

Scott Weeks

From: Shahil Desai <shahildesai9@gmail.com>
Sent: Wednesday, June 17, 2020 2:46 PM
To: Scott Weeks
Subject: BDP Group Appeal

CAUTION! External Content. Please use caution when opening attachments and links. Do not provide your username and password if requested.

Scott,

BDP Group would like to file an appeal on the decision the board of commission made on June 11, 2020. Their decision was to deny the variance for height on our project. We would like to set up a meeting with the board of supervisors.

Thank you,
Shahil Desai

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

SO ORDERED this the 6th day of July, 2020.

***In re: Appeal of Rands, LLC
of Planning & Zoning Commission
Decision***

At the request of Zoning Administrator Scott Weeks, Mr. Banks did offer and Mr. Griffin did second a motion to acknowledge the appeal of Rands, LLC of the Planning and Zoning Commission's June 11, 2020 decision to not rezone 17 acres off of Catlett Road to R-2, and set a public hearing for August 17, 2020 at 5:00 p.m.. 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 appeal was and is hereby acknowledged, and a public hearing was and is hereby set.

SO ORDERED this the 6th day of July, 2020.

***In re: Appeal of BDP Group, LLC
Of Planning & Zoning Commission
Decision***

At the request of Zoning Administrator Scott Weeks, Ms. Jones did offer and Mr. Banks did second a motion to acknowledge the appeal of BDP Group, LLC of the Planning and Zoning Commission's decision on June 11, 2020, and set a public hearing for August 17, 2020 at 5:00 p.m. 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 appeal was and is hereby acknowledged and a public hearing was and is hereby set.

SO ORDERED this the 6th day of July, 2020.

***In re: Approval of Site Plan for
Pets at Rest***

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Ms. Jones did offer and Mr. Steen did second a motion to approve the site plan for Pets at Rest on Industrial Drive South. The vote on the matter being as follows:

President's Initials: _____
Date Signed: _____

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 11th DAY OF JUNE, 2020 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 11th day of June, 2020 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Larry Miller (by telephone)
Walter McKay
Rev. Henry Brown
Dr. Keith Rouser
Bill Billingsley

Scott Weeks, Planning and Zoning Administrator

The meeting was opened with prayer by Commissioner Rouser, and those present participated in pledging allegiance to our flag.

There first came on for consideration the minutes of the May 13, 2020 meeting of the Commission. Upon motion by Commissioner Billingsley to approve the minutes, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the May 13, 2020 minutes passed.

There next came on for consideration to open the public hearing for the Commission to hear certain items. Upon motion by Commissioner Billingsley to open the public hearing, seconded by Commissioner Brown, with all voting "aye," the motion to open the public hearing passed.

There next came on for consideration the petition of Dahlem, Nicholas, and Segret for rezoning of SU1-Special Use to R-1 Residential property located at Bozeman and Paine Circle. Petitioners are requesting the rezoning for single-family residential use. Laurie Dahlem spoke on behalf of the petitioners and explained that this will be to build each of their personal family homes. Mimi Spyerer was in attendance and inquired about any further houses and they stated they did not intend to put any additional houses there. Zoning Administrator Weeks explained that they would have to file a subdivision plat with the Board of Supervisors. Upon Motion by Commissioner Billingsley to approve the petition, seconded by Commissioner Rouser, with all voting "aye" the motion to approve the petition for a rezoning passed.

There next came on for consideration the petition of Josephine Burse to rezone property from C-2 Commercial to A-1 Agricultural located at 202 Camden Rd. Petitioner tore down her existing home and is asking to place a mobile home on her property. There were no questions or opposition. Upon Motion of Commissioner Brown to approve the petition to rezone,

seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the petition to rezone passed.

There next came on for consideration the petition of Robert Stokes to rezone property from R-1 Residential to C-2 Commercial located at Hwy 51 South of Church Rd. It was explained by the petitioner that this was for office warehouse space. There was no opposition present. Upon Motion by Commissioner Rouser to approve the petition to rezone, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the petition to rezone passed.

