHER ARTERIAL ROADS**

The developer(s) of all new subdivisions shall provide a 100 foot landscaped or no cut buffer zone, or a 60 foot landscaped buffer zone with a black foot high wrought iron fence along Mississippi Highway 463, Gluckstadt Road, Cedar Hill Road, Stribling Road or other arterial road which may be built in the future that crosses Highway 463 and borders the subdivision. The buffer zone shall be measured from the existing highway or road right of way. The proposed fence or landscaping is subject to review and approval by the Board of Supervisors.

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**SECTION 1607 - LANDSCAPING AND LIGHTING REQUIRED FOR ALL COMMERCIAL DEVELOPMENT IN MLHP DISTRICT**

Developers of any commercial use proposed following adoption of this amendment shall provide appropriate landscaping on Mississippi Highway 463 or along any arterial road bordering the proposed commercial development. Before rezoning commences, an architectural plan along with landscaping, exterior lighting, servicing, drainage, and access plans will be submitted to the MLHP Commission. In addition, lighting shall be compatible with the architectural design with **NO high intensity lights** permitted. A sufficient number of antique designed streetlights will be used to achieve the foot-candles required and lighting shall be of a moonlight color--amber lighting is not allowed. Exterior lighting will be designed to minimize light pollution of all the adjacent properties. **A landscaped setback buffer zone of 80 ft. is required along Highway 463 and all arterial roads for all commercial zoned property within the district.**

**SECTION 1608 - NOISE POLLUTION**

Since the purpose of the MLHP District is to preserve the historic rural atmosphere of the district, commercial establishments within the district must ensure that their enterprise will not adversely affect surrounding properties with noise pollution. The MLHP District will review the effect of noise pollution when considering the appropriateness of any proposed commercial applications.

**SECTION 1609 - ESTABLISHMENT OF MANNSDALE-LIVINGSTON HERITAGE PRESERVATION COMMISSION**

A **Mannsdale-Livingston Heritage Preservation Commission** is hereby established whose primary function shall be to review applications for Certificates of Appropriateness. This Commission shall also review all applications for rezoning, variances and special exceptions anywhere within the MHP district. The Preservation Commission shall be an advisory body and shall forward their recommendations to the Board of Supervisors, who may accept or reject the

recommendations of the Preservation Commission. The Madison County Zoning Administrator shall serve as an ex-officio member of the Mannsdale-Livingston Heritage Preservation Commission.

Membership on the Mannsdale-Livingston Heritage Preservation Commission shall be approved by the County and shall serve at the will and pleasure of the County. The Commission shall consist of nine (9) members from the voting membership of the Mannsdale Heritage Foundation as approved by the Mannsdale Heritage Foundation Board.

1609.01 Terms of the Mannsdale-Livingston Heritage Preservation Commission -

The nine (9) members of the MLHP Commission shall serve for three, six and nine year terms, with three members rotating off after the first three years, three more members rotating off after six years, and the last three members rotating off after nine years. The intent of this section is to insure that there are always experienced members on the Commission.

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1609.02 Meetings of the Mannsdale-Livingston Heritage Preservation Commission

The MLHP Commission shall hold meetings on an as-called basis when the Chairman or Vice-Chairman acting for the Chairman calls a meeting. Since reviews of applications for variances, special exceptions and rezoning require public hearings, the Commission shall meet following publication of a Notice of Public Hearing in a newspaper as specified in Section 700 of this Ordinance. The MLHP Commission shall forward their recommendations to the Board of Supervisors.

1609.03 Duties of the Mannsdale-Livingston Heritage Preservation Commission -

The MLHP Commission shall have the following responsibilities:

1. To recommend amendments to the boundaries of the Mannsdale-Livingston Heritage Preservation District, which shall be shown on the Official Zoning Map of Madison County.
2. The Commission shall review all applications for **Certificates of Appropriateness**, and make recommendations to the Board of Supervisors regarding all such applications.
3. Review of Applications for **Rezoning, Variances, Special Exceptions**, in the Mannsdale-Livingston Heritage Preservation District.
4. The MLHP Commission shall review all **site plans** in the MLHP district as required by this ordinance.
5. The Commission, subject to the requirements of the County, is authorized to apply for, receive, hold and spend funds from private and public sources, in addition to appropriations made by the County for the purpose for carrying out the provisions of this ordinance.
6. The Commission is authorized to employ such staff or contract with technical experts or other persons, *at the expense of the Mannsdale-Livingston Heritage Preservation Commission*, as may be required for the performance of its duties and to obtain the equipment, supplies, and other materials necessary for its effective operation.

1609.04 Rules of Conduct of the Mannsdale-Livingston Heritage Preservation Commission

1. The Commission annually shall elect from its membership a chairman and vice-chairman. It shall select a secretary from its membership or its staff. If neither the chairman nor the vice chairman attends a particular meeting, the remaining members shall select an acting chairman from the members in attendance at such meeting.

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2. The Commission shall develop and adopt rules of procedure, which shall govern the conduct of its business, subject to the approval of the County. Such rules of procedure shall be a matter of public record.

3. The Commission shall keep minutes and records of all meetings and proceedings including voting records, attendance, resolutions, findings, determinations, and decisions. All such material shall be a matter of public record.

4. The chairman or any two (2) members may call a special meeting to consider an urgent matter.

5. All meetings of the Commission shall be open to the public at all times unless an executive session is declared in the manner provided by State law.

6. Voting by the Commission on all matters coming before that body shall be held in public except for voting during executive session.

7. The decision of a majority of the Commission members present and voting shall represent the decision of the Commission.

**SECTION 1610 - REVIEW OF APPLICATIONS FOR REZONING, VARIANCES, SPECIAL EXCEPTIONS IN THE MLHP DISTRICT**

BOTH the Mannsdale-Livingston Heritage Preservation (MLHP) Commission and the Madison County Planning Commission shall review applications for rezoning, variances and special exceptions. *The MLHP Commission shall review these applications and submit their recommendations and findings to the Madison County Planning Commission.* The Planning Commission shall also review such applications and forward their recommendations and findings, which may or may not be consistent with those of the MLHP Commission, to the Board of Supervisors.

**SECTION 1611 - SITE PLAN REVIEW REQUIRED FOR ANY PROPOSED NEW CONSTRUCTION IN THE MLHP DISTRICT**

When any new construction (other than single-family dwellings) is proposed anywhere within the MLHP district, a **site plan** shall be prepared by persons responsible for initiating such construction in accordance with Sections 2607 through 2610 of this Ordinance. Before an application may be considered for approval an architectural plan, landscaping plan including drainage, servicing plan, access plan, and exterior lighting plan must be submitted to the MLHP Commission. Dimensions, specific site feature and basic topography information shall be shown on the site plan. The MLHP Commission shall review site plans for such construction. The site plan is subject to review and approval by the commission.

