

PLANNING & ZONING COMMISSION MEETING

Tuesday, November 26, 2024 at 6:00 PM

Agenda

- 1. Call to Order
- 2. Opening Prayer and Pledge of Allegiance
- 3. Consideration and Approval of Minutes
 - A) October 22, 2024 Planning And Zoning Meeting Minutes
- 4. New Site Plan Considerations
 - A) Discussion and Consideration of Bear Creek Water Site Plan
 - B) Public Hearing & Consideration of Application for Conditional Use, Puckett Machinery, 381 Distribution Drive, Heavy Equipment Sales and Service
- 5. Request for Rezoning
 - A) Public Hearing & Consideration of Application for Rezoning, Rands LLC, Parcel ID 082D-19-011/02.00, Catlett Rd (R-1 to R-2)
- 6. New Business
- 7. Next Meeting
 - A) The Next Planning And Zoning Meeting Will Be Held On Friday December 20, 2024 at 1PM
- 8. 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, October 22, 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) Katrina B. Myricks Phillips King Kayce Saik

Absent:

Sam McGaugh (Chairman) Tim Slattery Andrew Duggar

Also present:

Zachary L. Giddy, Attorney William Hall, City of Gluckstadt

Acting 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 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) August 27, 2024 Planning and Zoning Meeting Minutes

4. New Site Plan Considerations

- A) Discussion and Consideration of Surcee Designs Site Plan
- B) Discussion and Consideration of Mac Haik Site Plan

5. Request for Rezoning

6. New Business

7. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on November 26, 2024.

8. Adjourn

The Board considered the Minutes of the August 27, 2024, regular meeting. Commissioner Kayce Saik moved to approve the minutes presented as written. The motion was seconded by Commissioner Katrina Myricks and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Site Plan – Surcee Designs

The Board next considered the site plan for Surcee Designs for property located at 109 Aulenbrock Drive in a C-2 zoning district in the City of Gluckstadt and identified by Tax Parcel No. 082H-27-023/04.00. William Hall presented Commissioners with the site plan and advised that Surcee Designs is an existing business in the city that has outgrown its current location. Surcee Designs has purchased the old Hartly Equipment building, but needs to expand the size. Mr. Hall further advised Commissioners that the plans have been reviewed by city staff and all specifications have been met. Thereafter Mr. Kyler Moppert, the owner, discussed the business model and reason for the expansion. On motion by Commissioner Phillips King and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

Site Plan – Mac Haik

The Board next considered the site plan for Mac Haik (MH Canton CDJR Realty LTD) for property located adjacent to 150 Autobahn Loop in a C-2 zoning district in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-016/19.00. William Hall advised Commissioners the site plan has been previously approved with a larger building and the building size is now two-thirds the size of original planned building and second floor mezzanine has been removed. The drainage has been approved by Stantec and meets standards for fire safety. The site plan contains the same design and building finishes. On motion by Commissioner Phillips King and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

voted unanimously to recommend to the Ma	by Commissioner Katrina Myricks, the Board pre Lyor and Board of Aldermen that they approve th
site plan as submitted. The Chairman declar	red the motion carried.
OLI	D BUSINESS
None.	
NEV	V BUSINESS
There was next discussion regarding meeting. After discussion, Commissioners a Gluckstadt Planning and Zoning Commission	
There was no further business to be p	presented.
<u>A</u>	<u>DJOURN</u>
Commissioner Kayce Saik moved the seconded by Commissioner Phillips King and Commissioners. The Chairman declared the	
WITNESS OUR HANDS, this the _	, 2024.
	SAM McGAUGH, Chairman

MELANIE GREER, Vice Chairman/Secretary

3

City of Gluckstadt

Application for Site Plan Review

Subject Property Address:	ch Rd
Parcel #: 082E - 22 - 10/02	
Owner: Bear Creek Water Assoc. Address: 301 Distribution Dr	Applicant: Beor Creek Water Assoc. Address: 301 Distribution Dr
MADISON 39110	MADISON 39110
Phone #: 60.856.5969	Phone #:
E-Mail: nwilliamson@ bcwaterms.org	E-Mail:
Current Zoning District:	
Acreage of Property (If applicable): 11.06 Acreag	£
Use sought of Property: Business	2024163

Requirements of Applicant:

- 1. Copy of written legal description.
- 2. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
- 3. Color Rendering & Elevations at time of submittal

Requirements for Site Plan Submittal (Refer to Section 807, Gluckstadt Zoning Ordinance) Nine (9) copies of the site plan shall be prepared and submitted to the Zoning Administrator. Digital copies are acceptable. Three (3) hard copies are required.

- D. Rights of way existing and proposed streets, including streets shown on the adopted
- E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be
- F. All existing and proposed easements
- G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
- H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.

A. Lot Lines (property lines)

B. Zoning of the adjacent lots

C. The names of owners of adjacent

D. Rights of way existing

Throughfare

E. Acr

I geddie @ dean dean .com

EXHIBIT "A" THE PROPERTY

A parcel or tract of land, containing 11.06 acres (481,881.42 Sq. Ft.), more or less, lying and being situated in Section 22, T8N-R2E, Madison County, Mississippi, being a part of the Madison County Economic Development Authority property (formerly, Industrial Development Authority of Madison County property) as described in Deed Book 179 at Page 461 and Deed Book 209 at Page 352 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

BEGINNING at an iron pin lying at the intersection of the Westerly Right-Of-Way of an existing railroad and the Southerly Right-Of-Way of Church Road, as same existed in November, 2013, said point lying 6.64 feet South and 2,829.38 feet East of the NW corner of Section 22, T8N-R2E, Madison County, Mississippi; run thence

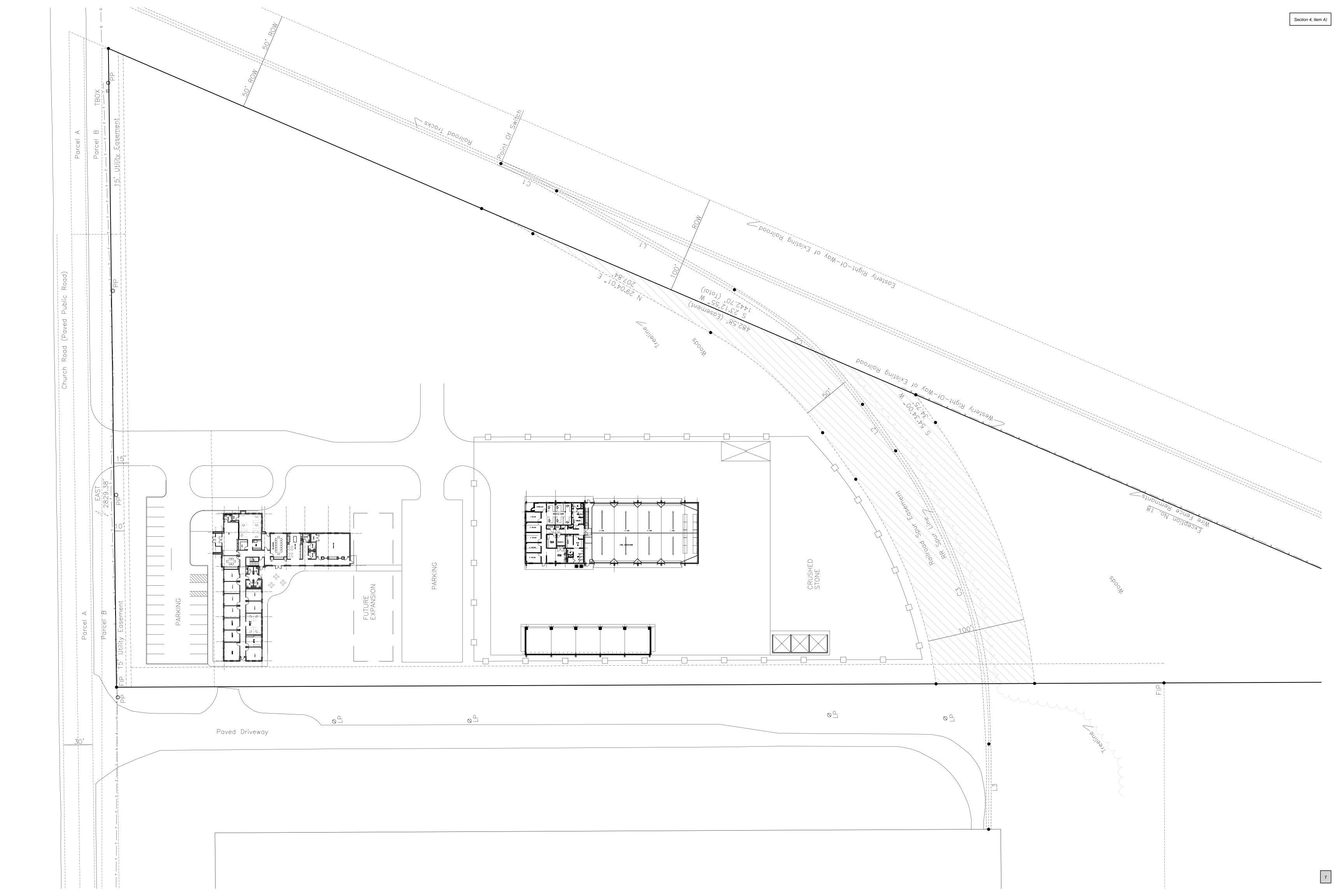
South 23 degrees 12 minutes 55 seconds West along the Westerly Right-Of-Way of said railroad, for a distance of 1,442.70 feet to an iron pin lying at the NE corner of the Crown Enterprises, Inc. property as described in Deed Book 1799 at Page 11 of the Records of said Madison County, Mississippi; thence

Leaving said Westerly Right-Of-Way of said railroad, run North 89 degrees 59 minutes 39 seconds West along the Northerly boundary of said Crown Enterprises, Inc. property, for a distance of 78.44 feet to an iron pin lying on the Easterly boundary of the Mi-Tech Steel Mississippi, LLC property as described in Deed Book 2094 at Page 48 of the Records of said Madison County, Mississippi; thence

Leaving the Northerly boundary of said Crown Enterprises, Inc. property, run North 00 degrees 14 minutes 02 seconds West (North 00 degrees 22 minutes 10 seconds West - Grid Bearing, State Plane, Mississippi West Zone) along the Easterly boundary of said Mi-Tech Steel Mississippi, LLC property for a distance of 247.53 feet to an iron pin at the NE corner, thereof, said point also being and lying at the SE corner of the Steel Technologies, LLC property as described in Deed Book 2643 at Page 218 of the Records of said Madison County, Mississippi; thence

North 00 degrees 14 minutes 02 seconds West (North 00 degrees 22 minutes 10 seconds West – Grid Bearing, State Plane, Mississippi West Zone) along the Easterly boundary of said Steel Technologies, LLC property for a distance of 1,070.03 feet to an iron pin at the NE corner, thereof, said point also lying on the Southerly Right-Of-Way of Church Road, as referenced in Deed Book 506 at Page 504 and Deed Book 506 at Page 511 of the Records of said Madison County, Mississippi; thence

North 89 degrees 16 minutes 08 seconds East (North 89 degrees 08 minutes 00 seconds East – Grid Bearing, State Plane, Mississippi West Zone) along the Southerly Right-Of-Way of said Church Road, for a distance of 652.56 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.



2

Sheet Number

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DEMOLITION NOTES

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL 2. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF

PAVEMENT DEMOLITION. 3. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER. 4. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED

INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING. 5. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. 6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK. 7. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE

ATTENTION OF THE ARCHITECT/ENGINEER. 8. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH AT NO ADDITIONAL COST TO THE OWNER.

9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED 98% OF MAXIMUM DENSITY PER ASTM D698 OR PER GEOTECHNICAL RECOMMENDATIONS IN THE DOCUMENTS.

10. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO UTILITY DISCONNECT. 11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS. SEE GENERAL UTILITY NOTE #4.

12. EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY MCMASTER & ASSOCIATES, INC. 13. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHINGS.

14. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

15. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:

a. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE b. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A

UTILITY TRENCHING MACHINE. c. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION

d. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS

e. INSTALL A CONSTRUCTION FENCE TO THE LIMITS SHOWN AT LEAST 4' IN HEIGHT. f. BEGIN CLEARING AND GRADING OPERATIONS.

LAYOUT & PAVING NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK. 2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE COORDINATES ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY

3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK. 4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD

ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.

5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIP-LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING. 6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.

7. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE. 8. DIMENSIONS ARE TO THE EDGE OF PAVEMENT, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING. UNLESS OTHERWISE NOTED. 9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB INLETS, UNLESS OTHERWISE

10. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER. 11. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE

ARCHITECT/ENGINEER UPON COMPLETION. 12. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT, UNLESS OTHERWISE NOTED. 13. STOP BARS, DETAIL STRIPS, FIRE LANES AND CROSSWALKS SHALL BE THERMOPLASTIC

PAVEMENT MARKING MATERIAL. 14. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER. 2. IT IS THE OWNER'S INTENT TO PRESERVE ALL THE EXISTING SITE VEGETATION OUTSIDE THE

3. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.

4. SELECTIVE CLEARING BEYOND THE LIMITS OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, HERBACEOUS SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION. AS NOTED IN THE SPECIFICATIONS. 5. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER-GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. STOCKPILES SHALL BE FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONROLS AROUND STOCKPILES. . ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING IS

7. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWING PRIOR TO BEGINNING GRADING OPERATIONS.

8. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE. 9. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50%

10. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.

11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ARCHITECT/ENGINEER'S OPINION), THEY SHALL BE REMOVED. 12. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE

13. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIPLINES OF

14. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE. 15. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT

UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.

16. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING 17. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE

ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINNER BEFORE PROCEEDING WITH THE WORK. 18. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

19. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE ELEVATIONS. 20. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. 21. EXCESS MATERIAL SHALL BE DISPOSED OFF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER. 22. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING

GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.

23. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE. 24. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. 25. ALL PIPES SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF

MAXIMUM PER ASTM D698. 26. ALL STORM DRAINAGE PIPE SHALL BE R.C.P UNLESS OTHERWISE NOTED, AND COMPLETELY WRAPPED WITH TYPE V FILTER FABRIC AT ALL JOINTS. FILTER FABRIC SHALL BE 18" WIDE AND OVERLAP 8". LIFT HOLES SHALL BE GROUTED AND SEALED WATER TIGHT AND COVERED WITH FILTER FABRIC. PIPE LENGTHS SHOWN ARE APPROXIMATE.

27. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM, UNLESS OTHERWISE NOTED. 28. ALL HEADWALLS SHALL HAVE A MINIMUM 10'x20'x1.5' RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.

29. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, AND OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS. 30. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS.

31. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS 32. CONSULT SUBSURFACE REPORT FOR ADDITIONAL EARTHWORK & UNDERCUT REQUIREMENTS 33. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.

34. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 2%.

STORMWATER POLLUTION PREVENTION NOTES

1. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL REQUIREMENTS. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER APPLICATION TO THE LOCAL MISSISSIPPI ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE (NOI) FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITES WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES. SEPARATE (NOI)'S SHALL BE PROVIDED BY THE OWNER AND CONTRACTOR.

3. THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION—ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.

4. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND SEEDING. 5. THE APPROXIMATE TOTAL AREA OF THE SITE IS 11.06 ACRES. THE APPROXIMATE TOTAL AREA

OF GRADING PROPOSED IS 6.60 ACRES. 6. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF SUITABLE ON-SITE SOIL AND/OR OFF-SITE SOIL BORROW MATERIALS.

7. THE RECEIVING WATER/STORM SEWER OPERATOR IS THE CITY OF GLUCKSTADT, AND THE STATE OF MISSISSIPPI.

8. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 7 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCH PER 24 HOUR PERIOD 9. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS. 10. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20

CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 7 CALENDAR DAYS OF FINAL GRADING. 11. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.

12. TEMPORARY SEEDING FOR MISSISSIPPI PROJECTS INCLUDE THE FOLLOWING: JAN 1- MAY 1ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS

MAY 1- JULY 15 SUDAN OT STARR MILLET JULY 15-JAN 1 BALBOA RYE/ITALIAN RYE

13. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE. 14. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT PONDS, ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.

15. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION. 16. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDE A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE MS DEPARTMENT OF ENVIRONMENTAL QUALITY. A COPY OF THE (NOT) SHALL BE PROVIDED TO THE ENGINEER.

17. FINAL SODDING AND STABILIZATION SHALL BE IN ACCORDANCE WITH THE RECORD LANDSCAPING

GENERAL UTILITY NOTES

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS. 3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS FROM THE FACILITY. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.

4. THE CONTRACTOR SHALL NOTIFY THE MISSISSIPPI ONE-CALL SYSTEM, INC. (MOCS) AT 811 AND ANY NON-MOCS MEMBER UTILITY INDIVIDUALLY. AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.

5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.

6. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.

8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS AND IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.

10. THRUST BLOCKS ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS 11. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENETS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.

12. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER. 13. ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 26 PVC UNLESS NOTED OTHERWISE.

14. ALL WATER MAINS SHALL BE C-900 P.V.C. UNLESS NOTED OTHERWISE. 15. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED AS NOTED ON THE PLANS. 16. FIRE HYDRANT AND WATER MAINS TO BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

17. NEOPRENE COUPLINGS WITH STAINLESS STEEL BAND AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES. 18. THE CONTRACTOR SHALL EXCAVATE FOR NEW SEWER ELEVATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION TO PROTECT EXISTING SEWER DURING CONSTRUCTION OPERATIONS. ALL EXCAVATION, SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 19. THE CONTRACTOR SHALL EXPLORE AHEAD 200 FEET SO ADJUSTMENTS CAN BE MADE IN THE

ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING STRUCTURES, UTILITIES AND 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING PIPE FROM FLOATING. IF PIPE FLOATS DURING CONSTRUCTION, THE CONTRACTOR SHALL RELAY PIPE TO GRADE AT HIS

21. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING OR PROPOSED SEWER SYSTEM. 22. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS, ADDITIONAL BEDDING SHALL BE REQUIRED IN WET OR WEAK AREAS. THE CONTRACTOR SHALL HAVE RESPONSIBILTY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.



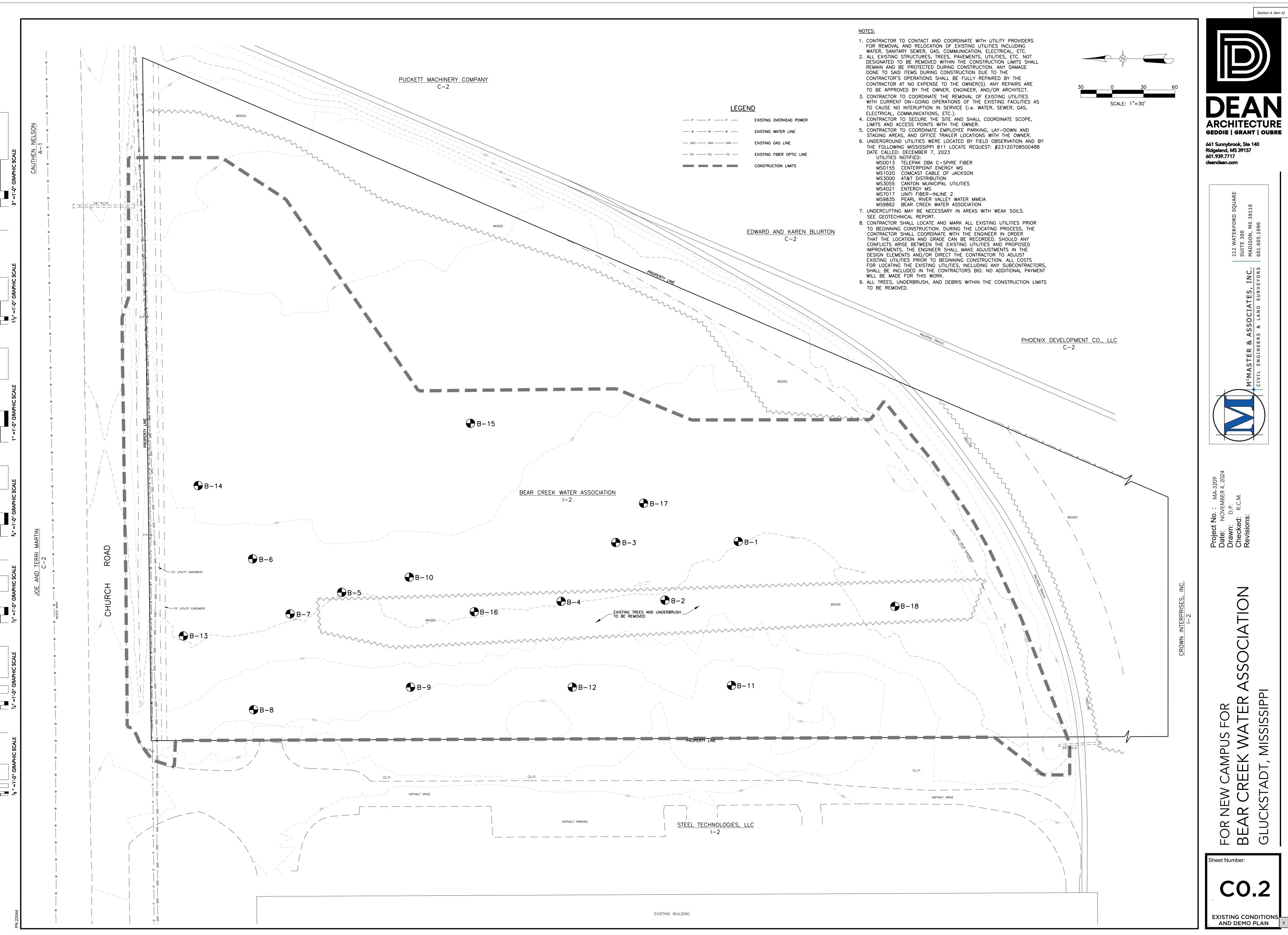
ARCHITECTURE GEDDIE | GRANT | OUBRE 661 Sunnybrook, Ste 140 Ridgeland, MS 39157

Section 4, Item A)

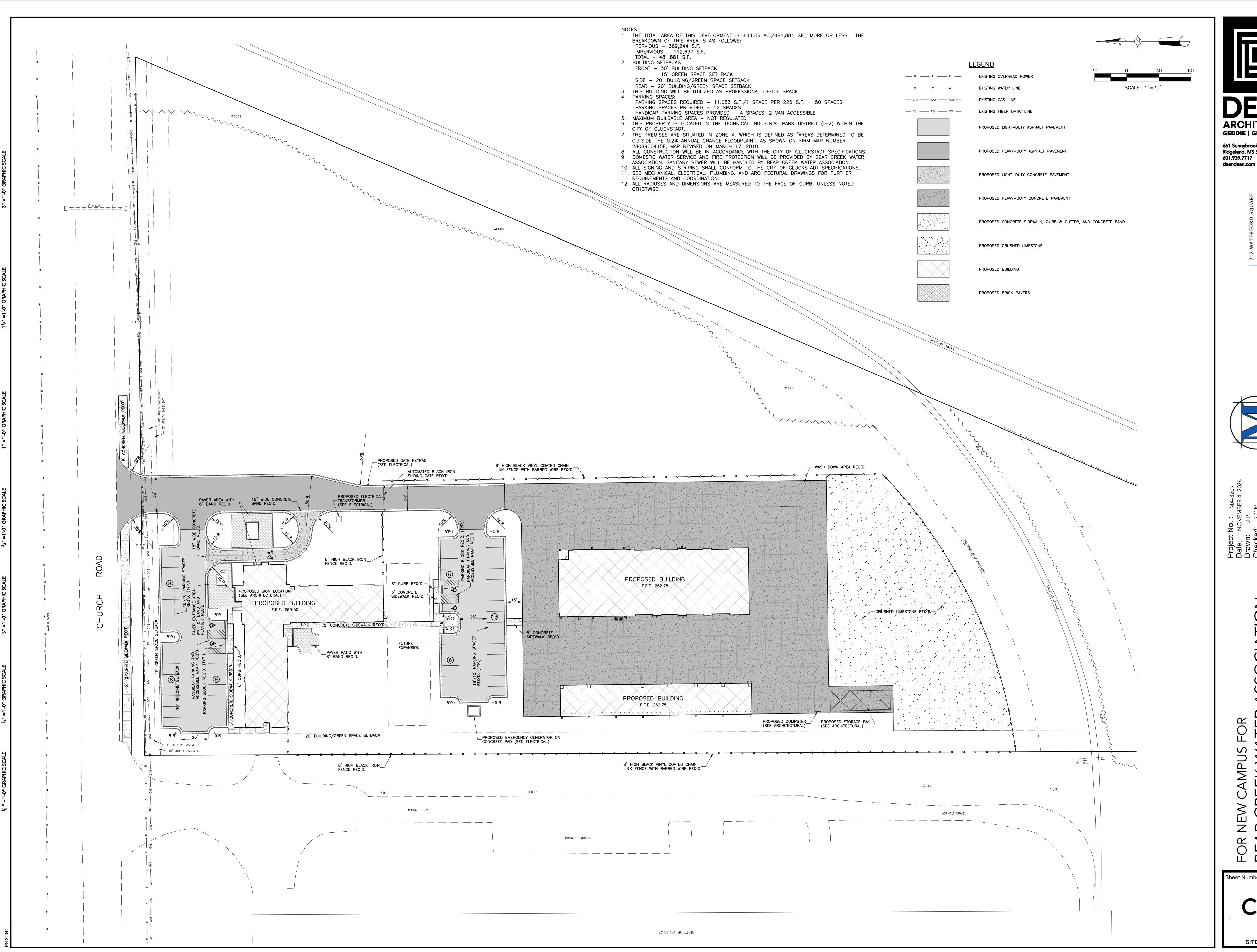
601.939.7717 deandean.com

McMASTER & ASSOCIATES, INC.

GENERAL NOTES

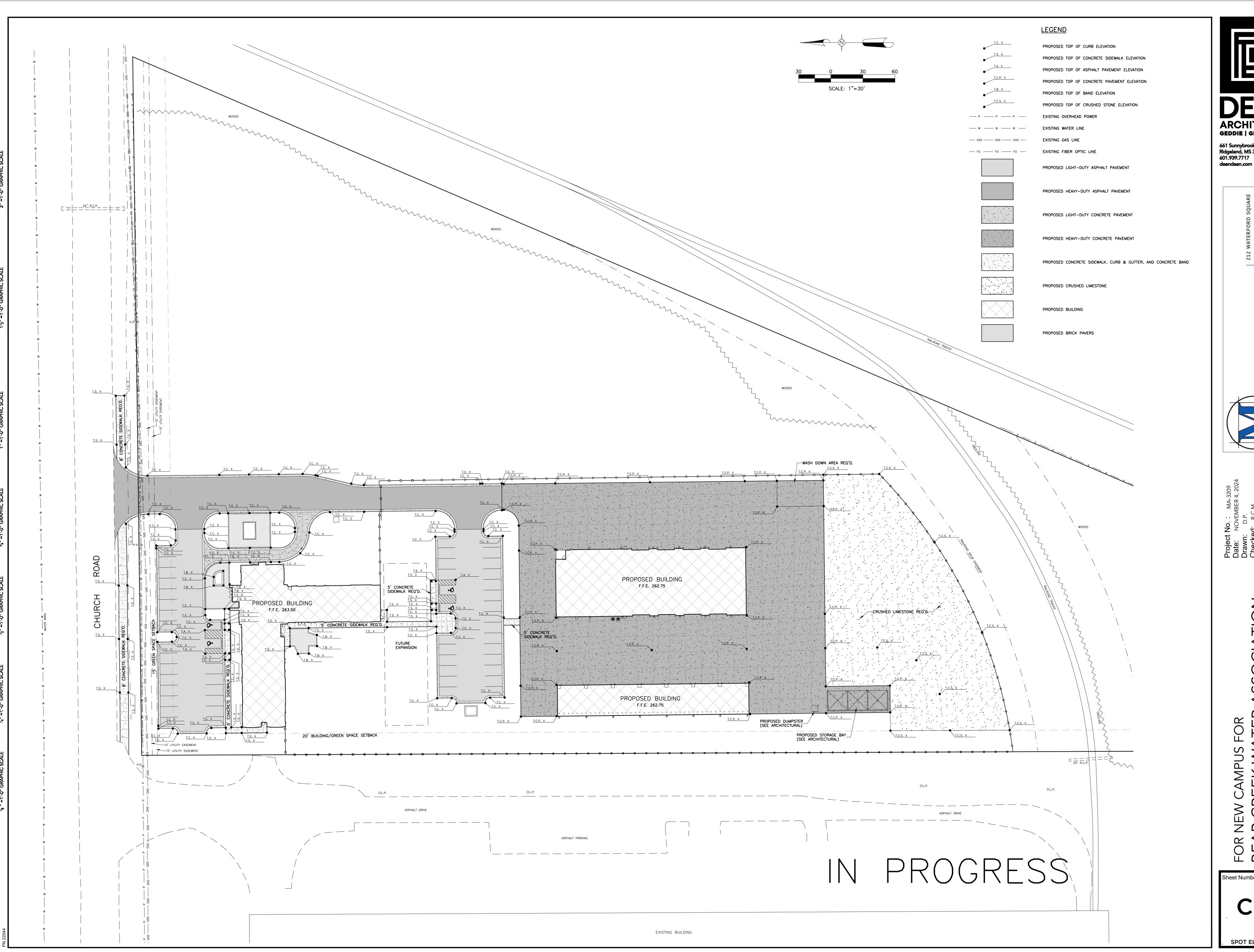


ARCHITECTURE GEDDIE | GRANT | OUBRE





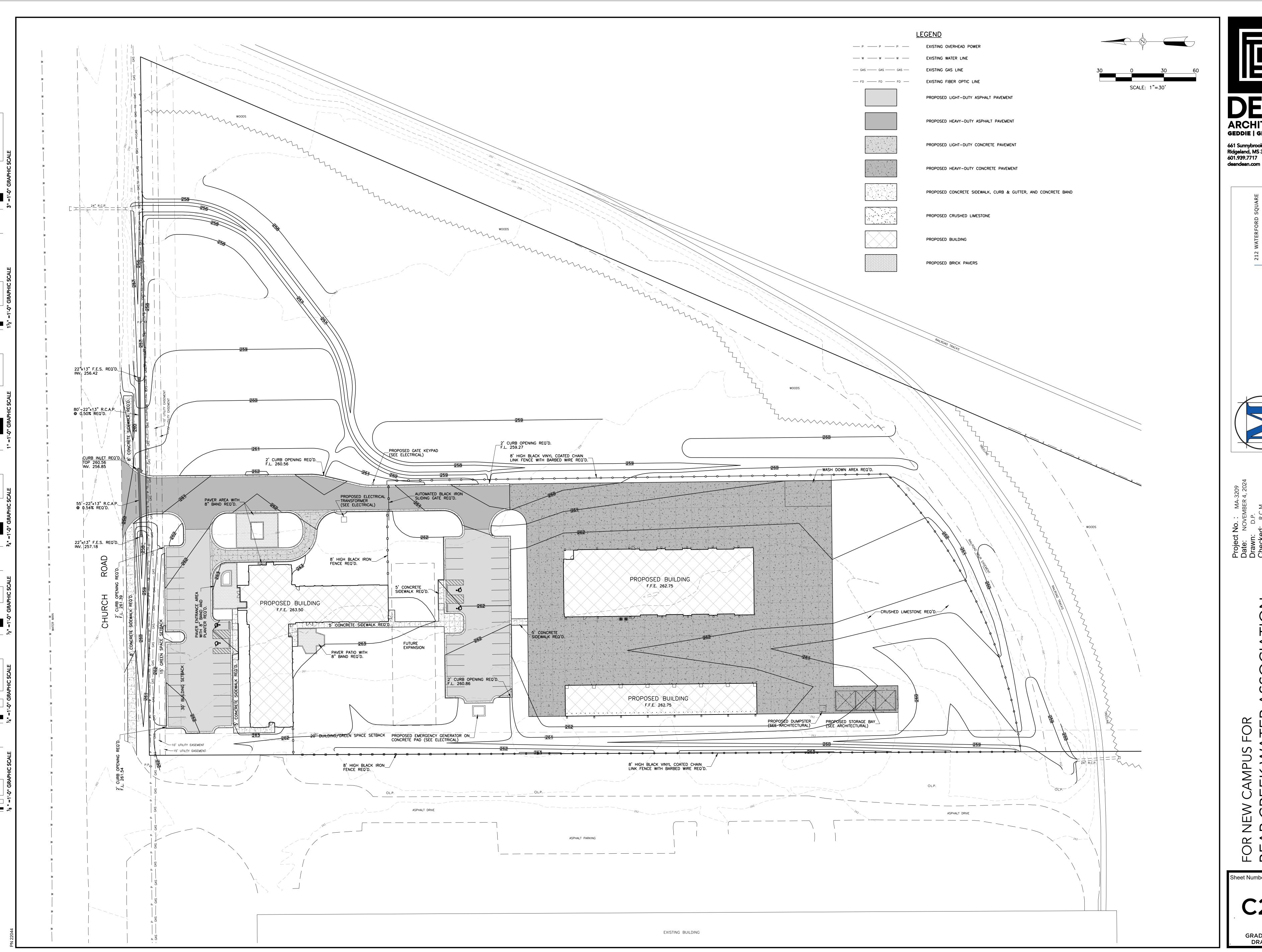
SITE PLAN





M°MASTER & ASSOCIATES, INC.