There next came on for consideration the petition of Richard Skinner for a Conditional Use for a 4 acre or less mining operation. The property is located at 213 Hwy 49 N. Mr. Skinner explained that this was for housing pads and the excess would be sold for developers. It was discussed that this is a 1 year permit only and it would have to be renewed. There was no opposition present. The usual restrictions of hours of operation of daylight hours only, no Sunday hauling, dust/safety control standards, and a construction entrance were also discussed. Upon Motion by Commissioner Billingsley to approve the conditional use with the listed restrictions, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Magnolia Mining for a Conditional Use for a 4 acre or less mining operation. The property is located on Pocahontas Rd. Brad Pepper is the owner and spoke on behalf of the request. He explained the project and that he understood he would have to get the permit renewed each year if it took up to 4 years as predicted. It was discussed that the County Engineer may require a bond. There was no opposition present. The usual restrictions of hours of operation of daylight hours only, no Sunday hauling, dust/safety control standards, and a construction entrance were also discussed. Upon Motion by Commissioner Rouser to approve the conditional use with the listed restrictions, seconded by Commissioner Brown, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Marc Petro for a variance to the setbacks for a swimming pool located at 141 Burne Run. Trey Cox with Madison Landscaping Company appeared on behalf of the request. He explained the request and there was no opposition present. Upon Motion by Commissioner Billingsley to approve the petition for a variance, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition for a variance passed.

There next came on for consideration the petition of BDP Group for a variance for height and parking requirements for property located at Lot 12 Gluckstadt Commercial Center. Mr. Desai appeared on behalf of the petition and first explained the height variance request and that the ordinance currently allows for 3 stores, or 40 feet. This would be an additional story to the hotel. Specifically, the ordinances currently allow a height of 40 feet and they are requesting an additional 23.75 feet for a total of 63.75 feet. Commissioner McKay inquired about the request and stated that it was a major deviation from the ordinances and he therefore did not think they had met their burden for a variance request. Petitioner explained other variance requests that

had been allowed such as some of the billboards, a water tower, buildings and flagpoles in the area. Commissioner McKay disputed that there were any buildings or billboards above 40 feet in height and said the water tower was determined by the County Engineer. He explained that this would be a nice hotel similar to the newer Home2 Suites and they had talked to Lake Caroline about allowing customers who stay to golf and it would bring business to the local restaurants. Commissioner Billingsley inquired about the ability to do the project with just 3 stories and Petitioner explained it would not be commercially viable because of the size of investment vs. the return at only 3 stories. It was discussed that the nearest hotel that size was in Madison. Commissioner Rouser explained that he thought this would be a good investment for the Gluckstadt area and help attract other businesses. Commissioner McKay stated that he felt it was too far a deviation from the current ordinances. There was no one present in opposition to the request. Upon Motion by Commissioner McKay to deny the height variance, seconded by Commissioner Billingsley, with Commissioners McKay, Billingsley, Miller and Brown voting "aye," and Commissioner Rouser voting "nay," the motion to deny the height variance passed.

The parking variance was discussed next. The traffic study was discussed and the fact that the hotel would never likely be at 100% occupancy and whether this would be sufficient parking space for the property. Commissioner Rouser stated that they needed to consider the economic impact and other benefits this would be for the area. Upon Motion by Commissioner Billingsley to approve the variance for the parking requirement, seconded by Commissioner Rouser, with Commissioner Billingsley, Rouser and Brown voting "aye," and Commissioners McKay and Miller voting "nay," the motion to approve the parking variance passed.

There next came on for consideration the petition of Rands LLC to rezone property from R-1 Residential to R-2 Residential. This matter was previously discussed at length during the May meeting and Petitioner was requested to come back with additional information about their request. The opposition to the request presented the Commission with their position in a binder which will be attached as Exhibit "A" and incorporated herein. They further produced photographs that will be attached as Exhibit "B" and incorporated herein. Scott Shoemaker addressed the Commission and explained the public need for this type property. He presented a map of the area and surrounding neighborhoods to support the change in the character that is attached hereto as Exhibit "C" and incorporated herein. He explained the cost associated with public sewer for R-1 properties which makes them cost more and therefore it's not feasible for the average home buyer. It was discussed average days on the market for both types of properties and that as demand had increased and supply had decreased, the prices for the smaller homes for people like first time buyers had increased. Amanda Pollis with Pollis Properties presented certain real estate information in support of the petition, and specifically the public need. Andy Barksdale also appeared in support of the request and also explained the need and benefit it brings to the area because as people outgrow these homes, they've established themselves in the area and its schools and they then move to a larger house in the same area. Commissioner McKay inquired about other neighborhoods in the area and their sizes. The developer explained that they intended to build and not sell to someone else to build the homes. They explained that the size of the homes would be dictated by the economy and demand.

