

**BEFORE THE PLANNING AND ZONING COMMISSION  
AND THE BOARD OF SUPERVISORS OF  
MADISON COUNTY, MISSISSIPPI**

**IN THE MATTER OF REZONING OF CERTAIN LAND  
SITUATED IN THE SE1/4 AND SW1/4 SECTION 14, TOWNSHIP 8 NORTH,  
RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI**

**NEMA, LLC**

**PETITIONER**

**PETITION TO REZONE AND RECLASSIFY REAL PROPERTY,  
AMEND THE LAND USE PLAN AND FOR A CONDITIONAL USE**

**COMES NOW** Nema, LLC, with written permission of Abe Nemati and Zohren Sirous, Owners of the hereinafter described land and 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 the SE1/4 and SW1/4 Section 14, Township 8 North, Range 2 East, Madison County, Mississippi, and to amend the Land Use Plan, and shows as follows:

1. Abe Nemati and Zohren Sirous are the fee simple record title Owners of the following described parcel located on the East side of Highway 51 in the SE1/4 and SW1/4 of Section 14, T8N, R2E, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

A copy of the Deed to the subject property is attached hereto as **EXHIBIT "B"**.

2. Petitioner requests that the parcel be rezoned from its present Zoning District Classification of Residential Estate (R-1), to Highway Commercial (C-2) and that a Conditional Use be granted for fully enclosed storage.

3. The zoning proposed is not in compliance with the adopted Land Use and Transportation Plan of Madison County which depicts the property as "Residential Estate" (R-1), however, "Highway Commercial" ("C-2") is the highest and best use of the property.

4. A list of changes or conditions that support the rezoning are as follows:
  - (a) The Subject Property is 41.56 acres, more or less, and is best suited for Highway Commercial Zoning.
  - (b) The adjoining 6.95 acres lying to the West of the Subject Property owned by Abe Nemati and Zohren Sirous is currently zoned C-2 "Highway Commercial".
  - (c) The property adjoining the North side of the Subject Property and the East side of Highway 51 is zoned TIP "Technical Industrial Park."
  - (d) A portion of property adjoining the North boundary of the Subject Property is zoned C-2 "Highway Commercial."
  - (e) The property on the West side of Highway 51 directly across Highway 51 from the Subject Property located in the City of Gluckstadt is zoned C-2 "Highway Commercial."
  - (f) There has been an obvious change in the neighborhood since the original zoning.
  - (g) The character of the neighborhood has changed to such an extent as to justify reclassification, and there is a public need for the rezoning.
5. The Land Use and Transportation Map of Madison County, Mississippi should be amended to reflect the property as C-2 "Highway Commercial". It is presently designated R-1 "Residential Estate".
6. That Petitioner should be granted a Conditional Use to allow for fully enclosed storage on the Subject Property.
7. A map showing the location of the Subject Property is attached as **EXHIBIT "C"**.

8. Petitioner is notifying the surrounding landowners owning property within 160 feet of the property described herein of the hearing date for this Petition by certified mail, return receipt requested. A list of all of such landowners is attached hereto as **Exhibit "D"**.

9. Petitioner is notifying the City of Canton, Mississippi and the City of Gluckstadt, Mississippi of the hearing for this Petition by certified mail as their corporate boundaries are within one mile of the Subject Property.


10. A Conceptual Design Plan of the Subject Property is attached hereto as **Exhibit "E"**.

11. Written permission by the owners of the Subject Property granting Petitioner authority to file this Petition is attached hereto as **Exhibit "F"**.

**WHEREFORE PREMISES CONSIDERED**, Petitioner respectfully requests that this Petition be received, and after due consideration, the Board of Supervisors of Madison County will amend the Land use plan to reflect the Subject Property as Highway Commercial (C-2), and reclassify this property from its present Residential Estate (R-1) to Highway Commercial (C-2) and that a conditional use be granted to allow for fully enclosed storage on the Subject Property.

