



PLANNING & ZONING COMMISSION MEETING

Tuesday, July 23, 2024 at 6:00 PM

Agenda

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
 - A) [June 25, 2024 Planning And Zoning Meeting Minutes](#)
4. **Request for Rezoning**
 - A) [Public Hearing & Consideration of Application for Rezoning, K&S Warren Properties, LLC, 217 Weisenberger Road \(R-1 to C-2\)](#)
5. **New Business**
6. **Next Meeting**
 - A) The Next Planning And Zoning Meeting Will Be Held On August 27, 2024
7. **Adjourn**

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, June 25, 2024, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer (Vice-Chairwoman)
Andrew Duggar
Katrina B. Myricks (via phone)
Kayce Saik

Absent:

Sam McGaugh (Chairman)
Tim Slattery
Phillips King

Also present:

Zachary L. Giddy, Attorney (via phone)
William Hall, City of Gluckstadt

Vice-Chairwoman Melanie Greer called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum.

Commissioner Kayce Saik opened the meeting with prayer and Commissioner Melanie Greer led the Pledge of Allegiance.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

- 1. Call to Order**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. Consideration and Approval of Minutes**

A) May 28, 2024 Planning and Zoning Meeting Minutes

4. New Site Plan Considerations

- A) Discussion and Consideration of Mills Contracting Site Plan
- B) Discussion and Consideration of The Oaks Conditional Use

5. New Business

6. Next Meeting

- A) The Next Planning and Zoning Meeting Will Be Held on July 23, 2024.

7. Adjourn

The Board considered the Minutes of the May 28, 2024, regular meeting. Commissioner Andrew Duggar moved to approve the minutes presented as written. The motion was seconded by Commissioner Kayce Saik and approved unanimously by all present Commissioners. The Vice-Chairwoman declared the motion carried.

Site Plan - Mills Contracting, LLC

The Board next considered the site plat for Mills Contracting, LLC for an office building in a C-2 zoning district located off Stout Road in the City of Gluckstadt. Matt Mills was present on behalf of the Applicant and addressed the Board. Mr. Mills stated there will be no heavy equipment parked on site. The site plans have been reviewed by Gluckstadt’s Police Department, Fire Department and Public Works Department, none of which requested any changes or revisions to the plans. There will be one point of ingress/egress and parking is sufficient. There will be a parapet wall on three sides , but not on rear. The rear is not visible from the road. CMU does not provide gravity service. DEQ has approved installation of a septic system. On motion by Commissioner Kayce Saik and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the condition that Applicant shall provide exterior samples at the Mayor and Board of Aldermen meeting. The Vice-Chairwoman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for The Oaks

The next matter of business brought for consideration is the Application for Conditional Use Permit request by CPOR REL, LLC for property located on Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel No. 082B-09-002/04.00. The subject property is presently zoned C-2 Highway Commercial District. William Hall noted that notice posting and publication requirements were met. The Applicant is seeking a conditional use permit to allow a

personal care/assisted living facility on the subject property. The facility will consist of 15 units for assisting living.

Chad Phillips appeared and spoke on behalf of the application. Mr. Phillips stated the building will contain 15 units for 15 patients that are elderly and/or disabled. There will be one caregiver per five patients and a nurse on site from 8:00 a.m. till 5:00 p.m.. The facility will be for individuals who need assistance with one or more daily tasks and cannot accept patients that are wheelchair bound or bed ridden.

Opposition was given an opportunity to respond, but there was no opposition present.

Vice-Chairwoman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow a personal care/assisted living facility on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

There was discussion had regarding the comprehensive plan. No action taken.

There was no further business to be presented.

ADJOURN

Commissioner Kayce Saik moved that the meeting be adjourned. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____ day of _____, 2024.