Mimi Spyerer appeared in opposition of the request. She addressed her concerns about traffic and that the infrastructure cannot support additional houses this would bring to the area. She also did not feel they have presented adequate evidence in support of the change of character and public need. Commissioner Billingsley inquired about any studies in support of this claim and she referenced the 2016 traffic study done in the area. She stated that the widening of Gluckstadt had helped some but it wasn't enough. The pictures attached hereto she felt showed the traffic problems that already existed in the area. Florette Hootsel addressed the Commission next and explained that she lived right at First Colony near this proposed development. She is not opposed to more houses but thinks the infrastructure is not in place to support this and until there is a plan in place she opposes the development. Commissioner Billingsley inquired about the time frame for when the development would be complete and petitioner stated it would be several years until complete. Commissioner McKay inquired about the easement on the neighboring land and they stated that they were in the process of purchasing the additional 7 acres from the same owner and if that doesn't work out, they won't move forward with the development. That area would likely be used for detention because it's low lying. The petitioner addressed the Commission again and reinforced the change and public need presented by the testimony and maps presented. Upon Motion by Commissioner Billingsley to approve the petition to rezone, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration to close the public hearing. Upon Motion by Commissioner Billingsley to close the public hearing, seconded by Commissioner Rouser, with all voting "aye," the motion to close the public hearing passed.

There next came on for consideration the site plan of Pets at Rest located on Industrial Drive S. Mike Hudgens appeared on behalf of the request and explained the changes that had been made to the original site plan previously approved. Upon motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plans of Lee Sahler and Germantown Office Complex. No one was present to present these requests. Upon Motion by Commissioner Billingsley to table the requests, seconded by Commissioner Rouser, with all voting "aye," the motion to table the site plans passed.

There next came on for discussion the setting of the July, 2020 meeting/public hearing. Upon Motion by Commissioner McKay to set the meeting for July 9, 2020, seconded by Commissioner Rouser, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the June 11, 2020 meeting was adjourned.

Date

7-9-20

Walter McKay
(Chairman)

[s]BDP Group
quleg-dsp
[bt

NOTICE OF PUBLIC HEARING ON REZONING APPEAL

NOTICE IS HEREBY GIVEN that BDP Group has filed an Appeal with the Board of Supervisors of Madison County, MS, to request a hearing regarding a Variance on certain property, pursuant to the Zoning Ordinance of Madison County, Mississippi, to-wit:

LEGAL DESCRIPTION

Lot 12 Gluckstadt Commercial Center (Revised) a Platted Subdivision in Madison County, MS

NOTICE IS FURTHER GIVEN that the Board of Supervisors of Madison County, MS, will meet at 5:00 p.m. on August 17, 2020, at the Madison County Complex Building, in the Board Room, located at 125 West North Street, Canton, Madison County, MS to consider and act upon the variance, and will at such time, date and place, hold and conduct a public hearing at which all parties in interest and citizens shall have an opportunity to be heard on the matter of the variance either in person, by petition, or by attorney.

BY ORDER OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI, on this the 6th day of July 2020.

/s/Scott Weeks, Zoning Administrator

Publish: July 23, 2020
[et

APPLICATION FOR VARIANCE
Height 63" 9.5'

Name and Address of Applicant: BDP Group Lot 12 Gluckstadt Commercial Center	
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
2-28-2020	C-2	See (Exhibit A)	082H-28 -002/14.00	X	See (Exhibit B)

Other Comments: As per Article 804 of the Madison County Zoning Ordinance.

Comments
 Zoning regulations for C-2 Commercial are a maximum of 40 feet in height. Petitioner is requesting an additional 23 feet 9.5 inches to accommodate for a four-story hotel.

Respectfully Submitted

 Neil Desai

 BDP Group

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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 _____

BDP Group, LLC
405 Business Park Drive
Madison, MS 39110

April 2, 2020

Madison County Planning and Zoning Department
125 West North Street
P.O. Box 608
Canton, MS 39046

Re: Proposed Project – Candlewood Suites by IHG
Lot 12 Gluckstadt Commercial Center
Madison County, Mississippi
Variance Request – Height, Parking Stalls

To whom it may concern,

Please see enclosed documents concerning a variance request for the aforementioned project. This request is limited to height and parking stall ordinances.

- Site Plan
- Drainage Plan with project site information
- Landscaping Plan
- Dumpster Enclosure Detail(s)
- All Exterior Elevations
- Traffic Study (Neel-Schaffer, Inc.)
- Legal Descriptions

Thank you for taking time to review these documents. If you have any questions or concerns, please do not hesitate to contact us at 601-708-1000.