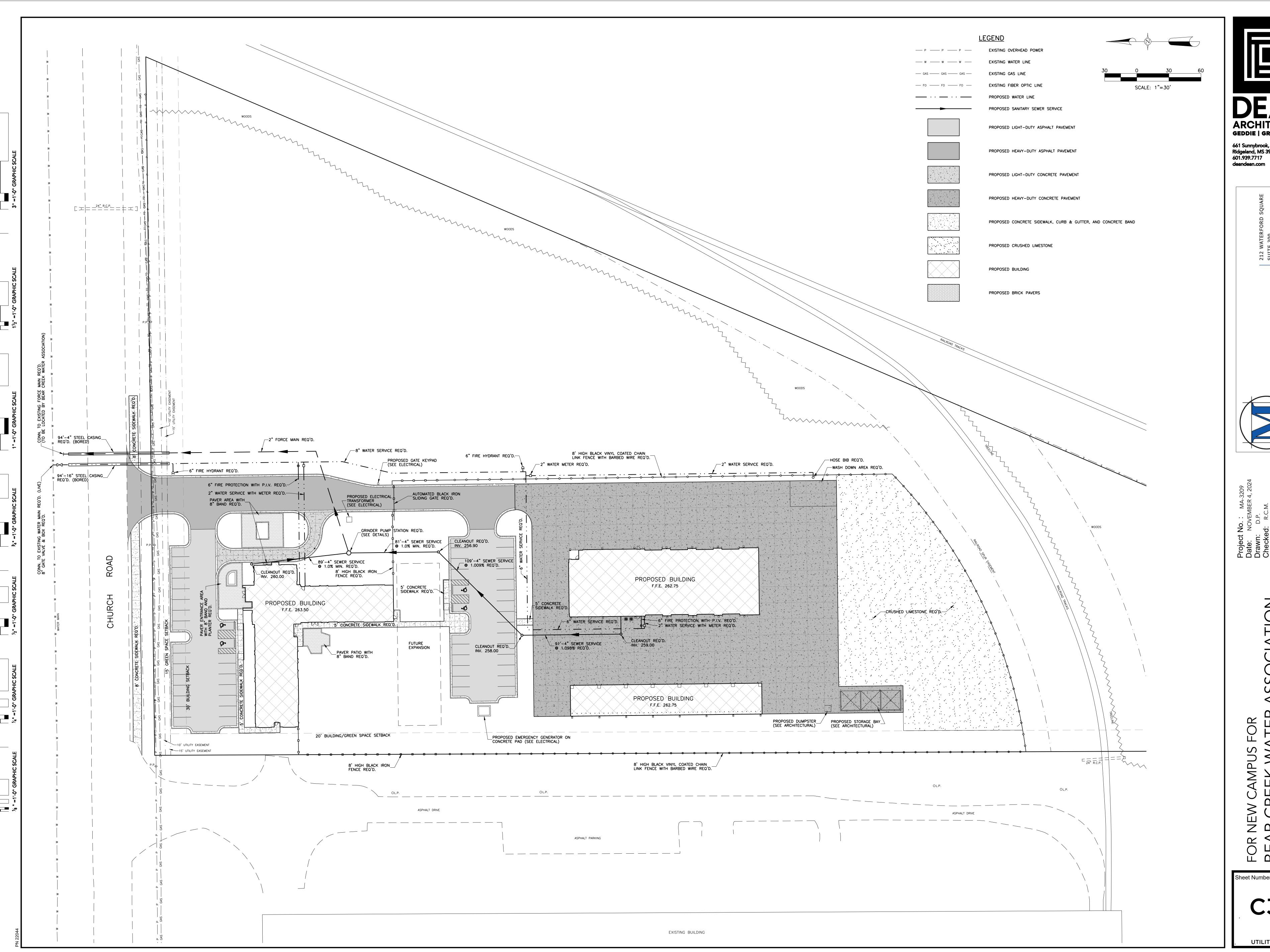
SPOT ELEVATIONS





McMASTER & ASSOCIATES, INC.

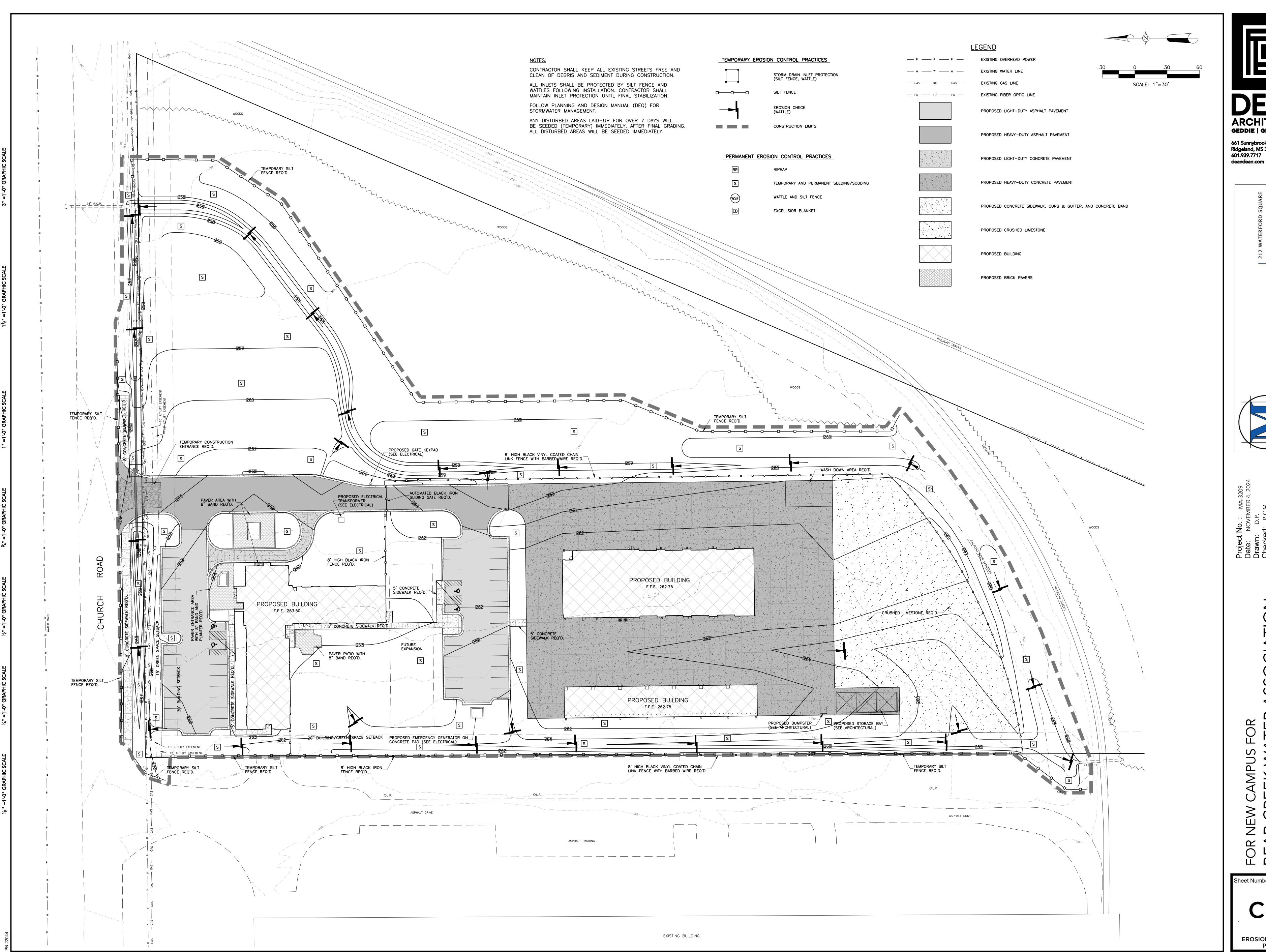
GRADING AND DRAINAGE





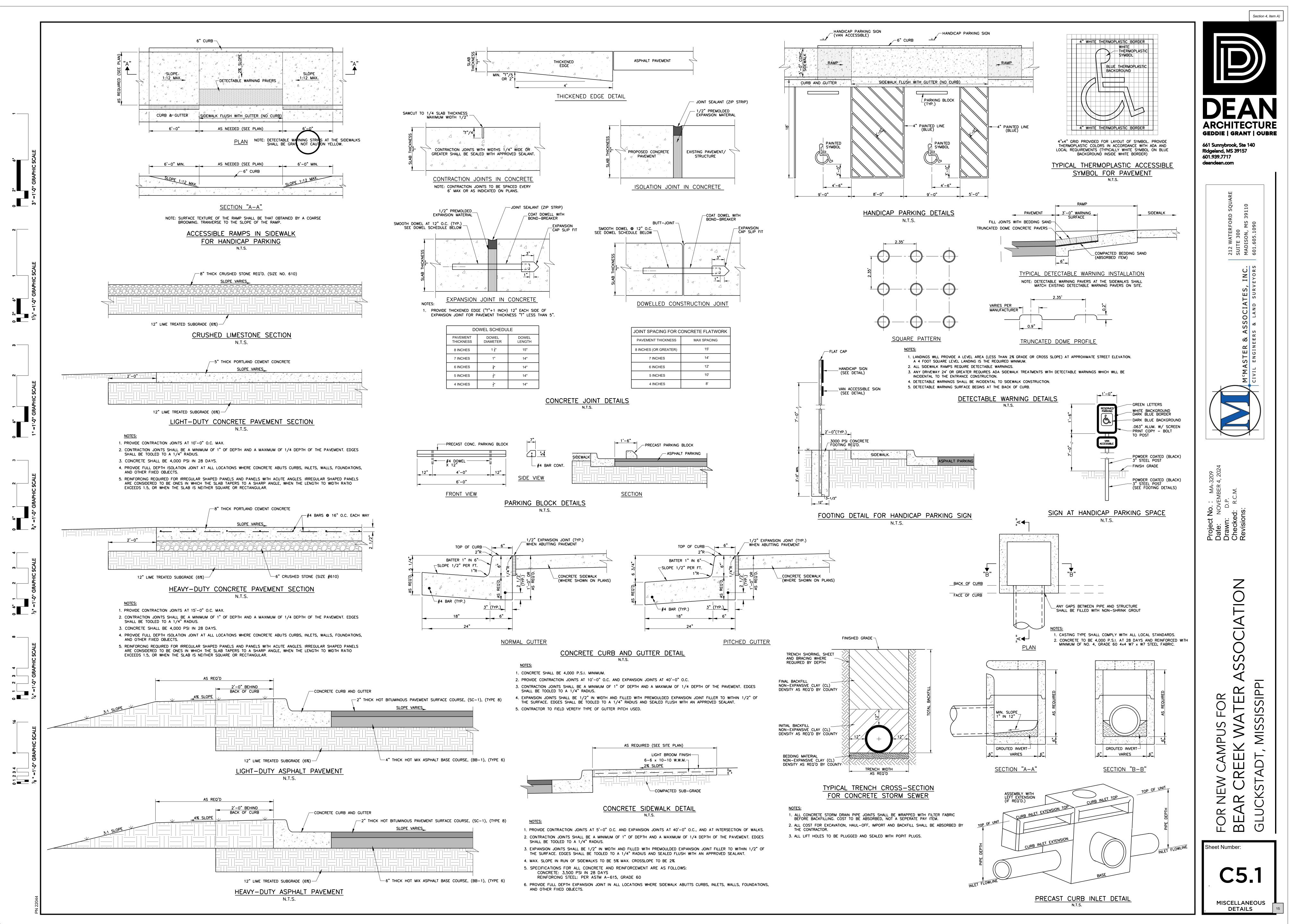
M°MASTER & ASSOCIATES, INC.

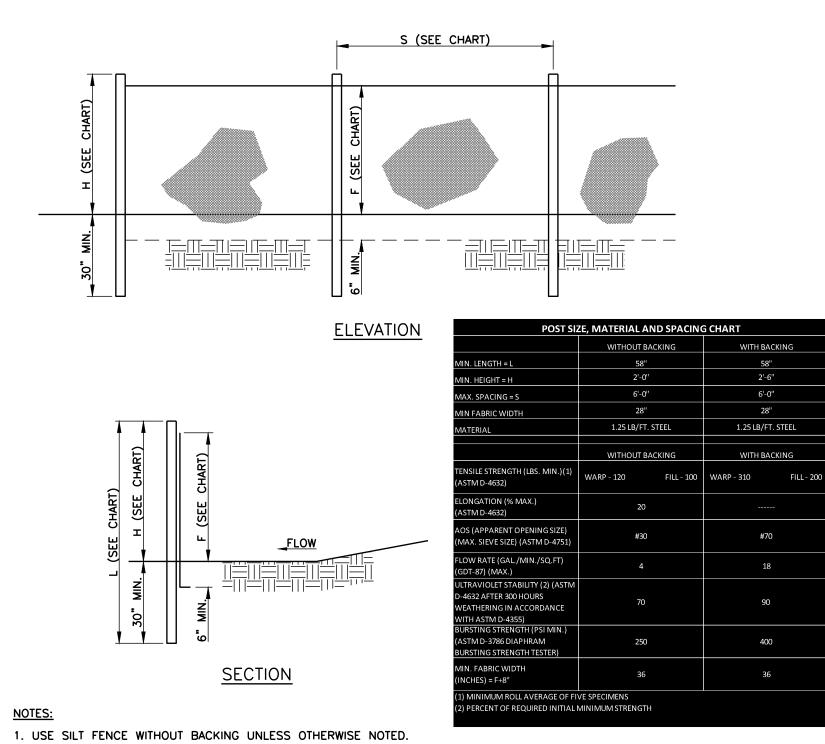
UTILITY PLAN





EROSION CONTROL PLAN



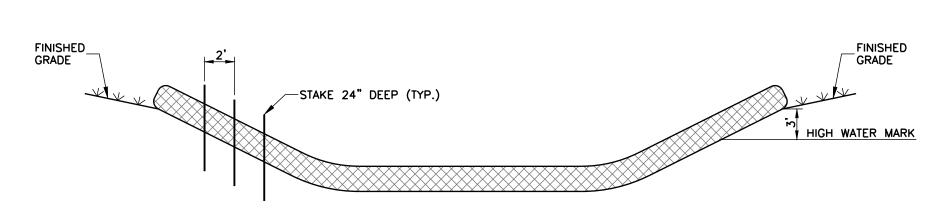


2. SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE. FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND PER FOOT, MINIMUM.

 FILTER FABRIC SHALL BE FASTENED TO POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS. TENSILE STRENGTH. CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

SILT FENCE INSTALLATION DETAILS

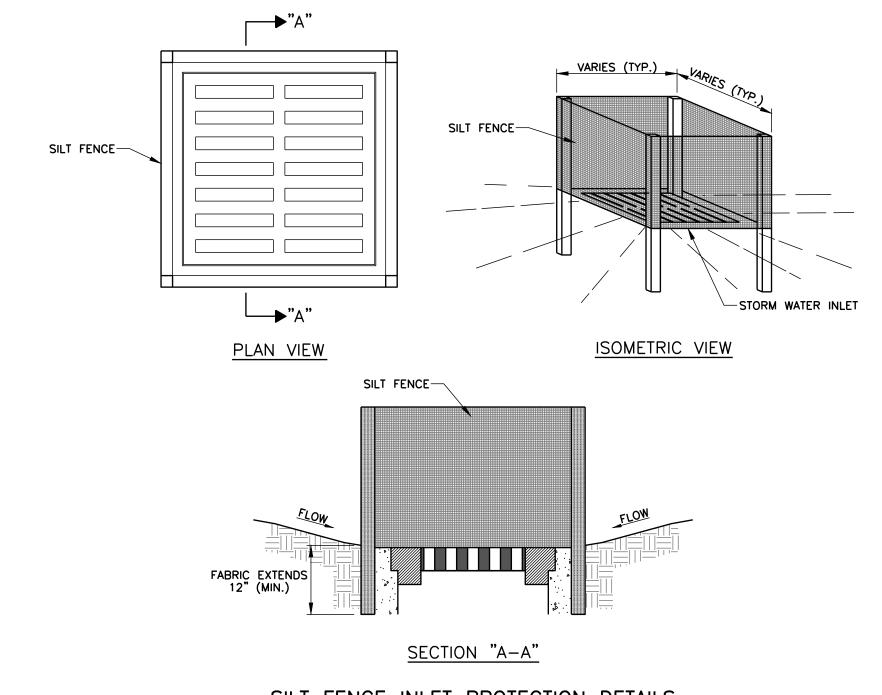
N.T.S.



WATTLE INSTALLATION CRITERIA:

MAY BE INSTALLED FLAT ON THE GROUND OR ENTRENCHED. MAY BE INSTALLED OVER BARE SOIL OR OVER EROSION CONTROL BLANKETS AND ON STEEP SLOPES. SHOULD REMAIN IN PLACE UNTIL VEGETATION IS FULLY ESTABLISHED AND CAN SURVIVE ON ITS OWN. TYPICALLY SECURED TO THE SUBGRADE SOIL USING A 1-INCH BY 1-INCH WOOD STAKE. STAKES SHOULD BE PLACED EVERY TWO FEET ACROSS THE LENGTH OF THE SEDIMENT TUBE. STAKES SHOULD BE INTERTWINED WITH OUTER MESH ON THE DOWNSTREAM SIDE AND DRIVEN INTO THE GROUND A MINIMUM OF 24 INCHES. WATTLES PLACED IN SWALES OR CHANNEL BOTTOMS SHOULD CONTINUE UP THE SIDE SLOPES THREE FEET ABOVE THE ANTICIPATED HIGH WATER MARK AND PERPENDICULAR TO THE FLOW OF WATER.

