

VERACITY, LLC  
107 Chianti Cove  
Clinton, Mississippi 39056

June 13, 2019

Via Email

Madison County Planning & Zoning Committee and Board of Supervisors  
Attn: Scott Weeks  
125 West North Street  
Canton, MS 39056

Re: Rezoning Petition –  
Property on SW Corner of Gluckstadt Road & Dees Way, Madison/Gluckstadt, MS

Dear Scott:

Pursuant to our telephone conversation earlier today, please accept this letter as Veracity, LLC's appeal of the decision of the Planning & Zoning Committee in the meeting held at 9:00 AM this morning, June 13, 2019, in which the committee denied Veracity, LLC's request to rezone the property to C2. Please let me know when the matter can be heard by the Board of Supervisors.

If Veracity, LLC needs to submit anything else or take any other action in connection with this appeal, please let me know.

Sincerely,

Veracity, LLC



Bridforth Rutledge, Manager  
601-291-0211

# APPLICATION FOR REZONING

<b>Name and Address of Applicant:</b> Veracity, LLC 107 Chianti Cove Clinton, MS 39056 601-951-9156	<b>Street Address of Property (if different address):</b> SW Corner of Gluckstadt Road and Dees Way (No address assigned yet.)
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
04/24/2019	C1-A	See (Exhibit A)	0821-29 -014/01.00	X	See Exhibit B

**Other Comments:** As per Article 2606 of the Madison County Zoning Ordinance.

Comments: Application for Rezoning from C1-A to C2.

Respectfully Submitted,

Veracity, LLC

By:   
 Name: Chuck Davis  
 Title: Manager



Petition submitted to Madison County Planning and Development Commission on \_\_\_\_\_

Recommendation of Madison County Planning and Development Commission on Petition \_\_\_\_\_

Public Hearing date as established by the Madison County Board of Supervisors \_\_\_\_\_

Final disposition of Petition \_\_\_\_\_

EXHIBIT A  
TO  
APPLICATION FOR REZONING

Description of Property

A parcel of land being situated in the Northeast 1/4 of Section 29 and in the Northwest 1/4 of Section 28, all in Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at the southwest corner of Lot 1 of Gluckstadt Commercial Center (Revised), the map or plat of which is recorded in Plat Cabinet E at Slides 3A & 3B in the Chancery Records of Madison County at Canton, Mississippi, said southwest corner is on the western line of the said Section 28 and also being the **POINT OF BEGINNING** for the parcel herein described; thence South 00° 16' 02" East for a distance of 137.87 feet along the western line of the said subdivision and Section 28 to a point; thence leave said western line of the subdivision and run thence South 45° 38' 10" West for a distance of 26.73 feet to the centerline of an existing ditch; thence run along said centerline of an existing ditch the following bearings and distances: North 61° 43' 26" West for a distance of 80.56 feet; North 41° 18' 38" West for a distance of 156.93 feet; North 31° 47' 02" West for a distance of 33.75 feet; thence leaving said centerline of an existing ditch run West for a distance of 40.91 feet; thence North 00° 22' 30" West for a distance of 306.94 feet to the southern right of way line of Gluckstadt Road; thence North 89° 47' 40" East for a distance of 174.39 feet along the said southern right of way line of Gluckstadt Road to the western right of way line of Dees Way; thence run along said western right of way line of Dees Way the following bearings and distances: South 27° 31' 09" East for a distance of 49.73 feet; South 10° 02' 49" East for a distance of 58.99 feet; South 16° 28' 19" East for a distance of 132.69 feet; South 37° 22' 57" East for a distance of 92.02 feet; South 72° 33' 11" East for a distance of 111.61 feet to the southern line of the said Lot 1 of Gluckstadt Commercial Center (Revised); thence leave said westerly right of way of Dees Way and run North 89° 53' 32" West for a distance of 153.92 feet along the said southern line of Lot 1 Gluckstadt Commercial Center (Revised) to the **POINT OF BEGINNING**, containing 2.2356 acres (97,384 square feet), more or less.

The reference meridian for the above description is Book 3113 Page 708, monuments found.



BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF MADISON, STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF CERTAIN LAND  
SITUATED IN SECTIONS 28 & 29, TOWNSHIP 8 NORTH,  
RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI

PETITIONER: VERACITY, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

COMES NOW, Veracity, LLC, with authorization (**SEE EXHIBIT A**) from the owner (**SEE EXHIBIT B**) of the hereinafter described property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Sections 28 and 29, Township 8 North, Range 2 East, Madison County, Mississippi, more particularly described as follows, to-wit:

**SEE EXHIBITS C & D**

from its present Zoning District Classification of C1A District to a Zoning District Classification of C2, and, in support thereof, would respectfully show as follows, to-wit:


1. The record title holder of the subject property is Robert L. Lloyd.
2. The subject property consists of 2.2356 acres, more or less.
3. The zoning proposed is in compliance with the adopted Land Use and Transportation Plan of Madison County.
4. All necessary utilities are available for the subject property.
5. There is no municipality within one mile of the subject property.
6. List of changes or conditions that support rezoning (**SEE EXHIBIT E**).
7. Notice was provided to all property owners within 160' of the subject property (**SEE EXHIBIT F**).