Sincerely,

Neal Desai
BDP Group, LLC - Representative

**Description
For
BDP Group, LLC Property – Tract 1**

A tract or parcel of land containing **1.65 acres**, more or less, lying and being situated in the Northwest 1/4 of Section 28, Township 8 North, Range 2 East, Madison County, Mississippi and being a part of Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) as recorded in Plat Cabinet E, Slides 3A and 3B in the Office of the Chancery Clerk of Madison County and being more particularly described by metes and bounds as follows:

Commencing at a found 2 pipe marking the Northeast corner of said Section 28; run thence

South 78 degrees 58 minutes 33 seconds West for a distance of 4,624.08 feet to a found right of way monument with brass cap marking the Southeast corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) and the point of beginning of the Mississippi Transportation Commission property as recorded in Deed Book 2762, Pages 778-783 in the Office of the Chancery Clerk of Madison County and the **Point of Beginning** of the herein described property; thence

North 66 degrees 19 minutes 17 seconds West along the South line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 231.40 feet to a set 1/2 inch iron pin marking the Southwest corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED); thence

North 18 degrees 59 minutes 25 seconds East along the West line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 324.96 feet to a set 1/2 inch iron pin; thence

Northeasterly along the West line of said Lot 12 and the East right of way of Dees Plaza and the arc of a curve to the left for a distance of 27.58 feet, said curve having a radius of 50.00 feet, and a delta angle of 31 degrees 36 minutes 15 seconds, chord bearing and distance, North 46 degrees 02 minutes 59 seconds East 27.23 feet to a set 1/2 inch iron pin; thence

South 17 degrees 58 minutes 16 seconds East for a distance of 108.06 feet to a set 1/2 inch iron pin; thence

North 89 degrees 18 minutes 50 seconds East for a distance of 165.77 feet to a set 1/2 inch iron pin marking the West line of said Mississippi Transportation Commission property; thence

South 14 degrees 38 minutes 47 seconds West along said West line of the Mississippi Transportation Commission property for a distance of 59.25 feet to a found right of way monument with brass cap; thence

South 20 degrees 29 minutes 38 seconds West along said West line of the Mississippi Transportation Commission property for a distance of 278.61 feet to the **Point of Beginning**.

Prepared by:
Benchmark Engineering and Surveying, LLC
101 Highpointe Court, Suite B
Brandon, MS 39042

(601) 591-1077 Office
(601) 591-0711 Fax
Email: mlove@benchmarkms.net

**Description
For
BDP Group, LLC Property – Tract 2**

A tract or parcel of land containing **0.60 acres**, more or less, lying and being situated in the Northwest 1/4 of Section 28, Township 8 North, Range 2 East, Madison County, Mississippi and being a part of Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) as recorded in Plat Cabinet E, Slides 3A and 3B in the Office of the Chancery Clerk of Madison County and being more particularly described by metes and bounds as follows:

Commencing at a found 2 pipe marking the Northeast corner of said Section 28; run thence

South 78 degrees 58 minutes 33 seconds West for a distance of 4,624.08 feet to a found right of way monument with brass cap marking the Southeast corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) and the point of beginning of the Mississippi Transportation Commission property as recorded in Deed Book 2762, Pages 778-783 in the Office of the Chancery Clerk of Madison County; thence

North 66 degrees 19 minutes 17 seconds West along the South line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 231.40 feet to a set 1/2 inch iron pin marking the Southwest corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED); thence

North 18 degrees 59 minutes 25 seconds East along the West line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 324.96 feet to a set 1/2 inch iron pin; thence

Northeasterly along the West line of said Lot 12 and the East right of way of Dees Plaza and the arc of a curve to the left for a distance of 27.58 feet, said curve having a radius of 50.00 feet, and a delta angle of 31 degrees 36 minutes 15 seconds, chord bearing and distance, North 46 degrees 02 minutes 59 seconds East 27.23 feet to a set 1/2 inch iron pin and the **Point of Beginning** of the herein described property; thence

Northeasterly along said West line of said Lot 12 and said East right of way of Dees Plaza and along the arc of a curve to the left for a distance of 27.00 feet, said curve having a radius of 50.00 feet, and a delta angle of 30 degrees 56 minutes 23 seconds, chord bearing and distance, North 14 degrees 46 minutes 41 seconds East 26.67 feet to a set 1/2 inch iron pin marking the Northwest corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED); thence