WATTLE INSTALLATION DETAIL N.T.S.



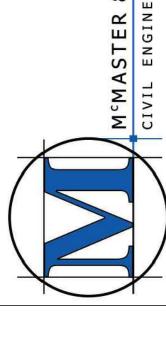
SILT FENCE INLET PROTECTION DETAILS

N.T.S.

Section 4, Item A) ARCHITECTURE GEDDIE | GRANT | OUBRE

661 Sunnybrook, Ste 140 Ridgeland, MS 39157 601.939.7717 deandean.com

M°MASTER & ASSOCIATES, INC.



BE

MISCELLANEOUS DETAILS







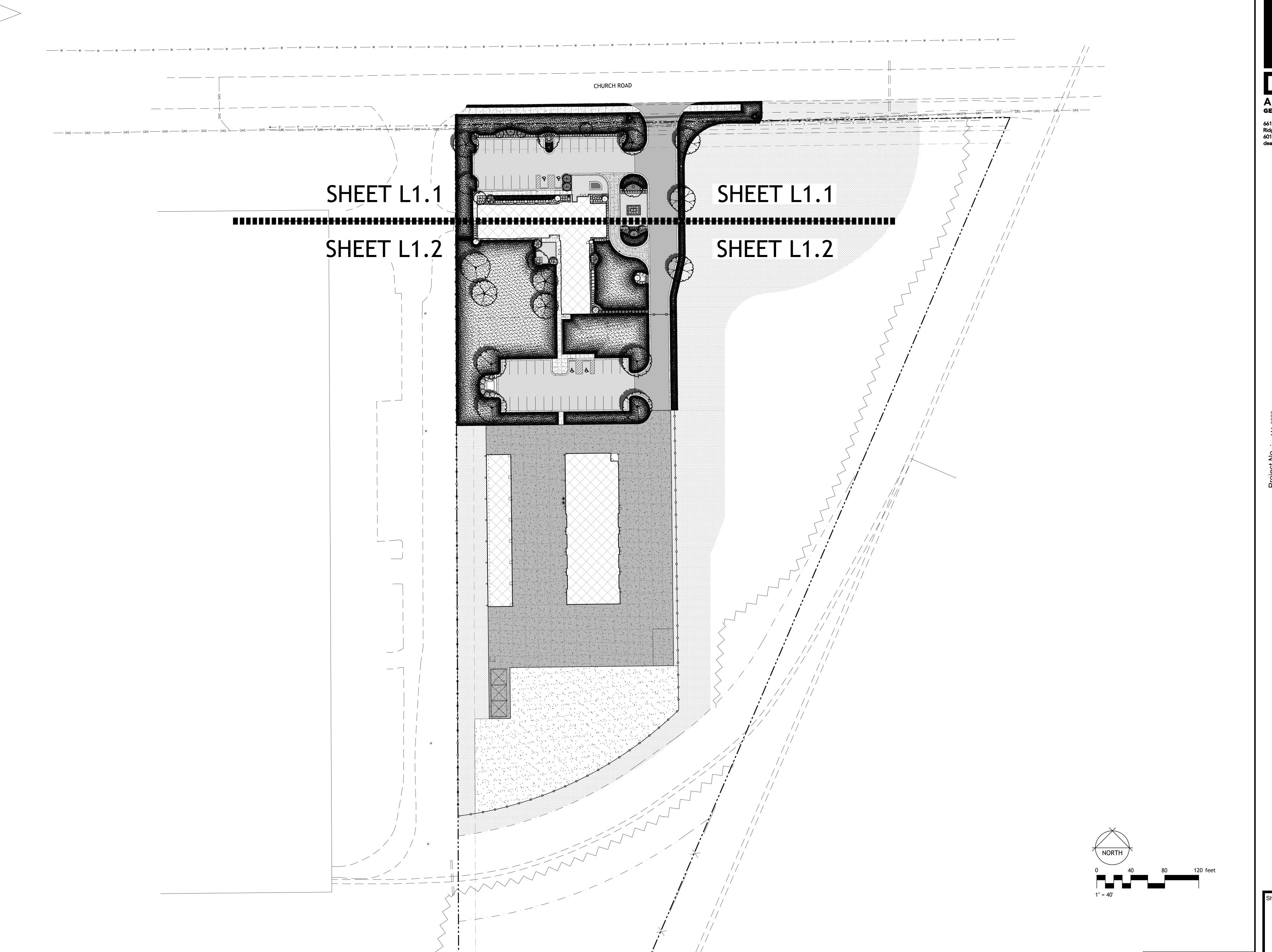






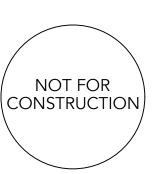












Date: NOVEMBER 4, 202
Drawn: A.MC.
Checked: A.MC.

NEW CAMPUS FOR AR CREEK WATER ASSOCIATION

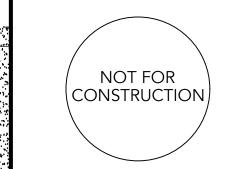
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PLANTING KEY SHEET

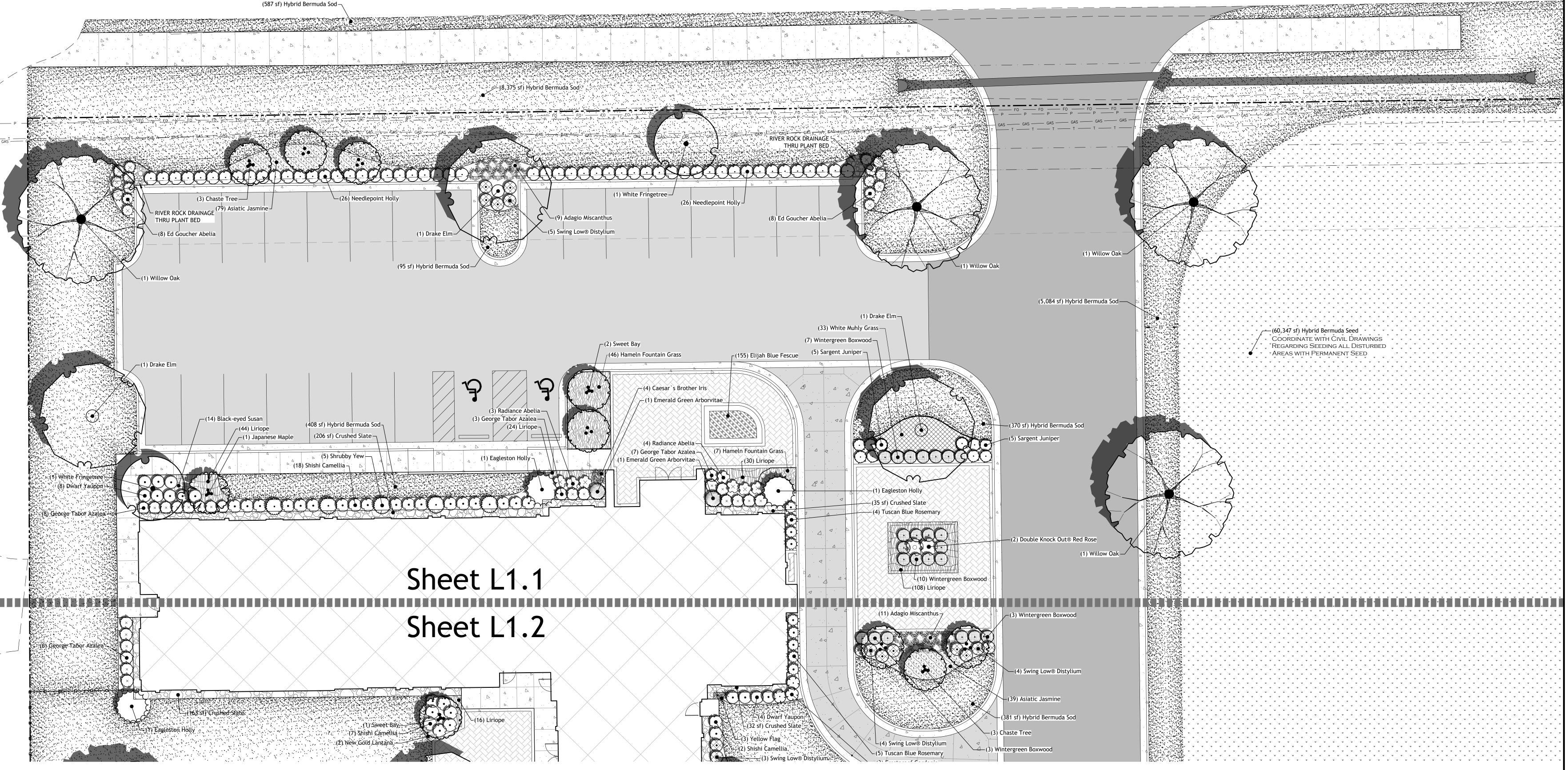
CHURCH ROAD

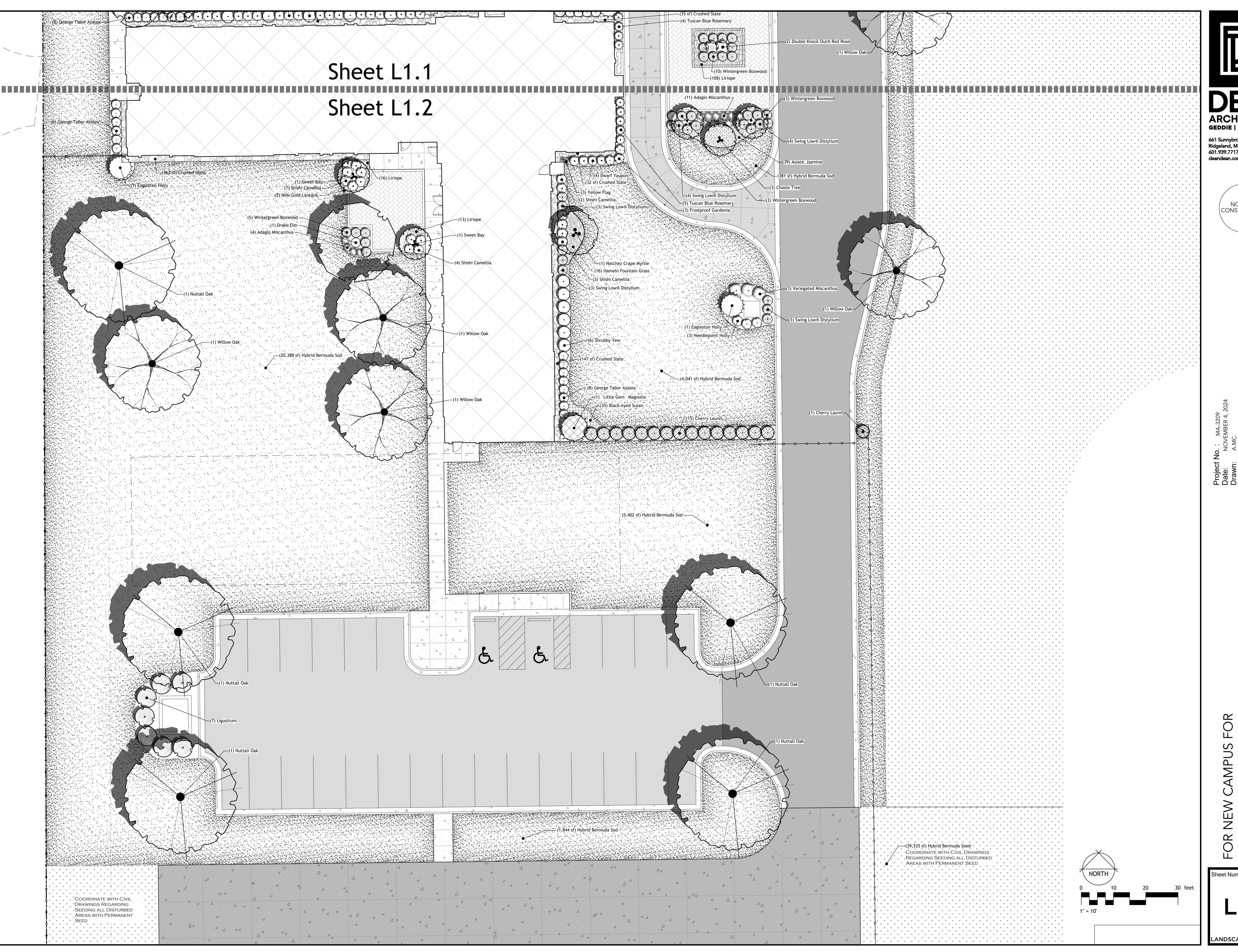


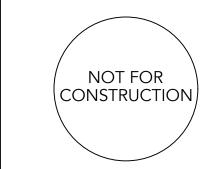


act No.: MA-3209
: NOVEMBER 4, 2024
vn: A.MC.
cked: A.MC.

EW CAMPUS FOR
CREEK WATER ASSOCIATION







LANDSCAPE PLANTING

GENERAL SPECIFICATIONS FOR LAWNS AND PLANTING:

Prior to submitting a bid on this project, the Contractor shall visit the site and become familiar with the site conditions and constraints.

The Contractor shall give all necessary notices and obtain any permits.

The Contractor shall verify the existence or non-existence of all utilities prior to installation. If a utility line (including irrigation and lighting) is cut or damaged, it is the contractors responsibility to repair it at no cost to the owner.

Protect all right-of-way markers, bench marks, and property markers. All permanent survey points disturbed, damaged or moved as a result of the contractor's activity shall be accurately replaced by the contractor at no additional cost to the owner.

A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. Quantity estimates have been made carefully but the Landscape Architect assumes no liability for omissions or errors. His estimates are only an aid to clarification of units and a check for the contractor to compare with his own estimates. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern. Differences will be brought to the attention of the Landscape Architect before proceeding with work.

Plant names indicated, should comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Provide stock true to botanical name. Do not substitute without permission of owner or owners representative. Plants shall have been growing under similar climatic conditions as those encountered on this project for a period of as least two years

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock." A plant shall be dimensioned as it stands in its natural position.

Plants delivered to the site shall be adequately protected from the sun and wind during delivery and when stockpiled on the site prior to planting. The contractor is responsible for water availability and adequate water needs during pre-installation. Containers shall be free of weeds.

The Landscape Architect or Owner's Representative shall be notified in writing one week prior to planting to inspect all or major portions of the plant materials to be used in the project. The Owner's Representative shall have the right to reject plants prior to and during progress of work for size, conditions of top structure, condition of root structure, defects or injuries, or nonconformity to Specifications.

STAKING/LAYOUT OF PROPOSED FEATURES:

The staking/layout of the plan on the site is the responsibility of the contractor. At the completion of the staking process, the Landscape Architect shall be notified to inspect the layout of the proposed planting. Approval must be received from the Landscape Architect before proceeding with planting.

PROTECTION OF EXISTING NATURAL FEATURES:

Preventing damage to existing trees, vegetation and other natural features.

No trenching, grading, pruning, storage of materials or equipment within the "drip-line" (end of overhanging branches) of any tree shall be permitted without approval by the Landscape Architect.

Exercise extreme care when working within the root area of any plant material. Excavation of earth when trenching, grading, removing existing lawn, and other earth work shall be accomplished in a manner which prevents damage to trees. Roots exposed during the above operation shall be wrapped in burlap and kept moist until earth is replaced.

FINE GRADING AND SOIL PREPARATION MATERIALS & PRODUCTS:

The project general contractor is responsible for establishing positive drainage throughout the site and backfilling behind curbs with well drained topsoil prior to the landscape contractor incorporating bed preparation. All areas behind curbs shall be mounted to drain water over the top of the adjacent

Finish grade at turf areas: Finish grade all of the turf areas shall be one inch below the grade of the adjacent walks, pavements, curbs, etc.

At no time should the planting beds adjacent to any structure be higher than the finished floor of that structure. Finished planting beds and mulch adjacent to structures shall always be below the finished floor elevation. Planting Soil at the perimeter of any building should be a minimum of 5" below finished floor elevation. Always maintain positive water flow away from structures. If drainage problems exist prior to plant bed preparation, notify the Landscape Architect prior to beginning work, otherwise correcting the problem will be the responsibility of the landscape

TOPSOIL: Landscape Contractor shall provide approved topsoil from off-site for completion of work in the event sufficient material is not available on site. Topsoil shall be fertile, friable, natural loam topsoil free of subsoil, stones, plants or their roots or any extraneous matter.

SAND: For plant beds and pit plantings shall be clean, sharp masonry sand.