WHEREFORE, PREMISES CONSIDERED, Petitioner respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect C2 zoning and reclassifying this property from its present C1A District classification to a C2 District classification.

Respectfully submitted, this the 25<sup>th</sup> day of April, 2019.

Veracity, LLC, Petitioner

By:

  
\_\_\_\_\_  
Chuck Davis, Manager

**EXHIBIT A  
TO  
PETITION TO REZONE AND RECLASSIFY REAL PROPERTY**

Authorization from Property Owner

**ROBERT L. LLOYD  
40 Northtown Drive  
Jackson, MS 39211**

March 20, 2019

Madison County, Mississippi  
Attn: Scott Weeks  
125 West North Street  
P.O. Box 608  
Canton, MS 39046  
Office: (601) 855-5501

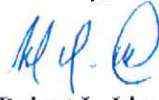
Re: Property at the SW Corner of Gluckstadt Road and Dees Way, Gluckstadt, MS;  
Madison County Tax Parcel No. 0821-29 -014/01.00

Dear Scott:

Please accept this letter as confirmation that Veracity, LLC has the contractual right to purchase the above-referenced property as well as the right and authority to take whatever actions it deems necessary or desirable to cause the property to be rezoned from C1-A to C2.

The proposed rezoning from C1-A to C2 is supported by myself and my companies.

Sincerely,



Robert L. Lloyd

**EXHIBIT B  
TO  
PETITION TO REZONE AND RECLASSIFY REAL PROPERTY**

BOOK 2850 PAGE 792      DOC 01 TY W  
INST # 686892 MADISON COUNTY MS.  
This instrument was filed for  
record 10/09/12 at 12:52:34 PM  
ARTHUR JOHNSTON, C.C. BY: HRM D.C.

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**Prepared By:**  
John Howard Shows, MS Bar # 6776  
2950 Layfair Drive, Suite 101  
Flowood, MS 39232  
Telephone: (601) 664-0044  
This Warranty Deed was prepared without the benefit of a title search.

**Return To:**  
ShowsPowell PLLC  
2950 Layfair Drive, Suite 101  
Flowood, MS 39232  
Telephone: (601) 664-0044

12/18  
513

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State of Mississippi  
County of Madison

**WARRANTY DEED**

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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 all of which are hereby acknowledged, Grantor,

**Gluckstadt Road Property, LLC,**  
a limited liability company  
40 Northtown Drive  
Jackson, Mississippi 39211  
(601) 954-6910

does hereby sell, convey, and warrant unto Grantees,

**Robert L. Lloyd, an undivided one-half interest**  
40 Northtown Drive  
Jackson, Mississippi 39211  
(601) 954-6910

**and GLC of Gluckstadt, LLC, an undivided one-half interest**  
361 Edgewood Terrace Drive  
Jackson, Mississippi 39206  
(601) 982-2552

the following described land and property located in Madison County, Mississippi, and being more particularly described as follows, to-wit:

(See Exhibit A attached hereto and made a part hereof)

**INDEXING INSTRUCTIONS:**

E ½ of E ½ of Section 29, T8N, R2E  
Madison County, Mississippi

This conveyance is subject to the following exceptions:

1. Ad valorem taxes for the year 2012, which are not due or payable until January 1, 2013.
2. All prior reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.

WITNESS THE SIGNATURE OF THE GRANTOR, this 1 day of October, 2012.

Gluckstadt Road Property, LLC

By: [Signature]  
Robert L. Lloyd, Manager

STATE OF MISSISSIPPI

COUNTY OF Rankin

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1<sup>st</sup> day of October, 2012, within my jurisdiction, the within named Robert L. Lloyd, who acknowledged that he is Manager of Gluckstadt Road Property, LLC, a Mississippi manager-managed limited liability company, and as the act and deed of said limited liability company, he signed, delivered and executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Given under my hand and official seal this the 1<sup>st</sup> day of October, 2012.