North 89 degrees 18 minutes 50 seconds East along the North line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 226.10 feet to a set 1/2 inch iron pin marking the West line of said Mississippi Transportation Commission property; thence

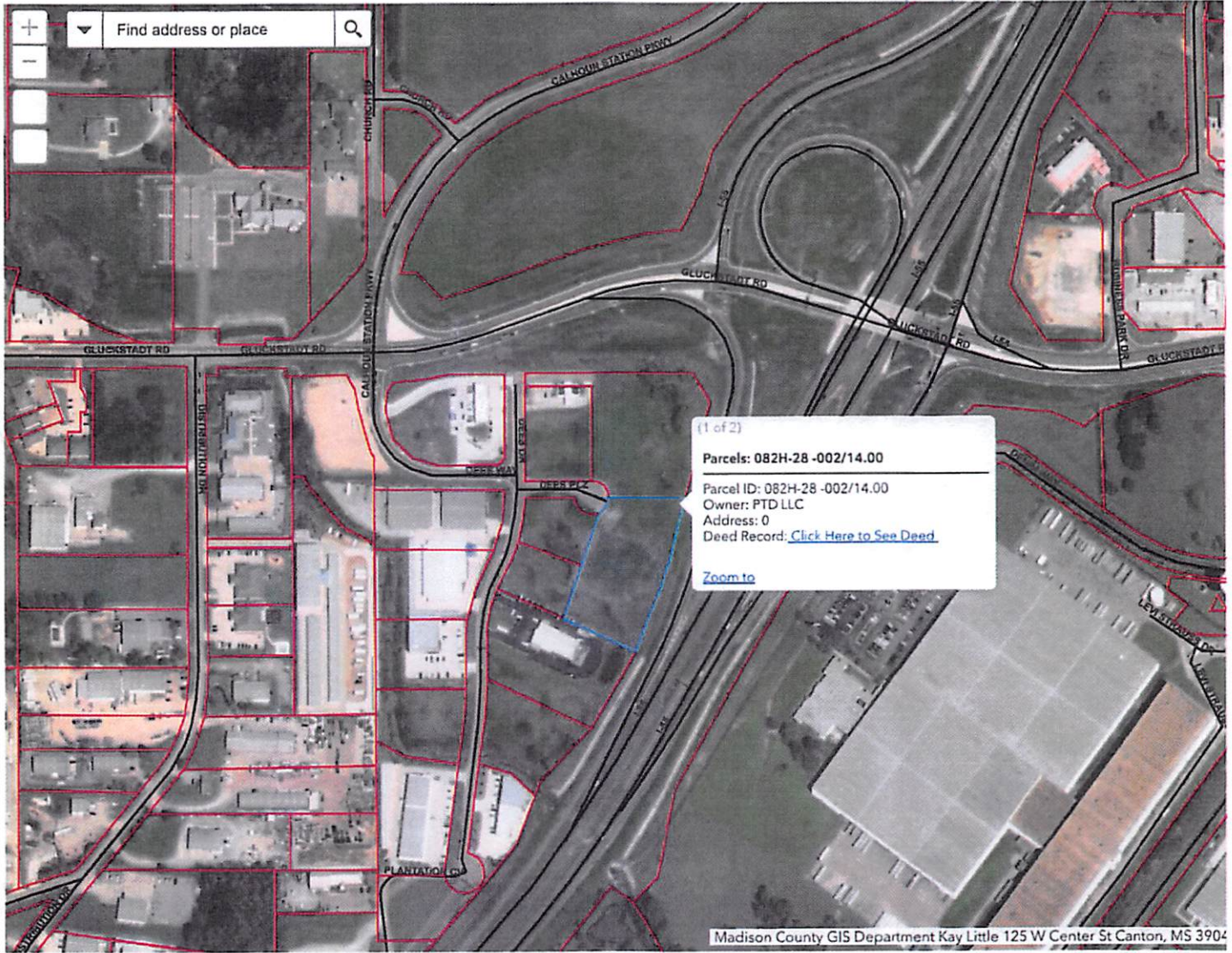
South 14 degrees 38 minutes 47 seconds West along said West line of the Mississippi Transportation Commission property for a distance of 133.64 feet to a set 1/2 inch iron pin; thence

South 89 degrees 18 minutes 50 seconds West for a distance of 165.77 feet to a set 1/2 inch iron pin; thence

North 17 degrees 58 minutes 16 seconds West for a distance of 108.06 feet to the **Point of Beginning**.