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## **SECTION 1612 - PROCEDURES FOR REVIEW OF SITE PLAN**

From the date of receipt of a proposed site plan, the MLHP Commission shall have thirty (30) business days in which to review site plans and make a recommendation to the Board of Supervisors. After reviewing all information relative to the site plan, the Mannsdale-Livingston Heritage Preservation Commission may recommend issuance of a Certificate of Appropriateness and issuance of a building permit or recommend denial by the Board of Supervisors. If the Commission determines that the proposed building or structure is *excessively similar or dissimilar* to other like structures within the district and makes a specific finding that the structure as proposed would *provoke one or more of the harmful effects as set forth in Section 2607.01*, and that such finding is not based upon personal preferences as to taste, then the Commission may recommend that no Certificate of Appropriateness be issued and that an application for a building permit be denied by the Board of Supervisors. *If the Commission recommends issuance of a Certificate of Appropriateness and a building permit, such recommendation shall be contingent upon final review and approval by the Board of Supervisors.*

## **SECTION 1613 - CERTIFICATE OF APPROPRIATENESS REQUIRED**

A Certificate of Appropriateness shall be required before any new construction (except single-family residences) can be undertaken within the MLHP District. Therefore:

1. The Commission shall serve as an *advisory body* to recommend approval or denial by the Board of Supervisors of applications for Certificates of Appropriateness.
2. In recommending approval and denial of applications for Certificates of Appropriateness, the Commission shall seek to accomplish the purposes of this ordinance.
3. All decisions of the Commission shall be in writing and shall state the findings of the Commission, its recommendations, and the reasons therein.

1613.01 Purposes of a Certificate of Appropriateness - A "Certificate of Appropriateness" is a document issued by the Madison County Board of Supervisors approving a proposed new construction in the MLHP district. The purposes of the Certificate of Appropriateness are:

1. To conserve the values of existing buildings and structures.
2. To prevent *excessive uniformity and dissimilarity and inappropriateness or poor quality of design in the exterior appearance of structures.*

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3. To prohibit unsightly and unsuitable structures that would be out of harmony or incongruent with the existing visual features within the district.
4. To prevent harm and damage to the District which will result from the absence of such review and manifest itself by:
  - (1) lower property values;
  - (2) decreased economic growth; or
  - (3) diminished future opportunities for land use and development.

1613.02 Procedures for Consideration of Applications for Certificates of Appropriateness - Anyone desiring to undertake new construction (except single-family

residences) in the MLHP district must submit an application (on a form provided by the office of the Zoning Administrator) for a Certificate of Appropriateness to the Madison County Zoning Administrator, who shall forward this application to the Chairperson of the Mannsdale-Livingston Heritage Preservation Commission. The Commission shall review the application and either recommend approval, denial, or make recommendations for changes and modifications as it deems necessary in order for the applicant to meet the standards and guidelines for the action to be performed. If the applicant's plans meet the approval of the Commission, the Chairman of the Commission shall sign the Certificate and it shall be forwarded to the Board of Supervisors for review and final approval. Following approval by the Board of Supervisors, the Certificate shall be forwarded to the Building Official for issuance of a building permit.

If the Commission should reject the application or recommend changes and modifications not acceptable to the Applicant, the Applicant may appeal the Commission's decision directly to the Board of Supervisors.

**No building permit shall be issued by the County building official for any proposed new construction in the MLHP district without a Certificate of Appropriateness.**

1613.03 Expiration of Certificates of Appropriateness- Certificates of Appropriateness shall expire six (6) months after final approval of the Certificate by the Board of Supervisors if construction or other proposed action has not been initiated within such time.

#### **SECTION 1614 - HOURS OF OPERATION FOR PROPERTIES WITH UNDERLYING RESTRICTED COMMERCIAL ZONING**

Hours of commercial operation within the MLHP District will be as early as 6:00 A.M. to as late as 9:00 P.M. Exceptions to this will be considered by the MLHPC on an individual basis according to the nature of the business and the impact of extended hours upon the surrounding properties.

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#### **SECTION 1615 - SIGN REGULATIONS FOR PROPERTIES WITH UNDERLYING RESTRICTED COMMERCIAL ZONING**

The term "sign" shall further mean and include every device, frame, letter, figure, character, mark, point, design, picture, trademark or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed out of doors in view of the general public. The "sign" shall also include any sign that shall be painted, printed, or otherwise affixed or placed on the wall or roof of any building, fence or other structure.

1615.01 Allowable Exterior Signs and Maximum Area and Height for Signs in underlying C-1A Zones:

Ground-mounted signs:

1. No ground-mounted sign shall exceed a height of eight (8) feet above the surrounding grade (not including 6" curb) and shall not exceed an area of 70 square feet.
2. One ground mounted sign shall be allowed per project, except where the project fronts on two or more streets.
3. Ground mounted signs shall be limited to the name of the office complex or business.



4. A set back of 20 feet from the face of curb or edge of the pavement is required for all ground mounted signs.

Wall Mounted Signs:

1. A sign at the wall of a building with the face parallel to and within 12 inches of the plane of building wall.
2. A maximum of 10 square feet for each wall mounted sign.

Prohibited Signs:

1. Animated signs: Any sign, which includes action or motion.
2. Bench Sign: An advertising message on any portion of a bench.
3. Billboard: An outdoor advertising sign structure which advertises goods, products or services.
4. Canopy Sign: A sign mounted on and supported by a canopy, or found on the side of, below the roof line, or hanging beneath the canopy.
5. Changeable Copy Sign (Manual): A sign on which copy is changed manually with letters of changeable pictorial panels.
6. Changing Sign (Automatic): A sign such as an electronically or electrically controlled message center or reader board, where different copy changes are shown on the same lamp bank.
7. Roof Top Mounted Sign
8. Flashing Sign: Any sign which contains an intermittent or flashing light by means of animation, or an externally mounted intermittent light source.
9. Marquee Sign: A wall sign mounted on a permanent roof-like projection over the entry to an establishment.
10. Seasonal or Special Occasion Temporary Sign: A sign which is not permanent and is limited to a specific activity or in the celebration of holidays or other special events.

**SECTION 1616 - SIGNS IN A-1 AND R-1, R-1A, R-1B AND R-2 RESIDENTIAL ZONES**

This section of the Ordinance shall apply to all districts designated by the Zoning Ordinance as Agricultural (A-1) and R-1, R-1A, R-1B residential zones, such uses in PUD areas and churches in all zoning districts.

1616.01 Allowable Subdivision Signs:

Subdivision identification sign - One subdivision identification shall be allowed at each entrance.

- (i) a ground mounted sign is acceptable.
- (ii) a wall mounted sign which is one integral surface mounted unit is acceptable.

1616.02 Size:

The area of one face of the sign portion of the subdivision entrance identification shall not exceed seventy (70) square feet. In no case shall total sign area exceed seventy (70) square feet per side if double faced.

1616.03 Location:

1. Subdivision Identification Sign - shall be set back a minimum of

(20') feet from the face of curb or edge of the pavement of any arterial street. In some instances a setback of more than twenty (20') feet may be required by the MLHPP District Committee for safety reasons.

2. Church, Public or Semi-public Building or Park Signs - Setback for these signs shall be one-half the distance of other buildings in the district.

1616.04 Content:

1. Subdivision Identification and other identification signs shall indicate only the name of the subdivision or the name and address of the building or business.

2. Signs shall be restricted to letter, numbers and a business logo.

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3. Public or semi-public building or park signs shall only display the name of the building or park, as well as, information relating to scheduled activities therein.

1616.05 Billboards- Billboards, an outdoor advertising sign structure which advertises goods, products or services, are prohibited along Highway 463 and all other roadways within the MLHP District.