[Signature]  
NOTARY PUBLIC

My commission expires:  
2-11-15





EXHIBIT A

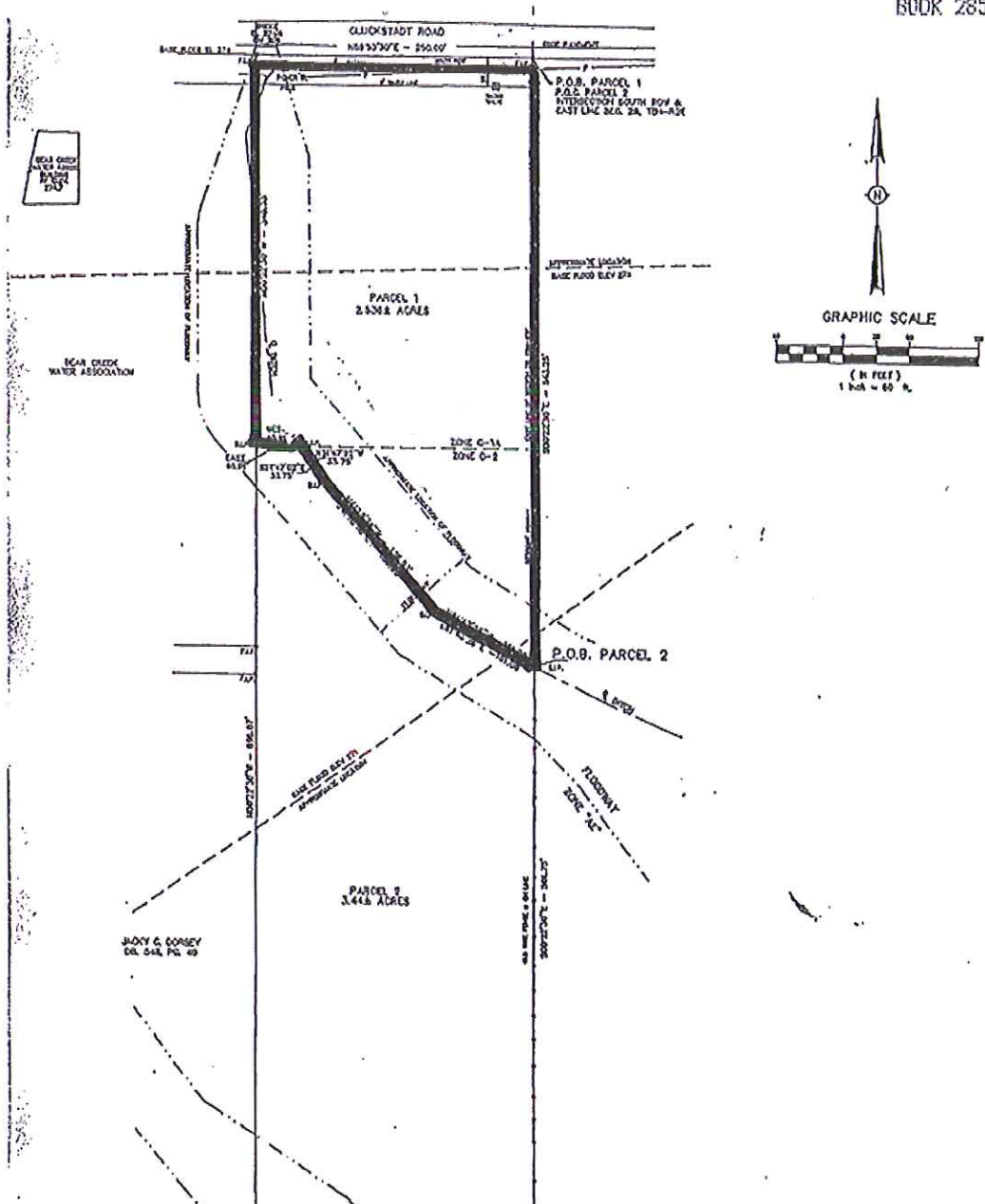
A certain parcel of land being situated in the East ½ of the East ½ of Section 29, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:

Begin at an existing ¼" iron pin marking the Point of Intersection of the South right-of-way line of Gluckstadt Road (county public road) with the East line of the aforesaid East ½ of the East ½ of Section 29, T8N-R2E; run thence South 00 degrees 22 minutes 30 seconds East along said East line of the East ½ of the East ½ of Section 29 for a distance of 543.25 feet to a set ¼" iron pin in the centerline of an existing ditch; leaving said East line of the East ½ of the East ½ of Section 29, run thence along said centerline of an existing ditch the following bearings and distances: North 61 degrees 43 minutes 26 seconds West for a distance of 101.08 feet to a set ¼" iron pin; North 41 degrees 18 minutes 38 seconds West for a distance of 156.93 feet to a set ¼" iron pin; North 31 degrees 47 minutes 02 seconds West for a distance of 33.75 feet to a set ¼" iron pin; leaving said centerline of an existing ditch, run thence West for a distance of 40.91 feet to a set ¼" iron pin; run thence North 00 degrees 22 minutes 30 seconds West for a distance of 348.33 feet to an existing ¼" iron pin on the aforesaid South right-of-way line of Gluckstadt Road; run thence North 89 degrees 53 minutes 30 seconds East along said South right-of-way line of Gluckstadt Road for a distance of 250.00 feet to the POINT OF BEGINNING, containing 2.536 acres, more or less.

Less and Except that property conveyed to Madison County, Mississippi by Warranty Deed dated September 17, 2007; and

Less and Except that property conveyed to Madison County, Mississippi by Warranty Deed dated October 20, 2011; and

Less and Except that property conveyed to Mississippi Department of Transportation by Warranty Deed in March of 2012.