SAM McGAUGH, Chairman

MELANIE GREER, Vice Chairman/Secretary

REQUEST FOR REZONING APPLICATION

Subject Property Address: 217 Weisenberger Rd. Madison MS 39110
 Owner: ~~Stanley & Katie Warren~~ K & S Warren Properties, LLC Applicant: K & S Warren Properties, LLC
 Address: 812 Steels Pt Address: 113 EXECUTIVE DR
Madison MS 39110 MADISON MS 39110
 Phone No. 601-672-6808 Phone No. 601-672-6808
 Current Zoning District: R-1
 Requested Change C2 2024106

Requirements of Applicant:

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

Criteria for Rezoning: (Section 2406 03 - Zoning Ordinance)

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

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

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

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

K & S WARREN Properties, LLC

Applicant Signature

[Signature] member

Property Owner Signature

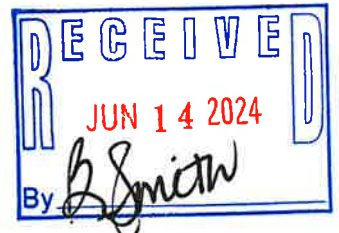
SWANN WARREN

11-2-23

Date

11-2-23

Date



028
Blkg
Nass

Z10
Rezone

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

K & S WARREN PROPERTIES, LLC

PETITIONER

PETITION AND APPLICATION TO REZONE REAL PROPERTY

Comes now K & S Warren Properties, LLC (the “Petitioner”) and respectfully petitions the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, to rezone and reclassify certain real property, more specifically described in this Petition, and in support of this Petition would show as follows, to-wit:

1. The name of the Petitioner is K & S Warren Properties, LLC, a Mississippi limited liability company. The Petitioner’s mailing address is 113 Executive Drive, Madison, MS 39110 and Petitioner’s phone number is (601) 672-6808.

2. The record title holder of the property is K & S Warren Properties, LLC and a copy of the property deed with legal description is attached hereto as **Exhibit “A.”** Additionally, a digital text version of the legal description shall be provided to the Zoning Administrator for use in advertising the public hearing.

3. The street address of the property is 217 Weisenberger Road, Madison, Mississippi 39110, and the Tax Parcel ID numbers are:082H-27-003/01.02 and 082H-28-014/01.02.

4. A list of the names and addresses of all owners of the property within 160 feet of the Subject Property, excluding road right-of-way, according to the most recent county tax roll is attached hereto as **Exhibit “B.”** Petitioner is notifying each owner of the filing of this Petition and the hearing date for the Petition.

5. The property is presently zoned R-1 Residential according to the zoning map of Gluckstadt, Mississippi.

6. Petitioner requests that the Subject Property be rezoned and reclassified to the following use district classification: C-2 Commercial.

7. Petitioner intends to use the Subject Property for the following purpose(s) in accord with requested classification: As a multi-use sports complex. A Conceptional Site Plan is attached hereto as **Exhibit “C.”**

8. The present use of the property is “vacant”.

9. Rezoning and reclassification of the property is requested for the following reason(s): The property to the West of the Subject Property is zoned C-2 Commercial; the property to the South of the Subject Property is zoned C-2 Commercial; the property to the North of the Subject Property is zoned C-2 Commercial and I-2 Industrial; and the Northern Portion of the property across Highway 51 to the East of the Subject Property is zoned C-2 Commercial.

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

11. A public need for the rezoning exists.

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

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

WHEREFORE, Petitioner requests that the Subject Property be Rezoned from R-1 Residential to C-2 Commercial.

DATED this the 10th day of June, 2024.

Respectfully submitted,

**K & S Warren Properties, LLC,
a Mississippi limited liability company**

By: 
Stuart Warren, Member

Don A. McGraw, Jr. (MSB #2621)
Montgomery McGraw, PLLC
151 W. Peace Street
P.O. Box 1039
Canton, MS 39046
Telephone: 601-859-3616
Email: dmcgraw@montgomerymcgraw.com
Attorney for Petitioner



MADISON COUNTY, MS
 I certify this instrument filed/record
 12/10/2021 3:01:54 PM
 Inst. 946047 Page 1 of 4
 Book: W - 4144 / 695.00
 Witness my hand and seal
 RONNY LOTT, C.C. BY: CH D.C.