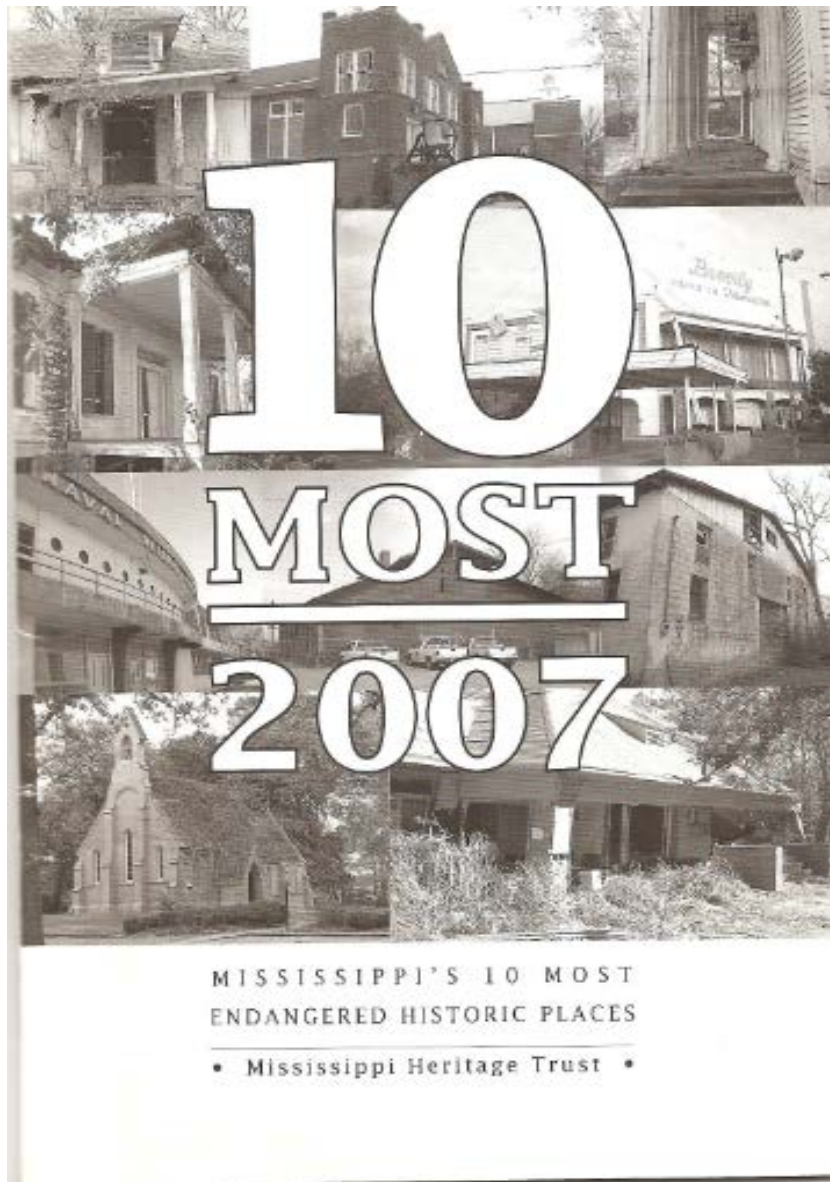
## **Figure 6.**

### 2007, Ten Most Endangered Historic Places

In 2007, Mississippi Heritage Trust nominated the Mannsdale-Livingston Preservation District as one of the Most Endangered Historic Places in Mississippi. The Mannsdale-Livingston Preservation District is located on Highway 463 starting at China Grove Church and continues north to the junction of Highway 22.

The Mississippi Heritage Trust is one of the leaders in the statewide preservation movement along with the Mississippi Department of Archives and History and the Mississippi Main Street Association. Because preservation takes time and ultimately preservation happens locally, Mississippi Heritage Trust helps provide the continuity for credibility to, and awareness of local preservation efforts.

Figure 6.



Chapel of The Cross located on the lower left hand corner of brochure.

## Figure 7.

Chapel of the Cross Episcopal Church and Cemetery:

Chapel of the Cross Episcopal Church completed in 1851, is located on Highway 463, 674 Mannsdale Road, in the Mannsdale-Livingston Heritage Preservation District. Listed on the National Historic Register, the Chapel is widely recognized as one of the most important examples of antebellum Gothic Revival religious architecture in the Deep South.

The Chapel grounds are open Monday through Friday, 8:30 a.m. to 5:00p.m. and Sunday, 7:30a.m., 8:45a.m., 11:00 a.m. and 5:00p.m.

Intrinsic qualities represented by this resource are:

- Scenic
- Historic
- Cultural



Chapel Of The Cross Episcopal Church



**Historical Chapel Of The Cross Episcopal Church Cemetery**



## Figure 8.

1920's Annandale Plantation:

Located on Highway 463 in the Mannsdale-Livingston Heritage Preservation District is the 1920's Annandale Plantation. This is the second plantation home built on this land, the first being destroyed by fire in the 1920's. The original home was built by the Johnstone family, one of the earliest settlers in the area, who migrated from North Carolina in the mid 1800's. The current structure now sits as a graceful reminder of bygone days at the gateway to Reunion.

Intrinsic qualities represented by this resource are:

- Historic
- Scenic



Annandale Plantation Home

## Figure 9.

### Old Chapel of the Cross Rectory and current Montessori School

Located on Highway 463 (Mannsdales Road) adjacent to The Chapel of the Cross Episcopal Church is the former Chapel Rectory built by the Johnstone family. The architect for this structure also designed the historic Manship House in Jackson, MS. When the Chapel fell on hard times after the Civil War, the Rectory was sold to the Mann family in 1868 and remained in that family until recently when it was purchased and donated to the Chapel of the Cross Episcopal Church, its original owner. It is currently being used as a Montessori School.

Intrinsic qualities represented by this resource are:

- Historic
- Scenic



The old Chapel Rectory



## Figure 10.

### Mann Plantation and 1901 Silo:

Located on Highway 463 in the Mannsdale-Livingston Preservation District across from The Chapel of the Cross Episcopal Church is the Mann Plantation and 1901 Silo. The Mann's were also among the earliest settlers in this portion of Madison County, coming from North Carolina in 1868. The plantation contained 2500 acres and raised crops and livestock. The Silo that still stands today was built in 1901 from bricks made on the plantation. Sadly, the massive barn attached to the silo was destroyed by a storm in 1992.

Intrinsic qualities represented by this resource are:

- Historic
- Scenic



The Mann Plantation Silo

**Figure 11.**

**China Grove Church & Original Meeting Hall**

Located on Highway 463 in the Mannsdale-Livingston Heritage Preservation District is China Grove Church.

Intrinsic qualities represented by this resource are:

- Historic
- Scenic



**China Grove African Methodist Episcopal Church**



## **Figure 12.**

Livingston Township:

Located on Highway 463 in the Mannsdale-Livingston Heritage Preservation District is the future site of the Livingston Township. The recreation of the original Town of Livingston built in 1824, will look authentic and comprise 47 acres.

Intrinsic qualities represented by this resource are:

- Historic
- Cultural
- Scenic

# LIVINGSTON TOWNSHIP GENERAL DEVELOPMENT PLAN



LIVINGSTON TOWNSHIP Project Summary Phase I	
Phase I Acreage	30.22
Phase I Open Space	7.16
Phase I Commercial Square Footage	182,280

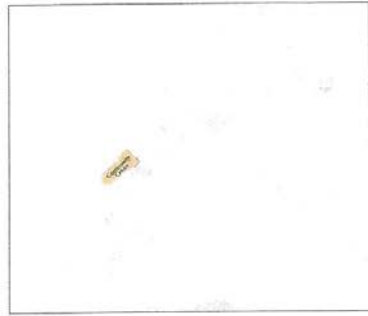
LIVINGSTON TOWNSHIP Commercial Square Footage						
Phase I	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total S.F.
Subtotal	86,100	18,900	48,000	4,400		157,400
Comm. Bldg	3	6,450				6,450
Comm. Off.	2	7,857	3,073			10,930
Res.	2	6,500	4,000	10,500		21,000
SA	1	4,500	2,500			7,000
Residence	1	3,250				3,250
<b>Total Commercial S.F.</b>	<b>94,107</b>	<b>20,900</b>	<b>60,473</b>	<b>4,400</b>		<b>182,280</b>

[1] Restaurant is located on second floor. Not phased in this Plan. Other columns for sets of decisions.