- NOTES:  
 THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
1. ANY RECORDED, UNRECORDED, OR UNINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A COMPETENT TITLE EXAMINATION OF SUBJECT PROPERTY.
  2. NORTH DERIVED FROM RECORDED DEEDS AND RECORDS. REFERENCE MERIDIAN EAST LINE SECTION 28, T8N-R12E.
  3. SURVEY CLASSIFICATION "B"
  4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "A" AND AREA ALONG DITCH BEING FLOODWAY, AND PART OF PARCEL 2 IN ZONE "B" (SHADED), ACCORDING TO FIRM MAP NUMBER 280800125 D, DATED 4-18-94.
  5. ELEVATIONS BASED ON FIM 204, EL. 274.94 AS INDICATED ON FIVE CHESSED SQUARE ON SOUTH CURB OF BRIDGE AT CENTERLINE OF
  6. BASE FLOOD ELEVATION LOCATION ARE APPROXIMATE, (SCALED FOR

<p>H O LANG AND ASSOCIATES, INC.          1057 OFFICE BLDG 100000 JAC-2041 MISSISSIPPI 39208          601-382-4888</p>	<p>CLIENT          FLAT OF SURVEY          FOR          STORAGE MAX          GLICKSTADT, LLC</p>	<p>LOCATION          SITUATED IN THE E 1/2 OF THE E 1/2          SECTION 28, T8N - R12E          MADISON COUNTY, MISSISSIPPI</p>	<p>DRAWN BY: OIG          DATE: 10-7-09          REVISED 12-01-09          REVISED 03-05-07          REVISED 08-12-07          PROJECT NO: 08-20          SCALE: 1" = 40'</p>
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BOOK 3113 PAGE 708 DOC 01 TY W  
INST # 737611 MADISON COUNTY MS.  
This instrument was filed for  
record 8/06/14 at 10:44:49 AM  
CYNTHIA PARKER, C.C. BY: KAA D.C.

**Prepared By:**  
Connie M. Smith, MS Bar # 102572  
2950 Layfair Drive, Suite 101  
Flowood, MS 39232  
Telephone: (601) 664-0044

**Return To:**  
Crescent Title Company, LLC  
2950 Layfair Drive, Suite 102  
Flowood, MS 39232  
Telephone: (601) 664-1018

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 all of which are hereby acknowledged, as Grantor,

**GLC of Gluckstadt, LLC**  
a Mississippi limited liability company  
361 Edgewood Terrace Drive  
Jackson, MS 39206  
(601)594-9246

does hereby sell, convey, and warrant unto Grantee,

**Robert L. Lloyd**  
40 Northtown Drive  
Jackson, MS 39211  
(601)977-0733

its undivided one-half (1/2) interest in the following described land and property located in Madison County, Mississippi, and being more particularly described as follows, to-wit:

(See Exhibit A attached hereto and made a part hereof)

**INDEXING INSTRUCTIONS:**

East 1/2 of the East 1/2 of Section 29, T8N-R2E  
Madison County, Mississippi

40

This conveyance is subject to the following exceptions:

1. Ad valorem taxes for the year 2014, which are not due or payable until January 1, 2015.
2. Temporary Construction Easement to Madison County, Mississippi recorded in Book 2249 at Page 734.
3. Permanent Drainage Easement & Temporary Construction Easement to Madison County, Mississippi recorded in Book 2720 at Page 106.
4. Utility Easement & Agreement to Bear Creek Water Association recorded in Book 2735 at Page 907.
5. Right of Way Easement to Bear Creek Water Association, Inc., recorded in Book 2927 at Page 360.
6. Release of Damages recorded in Book 2773 at Page 95.
7. All prior reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

WITNESS THE SIGNATURE OF THE GRANTORS, this 4<sup>th</sup> day of August, 2014.

**GLC of Gluckstadt, LLC**  
a Mississippi limited liability company

By:   
Mitchell Drew Hannon, Manager

By:   
William Kirk Hannon, Manager

STATE OF MISSISSIPPI  
COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4<sup>th</sup> day of August, 2014, within my jurisdiction, the within named, **Mitchell Drew Hannon** and **William Kirk Hannon**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed in the above and foregoing instrument and acknowledged that they executed the same in their representative capacities and that by their signatures on the instrument, and as the act and deed of the persons or entities upon behalf of which they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

8.6.15



EXHIBIT A

A certain parcel of land being situated in the East 1/4 of the East 1/4 of Section 29, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:

Begin at an existing 1/4" iron pin marking the Point of Intersection of the South right-of-way line of Gluckstadt Road (county public road) with the East line of the aforesaid East 1/4 of the East 1/4 of Section 29, T8N-R2E; run thence South 00 degrees 22 minutes 30 seconds East along said East line of the East 1/4 of the East 1/4 of Section 29 for a distance of 543.25 feet to a set 1/4" iron pin in the centerline of an existing ditch; leaving said East line of the East 1/4 of the East 1/4 of Section 29, run thence along said centerline of an existing ditch the following bearings and distances: North 61 degrees 43 minutes 26 seconds West for a distance of 101.08 feet to a set 1/4" iron pin; North 41 degrees 18 minutes 38 seconds West for a distance of 156.93 feet to a set 1/4" iron pin; North 31 degrees 47 minutes 02 seconds West for a distance of 33.75 feet to a set 1/4" iron pin; leaving said centerline of an existing ditch, run thence West for a distance of 40.91 feet to a set 1/4" iron pin; run thence North 00 degrees 22 minutes 30 seconds West for a distance of 348.33 feet to an existing 1/4" iron pin on the aforesaid South right-of-way line of Gluckstadt Road; run thence North 89 degrees 53 minutes 30 seconds East along said South right-of-way line of Gluckstadt Road for a distance of 250.00 feet to the POINT OF BEGINNING, containing 2.536 acres, more or less.