Section 4, Item A)

PREPARED BY AND RETURN TO:

Don A. McGraw, Jr. - MSB# 2621
 Montgomery McGraw, PLLC
 P. O. Box 1039
 Canton, MS 39046
 601-859-3616

INDEXING: SW1/4 and NW1/4 §27, SE1/4 and NE1/4 §28, T8N, R2E, Madison County, Mississippi.

**STATE OF MISSISSIPPI
 COUNTY OF MADISON**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

**GRANTOR:
 CARROLL HEIRS PROPERTY, LLC, a Mississippi Limited Liability Company
 1220 Saint Ann Street
 Jackson, MS 39202
 Phone: 601-960-0649**

does hereby sell, convey and warrant unto:

**GRANTEES:
 K & S WARREN PROPERTIES, LLC, a Mississippi Limited Liability Company
 P.O. Box 383
 Madison, MS 39130
 Phone: 601-624-3625**

the following described real property lying and being situated in Madison County, Mississippi, to wit:

SEE EXHIBIT "A" ATTACHED HERETO



WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2021, which shall be prorated to the date hereof.
2. County of Madison, Mississippi, Zoning and Subdivision Regulations Ordinance, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property. Grantors reserve all oil, gas and other minerals lying in on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

WITNESS OUR SIGNATURE this the 8th day of December, 2021.


CARROLL HEIRS PROPERTY, LLC
A Mississippi Limited Liability Company

By: Cyrus Benjamin Carroll
Cyrus Benjamin Carroll, Jr., Manager

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 8th day of December, 2021, within my jurisdiction, the within named **Cyrus Benjamin Carroll, Jr.**, who acknowledged that he is the **Manager of Carroll Heirs Property, LLC, a Mississippi Limited Liability Company**, and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said company so to do.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES:
1-18-2023
(SEAL)

EXHIBIT "A"

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, NAVD 88, grid values, using a scale factor of 0.9999486696 and a convergence angle of (-) 00 degrees 07 minutes 58 seconds (NW) developed at the **POINT OF BEGINNING**, derived from using the University of Southern Mississippi's GPS RTK/VRS network.

COMMENCING at a found 6"x 6" concrete monument marking the northeast corner of the West Half (W 1/2) of the Northwest Quarter of Section 27, Township 8 North, Range 2 East, Madison County, Mississippi, thence run North 90°00'00" West, for a distance of 393.03 feet to a point; thence run South 00°00'00" East, for a distance of 2025.21 feet to a point on the south right of way line of Weisenberger Road, as it exists this date (January, 2016), being the **POINT OF BEGINNING** of the herein described parcel, said point having a value of N:1095447.57, E:2372813.68, Z:255 on the above referenced coordinate system and witnessed by a concrete right of way monument bearing North 83°30'44" East, 2.75 feet:

From the **POINT OF BEGINNING**, thence run South 23°36'01" West, a distance of 431.83 feet to a concrete monument;

Thence South 66°38'16" East a distance of 74.47 feet to a concrete right of way monument;

Thence South 23°34'19" West, a distance of 1295.77 feet to a found axle in a gravel drive, said point having a value of N:1093834.68, E:2372190.98 on the above referenced coordinate system;

Thence leaving said the right of way line, run North 66°25'41" West, a distance of 208.78 feet to a 5" wooden fence post corner;

Thence South 23°34'19" West, a distance of 103.70 feet to A 1/2";

Thence North 66°26'07" West, a distance of 939.71 feet to a point on the east right of way line of the Canadian National Railroad;

Thence continue along said east right-of-way line, run North 23°05'39" East, 1547.08 feet to a concrete right of way monument (top broken off) on the south right-of-way line of Weisenberger Road as conveyed to Madison County, and recorded in Book 211, Page 721, said point having a value of N:1095621.90, E:2371703.65 on the above referenced coordinate system;

Thence leave the railroad and run along the south right of way of Weisenberger Road South 67°35'43" East, 85.04 feet to a concrete right of way monument (top broken off);

Thence North 23°09'17" East, 50.0 feet to a set 1/2" rebar;

Thence South $67^{\circ}35'43''$ East, 241.20 feet a set 1/2" rebar, (witnessed by a found concrete right of way monument bearing North $71^{\circ}17'$ West, 10.70 feet);