Prepared by:
Benchmark Engineering and Surveying, LLC
101 Highpointe Court, Suite B
Brandon, MS 39042

(601) 591-1077 Office
(601) 591-0711 Fax
Email: mlove@benchmarkms.net



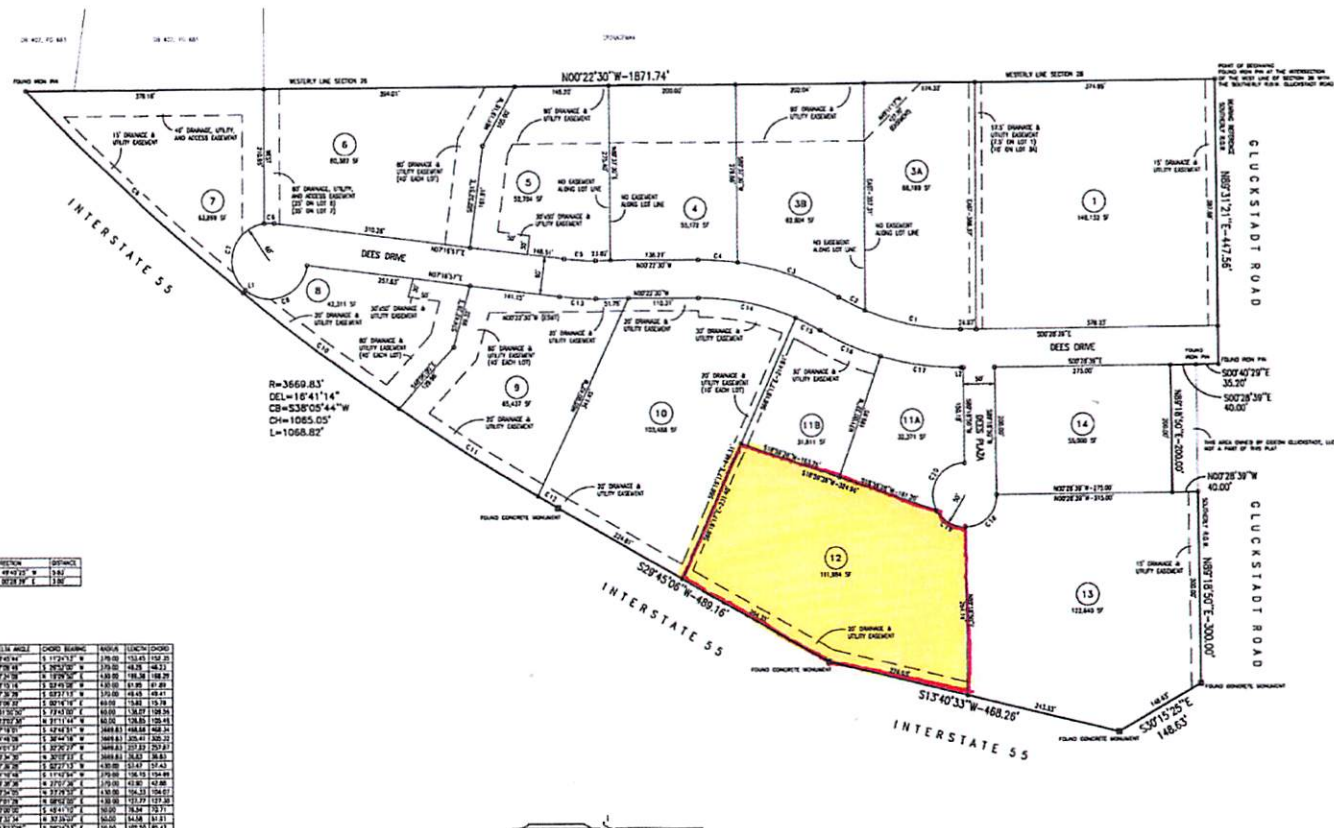
E34
E28

GLUCKSTADT COMMERCIAL CENTER (REVISED)

SITUATED IN THE NORTHWEST 1/4 OF SECTION 28
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

02712

NOTE: THIS PLAN IS A REVISED PLAN OF THAT PREVIOUSLY FILED AND RECORDED AS SUBSEQUENT RECORDS FROM THIS PLAN OF THE INTERSECTION OF DEERS DRIVE WITH INTERSTATE 55. THE 100' WIDE LINE OF SECTION 28 WITH THE 100' WIDE ROAD, EXCEPTED THEREFROM.