ORGANIC MATTER: Shall be peat moss or approved finely ground pine bark mulch free of weed seeds.

FERTILIZER: An application of a Landscape Ornamental Blend for Shrubs and Starter Blend for Trees and Lawn. Follow recommendations of manufacturer for application.

PRE-EMERGENT HERBICIDE: A general application of a commercial grade pre-emergent herbicide shall be incorporated into all planting areas prior to installation of plants. Do not apply in locations of

TOP-DRESSING/MULCH: Shall be clean pine straw free from leaves and other extraneous matter. Any substitutions must be approved by Landscape Architect.

PLANTING & MULCH INSTALLATION:

Stakes must be removed after one year.

Soil mix shall be free of extraneous matter & weeds & shall consist of three (1) part topsoil, one (1) part organic matter (peat and solid conditioner), and one (1) part sand by volume.

Apply soil mix to all planting areas at am minimum rate of 1.54 cubic yards per 100 square feet (5" thick minimum) and roto-tilled to a minimum of 8-10" into the existing soil.

Place plants in their location as shown on the planting plan for inspection and adjustment by the Owner's Representative or Landscape Architect prior to installation. Once approved, install planting

Trees and shrubs taller than four feet may require staking. If required, drive stakes securely into ground, outside of root area. Stakes should extend to just below the lower limbs of the tree. Wire run through rubber hose is placed around the tree, then wrapped around the stake and secured firmly. Tree should be able to move a few inches, but wire should be secure and not touch the tree directly.

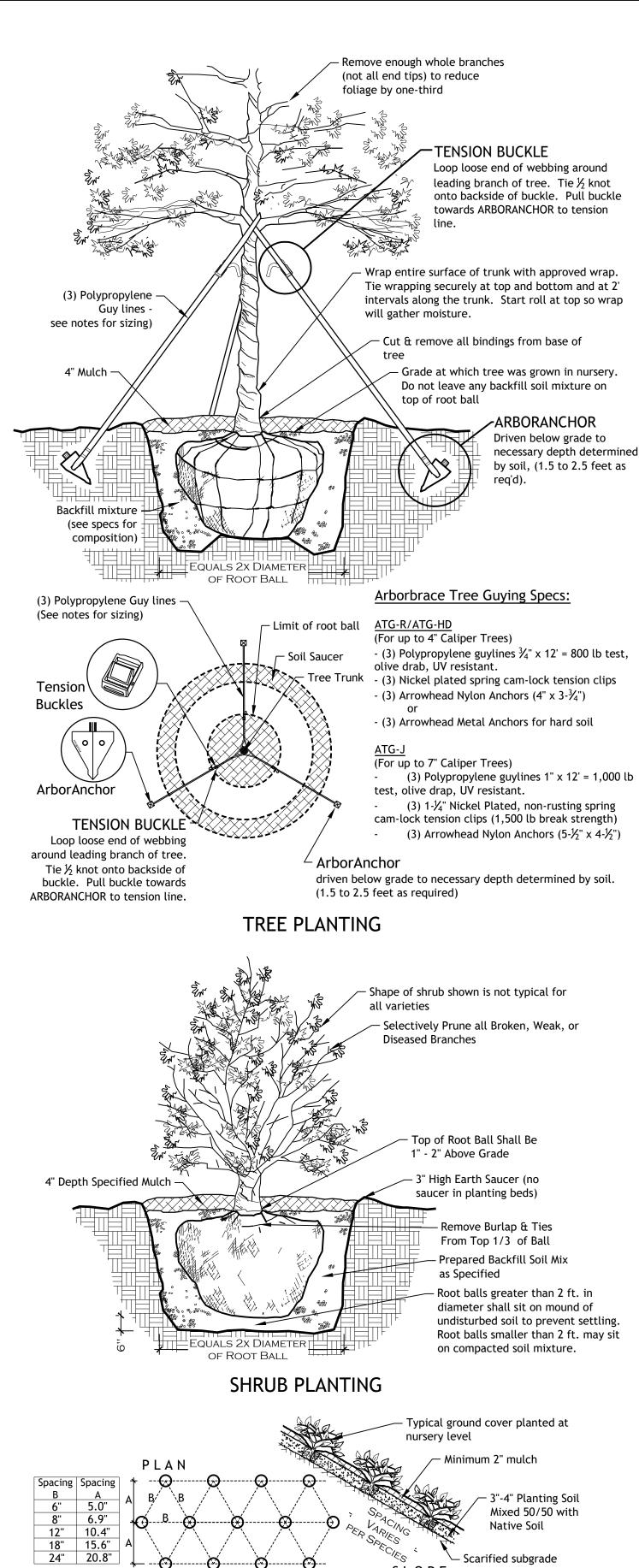
Burlap on balled and burlap plant material shall be cut from the top of the root ball or turned down into the planting pit, leaving not burlap visible. Any containing material left in the planting bed shall be biodegradable.

Prior to the installation of sod or the sowing of seed, the existing grade is to be loosened to a depth of 1"-2" (remove all stones, sticks, rubbish, or extraneous matter) and a 1"-2.5" layer of topsoil is to be spread smooth prior to seeding or sodding. After installation, sod shall be rolled to a uniform grade, and seeded areas shall be mulched with a 2" layer of wheat straw. Seed and straw shall be crimped on slopes 3:1 or steeper.

If permanent seeding takes place outside of the optimum seeding timeframe for the warm season grass noted, then the contractor shall seed with the appropriate cool season grass and then seed again with the warm season grass seed variety in the spring of the year. The contractor shall include both seedings in their pricing. The contractor shall provide a separate price for cool season grassing which will be credited to the owner if not needed.

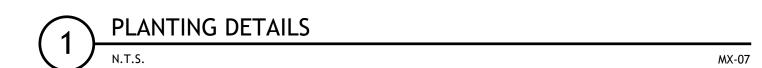
WARRANT

The Landscape Contractor shall warranty the plant material for one year upon completion and final acceptance of plant installation. This warranty includes the replacement of dead or dying plant material, straightening plants which lean or sag and adjustments of plants that settle. A plant will be considered dead or dying when the main leader is dead or 25% of the crown is dead. The plants will be replaced at the cost of the Landscape Contractor.



SLC

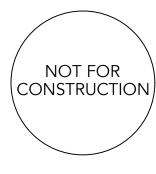
GROUNDCOVER PLANTING



PLANT :	SCHEDL	JLE				
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	FIELD4
DECIDUOUS		DOTANICAL / COMMON NAME	COITI	CAL	JIZE	TILLUT
	1	Acer palmatum / Japanese Maple	30 gal	3.5" Cal	Height: 8`-9` / Width: 7`-8`	Multi-Trunk
	5	Quercus nuttallii / Nuttall Oak	B&B / Cont.	3" Cal	Height: 14`-16` / Width: 6`-7`	Straight, Main Leader
	8	Quercus phellos / Willow Oak	B&B / Cont.	3" Cal	Height: 14`-16` / Width: 6`-7`	Straight, Main Leader
0	4	Ulmus parvifolia `Drake` / Drake Elm	B&B / Cont.	2.5" Cal	Height: 16`-18` / Width: 7`-8`	Full Head
EVEDODEEN	TDEEC					
EVERGREEN	7	Ligustrum japonicum / Ligustrum	15 gal	1.5" Cal		Full to the ground
	1	Magnolia grandiflora `Little Gem` / `Little Gem` Magnolia	30 gal	2" Cal	Height: 8`-10` / Width: 4`-5`	Full to the ground
	16	Prunus caroliniana / Cherry Laurel	15 gal	1.5" Cal	Height: 6-7` / Width: 5-6`	Full to the ground
	2	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	15 gal	1.5"-2.0" Cal		Full to the ground
FLOWERING	TDEEC					
- S	2	Chionanthus virginicus / White Fringetree	B&B / Cont.	3.5" Cal	Height: 7`-8` / Width: 4`-5`	Full Head
	1	Lagerstroemia x'Natchez White' / Natchez Crape Myrtle	B&B / Cont.	4" Cal	Height: 10`-13`; Width: 7`-8`	Multi-Trunk
	4	Magnolia virginiana australis / Sweet Bay	B&B / Cont.	3" Cal	Height: 8-9` / Width: 7-8`	Multi-Trunk
	6	Vitex agnus-castus `Shoal Creek` / Chaste Tree	B&B / Cont.	4.5" Cal	Height: 6`-7` / Width: 5`-6`	Multi-Trunk
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	FIELD4
SHRUBS	16	Abelia x grandiflora `Edward Goucher` / Ed Goucher Abelia	3 gal	Full Body		Well formed Shrub
X	7	Abelia x grandiflora `Radiance` / Radiance Abelia	3 gal	Full Body		Well formed Shrub
X	32	Azalea indica `George Tabor` / George Tabor Azalea	3 gal	Full Body		Well formed Shrub
	28	Buxus sinica insularis 'Wintergreen' / Wintergreen Boxwood	3 gal	Full Head		Well formed Shrub
	34	Camellia sasanqua `Shishi Gashira` / Shishi Camellia	3 gal	Full Head		Well formed Shrub
	22	Distylium x 'PIIDIST-VI' / Swing Low® Distylium	3 gal	Full Body		West formed of the
	3	Gardenia jasminoides `Frostproof` / Frostproof Gardenia	3 gal	Full Body		Well formed Shrub
				-		
A COMMON	55	Ilex cornuta `Delcambre` / Needlepoint Holly Ilex vomitoria `Nana` / Dwarf Yaupon	3 gal	Full Hand		Well formed Shrub
	12	·	3 gal	Full Head		Well formed Shrub
4 • F	4	Ilex x attenuata `Eagleston` / Eagleston Holly	15 gal	Full Body		Full to the Ground
0	10	Juniperus chinensis sargentii / Sargent Juniper	3 gal	Full Body		Well formed Shrub
	11	Podocarpus macrophyllus 'Maki' / Shrubby Yew	7 gal	Full Body		Full to the Ground
POCEC	9	Rosmarinus officinalis `Tuscan Blue` / Tuscan Blue Rosemary	3 gal	Full Body		Well formed Shrub
ROSES	2	Rosa x 'Radtko' / Double Knock Out® Red Rose	5 gal			
GRASSES	24	Miscanthus sinensis `Adagio` / Adagio Miscanthus	3 gal	Full Container		Full Grass
20000,						
• • • • • • • • • • • • • • • • • • • •	3	Miscanthus sinensis `Variegatus` / Variegated Miscanthus	3 gal	Full Container		Full Grass
PERENNIALS	3	Iris pseudacorus `Flore Plens` / Yellow Flag	1 gal	Full Container		
	4	Iris sibirica `Caesar`s Brother` / Caesar`s Brother Iris	1 gal	Full Container		
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	FIELD4
SHRUB AREA	AS 33	Muhlenbergia capillaris `White Cloud` / White Muhly Grass	1 gal @	24" o.c.		Full Grass
	69	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 gal			I all of all
GROUND CO	OVERS 155	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	1 quart			
	2	Lantana x `New Gold` / New Gold Lantana	1 gal			Multiple Runners
	235	Liriope muscari `Big Blue` / Liriope	1 gal	12" o.c.		Full Pot
V/I (/2>)/I	49		1 gal	12" o.c.		Full Pot
V	118	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	1 gal	18" o.c.		Multiple Runners
AGGREGATE	583 sf	Maintenance Strip / Crushed Slate	Medium Size		4" Deep	See Detail
	<u>. J.</u>	<u> </u>			<u>.</u>	
SOD/SEED	99,882 sf	Cynodon dactylon '419 Hybrid' / Hybrid Bermuda Seed	Seed			
	46,975 sf	Cynodon dactylon '419 Hybrid' / Hybrid Bermuda Sod	Sod			
	d					



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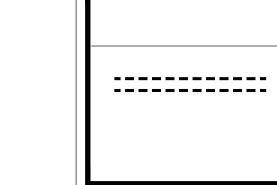
Date: NOVEMBER 4, 2024
Drawn: A.MC.
Checked: A.MC.

NEW CAMPUS FOR R CREEK WATER ASSOCIATION

neet Number:

L2.0

PLANT LIST & SPECS



SLEEVING LEGEND

Notes the location of (1) 4" & (1) 2" SCH 40 PVC irrigation

*Sleeves shall be buried 24" below grade. Each end of the sleeve shall be marked with tee posts and the ends capped.

IRRIGATION NOTES

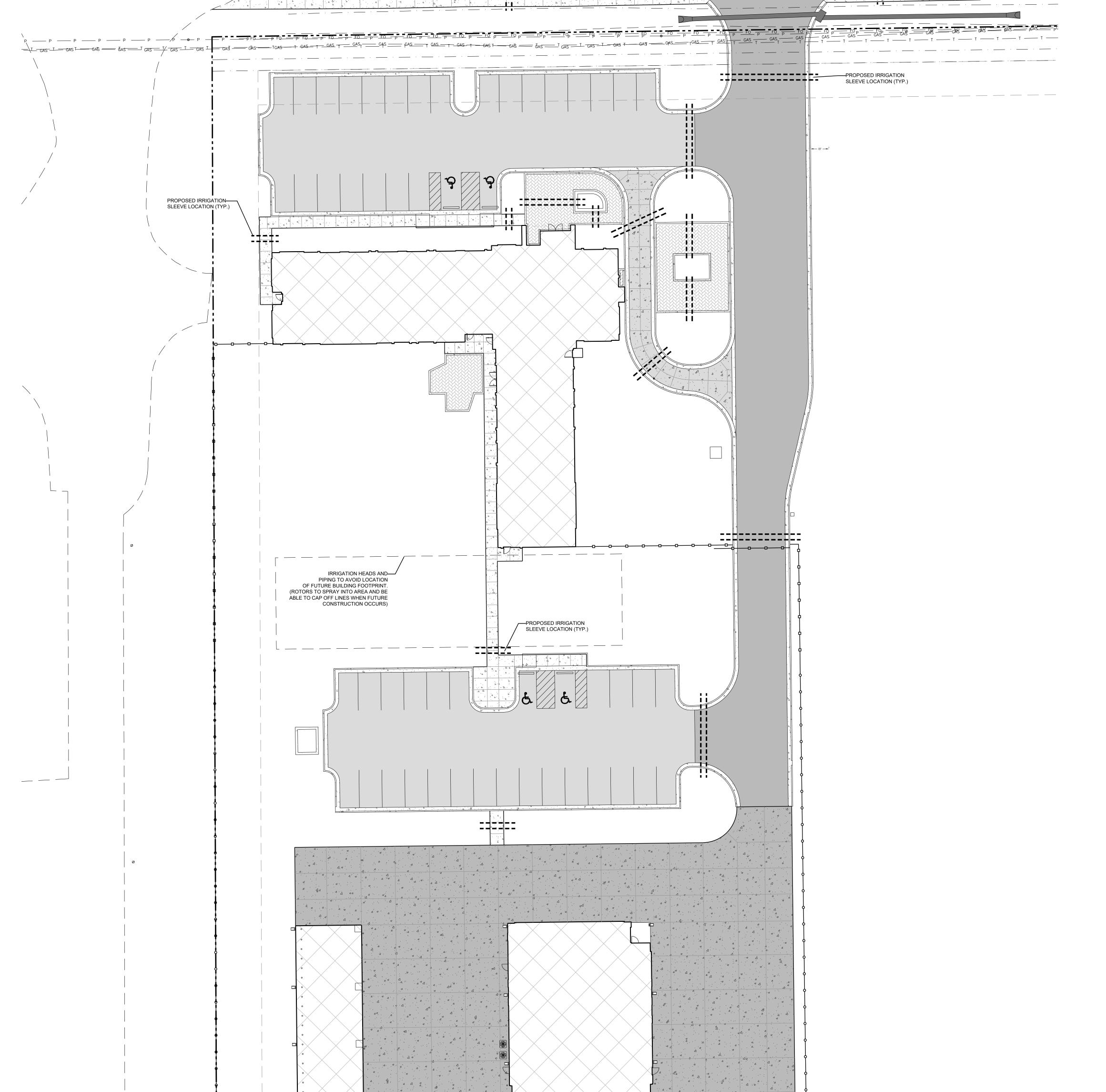
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING AN IRRIGATION SYSTEM THAT HAS 100% COVERAGE ON ALL LANDSCAPING FOR THE SITE.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT AN IRRIGATION SHOP DRAWING PLAN AND EQUIPMENT SCHEDULE FOR REVIEW PRIOR TO BEGINNING IRRIGATION SYSTEM INSTALLATION.
- LANDSCAPE CONTRACTOR IS TO SUBMIT 2 ACCURATE "AS BUILT" SETS OF DRAWINGS WHEN THE INSTALLATION IS COMPLETE (NOTING ALL MAINLINES, LATERAL LINES, METER VALVES, AND HEAD LOCATIONS AND SIZES).
- THE ZONES ARE TO SEPARATE THE PLANTING BED
- AREAS AND LAWN AREAS.
- A CONTROLLER TO BE MOUNTED INSIDE THE **ELECTRICAL ROOM.**
- LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (GAS, SEWER, WATER, ELECTRIC, FIBER, ETC.) PRIOR TO PROCEEDING WITH ANY DIGGING OPERATION REQUIRED.
- LANDSCAPE CONTRACTOR SHALL VERIFY METER SIZE, ADEQUATE CAPACITY, AND PRESSURE TO OPERATE THE SYSTEM PROPERLY PRIOR TO BEGINNING CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS TO
- NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANTICIPATED PROBLEMS IN CAPACITY OR PRESSURE. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO DETERMINE
- **ELECTRICITY SOURCE LOCATION.** THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING PROPER BACKFLOW PREVENTION MEASURES COMPLYING WITH GOVERNING **BODY REQUIREMENTS.**

GEDDIE | GRANT | OUBRE 661 Sunnybrook, Ste 140

Ridgeland, MS 39157 601.939.7717

deandean.com

NOT FOR CONSTRUCTION |



City of Gluckstadt

Application for Conditional Use

Owner: Puckett Man Rents 15 buying	Applicant: Hastings Puckett
Owner: Prokett Me Rents 15 buying Address: from Camper Correl	Address: 362 Lake Costle Rd
Additional Transfer of the Additional Transfer o	Address: 362 Lake Costle Rd Madison, MS 39110
Phone #:	Phone #: 601 594-6975 E-Mail: Hastings. Puckett@ Puckett wachinery.com
E-Mail:	E-Mail: Hastings. Puckett @
Current Zoning District:	Puckett wachinery.com
Acreage of Property (If applicable): ~/0.9	
Use sought of Property: Equipment Rental	ond solos 7024184

Requirements of Applicant:

- 1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
- **2.** Copy of written legal description.
- **3.** Additional items may be requested depending on the nature and status of the proposed development or property.
- 4. \$ 250.00 fee required for processing
- 5. Sie Plan as required in Section 807-810

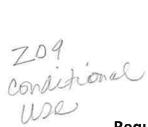
Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)

A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

- (a). Ingress and egress to property and proposed structures
- (b). Off-Street parking and loading areas
- (c). Refuse and service areas
- (d). Utilities, with reference locations, availability, and compatibility.
- (e). Screening and buffering with reference to type, dimensions, and character.
- (f). Required yards and other open spaces.
- (g). General compatibility with adjacent properties and other properties in the district.
- (h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman 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 a dimensional variance.