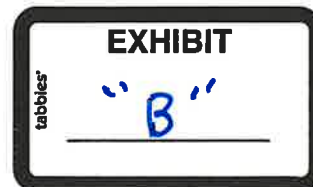
Thence along a curve to the left, a distance of 736.07 feet, said curve having a radius of 1482.40 feet, a degree of curve of $28^{\circ}27'$ and a chord bearing South $81^{\circ}49'13''$ East for 728.54 feet to a concrete right of way monument;

Thence North $83^{\circ}30'44''$ East for 68.05 feet, back to the **POINT OF BEGINNING**, containing 42.89 acres, more or less, and situated in the East Half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 28, and the West Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 27, Township 8 North, Range 2 East, Madison County, in the Great State of Mississippi.

K & S Warren Properties, LLC

Identification of Owners within 160ft of the Property

<u>Parcel Numbers</u>	<u>Owners</u>
082H-27-001/01.02	Magnolia Federal Credit Union 1770 Highway 51 Madison, MS 39110
082H-27-001/01.01	May Hawk, LLC P.O. Box 58 Madison, MS 39130
082K-27-001/01.04	I-55 Development 102 Colony Way Brandon, MS 39047
082H-27-002/12 082H-27-002/11	Aaron Bischofberger Erin Bischofberger 103 Cherokee Rose Trail Madison, MS 39110
082H-27-002/10.00	Wildwood Property Owner's Association C/O Harold Goertz P.O. Box 1003 Madison, MS 39130
082H-27-002/03.00	Larry Taylor 105 Wildwood Drive Madison, MS 39110
082H-27-003/02.00	Mike Langham Terri Langham P.O. Box 1490 Madison, MS 39130
082H-27-006/00.00 082H-27-003/01.01	Carroll Heirs Property, LLC 1220 Saint Ann Street Jackson, MS 39202
082H-27-003/03.00	Victor Schrock 125 Oak Ridge Circle Madison, MS 39110



Parcel Numbers

Owners

082H-28-014/01.01	Morgan Properties 51, LLC 530 Chuck Wagon Drive Brandon, MS 39042
082H-27-001/01.03	Michael Brannon's, LLC 101 Breakers Lane Ridgeland, MS 39157
082H-28-001/17.00	Parkway East Public Improvement Dist. 151 W. Peace Street Canton, MS 39046
082H-27-005/00.00	Matheson Tri-Gas, Inc. 150 Allen Road, Suite 302 Basking Ridge, NJ 07920
082H-27-004/03.00	Commercial Holdings, LLC P.O. Box 2930 Madison, MS 39130
082H-27-004/02.00 082H-27-004/05.00	JSW Enterprises, Inc. 238 Weisenberger Road Madison, MS 39110
082H-27-004/04.00	Sum Oil, LLC P.O. Box 525 Bay Springs, MS 39422

CONCEPTUAL STUDY

Gluckstadt Sports Complex



Scale: 1"=100'

This master plan has been prepared for the purpose of illustrating the general concept of the development. The Developer reserves the right to alter or revise the uses and locations illustrated on this plan without notice. All measurements and acreages shown are approximate.

EXHIBIT "C"
tabbles

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.


1. Article Addressed to:

Mike Langham &
Terri Langham
P.O. BOX 1490
Madison MS 39130

2. Article Number (Transfer from service label) 9589 0710 5270 1337 5428 02

PS Form 3811, July 2013 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

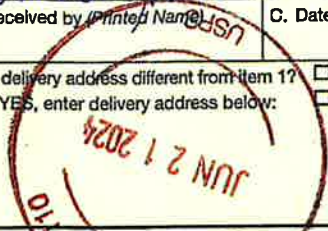
A. Signature Agent Addressee


B. Received by (Printed Name) MSN C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
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4. Restricted Delivery? (Extra Fee) Yes



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Parkway East Public
Improvement Dist.
151 W. Peace Street
Canton MS 39046