**RESPECTFULLY SUBMITTED**, this the 27<sup>th</sup> day of December, 2023.

**Nema, LLC**  
**A Mississippi Limited Liability Company**

By:   
Don A. McGraw, Jr., Its Attorney

**Don A. McGraw, Jr. MSB #2621**  
Montgomery McGraw, PLLC  
P.O. Box 1039  
Canton, MS 39046  
Telephone: 601-859-3616  
Facsimile: 601-859-3622  
E-Mail: [Dmcgraw@montgomerymcgraw.com](mailto:Dmcgraw@montgomerymcgraw.com)  
**Attorney for Petitioner**



## EXHIBIT "A"

The land and property situated in Madison County, Mississippi, to-wit:

A parcel of land containing 48.51 acres (2,112,888.59 square feet), more or less, being situated in the Northern  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , and the Western  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and the Western  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 14, and the Northern  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 15 (East of Highway 51), Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at a ferrous metal rod marking the Southeast corner of the Southwest  $\frac{1}{4}$  of Section 14; thence run North 00 degrees 40 minutes 20 seconds West for a distance of 1323.73 feet; thence North 89 degrees 53 minutes 28 seconds West for a distance of 2650.52 feet; thence South 89 degrees 47 minutes 48 seconds West for a distance of 338.01 feet to the Eastern Right of Way of U.S. Highway 51; thence run along said Right of Way North 23 degrees 43 minutes 34 seconds East for a distance of 722.34 feet to the POINT OF BEGINNING for the parcel herein described; thence run North 23 degrees 43 minutes 34 seconds East for a distance of 720.33 feet; thence leave said Right of Way and run South 89 degrees 53 minutes 28 seconds East for a distance of 3052.55 feet; thence South 00 degrees 40 minutes 20 seconds East for a distance of 660.06 feet; thence North 89 degrees 53 minutes 28 seconds West for a distance of 3350.14 feet to the POINT OF BEGINNING.

LESS AND EXCEPT 6.95 acres, more or less, described as follows, to-wit:

A parcel of land lying in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14 and in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 15, all in Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows:

Commencing at the Southeast corner of the Southwest  $\frac{1}{4}$  of Section 14, Township 8 North, Range 2 East, Madison County, Mississippi as shown on a previous survey by Roger Thomas Ellison, MS PLS 2710 and run thence North 00 degrees 20 minutes 40 seconds West for 1323.73 feet; run thence North 89 degrees 53 minutes 28 seconds West for 2650.52 feet; run thence South 89 degrees 47 minutes 48 seconds West for 338.01 feet to a point on the East Right of Way of U.S. Highway 51; run thence North 23 degrees 43 minutes 34 seconds East for 722.34 feet along the East Right of Way of U.S. Highway 51 to a recovered iron pin marking the Southwest corner of that tract of land described in Deed Book 459 at Page 702 of the records of the Chancery Clerk at Canton, Madison County, Mississippi and the POINT OF BEGINNING; continue thence North 23 degrees 43 minutes 34 seconds East for 720.33 feet along the East Right of Way of U.S. Highway 51 to a recovered iron pin marking the Northwest corner of said Deed Book 459 at Page 702; thence leaving the East Right of Way of U.S. Highway 51, run South 89 degrees 53 minutes 28 seconds East for 459.02 feet along the North line of said Deed Book 459 at Page 702 to an iron pin set; thence leaving the North line of said Deed Book 459 at Page 702, run South 23 degrees 43 minutes 34 seconds West for 720.33 feet to an iron pin set on the South line of said Deed Book 459 at Page 702; run thence North 89 degrees 53 minutes 27 seconds West for 459.02 feet to the POINT OF BEGINNING.

WARRANTY DEED

BOOK 0459 PAGE 702

304459

304459

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **FLORENCE E. MILES**, a widow, and **BETTY MILES BAILEY**, her daughter, by these presents, do hereby sell, convey and warrant unto **ABE NEMATI** and wife, **ZOHREN SIROUS**, as joint tenants with full rights of survivorship, and not as tenants in common, the land and property which is situated in Madison County, MS, described, to-wit:

(Index: Pt. of N 1/2 of SW 1/4; Pt. of W 1/2 of NW 1/4 of SE 1/4; and Pt. of W 1/2 of SW 1/4 of SE 1/4, Section 14; Pt. of N 1/2 of SE 1/4, of Section 15; all in T8N, R2E. Being 48.51 acres, m/l.) More particularly in attached **Exhibit "A"**.

Title Acquired

Refer Deed Book 141 Page 792, and Book 220 Page 177, and Book 433 Page 140. together with Owners' Affidavit pending for recordation.

