

**OFFICE OF CHIEF ACCOUNTABILITY OFFICER**  
**Summary of State Board of Education Agenda Items**  
**Consent Agenda**  
**April 15, 2021**

**OFFICE OF SAFE AND ORDERLY SCHOOLS**

F. Approval of a new school site for the Madison County School District

Background and Purpose: Pursuant to Miss. Code Ann. § 37-7-315, the Madison County School District requests approval of a site for the construction of a new Middle School (sixth grade with an enrollment of approximately 450 students) located on approximately 30 acres on Highway 463 at Mannsdale Road and Stribling Road in Madison, Mississippi.

Recommendation: Approval

Back-up material attached

**§ 37-7-315. Designation of school buildings and attendance centers.**

In creating school districts under the provisions of Article 1 of this chapter, it shall not be necessary that the school board, in the order creating such districts, specify or designate the location of the school houses or attendance centers therein, and existing school buildings shall be retained as places of attendance until changed in the manner hereinafter set forth. Where any existing facilities or buildings shall not be used as attendance centers, the school board may utilize such facilities and buildings in connection with any related school activity which said school board may deem advisable.

The school board of any school district shall have the power and authority to designate the locations for school buildings and attendance centers in the school district subject to its jurisdiction and to change, alter or abolish the location of such school buildings and attendance centers from time to time as may be required by the educational needs of such school district. Where students from three (3) or more school districts are in attendance at one (1) attendance center by order of the respective school boards of the school districts, the use of the attendance center shall not be changed, altered or abolished except upon order of a majority of each of the school boards of the school districts from which pupils have been in attendance at the attendance center for the scholastic year; any acts, decisions, orders or resolutions by the school board of any such school district in conflict with this provision shall be null and void. If any change or alteration of the location of a school building or attendance center shall involve the construction of new school facilities, or the making of additions to, or the major repair, alteration or renovation of existing facilities, then such change or alteration shall not be effective until same shall have been submitted to and approved by the State Board of Education. There may be located and established in any school district as many school buildings and attendance centers as the educational needs of such district shall require. The school board of the school district shall have the power and authority to specify the attendance areas which shall be served by each school building or attendance center, and to change or alter same from time to time as necessity requires.

**Sources:** Codes, 1942, § 6328-05; Laws, 1953, Ex Sess, ch. 12, § 5; Laws, 1960, ch. 303; Laws, 1986, ch. 492, § 15, eff from and after July 1, 1987.



**MADISON COUNTY  
SCHOOLS**

**MARK OF EXCELLENCE**

SUPERINTENDENT  
Charlotte Seals

ASSISTANT SUPERINTENDENTS  
Richard Burge  
Edith Mitchell  
Kalvin Robinson  
Ted Poore

February 26, 2021

Mr. Brian McGairty – Director  
Office of Safe and Orderly Schools  
P.O. Box 771  
Jackson, MS 39205-0771

Re: Site Approval of New School Construction

Dear Mr. McGairty,  
The Madison County School District respectfully requests permission to have the following site approved for the construction of a new school.

**Mannsdale Attendance Zone 6<sup>th</sup> Grade School**

Justification

- To provide relief to Germantown Middle School which currently has a student enrollment of 1,076 and is at 109% student capacity

Location

- The proposed site is located SW of Mannsdale Elementary and west of Highway 463/Mannsdale Road

Grades/Enrollment

- 6<sup>th</sup> grade only
- Projected to open with 325 students

Method of Financing

- District Funds

I hope this information is sufficient for State Board of Education approval. If you have any questions, please contact me at your convenience.

Sincerely,

Richard Burge  
Assistant Superintendent  
Madison County School District

## EVALUATION OF PROPOSED NEW SCHOOL SITE

Regardless of the source of funds, new school facilities shall not be constructed on any new site until the site has been submitted to and approved by the Mississippi Board of Education. School sites will be approved according to the criteria established by the Mississippi Board of Education.

One of the most important steps in the new building program is the selection of an adequate site. The site should be convenient to streets and roads and should be planned so as to avoid traffic hazards. It is recommended that an elementary school should have 5 acres of land with one additional acre for each 100 students enrolled. A high school site should have at least 15 acres of land with one additional acre for each 100 students enrolled. The following minimum requirements must be met, or exceptions noted and approved:

1. The site serves an area with enough children (present and future) to warrant its existence as a school center.  
**YES. According to demographic studies conducted by McKibben Demographers.**
2. The site is located in a reasonable proximity to the present and future school population.  
**YES. See enclosed map – *Exhibit A***
3. The site environment is free of the odors, dust, dirt, noise and smoke that are usually associated with factories, stockyards, railroads, mills, agricultural chemical aerial spraying, etc. The site is free of hazardous waste.  
**YES. The site is a wooded area located eight miles from the nearest railroad/industry and is free of hazardous waste.**
4. Public utilities such as electric power, water, sewerage, telephone, fire protection and gas service are available to the site.  
**YES. See attached letters from Entergy, CenterPoint Energy, and Bear Creek Water Assoc. – *See Exhibit B***
5. The size of the site is sufficient to provide adequately for the educational program of both the present and the anticipated future.  
**YES. The site exceeds state minimums – approx. 30 acres of 185 available acres will be utilized for a 6<sup>th</sup> grade school with a student capacity of 450.**
6. The site grounds are at sufficient elevation to prevent flooding or standing water.  
**YES**
7. The sub-soil conditions are such that foundations, footings, athletic fields and lagoons can be built.  
**YES. Multiple soil borings have been drilled by Ladner Testing, Inc. – *See Exhibit C***

8. The site can be purchased at a fair market price. Copies of two certified appraisals of the land must be attached whenever the purchase price is greater than \$50,000.00. Please refer to MS Code 1972, Annotated, 37-7-301(aa).