2. Article Number (Transfer from service label) 9589 0710 5270 1337 5426 97

PS Form 3811, July 2013 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

Section 4, Item A)

A. Signature Agent Addressee


B. Received by (Printed Name) Kaylen W. C. Date of Delivery 6/22/14

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Morgan Properties 51, LLC
530 Check Wagon Dr.
Brandon MS 39042

2. Article Number (Transfer from service label) 9589 0710 5270 1337 5426 73

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COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee


B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
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4. Restricted Delivery? (Extra Fee) Yes

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1. Article Addressed to:

Sum Oil, LLC
P.O. Box 525
Bay Springs MS 39422

2. Article Number (Transfer from service label) 9589 0710 5270 1337 5427 34

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COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee


B. Received by (Printed Name) WILLIAM B SMITH C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
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4. Restricted Delivery? (Extra Fee) Yes

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:
 Larry Taylor
 105 Wildwood Drive
 Madison MS 39110

2. Article Number (Transfer from service label) 9589 0710 5270 1337 5427 96

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COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:
 Victor Schrock
 125 Oak Ridge Circle
 Madison MS 39110

2. Article Number (Transfer from service label) 9589 0710 5270 1337 5426 66

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COMPLETE THIS SECTION ON DELIVERY Section 4, Item A)

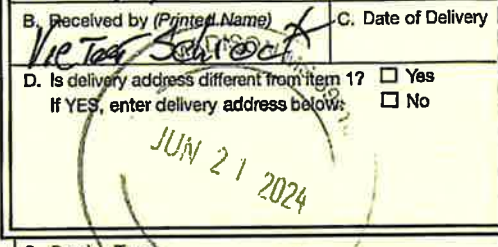
A. Signature Agent Addressee
 X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery

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1. Article Addressed to:
 May Hawk, LLC
 P.O. Box 58
 Madison MS 39130

2. Article Number (Transfer from service label) 9589 0710 5270 1337 5427 58

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COMPLETE THIS SECTION ON DELIVERY

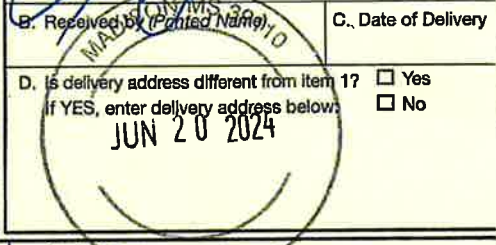
A. Signature Agent Addressee
 X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes



SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Aaron Bischofberger
 Erin Bischofberger
 103 Cherokee Rose Trail
 Madison MS 39110

2. Article Number (Transfer from service label) 9589 0710 5270 1337 5427 72

PS Form 3811, July 2013 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL®



9589 0710 5270 1337 5427 34

Sum Oil, LLC
P.O. Box 525
Bay Springs, MS 39422

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sum Oil, LLC
P.O. Box 525
Bay Springs MS 39422

2. Article Number
(Transfer from service label)

9589 0710 5270 1337 5427 34

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail®
- Registered
- Insured Mail
- Priority Mail Express™
- Return Receipt for Merchandise
- Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5428 02

Mike Langham
Terri Langham
P.O. Box 1490
Madison, MS 39130

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin-left: 20px;">Mike Langham & Terri Langham P.O. Box 1490 Madison MS 39130</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>	
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>		
<p style="text-align: center;">9589 0710 5270 1337 5428 02</p>		

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5427 10

Commercial Holdings, LLC
P.O. Box 2930
Madison, MS 39130

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin-left: 20px;">Commercial Holdings, LLC P.O. Box 8930 Madison MS 39130</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <hr/> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<p>2. Article Number. <i>(Transfer from service label)</i></p>	<p>9589 0710 5270 1337 5427 10</p>
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5427 89

Wildwood Property Owner's Association
C/O Harold Goertz
P.O. Box 1003
Madison, MS 39130

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Wildwood POA
 c/o Harold Goertz
 P.O. Box 1003
 Madison MS 39130

2. Article Number
 (Transfer from service label)

9589 0710 5270 1337 5427 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5427 41