LIVINGSTON TOWNSHIP  
COMMUNITY CENTER



KEY PLAN

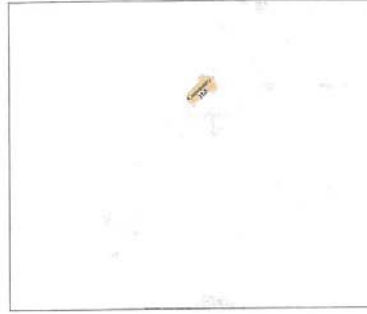
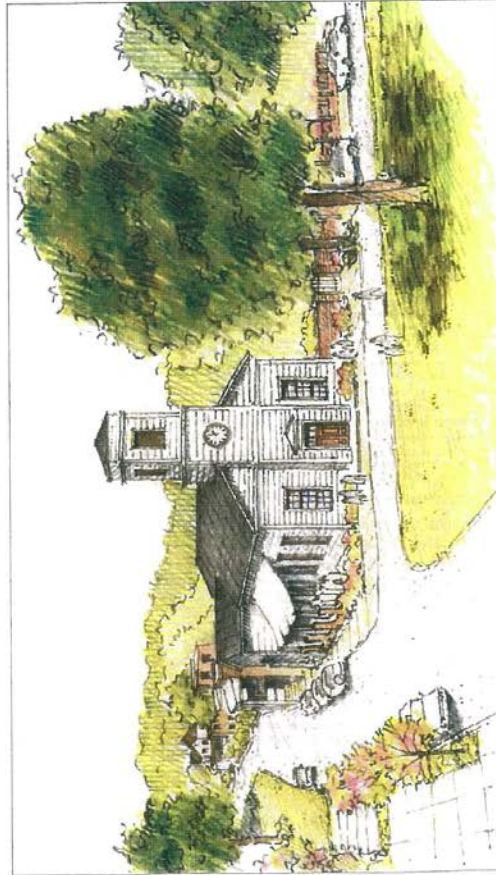


Conceptual Imagery

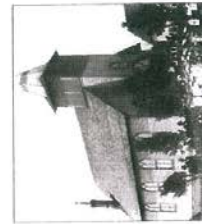




LIVINGSTON TOWNSHIP  
COMMUNITY HALL



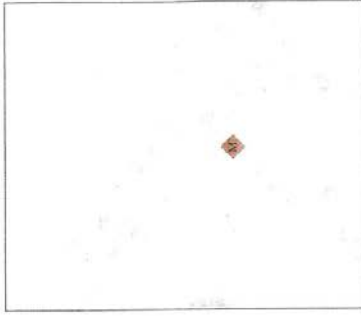
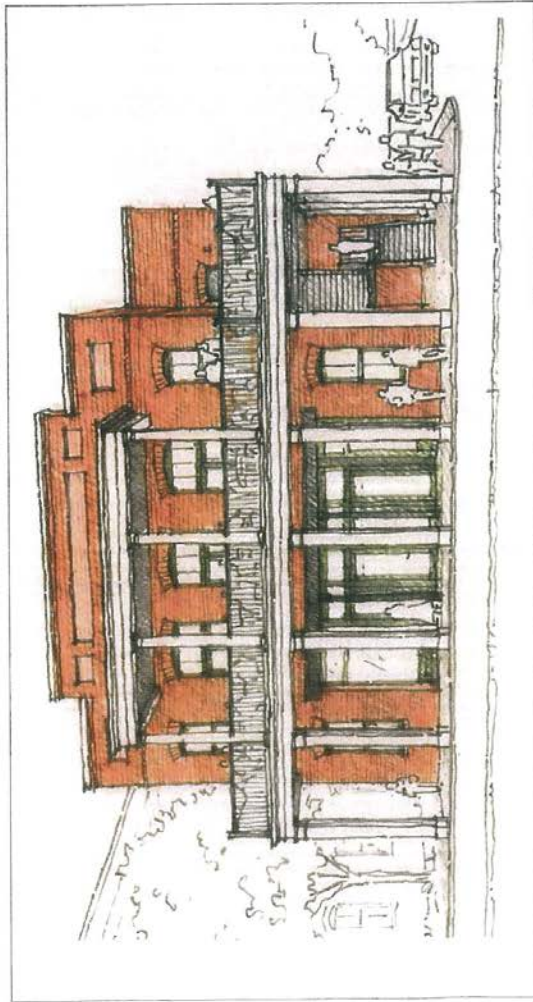
KEY PLAN



Conceptual Imagery



LIVINGSTON TOWNSHIP  
BUILDING M



KEY PLAN

Square Feet	7,400
Stories	2
Roof Height	33'-8"

BUILDING M:

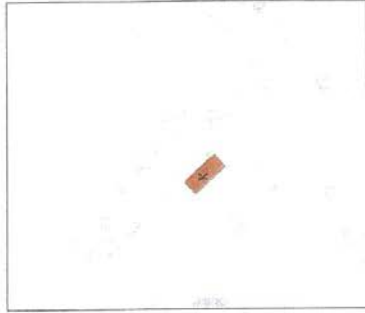
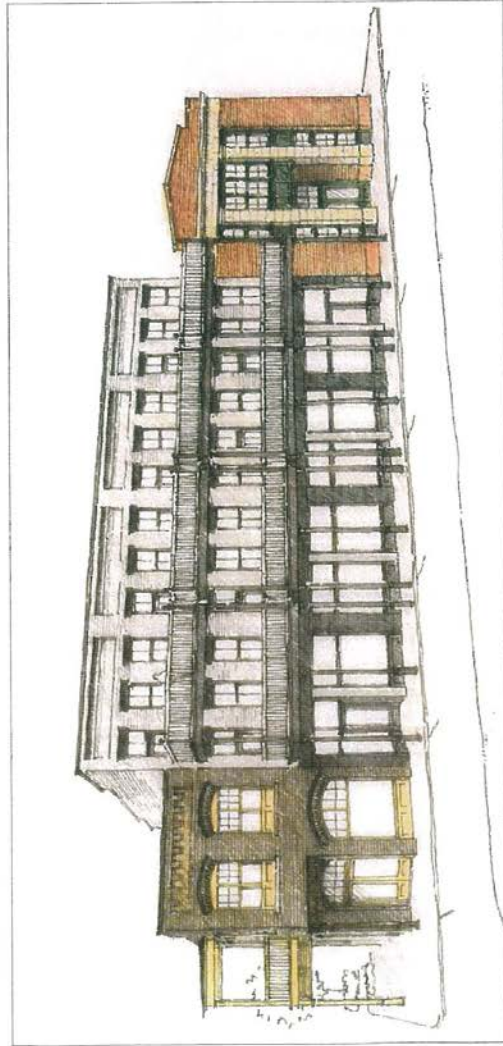


Conceptual Imagery





LIVINGSTON TOWNSHIP  
BUILDING K



KEY PLAN

BUILDING K	
Square Feet	19,000
Stories	3
Roof Height	40'-0"