LESS AND EXCEPT that property conveyed to Madison County, Mississippi by Warranty Deed dated June 17, 2007, recorded in Book 2249 at Page 734; and

LESS AND EXCEPT that property conveyed to Madison County, Mississippi by Warranty Deed dated October 20, 2011, recorded in Book 2720 at Page 106; and

LESS AND EXCEPT that property conveyed to Mississippi Department of Transportation by Warranty Deed dated April 2, 2012, recorded in Book 2773 at Page 95.

**EXHIBIT C  
TO  
PETITION TO REZONE AND RECLASSIFY REAL PROPERTY**

Description of Property

A parcel of land being situated in the Northeast 1/4 of Section 29 and in the Northwest 1/4 of Section 28, all in Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at the southwest corner of Lot 1 of Gluckstadt Commercial Center (Revised), the map or plat of which is recorded in Plat Cabinet E at Slides 3A & 3B in the Chancery Records of Madison County at Canton, Mississippi, said southwest corner is on the western line of the said Section 28 and also being the **POINT OF BEGINNING** for the parcel herein described; thence South 00° 16' 02" East for a distance of 137.87 feet along the western line of the said subdivision and Section 28 to a point; thence leave said western line of the subdivision and run thence South 45° 38' 10" West for a distance of 26.73 feet to the centerline of an existing ditch; thence run along said centerline of an existing ditch the following bearings and distances: North 61° 43' 26" West for a distance of 80.56 feet; North 41° 18' 38" West for a distance of 156.93 feet; North 31° 47' 02" West for a distance of 33.75 feet; thence leaving said centerline of an existing ditch run West for a distance of 40.91 feet; thence North 00° 22' 30" West for a distance of 306.94 feet to the southern right of way line of Gluckstadt Road; thence North 89° 47' 40" East for a distance of 174.39 feet along the said southern right of way line of Gluckstadt Road to the western right of way line of Dees Way; thence run along said western right of way line of Dees Way the following bearings and distances: South 27° 31' 09" East for a distance of 49.73 feet; South 10° 02' 49" East for a distance of 58.99 feet; South 16° 28' 19" East for a distance of 132.69 feet; South 37° 22' 57" East for a distance of 92.02 feet; South 72° 33' 11" East for a distance of 111.61 feet to the southern line of the said Lot 1 of Gluckstadt Commercial Center (Revised); thence leave said westerly right of way of Dees Way and run North 89° 53' 32" West for a distance of 153.92 feet along the said southern line of Lot 1 Gluckstadt Commercial Center (Revised) to the **POINT OF BEGINNING**, containing 2.2356 acres (97,384 square feet), more or less.

The reference meridian for the above description is Book 3113 Page 708, monuments found.