Title Exceptions

This conveyance and its warranty are subject only to title exceptions, to-wit:

1. Ad valorem taxes for the Year 2000 shall be prorated between the parties as of the date of settlement.
  - A. Parcel No. 082E-15-031.
  - B. Parcel No. 082F-14-003.
2. Madison County zoning and subdivision regulations ordinances of 1976, adopted July 23, 1976, in Minute Book "A-L" Page 77.
3. Reservation of an undivided 1/2 of all mineral rights in deed dated October 7, 1944, in Book 29 Page 40.
4. Reservation of an undivided 1/4 of all mineral rights in deed dated May 18, 1973, in Book 131 Page 100.
5. Right of Way Easement to AT&T Co., recorded in Book 39 Page 34, Book 39 Page 388, and Book 38 Page 484.
6. Right of Way Easement to Texas Eastern Transmission Corp., recorded in Book 61 Page 237, Book 61 Page 239, Book 99 Page 400, and Book 99 Page 403.



7. Cotton Acreage Reservation in deed dated May 18, 1973, in Book 131 Page 100.

8. All matters shown, inclusive of Right of Way for Highway 51, Texas Eastern Pipeline, AT&T underground cable, gravel drives, power lines, Bear Creek Waterway, fence lines, and other driveways, all as per Plat of Survey dated December 16, 1999, by R. T. Ellison, RPLC.

No Homestead

Subject property constitutes no part of the homestead of Grantors.

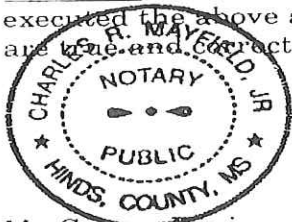
WITNESS the hand and signature of the Grantors affixed on the date of their respective acknowledgments.

Florence E. Miles  
FLORENCE E. MILES, a widow

Betty Miles Bailey  
BETTY MILES BAILEY, subject property  
being no part of her homestead

STATE OF MISSISSIPPI, COUNTY OF Hinds:

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 1st day of March, 2000, within my jurisdiction, the within named FLORENCE E. MILES, a widow, SSN # 427-28-6613, being first duly sworn, who acknowledged that she executed the above and foregoing instrument, and that the matters stated therein are true and correct.



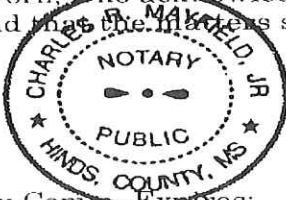
Charles R. Mayer, Jr.  
NOTARY PUBLIC

My Comm. Expires: MY COMMISSION EXPIRES SEPT 19, 2003



STATE OF MISSISSIPPI, COUNTY OF Hinds:

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 1st day of March, 2000, within my jurisdiction, the within named BETTY MILES BAILEY, subject property being no part of her homestead, SSN # 420-96-4511, being first duly sworn, who acknowledged that she executed the above and foregoing instrument, and that the matters stated therein are true and correct.



*Charles R. Mayfield, Jr.*  
NOTARY PUBLIC

MY COMMISSION EXPIRES SEPT 19, 2003

My Commission Expires: \_\_\_\_\_

FLORENCE E. MILES

5244 Joe Webb St.  
Gay Ridge FL 32561  
Phone 850-932-7462

BETTY MILES BAILEY

1112 E. Beach  
Gay Ridge FL 32561  
Phone 228-863-7085

Abe Nemati (SSN #514-66-3577)  
Zohren Sirous (SSN # 425-63-9281)  
Hwy. 51, North, Box 1529  
Madison, MS 39110  
Phone 371-3100 / Cell 291-8886 / Fax 371-6677 / Home 853-1073

Prepared by: *pd* Mayfield & Mayfield, Attys., P. O. Box 2192, Jackson, MS 39225,  
Phone (601) 948-3590, Fax (601) 948-3591

## EXHIBIT "A"

The land and property situated in Madison County, MS, to-wit:

(Index: Pt. of N 1/2 of SW 1/4; Pt. of W 1/2 of NW 1/4 of SE 1/4; and Pt. of W 1/2 of SW 1/4 of SE 1/4, Section 14; Pt. of N 1/2 of SE 1/4, of Section 15; all in T8N, R2E. Being 48.51 acres, m/l.)