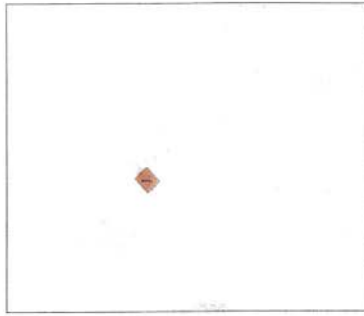
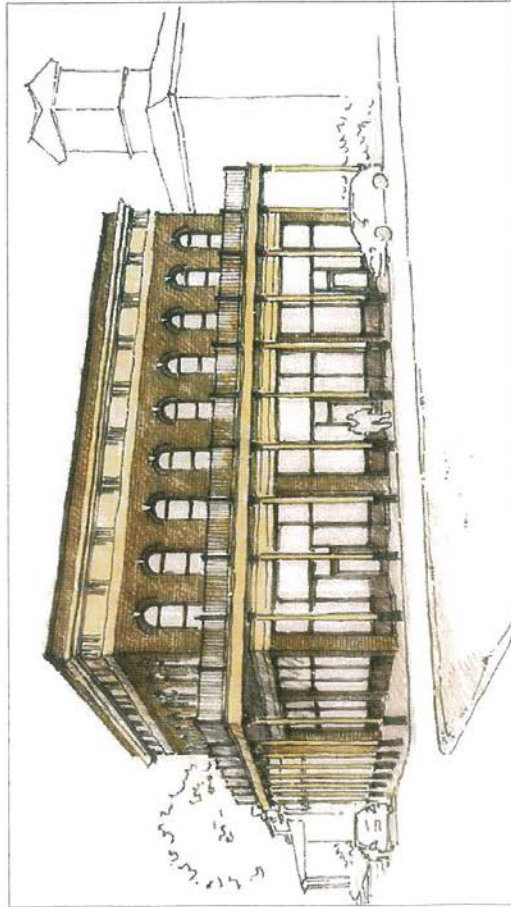
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MARCH 17, 2011

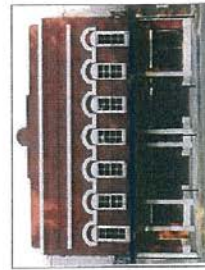
PAGE 16

LIVINGSTON TOWNSHIP  
BUILDING J



KEY PLAN

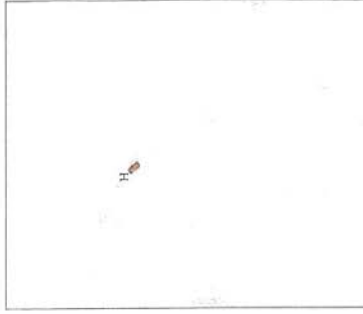
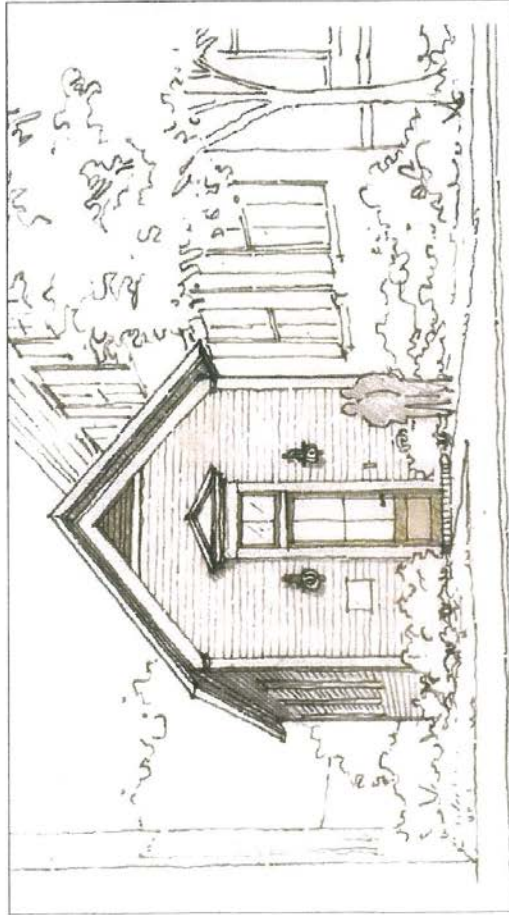
BUILDING J	
Square Feet	8,000
Stories	2
Roof Height	38'-0"



Conceptual Imagery



LIVINGSTON TOWNSHIP  
BUILDING H



KEY PLAN

Square Feet	700
Stories	1
Roof Height	22'-0"

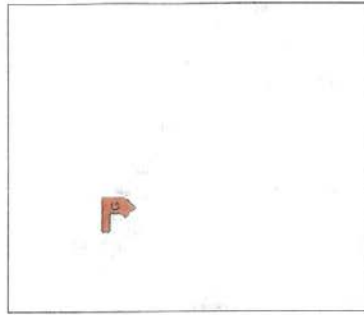
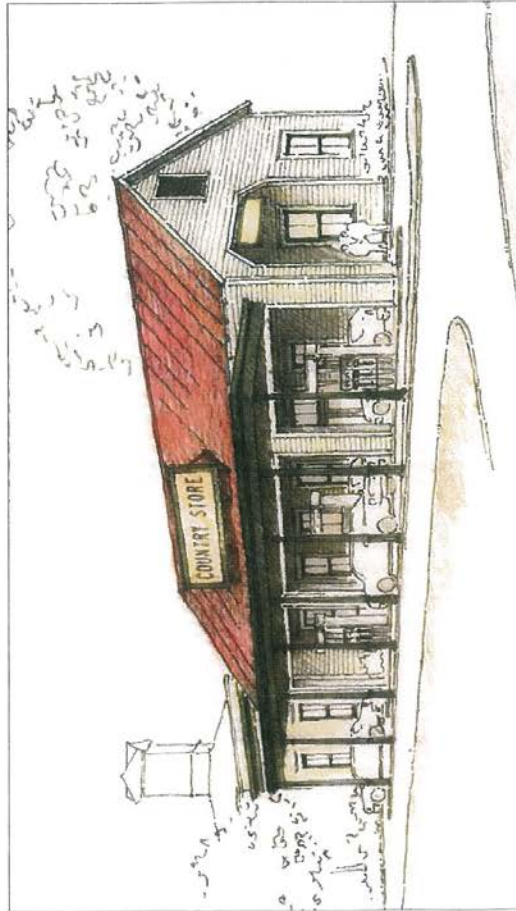


Conceptual Imagery





LIVINGSTON TOWNSHIP  
BUILDING G



KEY PLAN

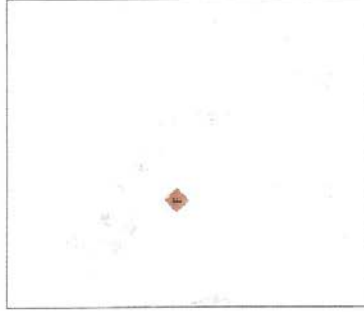
Square Feet	6,800
Stories	2
Roof Height	30'-0"



Conceptual Imagery



LIVINGSTON TOWNSHIP  
BUILDING F



KEY PLAN

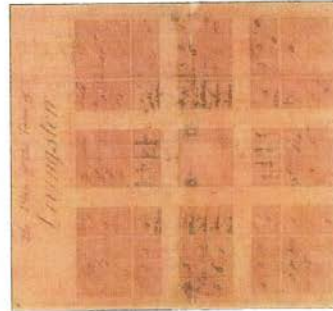
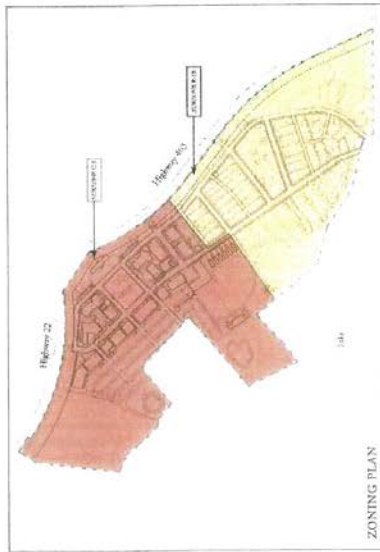
Square Feet	8,000
Stories	2
Roof Height	34'-6"



Conceptual Imagery



LIVINGSTON TOWNSHIP  
LOCATION MAP





### **Figure 13.**

#### Petrified Forest:

Located in the southwest corner of Madison County in the town of Flora, Mississippi is a natural treasure, the Petrified Forest.