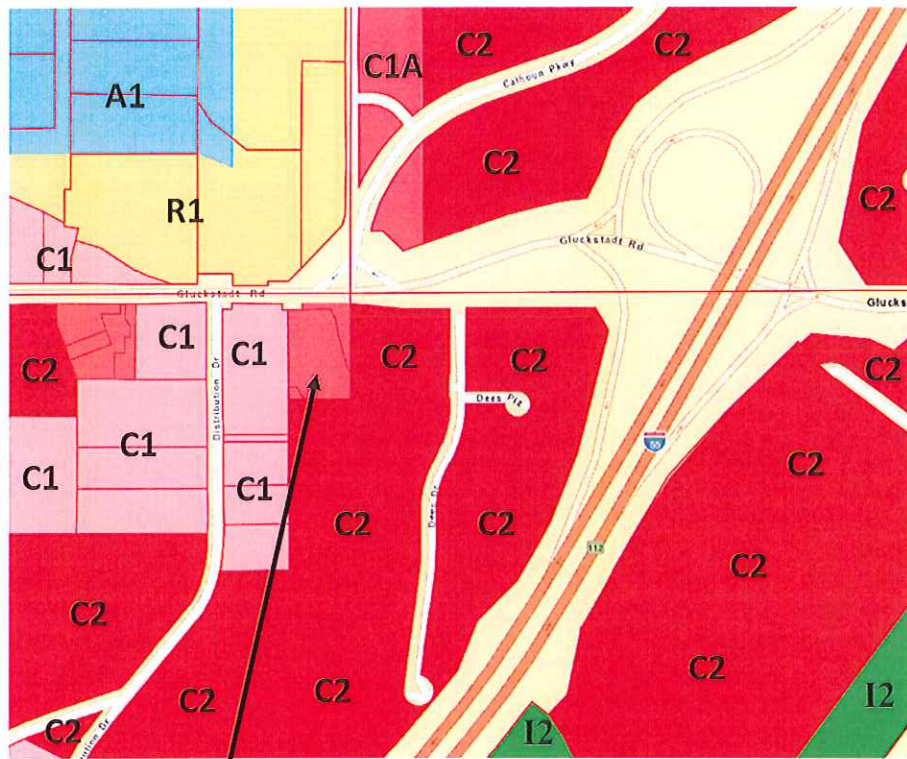
**EXHIBIT E  
TO  
PETITION TO REZONE AND RECLASSIFY REAL PROPERTY**

Changes or Conditions Supporting Rezoning

The character of the neighborhood in which the subject property is located has changed to such an extent as to justify the reclassification of the property to C2, and the proposed zoning classification is consistent with the duly adopted Land Use and Transportation Plan of Madison County.

The area has experienced extensive commercial and industrial development, and the subject property is already surrounded by other C2 properties (as shown on the zoning map below). The character of the area is clearly and overwhelmingly consistent with a C2 zoning classification. The vast majority of the land in the immediate vicinity of the subject property is already zoned C2. Recently, a Burger King fast food restaurant was built less than 300 yards away from the subject property, and a gas station/convenience store is getting ready to be built immediately to the east of the subject property, both of which are high-intensity C2 uses.

A public need for the rezoning also exists. Due to the unprecedented growth of the immediate area and the community in general, there continues to be a high demand and need for the types of businesses permitted by a C2 zoning classification, including an upscale carwash facility, which is the proposed use of the subject property. The subject property is located near the interstate at a signalized intersection – in the heart of the primary growth area for uses falling within the C2 zoning classification.



**Subject Property (C1A)**

**EXHIBIT F  
TO  
PETITION TO REZONE AND RECLASSIFY REAL PROPERTY**



- 4/01.02 – Parcel No. 082D-20-004/01.02 – Catholic Diocese of Jackson, PO Box 2248, Jackson, MS 39225
- 3 – Parcel No. 082D-20-003/00.00 – Catholic Diocese of Jackson, PO Box 2248, Jackson, MS 39225
- 1 – Parcel No. 082E-21-001/00.00 – HHM Properties, LLC, 2045 Main Street, Madison, MS 39110  
(VRC I, LLC, 559 Bozeman Road, Madison, MS 39110)
- 13/06 – Parcel No. 082I-29-013/06.00 – Bear Creek Water Association, PO Box 328, Canton, MS 39046
- 13/05.02 – Parcel No. 082I-29-013/05.02 – Bear Creek Water Association, PO Box 328, Canton, MS 39046
- 13/05.03 – Parcel No. 082I-29-013/05.03 – Little Footprints S & J LLC, 319 Distribution Dr Madison, MS 39110
- 2/02 – Parcel No. 082H-28-002/02.00 – Terra Holdings LLC, PO Box 227, Ridgeland, MS 39158
- 2/03 – Parcel No. 082H-28-002/03.00 – StorageMax Gluckstadt LLC, 40 Northtown Drive, Jackson, MS 39211
- 2/04 – Parcel No. 082H-28-002/04.00 – StorageMax Gluckstadt LLC, 40 Northtown Drive, Jackson, MS 39211
- 14 – Parcel No. 082I-29-014/00.00 – Gluckstadt Road Property LLC, 40 Northtown Drive, Jackson, MS 39211

[Notices Sent Via Certified Mail on April 25, 2019]

Date: April 25, 2019

Re: Notice of Public Hearing

Notice is hereby given to those parties in interest that Veracity, LLC has filed with Madison County, Mississippi, an Application for Rezoning and a Petition to Rezone and Reclassify Real Property (from C1A to C2), as provided by the Official Zoning Ordinance of Madison County, Mississippi, with respect to the following property:

A parcel of land being situated in the Northeast 1/4 of Section 29 and in the Northwest 1/4 of Section 28, all in Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at the southwest corner of Lot 1 of Gluckstadt Commercial Center (Revised), the map or plat of which is recorded in Plat Cabinet E at Slides 3A & 3B in the Chancery Records of Madison County at Canton, Mississippi, said southwest corner is on the western line of the said Section 28 and also being the **POINT OF BEGINNING** for the parcel herein described; thence South 00° 16' 02" East for a distance of 137.87 feet along the western line of the said subdivision and Section 28 to a point; thence leave said western line of the subdivision and run thence South 45° 38' 10" West for a distance of 26.73 feet to the centerline of an existing ditch; thence run along said centerline of an existing ditch the following bearings and distances: North 61° 43' 26" West for a distance of 80.56 feet; North 41° 18' 38" West for a distance of 156.93 feet; North 31° 47' 02" West for a distance of 33.75 feet; thence leaving said centerline of an existing ditch run West for a distance of 40.91 feet; thence North 00° 22' 30" West for a distance of 306.94 feet to the southern right of way line of Gluckstadt Road; thence North 89° 47' 40" East for a distance of 174.39 feet along the said southern right of way line of Gluckstadt Road to the western right of way line of Dees Way; thence run along said western right of way line of Dees Way the following bearings and distances: South 27° 31' 09" East for a distance of 49.73 feet; South 10° 02' 49" East for a distance of 58.99 feet; South 16° 28' 19" East for a distance of 132.69 feet; South 37° 22' 57" East for a distance of 92.02 feet; South 72° 33' 11" East for a distance of 111.61 feet to the southern line of the said Lot 1 of Gluckstadt Commercial Center (Revised); thence leave said westerly right of way of Dees Way and run North 89° 53' 32" West for a distance of 153.92 feet along the said southern line of Lot 1 Gluckstadt Commercial Center (Revised) to the **POINT OF BEGINNING**, containing 2.2356 acres (97,384 square feet), more or less.