Applicant Signature Date

Property Owner Signature

71/1/24

Date

Puckett Rents Conditional Use Application Letter

Puckett Rents is under contract to purchase the Camper Corral property and facility located at 381 Distribution Dr in Gluckstadt, MS. It is Puckett Rents intent to relocate their current Puckett Rents operation from Church Rd in Gluckstadt to the current Camper Corral property. This will entail a renovation to and small (approx. 1,200 sf) expansion of the existing Camper Corral building. Additionally, it will require the construction of a standalone drive-thru wash rack (similar to what exists on our Church Rd property) and the construction of an approximate 7,500 sf metal building warehouse. These are shown on the attached siteplan. The expansion to the primary building will be in the front retail area and will look uniform to the current front. Moreover, the main building and warehouse will be an appropriate color scheme with a professional appearance. Given the high visibility of this site coupled with the amount of available space, it is our intent to operate a professionally appearing, well organized, and clean rental operation.

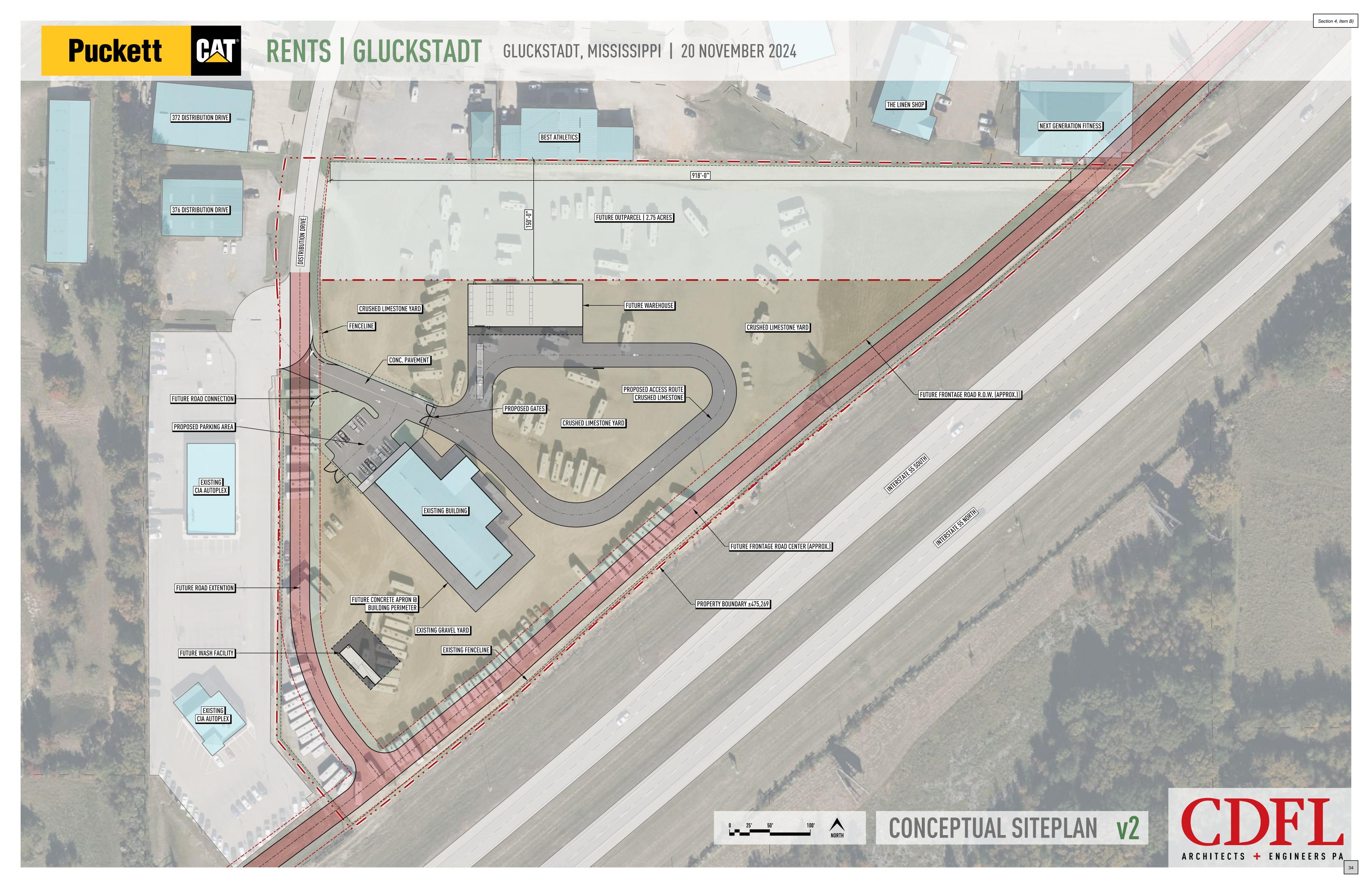
Requirements for Granting Conditional Use:

- A) Quality ingress/egress already exists on the site. Any potential changes or additional ingress/egress will only enhance the property.
- B) All loading and unloading will be done on the property.
- C) The property will house dumpster for refuse.
- D) Full utilities are already in place servicing the existing business (Camper Corral). The additional structures (warehouse and wash rack) will tie into existing utilities.
- E) Do not expect there to be screening or buffering.
- F) The yard will not materially change from the existing yard. The yard will primarily consist of crushed limestone or concrete and be utilized for storing equipment and loading/unloading of equipment.
- G) The intended use is consistent with adjacent properties and the current usage of the property. Instead of campers being stored/inventoried, rental equipment and some new equipment will be stored in a very organized manner. Further, the warehouse being constructed is very consistent with that area which has dozens of metal building warehouses. Moreover, there is another smaller equipment rental location located on the same street.
- H) Puckett Rents is making a very significant investment to acquire this property. We want to take advantage of the high visibility and envision this becoming our flagship rental operation. As such, we intend to have very nice-looking buildings and intend to maintain an incredibly organized and professional equipment yard. The extra space afforded by this

location will enable us to maintain a more organized and safe yard operation as well as provide the necessary space for additional growth.

Sincerely,

Hastings Puckett



REQUEST FOR REZONING APPLICATION

Subject Property Address:
Owner: SEE ATTACHEO Applicant: RAMAS LLC
Address: P.o. Box 984
Address: RIDGEAND WS 39158
Phone No Phone Phone No Phone Phon
Current Zoning District: R1 955-8722
Requested Change
Requirements of Applicant: 1. Letter stating reason for requested zoning change. 2. Copy of the written legal description. 3. Site plan of property. 4. Identification of property owners within 160 feet of subject property. 5. \$250.00 fee required for processing. Criteria for Rezoning: (Section 2406.03 - Zoning Ordinance) (a). Show proof that a mistake was made in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error.
(b). Show proof that the character of the neighborhood has changed to such an extent as to justify reclassification, AND that there is a public need for the rezoning.
Applicant shall be present at the Planning and Zoning Commission meeting and Mayor/Board of Aldermen meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.
Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.
By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for rezoning. Level
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DEFORE THE CITY OF GLUCKSTADT OF MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN: WEST ½ OF SECTION 19, T8N-R2E, MADISON COUNTY, MISSISSIPPI

PETITIONER: RANDS, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY AND AMEND THE LAND USE PLAN

COMES NOW, RANDS LLC, by written permission of Cassandra Jackson Gilliam, Monica Jackson, Roslyn Jackson Shelton, Adriane S. Jackson and Kevin A. Jackson, owners of the hereinafter described land and property, and files this Petition with the City of Gluckstadt of Madison County, Mississippi to rezone and reclassify tracts or parcels of land situated in *West ½ of Section 19, T8N-R2E, Madison County, Mississippi*, and to amend the Land Use Plan, and shows as follows:

1. RANDS LLC, Petitioners, have written permission to file this Petition from the Owners of the following described parcel to, wit:

Attachment A—Legal Description and Plat of Property (Shaded Portion)
Attachment B—Warranty Deed of Subject Property

- 2. Petitioner request that the parcels be rezoned from its present Zoning District Classification of Single-Family Residential Estate District (R1) to a Medium Density Residential District (R2.)
- 3. A list of changes of conditions that support the rezoning are as follows:
 - a. The subject property is approximately 37.2 acres more or less and is best suited for R2 Residential Development. This property adjoins two properties already zoned R2. **Attachment C**
 - b. Several subdivisions located in the area (Catlett Road) are currently zoned as R2. Attachment D (Map 1) (Subject Property in BLACK)
 - c. There has been a change in the character of the neighborhood *since* the Comprehensive Plan for Madison County was adopted in **November of 2019**. Specifically, four (4) parcels of property have been re-zoned to R-2.

Attachment E (Rezoning Timeline)
Attachment F (Board of Supervisors Minutes regarding Rezoning Timeline)

- d. There is a public need because of the lack of available inventory of homes in this area. **Attachment**
- 4. The Land Use and Transportation Map of Madison County, Mississippi, will need to be amended to reflect the property as "Medium Density Residential District (R2)." It's presently designated "Single Family Residential Estate District.(R1)"

- 5. The map showing the location of the property. Attachment H.
- 6. A list of the surrounding landowners owning property within 160 feet of the property described herein and their location on a map is attached as **Attachment I.**
- 7. Tax map of the property. Attachment J.
- 8. Bear Creek Water Association certification of coverage letter. Attachment K.
- 9. Preliminary community extension layout. Attachment L.

WHEREFORE PREMISES CONSIDERED, Petitioner respectfully request that this Petition be received, and after do considerations, the City of Gluckstadt of Madison County will amend the Land Use Plan to reclassify this property from its present Single Family Residential District (R1) to a Medium Density Residential District (R2.)

RESPECTFULLY SUBMITTED, this the 31st day of October, 2024.

RANDS, LLC

Member/ Manager

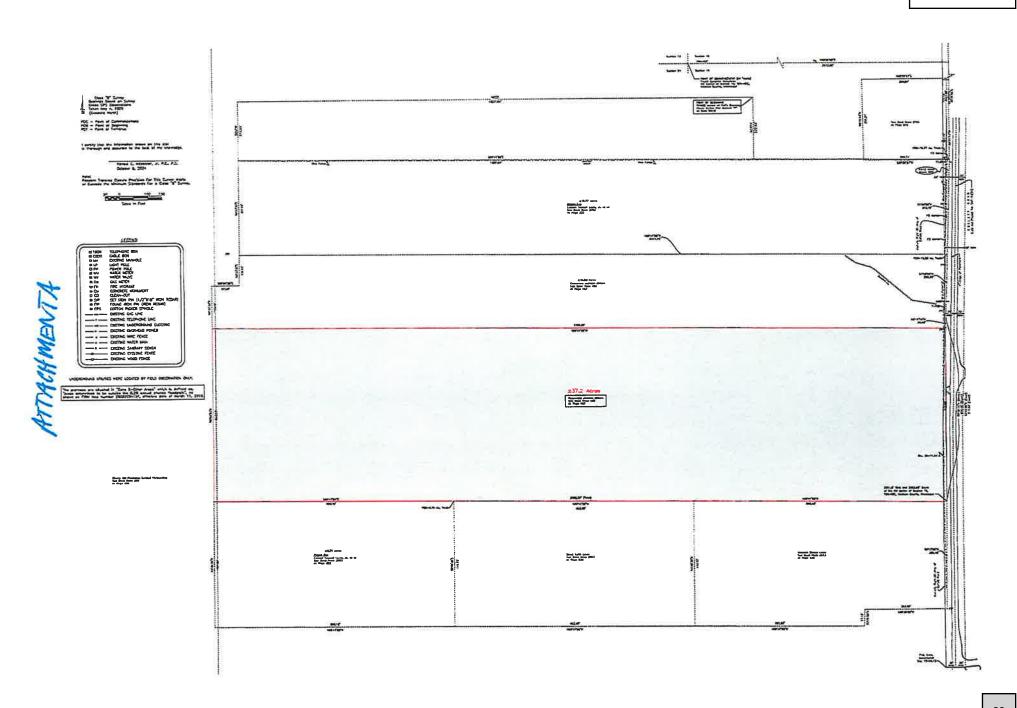
Section 5, Item A)

ATTACHMENT A

Being situated in the West ½ of Section 19, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking NW corner of Section 19, T8N-R 2E, and run East, 2601.8 feet; run thence South 2793.2 feet to an iron bar marking the NE corner of and the Point of Beginning for the property herein described; run thence S 0 degrees 13' W, along the West R.O.W. line of said county road, 619.8 feet to an iron bar; run thence N 89 degrees 41' W, 2602.3 feet to an iron bar in a fence line; run thence N 0 degrees 00' 30" W, along an old fence line, 623.01 feet; run thence N 89 degrees 41' 00" W, 2605.89 feet to the Point of Beginning.

Containing 37.2 acres, more or less.



ATTACHMENT B

Lula anderson

IN THE CHANCERY COURT OF THE FIRS

OF HINDS COUNTY, MISS

302878

IN THE MATTER OF THE ESTATE OF SOPHIE GIBSON JACKSON, DECEASED

BOUK 0458 PROF 467

B 0 1 2000 B 0 1 2000 P99-555 0/3

JUDGMENT DISCHARGING EXECUTRIX AND CLOSING ESTATE

THIS DAY THIS CAUSE came to be heard on the sworn Petition of Casandra Jackson Gilliam, Executrix of the Last Will and Testament of Sophie Gibson Jackson, and the Court having considered said Petition, finds that the Estate of Sophie Gibson Jackson should be closed and further finds as follows:

r.

That Sophie Gibson Jackson died testate on August 16, 1999. At the time of her death, said Decedent maintained a fixed place of residence in and was an adult resident eltizen of the First Judicial District of Hinds County, Mississippi.

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That on the 12th day of December, 1995, the Decedent made, published and declared an instrument in writing purporting to be her Last Will and Testament, and was at that time of sound and disposing mind and memory and of legal age to devise. Said instrument is in conformity with the requirements of law and constitutes the true and lawful Last Will and Testament of Sophie Gibson Jackson.

III.

That said Last Will and Testament was duly admitted to probate and Casandra Jackson Gilliam was appointed to serve as Executrix without bond by Order of this Court dated September 1, 1999, Letters Testementary having been issued by the Clerk of this Court on September 1, 1999.

BAUND 458 PAGE 468

IV.

That the said Executrix made reasonably diligent efforts to identify all persons having claims against the Estate of said Decedent and notified any such persons, by U. S. Mail, postage prepaid, informing them that a failure to have their claims probated and registered by the Clerk of this Court within ninety (90) days after the first publication of said Executrix's Notice to Creditors would bar their claim; and said Executrix has complied with Section 91-7-145 of the Mississippi Code of 1972 Annotated (Rev. 1994) and filed herein said Executrix's Affidavit of such compliance. Said Executrix thereafter caused to be published a Notice to Creditors to probate and register their claims in accordance with law in The Clarion-Ledger, a newspaper published in the City of Jackson, in the County of Hinds and State of Mississippi, and having a general circulation therein, on September 8, September 15, and September 22, 1999; and said Notice, together with Proof of Publication thereof, has been duly filed in this Court. No claims have been probated against the Estate and the time for probating claims has expired.