The Petrified Forest is 36 million years old and is a place of beauty and fascination. At times there will be a scent of wildflowers and honeysuckle vines or the pungent fragrance of pine and cedar.

Open year round, April to Labor Day, 9:00 a.m. to 6:00 p.m. and Labor Day to April, 9:00 a.m. to 5:00 p.m. Many attractions are Nature Trails, Earth Science Museum, Gem Mining Flume, Campgrounds and a Gift Shop.

Intrinsic qualities represented by this resource are:

- Natural & Historic
- Archaeological
- Scenic & Recreational



## Figure 14.

### Town of Flora's Historic Commercial Districts:

Located on Highway 22 is the historic Town of Flora. Established in 1886, Flora is home to many historic commercial buildings and residential homes. A few of the historic sites are the Flora Cemetery, dating back to 1821 and the Flora Depot. The streets are lined with shops and restaurants and throughout the day, a traveler can hear the train going through downtown Flora.

Intrinsic qualities represented by this resource are:

- Historic
- Scenic
- Recreational



**Town of Flora**





## Figure 15.

### Rural Countryside:

Located on Highway 22 are picturesque vistas as a traveler drives between historic Flora and Canton. Winding down Highway 463, travelers will pass the beautifully manicured golf facilities of Reunion, top the hill to see the expansive lawn of the Annandale Plantation home on the right and a spectacular view of beautiful homes on the lake at Greystone on the left. Immediately, the dramatic Chapel of the Cross Church is on the right with cattle grazing by the Mann Plantation Silo across Highway 463 on the left. Approaching Highway 22, travelers will be at the highest point in Madison County where Chestnut Hill and the Town of Livingston are located. Along Highway 22 between Flora and Canton, much of the land is in rolling pastures with cattle and horses. Trees make a tunnel of shade for visitors to pass through and serene settings create a soothing journey to destinations in Flora and Canton.

Intrinsic qualities for this resource are:

- Scenic



Rural Countryside



Rural Countryside





**Figure 16.**

Lowe's Cemetery:

Located on one mile east of intersection Highway 463 and Highway 22 and about 1760 feet north is the Lowe's Cemetery. The cemetery has two monuments in a grove of cedar trees and the monuments have been reset to their original state.

Intrinsic qualities of this resource are:

- Historic



**Figure 17.**

City of Canton's Historic Courthouse:

The City of Canton's Historic Courthouse is the only one among seven Pre-Civil War courthouses in Mississippi to be basically in an unaltered condition. Built in the Greek Revival style and first used in 1857, the Courthouse is listed on the National Register of Historic Places.

Intrinsic qualities of this resource are:

- Historic
- Scenic



Canton historic square featuring Madison County Historic Courthouse

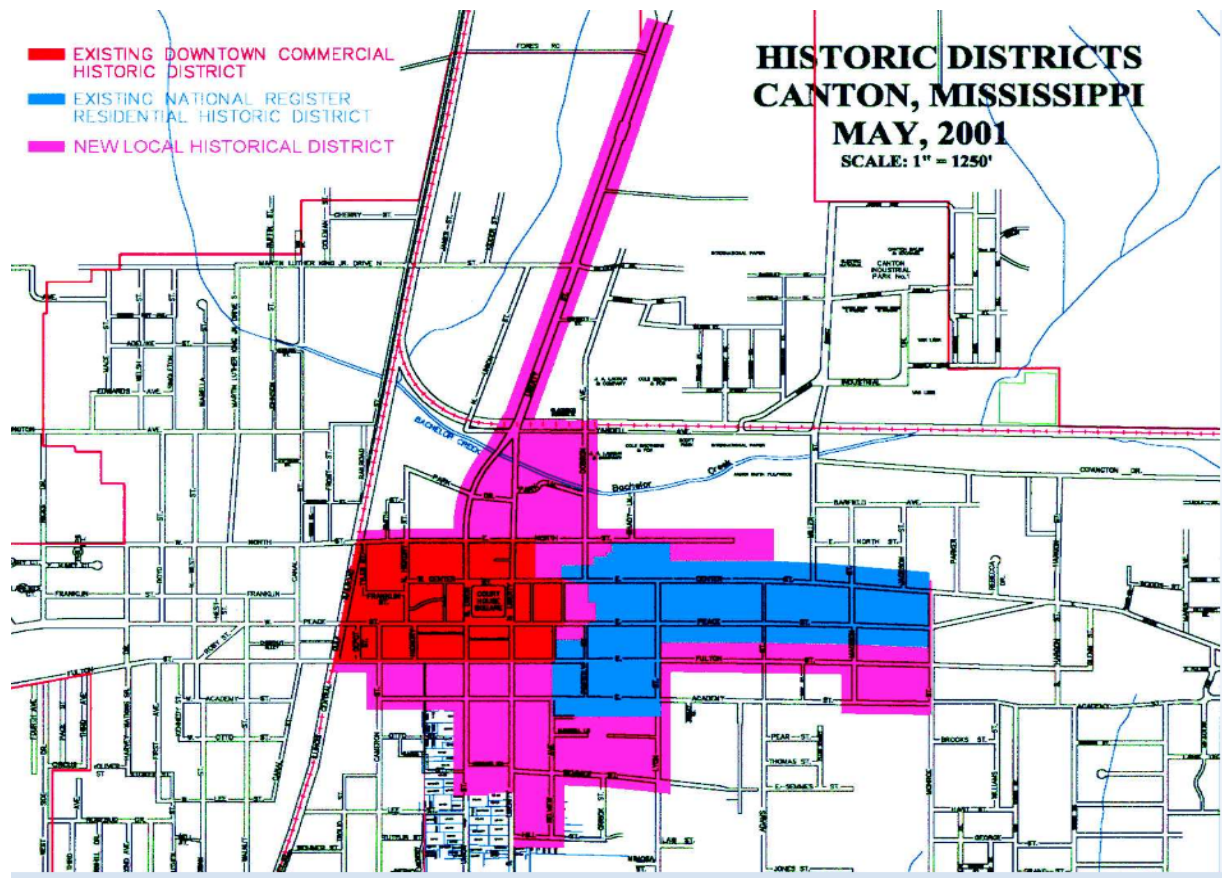
**Figure 18.**

**City of Canton's Historic Commercial Districts:**

The City of Canton was incorporated in 1836 and in 1982, the Canton Square District was officially entered into the National Historic Register of Historic Places and declared one of the three best examples in the State of Mississippi.