**The site was not purchased. The site is located on 16<sup>th</sup> section land situated at Section 16, Township 08N, Range 01E, Madison County, MS**

9. A survey plat of the property is provided with this application.

**YES. See attached survey from Maptech, Inc. – See Exhibit D**

10. The proposed new school site is plotted on the school district map and is provided with this application.

**YES. See attached map – See Exhibit A**

11. The site is accessible by both vehicles and pedestrians.

**YES. The site is accessible via Highway 463/Mannsdale Road**

***An electronic version of this form is available at  
[http://www.healthyschoolsms.org/healthy\\_school\\_environment/buildinggrounds.htm](http://www.healthyschoolsms.org/healthy_school_environment/buildinggrounds.htm).***

*Exceptions to the above minimum requirements must be noted and explained in detail.*

NONE
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**Additional information for proposed new school site:**

1. **Physical location of the proposed site.** The site is located SW of the present Mannsdale Elementary School/Mannsdale Upper Elementary School and situated in Section 16, Township 08N, Range 01E.
2. **Grades to be housed/served.** 6<sup>th</sup>
3. **Student enrollment count.** The school is projected to open with a student enrollment count of 325 students.
4. **Is the proposed new site located on 16<sup>th</sup> section land owned by the school district?**  
 Yes                       No

If yes, how many acres are available? 185 Acres

If no, please describe the financing of the site purchase or explain how the land was acquired and the number of acres available for the proposed school site.  
(attach documentation)

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**5. Will the school district have fee simple title?**

Yes       No

**6. Is there organized opposition to the proposed site based on, but not limited to, the location of the school, acquisition of the land, safety issues, and/or community concerns?**

Yes       No

If yes, please explain.

**7. Please provide justification of the need for the proposed school site.**

The need for the proposed school site is to construct a new school building that will serve only 6<sup>th</sup> grade students in the Mannsdale attendance zone of the Madison County School District. The new school will provide relief to Germantown Middle School which currently serves grades 6-8 and has a student enrollment of 1,076. Germantown Middle School was originally constructed for a maximum student capacity of 875. Due to student enrollment growth, classrooms were added which increased the maximum student capacity to 975. Because of a continued increase in student enrollment, Germantown Middle School is at 109% student capacity during the 2020-2021 school year. According to the most recent demographic study by McKibben Demographers, the middle school student population in the Germantown attendance zone is forecasted to increase yearly for the next 3 – 5 years. Relocating the Germantown Middle School 6<sup>th</sup> graders who reside in the Mannsdale attendance zone to the new 6<sup>th</sup> grade school and relocating the Germantown Middle School 6<sup>th</sup> graders who reside in the Madison Crossing attendance zone to the Madison Crossing Elementary School campus will reduce the student enrollment at Germantown Middle School to a projected 715 students which will decrease the student capacity to approximately 80%. Additionally, this will position the school district to accommodate any long-term student growth in the Germantown attendance zone for middle school aged students.

**CERTIFICATION**

We, the President of the Board of Education/Trustees and the Superintendent of the

Madison County School District hereby certify to the Mississippi Board of

Education that this Evaluation of Proposed New School Site for the construction of

New 6<sup>th</sup> Grade School location at Highway 463/Mannsdale Road/Stribling Road.  
*(street or rural route, city)*

meets the minimum requirements previously stated or exceptions have been properly noted. Further, this Evaluation of Proposed New School Site has been duly adopted and approved by the Board of Education/Trustees of the Madison County School District as evidenced by action taken by the Board of Education/Trustees of the Madison County School District at an official board meeting held on the

1 Day of March, 2021.

President

WILLIAM R. GRESSITT, JR (Print)

William R. Gressitt Jr (Sign)

3-2-2021 (Date)

Superintendent

Charlotte A. Sealy (Print)

Charlotte A. Sealy (Sign)

3-2-2021 (Date)

School Board Attorney

JOHN S. HOOKS (Print)

JOHN S. HOOKS (Sign)

3.2.2021 (Date)

Tracy O. Farmer

Notary Public

Sworn to and subscribed before me on this

the 2 day of March, 2021.





# MADISON COUNTY SCHOOL DISTRICT ATTENDANCE ZONES AND SCHOOL LOCATIONS

February 2008  
Prepared by  
CMPDD  
Central Mississippi  
Planning and Development District