A parcel of land containing 48.51 acres (2,112,888.59 square feet), more or less, being situated in the Northern 1/2 of the SouthWest 1/4, and the Western 1/2 of the NorthWest 1/4 of the SouthEast 1/4, and the Western 1/2 of the SouthWest 1/4 of the SouthEast 1/4 of Section 14, and the Northern 1/2 of the SouthEast 1/4 of Section 15 (East of Highway 51), Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

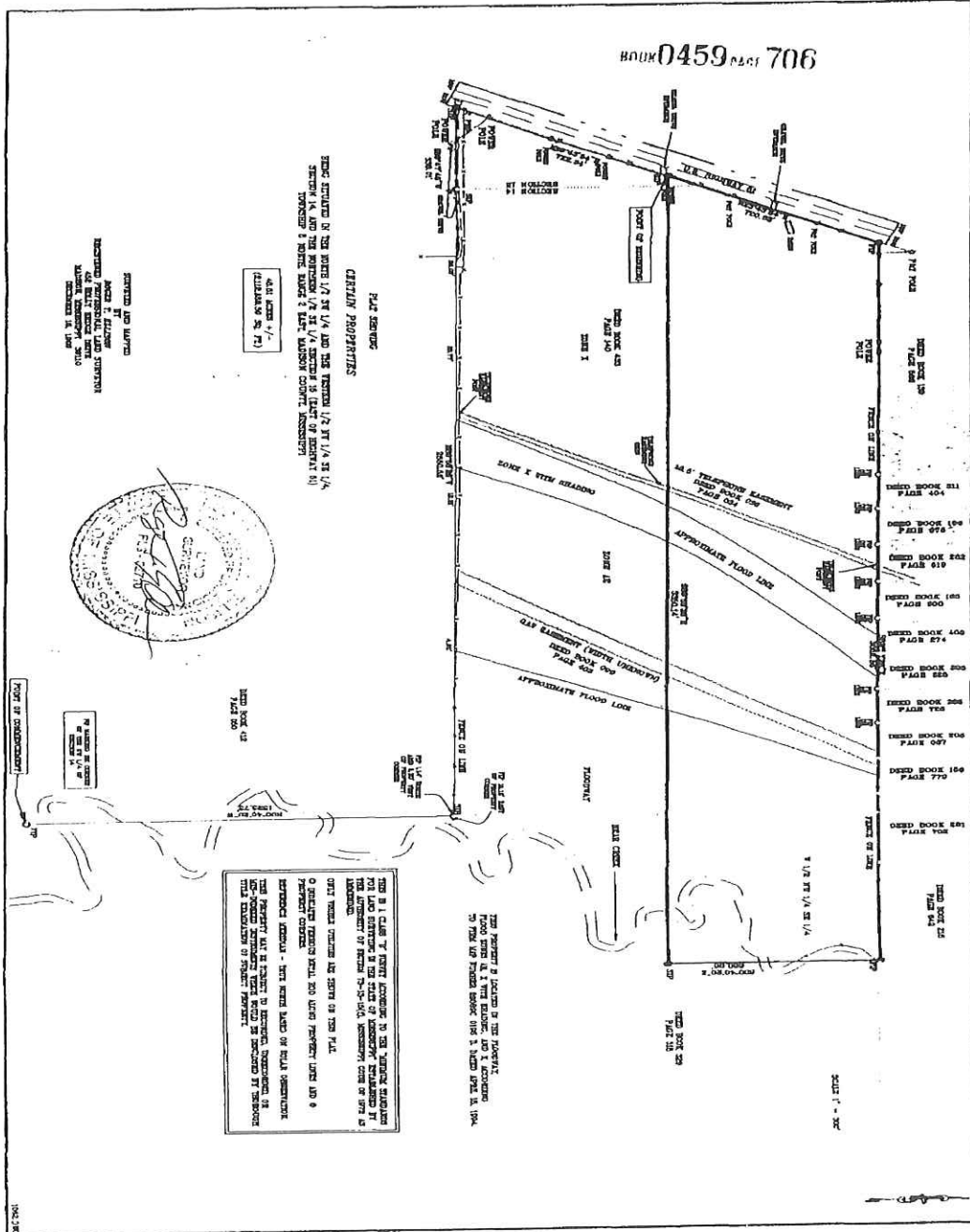
Commence at a ferrous metal rod marking the SouthEast corner of the SouthWest 1/4 of Section 14; thence run North 00 degrees 40 minutes 20 seconds West for a distance of 1323.73 feet; thence North 89 degrees 53 minutes 28 seconds West for a distance of 2650.52 feet; thence South 89 degrees 47 minutes 48 seconds West for a distance of 338.01 feet to the Eastern Right of Way of U.S. Highway 51; thence run along said right of way North 23 degrees 43 minutes 34 seconds East for a distance of 722.34 feet to the POINT OF BEGINNING for the parcel herein described; thence run North 23 degrees 43 minutes 34 seconds East for a distance of 720.33 feet; thence leave said right of way and run South 89 degrees 53 minutes 28 seconds East for a distance of 3052.55 feet; thence South 00 degrees 40 minutes 20 seconds East for a distance of 660.06 feet; thence North 89 degrees 53 minutes 28 seconds West for a distance of 3350.14 feet to the POINT OF BEGINNING.