Intrinsic qualities of this resource are:

- Historic
- Scenic
- Cultural
- Recreational



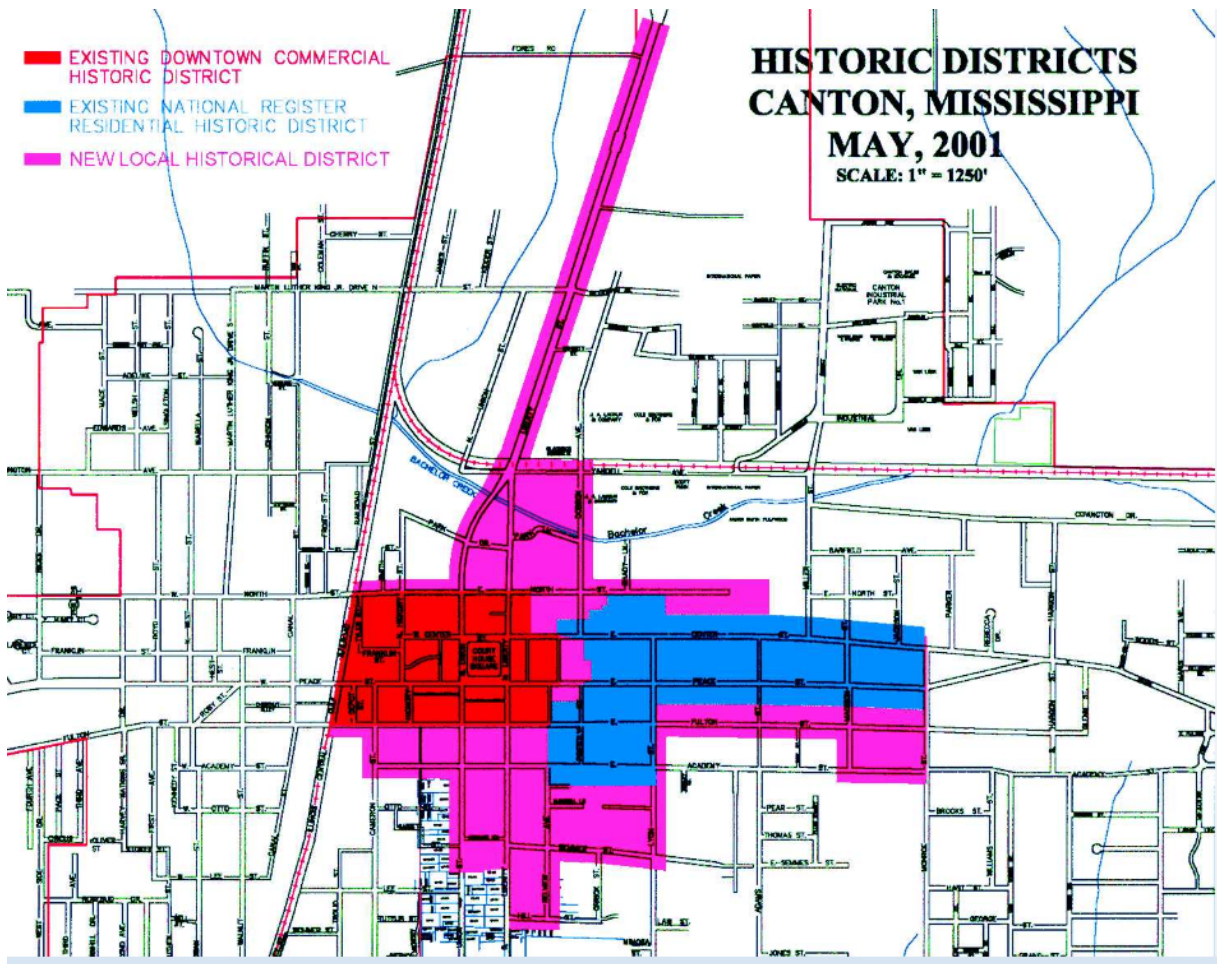


**Figure 19.**

City of Canton's National Historic Register Residential Districts:

Intrinsic qualities of this resource are:

- Scenic
- Historic



**Figure 20.**

City of Canton's New Local Historic Districts:

Intrinsic qualities for this resource are:

- Scenic
- Historic
- Recreational



Canton historical train depot

## **Existing Conditions**

### Existing Public Roadways:

The roadways as “Gateway to History” are public roadways. The proposed byway is made up of four (4) segments and total length is 32.8 miles.

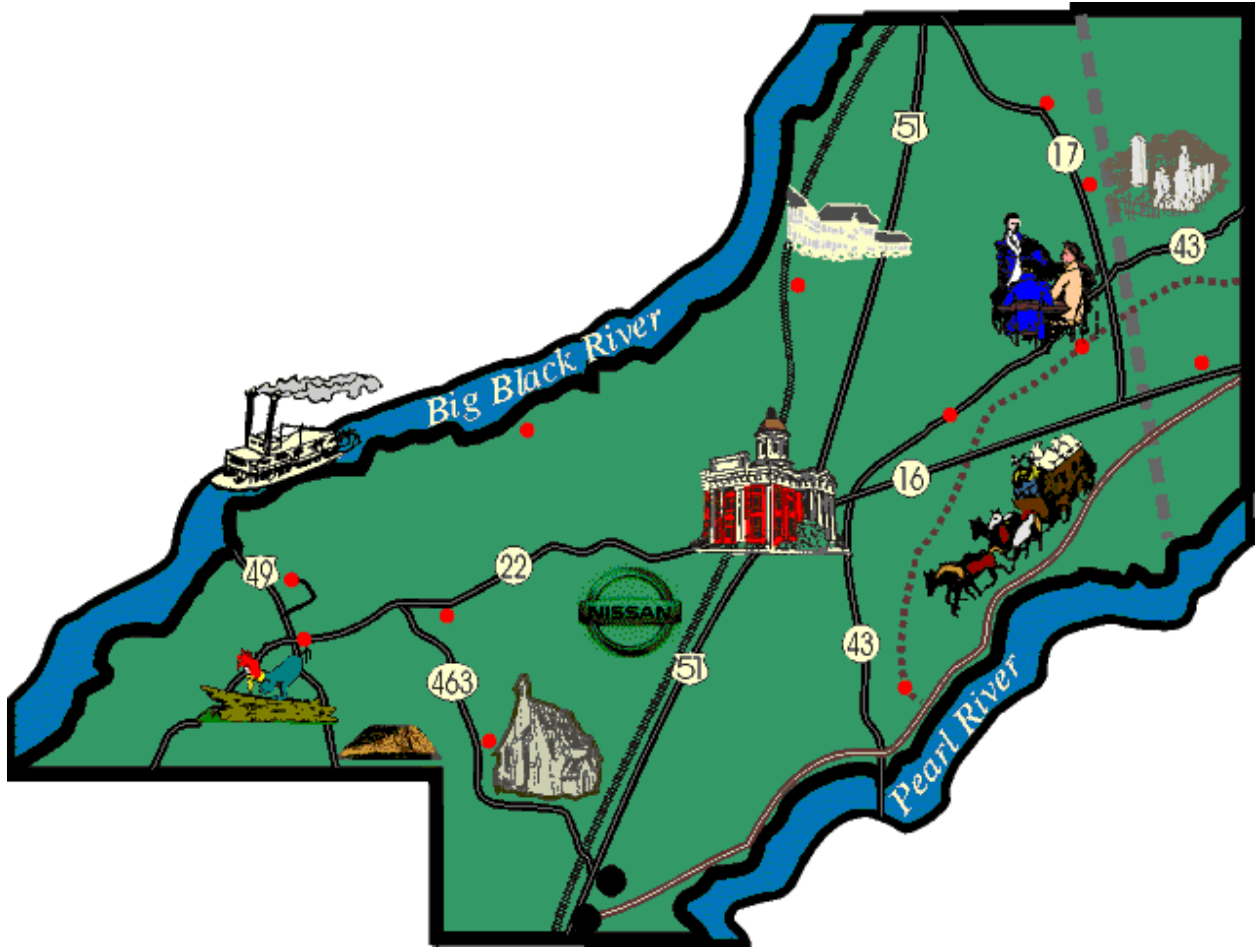
**Segment 1:** begins on Highway 463 at Reunion Parkway and continues north for 4.8 miles to the intersection of Highway 22.