R=3660.83'
DEL=16°41'14"
CB=338°00'44"W
CA=1055.00'
L=1058.82'

NUMBER	DIRECTION	DISTANCE
L1	S 49°22'30" W	332.0'
L2	S 78°58'30" W	120.0'

NUMBER	BEGIN POINT	COORD. BEARING	ANGLE	END POINT	COORD. BEARING
C1	1778.84	S 17°22'30" W	178.00	1514.83	152.23
C2	1778.84	S 25°22'30" W	178.00	148.78	148.32
C3	1778.84	S 33°22'30" W	178.00	146.33	147.87
C4	1778.84	S 41°22'30" W	178.00	143.88	146.41
C5	1778.84	S 49°22'30" W	178.00	141.43	144.95
C6	1778.84	S 57°22'30" W	178.00	138.98	143.49
C7	1778.84	S 65°22'30" W	178.00	136.53	142.03
C8	1778.84	S 73°22'30" W	178.00	134.08	140.57
C9	1778.84	S 81°22'30" W	178.00	131.63	139.11
C10	1778.84	S 89°22'30" W	178.00	129.18	137.65
C11	1778.84	S 97°22'30" W	178.00	126.73	136.19
C12	1778.84	S 105°22'30" W	178.00	124.28	134.73
C13	1778.84	S 113°22'30" W	178.00	121.83	133.27
C14	1778.84	S 121°22'30" W	178.00	119.38	131.81
C15	1778.84	S 129°22'30" W	178.00	116.93	130.35
C16	1778.84	S 137°22'30" W	178.00	114.48	128.89
C17	1778.84	S 145°22'30" W	178.00	112.03	127.43
C18	1778.84	S 153°22'30" W	178.00	109.58	125.97
C19	1778.84	S 161°22'30" W	178.00	107.13	124.51
C20	1778.84	S 169°22'30" W	178.00	104.68	123.05
C21	1778.84	S 177°22'30" W	178.00	102.23	121.59
C22	1778.84	S 185°22'30" W	178.00	99.78	120.13
C23	1778.84	S 193°22'30" W	178.00	97.33	118.67
C24	1778.84	S 201°22'30" W	178.00	94.88	117.21
C25	1778.84	S 209°22'30" W	178.00	92.43	115.75
C26	1778.84	S 217°22'30" W	178.00	90.00	114.29
C27	1778.84	S 225°22'30" W	178.00	87.55	112.83
C28	1778.84	S 233°22'30" W	178.00	85.10	111.37
C29	1778.84	S 241°22'30" W	178.00	82.65	109.91
C30	1778.84	S 249°22'30" W	178.00	80.20	108.45
C31	1778.84	S 257°22'30" W	178.00	77.75	106.99
C32	1778.84	S 265°22'30" W	178.00	75.30	105.53
C33	1778.84	S 273°22'30" W	178.00	72.85	104.07
C34	1778.84	S 281°22'30" W	178.00	70.40	102.61
C35	1778.84	S 289°22'30" W	178.00	67.95	101.15
C36	1778.84	S 297°22'30" W	178.00	65.50	99.69
C37	1778.84	S 305°22'30" W	178.00	63.05	98.23
C38	1778.84	S 313°22'30" W	178.00	60.60	96.77
C39	1778.84	S 321°22'30" W	178.00	58.15	95.31
C40	1778.84	S 329°22'30" W	178.00	55.70	93.85
C41	1778.84	S 337°22'30" W	178.00	53.25	92.39
C42	1778.84	S 345°22'30" W	178.00	50.80	90.93
C43	1778.84	S 353°22'30" W	178.00	48.35	89.47
C44	1778.84	S 361°22'30" W	178.00	45.90	88.01
C45	1778.84	S 369°22'30" W	178.00	43.45	86.55
C46	1778.84	S 377°22'30" W	178.00	41.00	85.09
C47	1778.84	S 385°22'30" W	178.00	38.55	83.63
C48	1778.84	S 393°22'30" W	178.00	36.10	82.17
C49	1778.84	S 401°22'30" W	178.00	33.65	80.71
C50	1778.84	S 409°22'30" W	178.00	31.20	79.25
C51	1778.84	S 417°22'30" W	178.00	28.75	77.79
C52	1778.84	S 425°22'30" W	178.00	26.30	76.33
C53	1778.84	S 433°22'30" W	178.00	23.85	74.87
C54	1778.84	S 441°22'30" W	178.00	21.40	73.41
C55	1778.84	S 449°22'30" W	178.00	18.95	71.95