The reference meridian for the above description is Book 3113 Page 708, monuments found.

Notice is further given that the Planning & Zoning Commission of Madison County, Mississippi, will have a regular meeting at 9:00 a.m. on June 13, 2019, at 125 West North Street, Canton, Mississippi, and at such time, date, and place, hold and conduct a public hearing at which time all parties in interest and citizens shall have the opportunity to be heard thereon, either in person, by petition, or by counsel.

By: Veracity, LLC, Applicant/Petitioner



095C-07 -003/01.00

Show search results for 095C-0...

(1 of 3)

**Parcels: 0821-29 -014/01.00**

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Parcel ID: 0821-29 -014/01.00  
 Owner: LLOYD ROBERT L  
 Address: 0  
 Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

300ft  
 -90.104 32.517 Degrees

Madison County GIS

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- 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:  
*BlucRstadt Road Property LLC*  
*40 Northtown Drive*  
*JACKSON, MS 39211*



9590 9403 0283 5155 5080 34

2. Article Number (transfer from service label)  
 7016 3560 0001 1295 7412

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Handwritten Signature]*  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
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

UNITED STATES POSTAL SERVICE  
 25 APR 15  
 PM 11




First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box®  
**PHELPS DUNBAR**  
 4270 I-55 North  
 P.O. Box 16114  
 Jackson, MS 39211-6391  
*BRR*

USPS TRACKING#



9590 9403 0283 5155 5080 34

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Cathy Pendleton</i>      <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)      C. Date of Delivery  <i>Cathy Pendleton</i></p>																
<p>1. Article Addressed to:  <i>Catholic Diocese of Jackson</i>  <i>P.O. Box 2248</i>  <i>JACKSON, MS 39225</i></p>  <p>9590 9403 0283 5155 7249 46</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No          If YES, enter delivery address below:</p>																
<p>2. Article Number (Transfer from...)  <u>7016 3560 0001 1295 7382</u></p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise																
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<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
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<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, April 2015 PSN 7630-02-000-9053</p>	<p>Domestic Return Receipt</p>																

UNITED STATES POSTAL SERVICE  
 7537 7551  
 20 APR 15  
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 USPS  
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box®

**PHELPS DUNBAR**  
 LLP  
 4270 I-85 North  
 P.O. Box 16114  
 Jackson, MS 39211-6391



*BRR*

USPS TRACKING#



9590 9403 0283 5155 7249 46

01 19 MAY 2 04:50

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature </p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p>Storage Max Gluckstatt LLC 40 Northtown Drive JACKSON, MS 39211</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>
 9590 9403 0283 5155 7233 76	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input checked="" type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Insured Mail</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</li> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input checked="" type="checkbox"/> Return Receipt for Merchandise</li> <li><input checked="" type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul>
<p>2. Article Number (Transfer from service label)</p> <p>7016 3560 0001 1295 7429</p>	<p>Domestic Return Receipt</p>

JACKSON  
UNITED STATES POSTAL SERVICE  
26 APR '15  
PM 11



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box®

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4270 I-55 North  
P.O. Box 16114  
Jackson, MS 39211-6391

BRR

USPS TRACKING#

  
9590 9403 0283 5155 7233 76

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- 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:  
 H+M Properties, LLC  
 2045 Main Street  
 Madison, MS 39110



9590 9403 0283 5155 7249 53

2. Article Number (transfer from service label)  
 7015 0640 0002 9564 3510  
 PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 B. Received by (Printed Name)  Agent  
 Addressee  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

UNITED STATES POSTAL SERVICE



First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

**PHILIPS DUNBAR**  
 4270 I-55 North  
 P.O. Box 16114  
 Jackson, MS 39211-6391

BRR

USPS TRACKING#



9590 9403 0283 5155 7249 53



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- 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:  
 Terra Holdings LLC  
 P.O. Box 227  
 Ridgeland, MS 39158