Grantors have executed this Exhibit "A" on the date of their respective acknowledgments.

Florence E. Miles  
FLORENCE E. MILES, a widow

Betty Miles Bailey  
BETTY MILES BAILEY, subject property  
being no part of her homestead

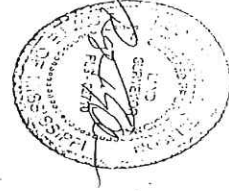




BEING SITUATED IN THE NORTH 1/4 OF THE 1/4 AND THE WESTERN 1/4 OF THE 1/4 IN THE 1/4 SECTION 16 AND THE PORTION OF THE 1/4 SECTION 16, EAST OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 8 WEST, 1ST MERIDIAN, 1858, MISSISSIPPI.

**PLAT SERVICES**  
**CERTAIN PROPERTIES**

ALL RIGHTS RESERVED BY THE SURVEYOR FOR THE PREPARATION OF THIS PLAT AND FOR THE PROTECTION OF THE PUBLIC INTERESTS IN THE LANDS SURVEYED.



THIS IS A CERTIFICATE OF RECORDING IN THE PUBLIC RECORDS OF THE LAND OFFICE OF THE STATE OF MISSISSIPPI, MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1847 AND 1852, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1858 AND 1860, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1868 AND 1870, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1872 AND 1874, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1876 AND 1878, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1880 AND 1882, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1884 AND 1886, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1888 AND 1890, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1892 AND 1894, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1896 AND 1898, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1900 AND 1902, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1904 AND 1906, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1908 AND 1910, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1912 AND 1914, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1916 AND 1918, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1920 AND 1922, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1924 AND 1926, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1928 AND 1930, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1932 AND 1934, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1936 AND 1938, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1940 AND 1942, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1944 AND 1946, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1948 AND 1950, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1952 AND 1954, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1956 AND 1958, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1960 AND 1962, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1964 AND 1966, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1968 AND 1970, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1972 AND 1974, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1976 AND 1978, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1980 AND 1982, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1984 AND 1986, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1988 AND 1990, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1992 AND 1994, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 1996 AND 1998, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE, PASSED IN 2000 AND 2002.