٧.

That Walter C. Jackson, Jr., Monica Jackson, Kevin A. Jackson, Roslyn Jackson Shelton, Adriane S. Jackson, Matilda Washington Jackson, and Casandra Jackson Gilliam have received the specific and demonstrative personal property bequests to them.

VI.

That at the time of the Decedent's death, she owned a 1991 Plymouth Acclaim, VIN No. 1P3XA46K5MF659416. Pursuant to the terms of the Decedent's Last Will and Testament, said automobile was bequeathed to Casandra Jackson Gilliam and she should be adjudged to be the owner thereof.

BOUK 0458 PAGE 469

That the Decedent died selsed pursuant to a Quitclaim Deed (Book 1010, Page 523) of her home located at 403 West County Line Road, Tougaloo, Mississippi, situated in the First Judicial District of Hinds County, Mississippi, and more particularly described as follows:

A certain percel of land situated in Lot Four (4) of Schroeder's Third Subdivision, a map or plat of which subdivision is on file and of record in the Office of the Chancery Clerk of Hinds County, at Jackson, Mississippi, in Plat Book 4, at page 43 thereof, said parcel of land being described by metes and bounds as follows:

Commencing at the northeast corner of said Lot 4, Schroeder's Third Subdivision, run thence along the north line of said Lot 4 in a northwesterly direction a distance of 290.7 feet to the point of beginning; from said point of beginning continue thence along the said north line of Lot 4 a distance of 56 feet to the northeast corner of a parcel of land heretofore conveyed to Walter C. Jackson, Sr., by deed recorded in Deed Book 387, at page 322 thereof, in the office of the aforesaid Chancery Clerk; thence run south along the east line of the said property heretofore conveyed to the said Walter C. Jackson, Sr., a distance of 281.45 feet to a point; thence run south 81 degrees 45 minutes east a distance of 34 feet to a stake; thence run north a distance of 248 feet, more or less, to the point of beginning.

Pursuant to the terms of the Decedent's Last Will and Testament, Walter C. Jackson, Jr. and Casandra Jackson Gilliam should be adjudged to be the owners of the aforesaid property, as joint tenants, with full right of survivorship.

VIII.

That the Decedent died seised pursuant to a Quitclaim Deed (Book No. 151, Page 733) of approximately fifty-three (53) acres on Catlett Road in Madison, County, Mississippi, known as the Dave Gibson Estate, and more particularly described as follows:

Being situated in the W1/2 of Section 19, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the NW corner of Section 19, T8N-R2E, and run East, 2601.8 feet; run thence South, 2567.0 feet to an iron bar

BOUX 0458 PAGE 470

marking the NE corner of and the Point of Beginning for the property herein described; run thence S 1° 50′ W, along the West R.O.W. line of a county gravel road, 226.2 feet to an iron bar; run thence S 0° 13′W, along the West R.O.W. line of said county road, 619.8 feet to an iron bar; run thence N 89° 41′ W, 2602.3 feet to an iron bar in a fence line; run thence N 0° 00′ 30″W, along an old fence line, 775.5 feet to a fence corner; run thence S 89° 59′ 30″E, along an old fence line, 97.9 feet to a fence corner; run thence N 0° 23′ 30″E, along an old fence line, 109.9 feet to an iron bar; run thence S 89° 41′ E, 2514.7 feet to the Point of Beginning. Containing 52.73 acres, more or less.

Pursuant to the terms of the Decedent's Last Will and Testament, the aforesaid property was devised as follows: one-half (1/2) interest to Casandra Jackson Gilliam; one-eighth (1/8) interest to Monica Jackson; one-eighth (1/8) interest to Roslyn Jackson Shelton; one-eighth (1/8) interest to Adriane S. Jackson; and, one-eighth (1/8) interest to Kevin A. Jackson; and they should be adjudged to be the owners thereof.

IX.

That there are no outstanding unpaid debts or claims against the Estate. The fee of the Executrix has been waived and there are no attorney's fees to be paid out of the Estate. There is no further business to be conducted in the Estate and the Estate owes no federal or state taxes.

X.

That inventory, appraisement, and accounting having been waived by Order of this Court dated September 1, 1999, Petitioner has completed the administration of the Estate. The Estate should now be closed with final distribution of the assets hereof to be made to the legatees and devisees of Sophie Gibson Jackson, deceased.

IT IS THEREFORE ORDERED AND ADJUDGED:

(a) That Casandra Jackson Gilliam is the owner of the 1991 Plymouth Acclaim, VIN No. 1P3XA46K5MF659416, and all persons, entities and corporations be and are hereby ordered to deliver possession and transfer title, where appropriate to Casandra Jackson Gilliam;

BOOK 0458 PAGE 471

- (b) That Casandra Jackson Gilliam and Walter C, Jackson, Jr. are joint owners, with full right of survivorship of 403 West County Line Road, Tougaloo, Mississippi, as fully described in paragraph VII hereof, and all persons, entities and corporations be and are hereby ordered to deliver possession and transfer title, where appropriate into the names of Casandra Jackson Gilliam and Walter C, Jackson, Jr.;
- (c) That Casandra Jackson Gilliam owns one-half (1/2) interest and Monica Jackson, Roslyn Jackson Shelton, Adriane S. Jackson, and Kevin A. Jackson each own one-eighth (1/8) interest in the approximately fifty-three (53) acres on Catlett Road in Madison, County, Mississippi, as fully described in paragraph VIII hereof, and all persons, entities and corporations be and are hereby ordered to deliver possession and transfer title, where appropriate into their names;
- (d) That the Executrix, Casandra Jackson Gilliam, is hereby discharged from the responsibilities imposed upon her by the office of Executrix; and
- (e) That the Estate of Sophie Gibson Jackson be and is hereby closed without further order of this Court.

SO ORDERED AND ADJUDGED this the 18t day of 10000

2000.

Signed DENISE S. OWENS

CHANCELLOR

PRESENTED BY:

Lule M. Anderson (MSB #1583)

Post Office Box 31147

Jackson, MS 39286 (601) 362-2587

ATTORNEY FOR EXECUTRIX

BOUND 458 PAGE 472

LAST WILL AND TESTAMENT

OF

SOPHIE G. JACKSON

I, Sophie G. Jackson, residing at 403 West County Line Road, Tougaloo, Mississippi 39174, being over the age of eighteen (18) years of age and of sound and disposing mind, declare this to be my Last Will and Testament and revoke any other Wills and Codicils I may have heretofore made.

I.

I hereby nominate, constitute and appoint my daughter, Mrs. Casendra Jackson Gilliam to be the Executrix of my Last Will and Testament, and that no bend he required of her. My Executrix shall have full power in her discretion to do any and all things necessary for the complete administration of my estate, including the power to sell without order from the Court, any real or personal property belonging to the estate, to compound, compromise or otherwise settle or adjust any and all claims, changes, debts and demands whatsoever against or in favor of my estate as fully as I could if living.

II.

If Casandra J. Gilliam is unable or unwilling to serve as the Executrix, I appoint my granddaughter Monica Jackson of 960 Maple Court, Mount Pleasant, South Carolina 29464 to serve as the Executric.

IIL

I direct my Executrix to pay the expenses of my last filmess and funeral as soon after

Shy

Page 1 of 3

my death as may be practicable.

BRID 458 PAST 473

17.

I bequeatk and device to my daughter, Casandra Jackson Gilliam of 7823 Hana Road, Edison, New Jersey 08817, my set of Pradciscan China, the striking antique clock, and my automobile. To my son, Walter C. Jackson, Jr of 403 West County Line Road, Tougaloo, Mississippi, I bequeath and devise my father's gold Elgin pocket watch. To my granddaughter, Monica Jackson of 403 West County Line Road, Tougaloo, Mississippi, I bequeath and devise my Noritake China (Natalie) set. To my grandson, Kevin A. Jackson, I bequeath and device the three (3) piece Bassett bedroom furniture. To my granddaughter, Roslyn Jackson Shelton, 518 Matthew Road, Ridgeland, Mississippi 39157, I bequeath and devise my antique bookease. To my granddaughter, Adriane S. Jackson, I bequeath and device my set of French Prevential silver. All monies in Deposit Guaranty National Bank and Trustmark National Bank will be divided as follows: one half (1/2) of all, I bequeath and devise to my daughter, Casandra Jackson Gilliam; the other one half (1/2) to be divided equally between my son, Walter C. Jackson, Jr. and his wife, Matilda Weshington Jackson of 403 West County Line Road, Tougaloo, Misslesippi; my granddaughters, Monica Jackson, Roslyn Jackson Shelton and Adriane S. Jackson of 493 West County Line Road, Tougaloo, Mississippi; and my grandson, Kevin A. Jackson. It is my desire that my daughter and son look after the interest and health of my sister, Mrs. Katle Gibson-Dougiss, if and when she needs it.

٧.

It is my desire that I leave my home located at 463 West County Line Road, Tougaloo, Mississippi to my son, Walter C. Jackson, Jr., and my daughter, Casandra J.

168

Page 2 of 3

BOUK 0458 PART 474

Gilliam to share and share alike (as joint tenants with full rights of survivorship). The fifty-three (53) acres on Catlett Road in Madison County, Mississippi known as the Dave Gibson Estate, be divided as follows: one half (1/2) to my daughter, Casandra J. Gilliam; the other one half (1/2) be divided equally between my three (3) granddaughters, Monica Jackson, Rosiya Jackson Shelton and Adriane S. Jackson; and my grandson, Kevia A. Jackson.

ATTESTATION

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QUITOLATH DEED

FOR AND IN CONSIDERATION OF Ten_Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, EDMAED T. LEWIS JE and DOROZEKA CIBSON LEWIS, do hereby convey and quitclaim unto SCPHIE GIBSON JACKSON all of our undivided interest in the following described property lying and being situated in Madison.

County, Mississippi, to wit:

Being situated in the Whof Section 19, TSN-RIE, Madison County, Mississippi and being more particularly described as fol-

Commence at a concrete monument marking the NW corner of Section 19, TSB-R2E, and rum East, 2601.8 feet; run thence South, 2567.0 feet to an iron her marking the BE corner of and the Point of Beginning for the property herein described, run thence 8'10 50' W, along the West R.O.W. line of a county gravel road, 226.2 feet to an iron bar; run thence 8 0' 13'W, along the West R.O.W. line of said county road, 619.8 feet to an iron bar; run thence N 89' 41' W, 2602.3 feet to an iron bar iron bar in a fence line; run thence N 80' 30' W, along an old fence line; 775.5 feet to a fence corner; run thence 8 890' 59' 30' E, along an old fence line; 97.9 feet to a fence corner; run thence N 00' 23' 30' E, along an old fence line; 109.9 feet to an iron bar; run thence 8 890 41' W, 2502.3 feet to a fence an iron bar; run thence 8 890 41' E, 214.7 feet to the Foint of Beginning. Containing 52.73 acres, more or less.

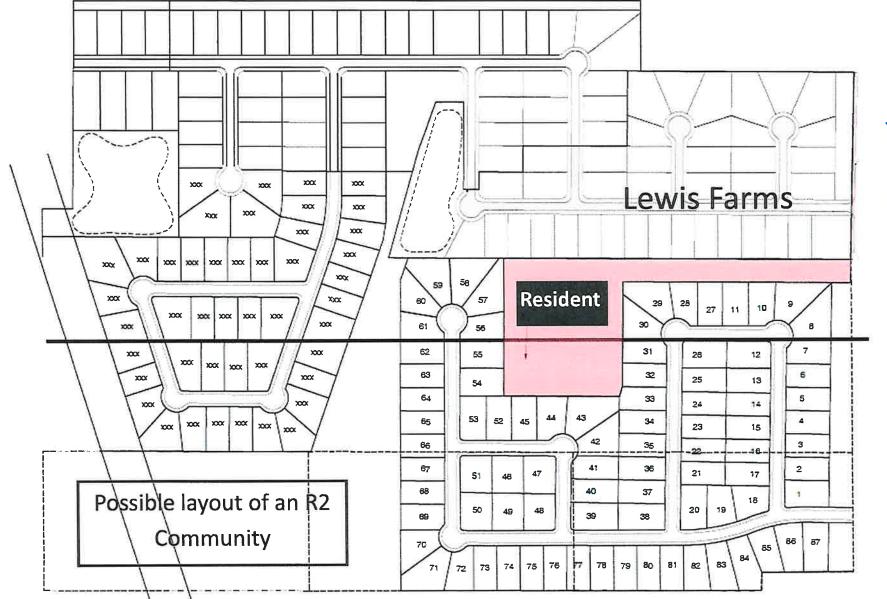
WITHERS our signatures this the 29 day of July

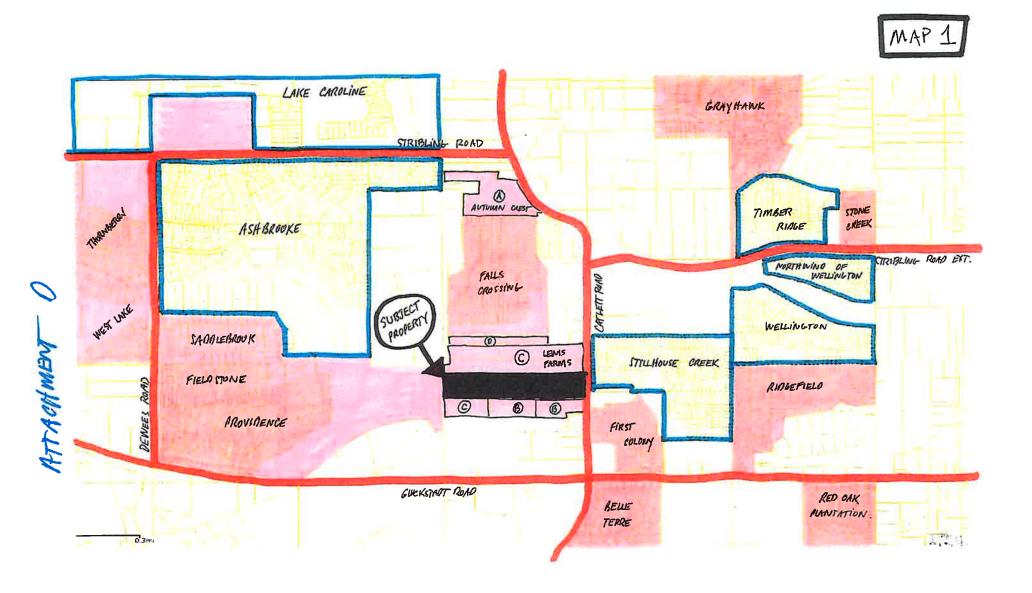
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STATE OF PENNA.
County of Chestee
Personally appeared before us, the undersigned autho-
resident of the state of the st
rity in and for the jurisdiction above mentioned RMARD T. LEN-
18, jg; who, acknowledged that he did sign and deliver the fore-
going instrument on the date and for the purpose therein stated.
x Edward, 11: Bewis, h.
A Righard T. Lawis, Jr.
Given under my hand and official seal, this the 39.
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Notary Public
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(BRAL)
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STATE OF MISSISSIPPI)
County of 3/ ude
Personally appeared before me, the undersigned autho-
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rity in and for the jurisdiction above mentioned DOROTHEA GIB-
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Change in the Character of the Neighborhood Timeline

November 18, 2019

BOS Approves the Comprehensive Plan

August 17, 2020

BOS approves rezoning of 17.58 Acres to R2

"B"

January 3, 2023

BOS approves rezoning of 9.13 Acres

"D"



W

ATTACHMENI

11-18-2019 12-2-2019

8-17-2020

3-1-2021

1-3-2023



December 2, 2019

BOS approves rezoning of 28.27 Acres to R2

"A"

March 1, 2021

BOS approves rezoning of 34.27 Acres to R2

"C"

4 properties rezoned by BOS since the approval of the Comprehensive Plan November 2019.



Supervisor Sheila Jones	Ayc
Supervisor Trey Baxter	Ayc
Supervisor Gerald Steen	Ayc
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said variance was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: Approval of Petition to Rezone - Sartain Associates

At the request and recommendation of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Griffin did offer and Mr. Steen did second a motion to approve that certain petition to rezone A-1 Agricultural to R-2 Residential property located at the N/W corner of Luebirdia Lane and Catlett Road containing 28.27 acres. The vote on the matter being as follows:

Supervisor Sheila Jones	Ayc
Supervisor Trey Baxter	No
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried by a vote of four (4) in favor, and one (1) against, the same being Mr. Trey Baxter, and said petition was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: In re: Approval of Amended Final Plat Woodscape of Oakfield, Phase 2

At the request and recommendation of County Engineer Tim Bryan, Ms. Jones did offer and Mr. Baxter did second a motion to approve the amended final plat of Woodscape of Oakfield, Phase 2, with changes to the elevation of the fire hydrants. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said amended plat was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: Approval of Gluckstadt Road Improvements -Change Order #1

At the request and recommendation of County Engineer Tim Bryan, Mr. Gerald Steen did offer and Mr. Trey Baxter did second a motion to extend the contract for the Gluckstadt Road improvements for eighteen additional days. The vote on the matter being as follows:

President's Initials:______ Date Signed:______ For Searching Reference Only: Page 5 of 14 (12/2/19)

"A"

then seek to rezone it to the type Residential zoning they wanted.