**Segment 2:** begins at the intersection of Highway 463 and Highway 22 and continues west for 8.7 miles to the Petrified Forest and Town of Flora.

**Segment 3:** begins at the intersection of Highway 463 and Highway 22 and continues east for 10.9 miles to the historic City of Canton.

**Segment 4:** begins at the intersection of Highway 51 and Highway 22 for 1.7 miles (Highway 22 becomes Highway 16). Turn right at the intersection of Highway 16 and Highway 43 and travel 6.7 miles to the Natchez Trace.





**Passable All-Weather Roads**

All the roads proposed as part of this “Gateway to History” are paved, passable and in good condition.

## **Conformance with Land Use Plans**

The scenic byway is in compliance with the Land Use Plan and was submitted as “Exhibit A” in the eligibility application. In addition, we have included the Mannsdale-Livingston Heritage Preservation District’s (Segment 1) Zoning Ordinance, Page 22, which states that Highway 463 shall remain a two-lane highway.

## **Community Participation Program**

This area has a long history of active involvement. This is evidenced by the fact that the Mannsdale-Livingston Heritage Preservation District was established in 2005 and the MLHPD was nominated to the 2007 Mississippi Heritage Trust as one of the 10 Most Endangered Historic Places. This does not happen without community support.

Volunteers have canvassed citizens concerning the byway, “Gateway to History” and the support has been quite enthusiastic. Local officials have also embraced this concept.

## **CORRIDOR ADVOCACY GROUP (CAG)**

The team members are:

### **Phyllis Doby, Chairperson**

Mrs. Doby is a long time resident of Madison County and lives in the corridor. She serves on the Mannsdale Heritage Foundation and is currently serving a nine year term as an officer of the Mannsdale-Livingston Heritage Preservation Commission.

### **Guy Bowering**

Mr. Bowering is an elected official with the City of Madison, has family roots in Madison County, and he lives in the corridor.

### **Michael Yerger**

Mr. Yerger's family has resided in Madison County since the 1800's and he lives in the corridor.

### **David Landrum**

Mr. Landrum is the developer of Chestnut Hill and Livingston Township, both in the scenic byway corridor.

### **Cherry Deddens**

Ms. Deddens is a real estate developer in Madison County and lives in the corridor.

## **Public Hearing to Review Corridor Management Plan**

A Public Hearing was held Tuesday, August 14, 2012, at City Hall in Canton, Mississippi, at 10:00 a.m. The Public Hearing was advertised for three (3) consecutive weeks in the local county newspaper, Madison County Journal. MDOT's Scenic Byway Coordinator, Lindsey Netherland, the Mayor of Canton, Dr. William Truly, members of the CAG team, as well as citizens of the area attended the meeting and watched the visual presentation. A questionnaire was provided for citizens to fill out and the consensus was all positive. The proof of publication, feedback, sign-in sheet, and a copy of the questionnaire passed out at the meeting are presented in Appendix A of this document.

Appendix A—See next 4 pages

PUBLIC HEARING will be held Tuesday, August 14, 10:00 A.M. at Canton City Hall regarding a Mississippi Scenic Byway, beginning at Reunion Parkway on Highway 463 North to Highway 22 and Highway 22 between Flora and Canton.

**PROOF OF PUBLICATION  
THE STATE OF MISSISSIPPI  
MADISON COUNTY**

PERSONALLY appeared before me, the undersigned notary public in and for Madison County, Mississippi, Michael Simmons, Associate Editor and Publisher of THE MADISON COUNTY JOURNAL, a weekly newspaper of general circulation in Madison County, Mississippi as defined and prescribed in Section 13-3-31, of the Mississippi Code of 1972, as amended, who, being duly sworn, states that the notice, a true copy of which is attached hereto was published in the issues of said newspaper as follows:

Date July 12, 2012  
Vol. 31, No. 28  
Date July 19, 2012  
Vol. 31, No. 29  
Date July 26, 2012  
Vol. 31, No. 30  
Date \_\_\_\_\_, 2012  
Vol. \_\_\_\_\_, No. \_\_\_\_\_

Signed: Michael Simmons  
Associate Editor and Publisher  
THE MADISON COUNTY JOURNAL

SWORN TO AND SUBSCRIBED before me the 26<sup>th</sup> day of July, 2012.

Rebecca J. Bray  
Notary Public



SIGN IN

Public Hearing, Tuesday, August 14, 2012, 10:00a.m.  
 Canton, Mississippi at City Hall  
 Proposed Scenic Byway for Madison County

NAME ADDRESS CONTACT

Oliver W. Scott	1131 N. Liberty Street	601 668 2212
Jerry Lousteau	Box 182, Canton	39046 601-859-2373
Chirt Doby	737 Mansdale Rd	Madison, MS 601-506-4444
MICHAEL VERGER	125. Doves Ln	MADISON MS 601-720-5105
Guy S. Bowering	129 Woodland Hills Blvd.	MADISON, MS 601-566-6818
ALF BOWIE	142 Hatfield Dr.	Madison, MS 39110
LANN BOWIE	" " "	" "
Lindsay Netherland	MDOT P.O. Box 1850	Jackson, MS 601-359-9890
RITA McGuffee	1069 Cedar Hill,	Madison, MS 39110 601-966-5952
Phyllis Doby	737 Mansdale Rd	Madison, 39110 601.214.0254

\*Note - Mayor Truly of Canton stopped by at the end of the meeting, but did not sign sheet.

SCENIC BYWAY QUESTIONNAIRE

Please indicate which description best applies to you:

\_\_\_\_\_ Landowner along proposed Segment 1 (Intersection of Hwy 463 and Reunion Parkway North to Hwy 22)

\_\_\_\_\_ Landowner along proposed Segment 2 (Intersection of Hwy 463 and Hwy 22 West to the Petrified Forest)

\_\_\_\_\_ Landowner along proposed Segment 3 (Intersection of Hwy 463 and Hwy 22 East to Canton)

\_\_\_\_\_ Landowner along proposed Segment 4 (Intersection of Hwy 16 and Hwy 43 South on Hwy 43 to the Intersection of Hwy 43 and the Natchez Trace Parkway)

Interested area resident

\_\_\_\_\_ City or county official

1. Please give your thoughts about the following goals listed for this proposed Scenic Byway.

A. Multi-use trail system (pedestrian, bicycle, equestrian) along Highway 22

Do it  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Promotion of current assets within the corridor, for example, the Petrified Forest, Canton Square and Livingston.

Do it. Especially canton.  
Livingston is not a current asset yet.  
P. Forest + Livingston are not public assets, courthouse is.

C. Preservation of current resources within the corridor such as the Chapel of the Cross and Canton Courthouse.

Yes, especially canton courthouse.  
The biggest need is ↑. The square is at risk. Trees dying, erosion, leaks, etc.



D. Protection of the natural scenic beauty within this corridor.

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E. Implementation of effective traffic plan to insure safe and timely travel for residents and visitors.

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2. Please give your thoughts on the Scenic Byway Program and the possibility of bringing additional funds/grants/recognition to the area through this program.

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3. Please list any additional questions you may have about this program.

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4. Please indicate if you would like to participate in the effort to establish this Scenic Byway. If so, please list your name and contact information.

Jerry Lousteau 601-859-2373

JLOU1@PRODIGY.NET

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