9590 9403 0283 5155 7233 69

2. Article Number (transfer from service label)  
 7036 3560 0003 1295 7405

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
 X *Donnell Wilson*

B. Received by (Printed Name) C. Date of Delivery  
 Donnell Wilson 4/29/19

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

UNITED STATES POSTAL SERVICE



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 USPS  
 Permit No. G-10

\* Sender: Please print your name, address, and ZIP+4® in this box\*

**PHELPS DUNBAR**  
 LLP  
 4270 I-55 North  
 P.O. Box 16114  
 Jackson, MS 39211-6391

BRR

USPS TRACKING#



9590 9403 0283 5155 7233 69

MAY 28 PM 2:24

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- 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:

Little Footprints S&J LLC  
319 Distribution Drive  
Madison, MS 39110



9590 9403 0283 5155 5129 70

2. Article Number (Transfer from service label)  
7016 3560 0003 1295 7399

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
 X *Haley Watkins*  
 B. Received by (Printed Name) *Haley Watkins*  
 C. Date of Delivery *5-1-19*  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

UNITED STATES POSTAL SERVICE

MAY 1 2019  
PM 3:1



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box®

**PHELPS DUNBAR**

4270 I-55 North  
P.O. Box 16114  
Jackson, MS 39211-6291

BRR

USPS TRACKING#



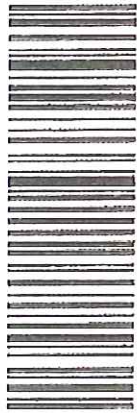
9590 9403 0283 5155 5129 70

01 15 70V 381843

1-511414



VERACITY, LLC  
Post Office Box 5331  
Jackson, Mississippi 39296



7015 0640 0002 9564 3527

**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

Parcel Nos. 082I-29-013/06.00 & 082I-29-013/05.02  
Bear Creek Water Association  
Post Office Box 328  
Canton, MS 39046

4/28

NINE 597 DE 1 000108/19

RETURN TO SENDER  
NO MAIL ESCORTS  
UNABLE TO FORWARD

MARK 39296-5331



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- 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:

*Bear Creek Water Association  
P.O. Box 328  
Canton, MS 39046*



9590 9403 0283 5155 5129 63

2. Article Number (Transfer from service label)

7015 0640 0002 9564 3527

PS Form 3811, April 2015 PSM 7530-02-000-9053

**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:  No

3. Service Type
- Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Insured Mail (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt



P. O. Box 107  
Canton, MS 39046

Phone: (601) 856-5969  
Fax: (601) 856-8936

June 3, 2019

Madison County Board of Supervisors  
125 West North Street  
Canton, MS 39056

Re: Rezoning Application of Veracity, LLC

Bear Creek Water Association has received notice of the rezoning request of Veracity, LLC for the 2.2356 acres near the southwest corner of Gluckstadt Road and Dees Way. This letter is to confirm that Bear Creek Water Association neither supports nor objects to such rezoning request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nolan P. Williamson".

Nolan P. Williamson, P.E  
General Manager



June 7, 2019

Madison County Planning & Zoning Committee and Board of Supervisors  
125 West North Street  
Canton, MS 39056

**Re: Proposed GoShine Express Carwash –  
Southwest Corner of Gluckstadt Road and Dees Way, Madison/Gluckstadt, MS**

Dear Planning & Zoning Committee and Board of Supervisors:

I have been in the carwash business for approximately 28 years (since 1991), and I have planned and consulted on well over 400 carwashes. I also regularly assist engineers and architects in the design and layout of carwashes.

I have assisted with the preparation of the site plan for the proposed carwash in Gluckstadt, and I am writing to confirm that, in my professional opinion, it is very well-designed and will not result in backups or excessive traffic congestion. In fact, the layout for this carwash includes significantly better ingress/egress and stacking areas than many carwashes whose designs are still well within the bounds of industry standards.

The site plan for the proposed carwash in Gluckstadt includes separate entrance-only and exit-only drives, as opposed to the two-way curb-cuts used by most businesses. Further, the entrance-only drive is on the southerly end of the property (away from Gluckstadt Road), and the exit-only drive is across from the existing roadway leading to Burgers King, which is more than the normally required distance from the public road intersection (in this case, the intersection of Gluckstadt Road and Dees Way).

In addition to the curb cut locations, and possibly more importantly, the site itself will conservatively allow for on-site stacking of over 20 cars from the site entrance to the carwash tunnel entrance. This is considerably more stacking space than many carwashes that function well. Under the current layout, the proposed carwash would have to have approximately 150 cars in one hour before there would be any concern with backups. This is more than double the hourly number of cars typically washed by carwashes in the Jackson-metropolitan area, even on busy days. Further, the drive aisles in the proposed layout have generous widths and turning radiuses (well in excess of what is required), allowing the free flow of traffic in and around the site as well as more than adequate exit stacking.

Of course, any new business is inevitably going to result in more traffic compared to an undeveloped site, but the proposed layout for this carwash has been conservatively designed with respect to this issue, and it goes beyond what is typical to ensure that it is able to handle the traffic that is generated.

Sincerely,

Heiden Industries



Todd Heiden, President