**STATE OF MISSISSIPPI, COUNTY OF MADISON:**

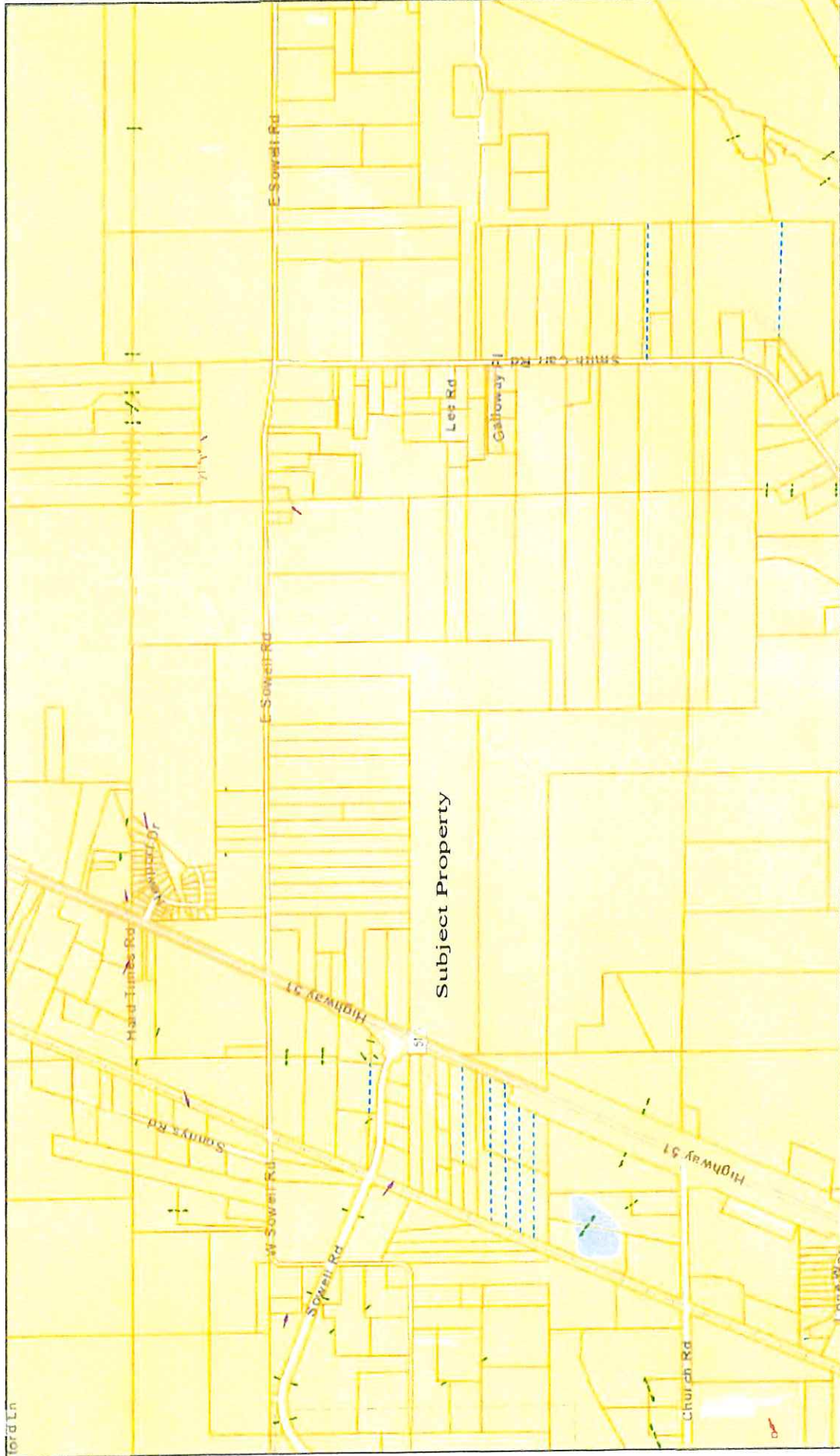
I certify that the within instrument was filed for record in my office this 2 day of Mar, 2000 at 1:15 o'clock P. M., and was duly recorded on the MAR 02 2000, Book No. 459, Page 702.

STEVE DUNCAN, CHANCERY CLERK

BY: Cherish D.C.



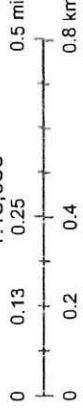
# Madison County



12/18/2023, 11:22:41 AM

- World Street Map
- Leaders
- Parcels
- Landhook
- Lotlines
- CountyBoundary

1:18,056



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Esri, HERE, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA



PROPERTY OWNERS WITHIN 160 FEET

- |     |  |   |  |
|-----|--|---|--|
| 1.  | Atwood Fence Company, Inc.<br>P.O. Box 565<br>Kosciusko, MS 39090          | - | 082F-14-003/01.00                          |
| 2.  | Deviney Brothers, Inc.<br>P.O. Box 6717<br>Jackson, MS 39282-6717          | - | 082E-15-033/00.00                          |
| 3.  | MMC Materials, Inc.<br>P.O. Box 2749<br>Madison, MS 39130                  | - | 082E-15-032/00.00                          |
| 4.  | Keeling Company<br>4227 E. 43 <sup>rd</sup> North<br>Little Rock, AR 72231 | - | 082E-15-038/01.00                          |
| 5.  | SES Properties, LLC<br>530 Johnstone Drive<br>Madison, MS 39110            | - | 082E-15-039/03.00                          |
| 6.  | Gluckstadt Security Storage, LLC<br>2195 Highway 51<br>Madison, MS 39110   | - | 082E-15-040/00.00<br>082E-15-041/00.00     |
| 7.  | Linda Brasher Thornton<br>156 Sunny's Road<br>Madison, MS 39110            | - | 082F-14-013/00.00<br>Book: 4171, Page: 623 |
| 8.  | Storage 51, LLC<br>2212 Highway 51<br>Madison, MS 39110                    | - | 082F-14-015/00.00                          |
| 9.  | Rex Bullock<br>772 Oakmont Parkway<br>Ridgeland, MS 39157                  | - | 082F-14-004/02.00                          |
| 10. | Kenneth Archie West<br>127 E. Sowell Road<br>Canton, MS 39046              | - | 082F-14-010/00.00                          |
| 11. | Nickey Ray & Kimberly Ray<br>131 E. Sowell Road<br>Canton, MS 39046        | - | 082F-14-009/03.00                          |