C56	1778.84	S 457°22'30" W	178.00	16.50	70.49
C57	1778.84	S 465°22'30" W	178.00	14.05	69.03
C58	1778.84	S 473°22'30" W	178.00	11.60	67.57
C59	1778.84	S 481°22'30" W	178.00	9.15	66.11
C60	1778.84	S 489°22'30" W	178.00	6.70	64.65
C61	1778.84	S 497°22'30" W	178.00	4.25	63.19
C62	1778.84	S 505°22'30" W	178.00	1.80	61.73
C63	1778.84	S 513°22'30" W	178.00	-0.65	60.27
C64	1778.84	S 521°22'30" W	178.00	-3.10	58.81
C65	1778.84	S 529°22'30" W	178.00	-5.65	57.35
C66	1778.84	S 537°22'30" W	178.00	-8.20	55.89
C67	1778.84	S 545°22'30" W	178.00	-10.75	54.43
C68	1778.84	S 553°22'30" W	178.00	-13.30	52.97
C69	1778.84	S 561°22'30" W	178.00	-15.85	51.51
C70	1778.84	S 569°22'30" W	178.00	-18.40	50.05
C71	1778.84	S 577°22'30" W	178.00	-20.95	48.59
C72	1778.84	S 585°22'30" W	178.00	-23.50	47.13
C73	1778.84	S 593°22'30" W	178.00	-26.05	45.67
C74	1778.84	S 601°22'30" W	178.00	-28.60	44.21
C75	1778.84	S 609°22'30" W	178.00	-31.15	42.75
C76	1778.84	S 617°22'30" W	178.00	-33.70	41.29
C77	1778.84	S 625°22'30" W	178.00	-36.25	39.83
C78	1778.84	S 633°22'30" W	178.00	-38.80	38.37
C79	1778.84	S 641°22'30" W	178.00	-41.35	36.91
C80	1778.84	S 649°22'30" W	178.00	-43.90	35.45
C81	1778.84	S 657°22'30" W	178.00	-46.45	33.99
C82	1778.84	S 665°22'30" W	178.00	-49.00	32.53
C83	1778.84	S 673°22'30" W	178.00	-51.55	31.07
C84	1778.84	S 681°22'30" W	178.00	-54.10	29.61
C85	1778.84	S 689°22'30" W	178.00	-56.65	28.15
C86	1778.84	S 697°22'30" W	178.00	-59.20	26.69
C87	1778.84	S 705°22'30" W	178.00	-61.75	25.23
C88	1778.84	S 713°22'30" W	178.00	-64.30	23.77
C89	1778.84	S 721°22'30" W	178.00	-66.85	22.31
C90	1778.84	S 729°22'30" W	178.00	-69.40	20.85
C91	1778.84	S 737°22'30" W	178.00	-71.95	19.39
C92	1778.84	S 745°22'30" W	178.00	-74.50	17.93
C93	1778.84	S 753°22'30" W	178.00	-77.05	16.47
C94	1778.84	S 761°22'30" W	178.00	-79.60	15.01
C95	1778.84	S 769°22'30" W	178.00	-82.15	13.55
C96	1778.84	S 777°22'30" W	178.00	-84.70	12.09
C97	1778.84	S 785°22'30" W	178.00	-87.25	10.63
C98	1778.84	S 793°22'30" W	178.00	-89.80	9.17
C99	1778.84	S 801°22'30" W	178.00	-92.35	7.71
C100	1778.84	S 809°22'30" W	178.00	-94.90	6.25



PREPARED BY:
BANKS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
115 LONE WOLF DRIVE SUITE B, MADISON, MS. 39110
PHONE 601-467-1260

BDP Group – Variance on height

Numerous structures in the area are in excess of the required height requirements of the Madison County Zoning Ordinance in the Gluckstadt area.

- 1. CMU Water Tower**
- 2. Levi Strauss Building**
- 3. Vertex Flagpole**
- 4. Levi Strauss Flagpole**
- 5. Super 8 Hotel Sign**
- 6. Numerous highway outdoor advertising signs**

The only structures that would be similar in height or in excess of the requested Variance are directly across Interstate 55, these include the Levi Strauss Building, Levi Strauss flagpole and the CMU water tower