Thereafter, Ms. Jones did offer and Mr. Griffin did second a motion to close the public hearing. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby closed.

SO ORDERED this the 17th day of August, 2020.

Following discussion and after hearing the evidence presented by the petitioner and the opposition and (1) determining that there has been a substantial change in the character of the neighborhood and a public need, (2) other subdivisions in the area are zoned R2 Residential and (3) the Board is working to widen Gluckstadt Road, Bozeman Road and building a new Interchange, Mr. Banks did offer and Mr. Steen did second a motion to approve and grant the rezoning application submitted by Rands, LLC from R1 Residential to R2 Residential District. The vote on the matter being as follows:

Supervisor Sheila Jones		Ayc
Supervisor Trey Baxter		No
Supervisor Gerald Steen	2	Aye
Supervisor Karl M. Banks		Aye
Supervisor Paul Griffin		Aye

the matter carried by a majority vote (4-1) of the Board and said rezoning was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

In re: OBJECTIONS TO, FINAL EQUALIZATION OF, AND ADOPTION OF THE 2020 MADISON COUNTY TAX ROLLS – Public Hearings on Protests Received for 2020 Preliminary Real and Personal Property Assessment Rolls

Mr. Baxter did offer and Mr. Griffin did second a motion to open the public hearing for purposes of equalization of the 2020 tax rolls as to protests timely received on August 3, 2020. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby opened.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Mr. John Grant appeared before the Board and stated they are withdrawing their appeals on five parcels and two out parcels for The Forum, a copy of which may be found in

President's Initials:_____ Date Signed:_____ For Searching Reference Only: Page 6 of 24 (8/17/20)

"B"

the matter carried unanimously and said task order #2 was and is hereby approved.

SO ORDERED this the 1st day of March, 2021.

In re: Approval of Release of Letter of Credit

At the request of County Engineer Tim Bryan, Mr. Banks did offer and Mr. Griffin did second a motion to authorize request of QLE, LLC to release the of Letter of Credit for Camden Lake, Phase 3. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said letter of credit was and is hereby released.

SO ORDERED this the 1th day of March, 2021.

In re: Award Bid for Way Road and Banks Road Culvert Replacement Project

At the request and recommendation of County Engineer Tim Bryan, Mr. Griffin did offer and Ms. Jones did second a motion to approve and award the contract for the Way Road and Banks Road Culvert Replacement Project to the lowest bidder, Southern Rock, LLC. for \$448,500.00, and authorize Board President to execute said contract. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said contract was and is hereby awarded to Southern Rock, LLC and the Board President was and is hereby authorized.

SO ORDERED this the 1st day of March, 2021.

In re: Consideration of Zoning Matter Application to Rezone

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Baxter did offer and Mr. Steen did second a motion to approve that certain application to rezone submitted by LFP, LLC to rezone 34.27 acres being zoned R-1 Residential to R-2 Residential with 1,800 square foot minimum for homes for property located on Catlett Road and situated in Section 19, T8N, R2E. The vote on the matter being as follows:



President's Initials:______ Date Signed:_____ For Searching Reference Only: Page 5 of 12 (3/1/21) 101

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Ayc
Supervisor Gerald Steen	Ayc
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Ayc

the matter carried unanimously and said Application was and is hereby approved.

SO ORDERED this the 1" day of March, 2021.

In re: Approval of Zoning Matter Private Sign Standard Review

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Baxter did offer and Mr. Steen did second a motion to approve the private sign standards for businesses located on Calhoun Station Parkway. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Ayc
Supervisor Paul Griffin	Aye

the matter carried unanimously and said private sign standards were and are hereby approved.

SO ORDERED this the 1st day of March, 2021.

In re: Approval of Zoning Matter Site Plan - Sherwin Williams

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Baxter did offer and Mr. Banks did second a motion to approve the site plan submitted by Sherwin Williams for construction of a new business located on Dees Plaza. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said site plan was and is hereby approved.

SO ORDERED this the 1th day of March, 2021.

In re: Approval of Zoning Matter Madisonville Master Plan

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Griffin did offer and Mr. Baxter did second a motion to approve the Madisonville Master Plan on Yandell Road for a PUD consisting of 443 lots being located in Supervisor District 5. The vote on the matter being as follows:

President's Initials:______

Date Signed:____
For Searching Reference Only: Page 6 of 12 (3/1/21)

In re: Approval of Zoning Matter - Application for Rezoning

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Ms. Jones did offer and Mr. Baxter did second a motion to approve the Application for Rezoning submitted by LFP, LLC, found in the Miscellaneous Appendix to these Minutes, to rezone 9.13 acres, bearing parcel no. 082D-19-016/01.00 from R-1 Residential District to R-2 Residential District. The vote on the matter being as follows:

Supervisor Sheila Jones Aye
Supervisor Trey Baxter Aye
Supervisor Gerald Steen Aye
Supervisor Karl Banks Aye
Supervisor Paul Griffin Aye

the matter carried unanimously and said Application for Rezoning was and is hereby approved.

SO ORDERED this the 3rd day of January, 2023.

In re: Approval of Zoning Matter -Request to Place Mobile Home

At the request and recommendation of Zoning Administrator Scott Weeks, Mr. Banks did offer and Mr. Griffin did second a motion to authorize Ms. Angela Patridge to place a mobile home on property zoned in a residential district located at 588 Livingston Vernon Road due to medical hardship to allow her family to care for her and acknowledge materials provided. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and Ms. Patridge was and is hereby authorized.

SO ORDERED this the 3rd day of January, 2023.

In re: Acknowledgment of Letter from Attorney General

At the request and recommendation of Board Attorney Mike Espy, Mr. Banks did offer and Ms. Jones did second a motion to acknowledge the letter from the Attorney General's Office, attached as Exhibit G, regarding whether the Madison County Election Commission is obligated to conduct municipal elections for cities in Madison County. The vote on the matter being as follows:

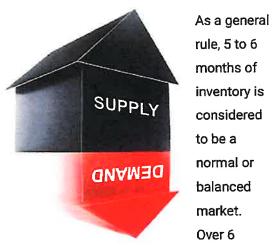
Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

President's Initials: ______ Date Signed: _____ For Searching Reference Only: Page 6 of 13 (1/3/23)

Market Statistics from January 1- September 30 2024							
Community	Absorption Rate	Absorption Rate	Sold Listings	Sold Listings	DOM*	DOM*	Current
•	(Monthly)	(Manthly)					Active Listings
	YTD 2024	YTD 2023	2024 YTD	2023 YTD	2024 YTD	2023 YTD	
FALLS CROSSING	1.21 months	0.37 months	12	13	18	9	11
AUTUMN CREST	1.08 months	2.91 months	7	16	131	48	1
STILL HOUSE CREEK	1.44 months	0.25 months	11	13	17	9	3
WELLINGTON	1.01 months	3.18 months	2	8	30	29	0
GRAYHAWK	2.02 months	1.59 months	13	17	44	26	0
FIRST COLONY	1.69 months	1.62 months	4	2	65	38	0
NORTHWIND OF WELLLINGTON	0.81 months	1.86 months	2	9	4	15	1

The data above is from "MLS United" the Central Mississippi MLS provider.

DOM* = Days on Market



inventory is considered to be a normal or balanced market. Over 6 months of inventory and we have a buyer's

market. If it is less than 5 months and we have a seller's market. The smaller the available inventory, the tighter the market is.

"As a general rule, 5 to 6 months of inventory is considered to be a normal or balanced market. Over 6 months of inventory and we have a buyer's market. If it is less than 5 months and we have a seller's market. The smaller the available inventory, the tighter the market is." (Norada Real Estate Investments)

"What the absorption rate shows, is the amount of inventory on the market. For instance, if the absorption rate is 3 months, that means if no other homes come on the market, all the homes would be sold (absorbed) by the end of 3 months, and there would be 0 homes on the market." (E & G Real Estate Services)

Days on the Market (DOM)

"Days on market is the number of days that a property has been listed on the local multiple listing services (MLS) until a seller has accepted an offer and signed a contract." (Realtor.com)

Subject Property is approximately ¼ mile north of Gluckstadt Road on Catlett Road

Section 5, Item A)



1. STILL HOUSE CREEK Homeowners Association Parcel: 082D-19-087/00.00 100 Still House Creek Drive

2. Latoya D. Stinson & Gerald William Stinson, Jr

Parcel: 082D-19-043/00.00 101 Bremen Way Madison, MS 39110

3. Deloris Spencer & Ortharee Spencer

Parcel: 082D-19-015/00.00 Parcel: 081F-24-005/00.00 509 Canal Street Canton, MS 39046

4. Cherry Hill Plantation L.P. Parcel: 081F-24-001/02.00 637 Gluckstadt Road Madison, MS 39110

5. RANDS LLC

Parcel: 082D-19-010/01.00 Parcel: 082D-19-010/00.00 PO Box 986

Ridgeland, MS 39158

6. LFP, LLC Parcel: 082D-19-010/02.00 Parcel: 082-19-011/01.00

PO Box 986

Ridgeland, MS 39158

7. Corey L. Bradford Parcel: 082D-19-443/00.00 206 First Colony Blvd Madison, MS 39110

8. Willie Lee and Hazeltine Whiting

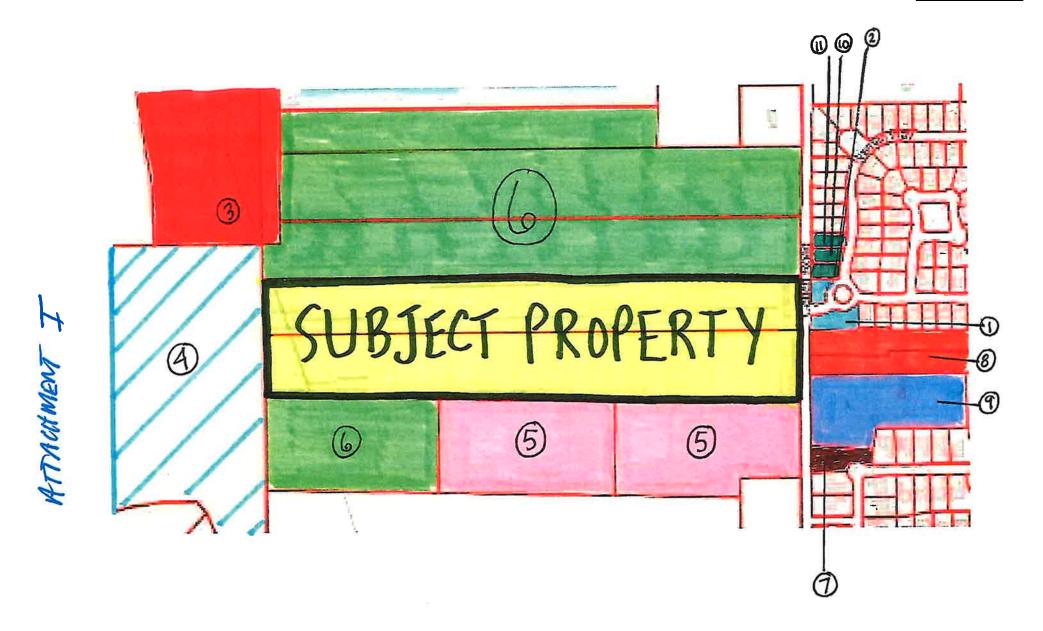
Parcel: 082D-19-012/00.00 Parcel: 082D-19-012/01.00 182 Catlett Road Madison, MS 39110

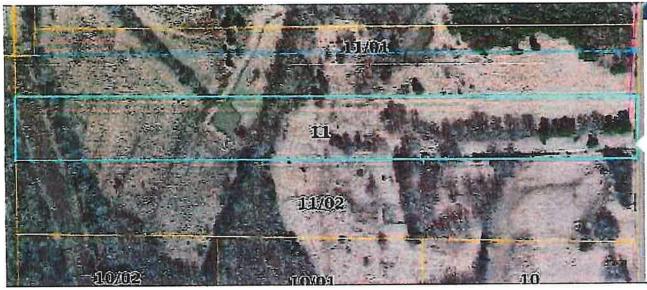
9. Penny Coulon and Peggy Rae Hunt Parcel: 082D-19-004/02.00

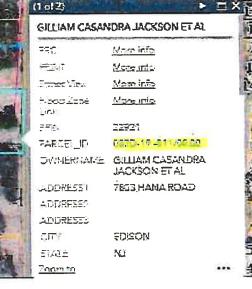
176 Catlett Road Madison, MS 39110

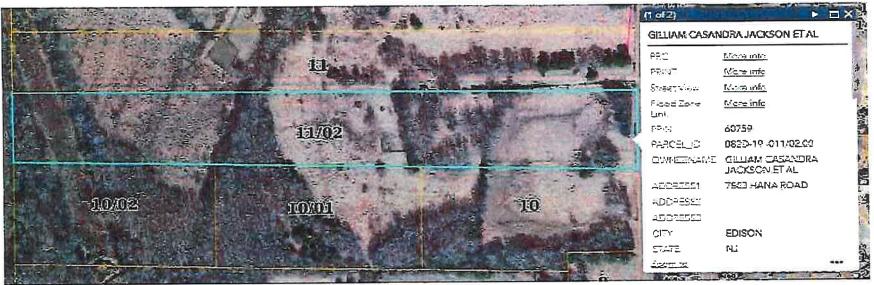
10. Roberta LovelaceParcel: 082-19-044/00.00103 Breman WayMadison, MS 39110

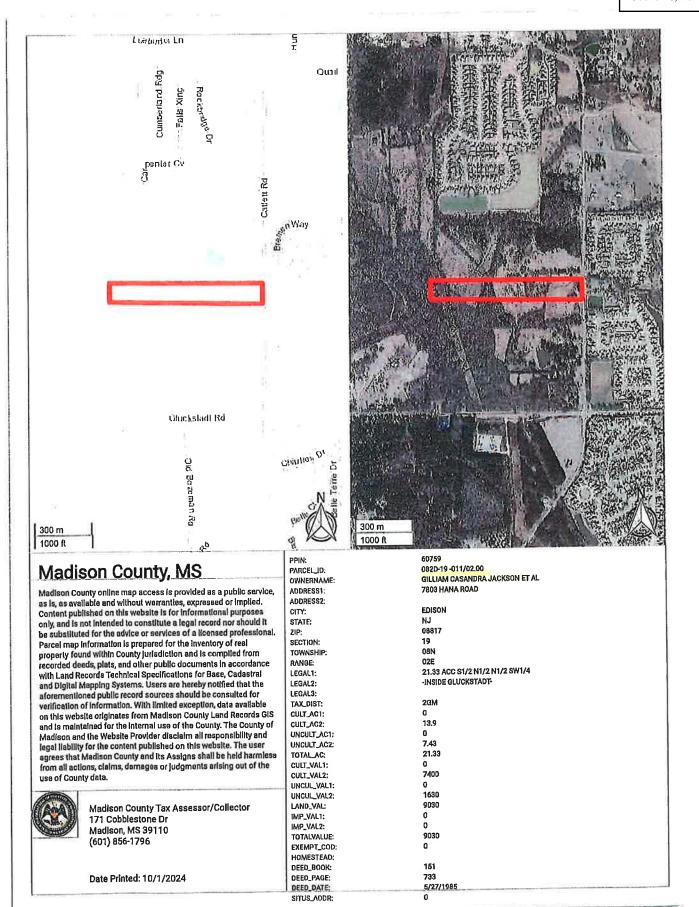
11. Kelsey Olvera Rodrigues Parcel: 082-19-045/00.00 105 Breman Way Madison, MS 39110











Section 5, Item A)





P. O. Box 107 Canton, MS 39046 Phone: (601) 856-5969 Fax: (601) 856-8936

October 10, 2024

RE:

Properties on West side of Catlett Road West 1/2 of Section 19, T8N, R2E Madison County, Mississippi

To Whom it May Concern:

Please be advised that all properties located in the West 1/2 of Section 19, Township 8 North, Range 2 East, and lying on the westerly side of Catlett Road, do lie within Bear Creek Water Association's water and sewer certificated area. The association will provide those properties with such services in accordance with its standard water and sewer extension policies and procedures. This includes those properties adjacent and near to Lewis Farms subdivision.

Please contact me if you need any additional information.

Sincerely,

Nolan P. Williamson, P.E.

MI War

General Manager