Magnolia Federal Credit Union
1770 Highway 51
Madison, MS 39110

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>	
<p>1. Article Addressed to:</p> <p>Magnolia Federal Credit Union 1770 Highway 51 Madison MS 39110</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>PS Form 3811, July 2013</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
	<p>9589 0710 5270 1337 5427 41</p>	

Domestic Return Receipt

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5426 80

Michael Brannon's, LLC
101 Breakers Lane
Ridgeland, MS 39157

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Brannon's LLC
 101 Breakers Lane
 Ridgeland MS 39157

2. Article Number
 (Transfer from service label)

9589 0710 5270 1337 5426 80

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



9589 0710 5270 1337 5427 72

Aaron Bischofberger
Erin Bischofberger
103 Cherokee Rose Trail
Madison, MS 39110

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>	
<p>1. Article Addressed to:</p> <p>Aaron Bischofberger Erin Bischof Berger 103 Cherokee Rose Trail Madison MS 39110</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>	
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>9589 0710 5270 1337 5427 72</p>		
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>		

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5426 66

Victor Schrock
125 Oak Ridge Circle
Madison, MS 39110

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Victor Schrock
 125 Oak Ridge Circle
 Madison MS 39110

2. Article Number

(Transfer from service label)

9589 0710 5270 1337 5426 66

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5427 58

May Hawk, LLC
P.O. Box 58
Madison, MS 39130

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

May Hawk, LLC
 P.O. Box 58
 Madison MS 39130

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from Item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery? (*Extra Fee*)

Yes

2. Article Number
 (Transfer from service label)

9589 0710 5270 1337 5427 58

PS Form 3811, July 2013

Domestic Return Receipt

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5426 97

Parkway East Public Improvement Dist.
151 W. Peace Street
Canton, MS 39046

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Parkway East Public
Improvement Dist.
151 W. Peace Street
Canton MS 39046

2. Article Number
(Transfer from service label)

9589 0710 5270 1337 5426 97

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5427 65

1-55 Development
102 Colony Way
Brandon, MS 39047

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>I-55 Development 102 Colony Way Brandon, MS 39047</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>	
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>9589 0710 5270 1337 5427 65</p>		
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>		

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5426 59

Carroll Heirs Property, LLC
1220 Saint Ann Street
Jackson, MS 39202

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carroll Heirs Property, LLC
 1220 Saint Ann Street
 Jackson MS 39202

2. Article Number
 (Transfer from service label)

9589 0710 5270 1337 5426 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5427 27

JSW Enterprises, Inc.
238 Weisenberger Road
Madison, MS 39110

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JSW Enterprises, Inc.
 238 Weisenberger Rd.
 Madison MS 39110

2. Article Number
 (Transfer from service label)

9589 0710 5270 1337 5427 27

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail®
- Registered
- Insured Mail
- Priority Mail Express™
- Return Receipt for Merchandise
- Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5427 96

Larry Taylor
105 Wildwood Drive
Madison, MS 39110

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; font-family: cursive;">Larry Taylor 105 Wildwood Drive Madison MS 39110</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>		
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>		
<p>9589 0710 5270 1337 5427 96</p>		

PS Form 3811, July 2013

Domestic Return Receipt

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5427 03

Matheson Tri-Gas, Inc.
150 Allen Road, Suite 302
Basking Ridge, NJ 07920

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Matheson Tri-Gas, Inc.
 150 Allen Road
 Suite 302
 Basking Ridge NJ 07920

2. Article Number
 (Transfer from service label)

9589 0710 5270 1337 5427 03

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail®
- Registered
- Insured Mail
- Priority Mail Express™
- Return Receipt for Merchandise
- Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW
P.O. BOX 1039
CANTON, MISSISSIPPI 39046



9589 0710 5270 1337 5426 73

Morgan Properties 51, LLC
530 Chuck Wagon Drive
Brandon, MS 39042

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Morgan Properties 51, LLC
 530 Check Wagon Dr.
 Brandon MS 39042

2. Article Number

(Transfer from service label)

9589 0710 5270 1337 5426 73

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

Domestic Return Receipt