- |     |  |   |                   |
|-----|--|---|-------------------|
| 12. | Mary M. Crocker<br>137 E. Sowell Road<br>Canton, MS 39046                      | — | 082F-14-009/02.00 |
| 13. | Wilma, LLC<br>141 E. Sowell Road<br>Canton, MS 39046                           | — | 082F-14-009/01.00 |
| 14. | JBAC, LLC<br>1537 West Peace Street<br>Canton, MS 39046                        | — | 082F-14-008/00.00 |
| 15. | Harry W. Seely & Jo E. Seely<br>153 E. Sowell Road<br>Canton, MS 39046         | — | 082F-14-007/00.00 |
| 16. | Holly Holton<br>159 E. Sowell Road<br>Canton, MS 39046                         | — | 082F-14-006/01.00 |
| 17. | Troy Luster<br>P.O. Box 66<br>Madison, MS 39130                                | — | 082F-14-005/00.00 |
| 18. | Joseph R. Rayner, Sr. & Patti Rayner<br>173 Sowell Road<br>Canton, MS 39046    | — | 082F-14-004/01.01 |
| 19. | Kathie L. Rayner & Jeffrie C. Rayner<br>181 E. Sowell Road<br>Canton, MS 39046 | — | 082F-14-004/01.05 |
| 20. | Lucas Gomez & Maria Lucas Perez<br>189 E. Sowell Road<br>Canton, MS 39046      | — | 082F-14-004/01.06 |
| 21. | Kequan Wang & Xiaohong Si<br>1923 Rue De St. Tropez<br>Austin, TX 78746        | — | 082F-14-004/01.04 |
| 22. | HBF Holdings, LLC<br>P.O. Box 2755<br>Madison, MS 39130                        | — | 082E-15-042/05.00 |
| 23. | Sowell Rd Shell, LLC<br>457 Bozeman Road<br>Madison, MS 39110                  | — | 082F-14-019/00.00 |





SCALE: 1" = 100'



# Conceptual Design Study

EXHIBIT "E"

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



December 8, 2023

Scott Weeks, Zoning Administrator  
Madison County, Mississippi  
P.O. Box 608  
Canton, MS 39046


RE: Rezoning of 41.56 acres located on Highway 51  
Madison, Mississippi

Dear Mr. Weeks:

We, Abe Nemati and wife, Zohren Sirous, owners of property located in Sections 14 and 15, Township 8 North, Range 2 East, Madison County, Mississippi, hereby authorize NEMA, LLC to file an Application and Petition for Rezoning to rezone the property described in Exhibit "A" attached hereto from R-1 to C-2 and for a Conditional Use of Fully Enclosed Indoor Storage.

Sincerely,

  
\_\_\_\_\_  
Abe Nemati

  
\_\_\_\_\_  
Zohren Sirous

STATE OF MISSISSIPPI  
COUNTY OF ~~MADISON~~ Rankin

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 13<sup>th</sup> day of December, 2023, within my jurisdiction, the within named Abe Nemati and wife, Zohren Sirous, who acknowledged that they executed the above and foregoing instrument.

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

MY COMMISSION EXPIRES:

6/27/24  
(SEAL)





## CERTIFICATE OF SERVICE

I, Don A. McGraw, Jr. of Montgomery McGraw, PLLC, do hereby certify that I have this day transmitted *via* U.S. Mail, postage prepaid, a true and correct copy of the above and foregoing *Petition to Rezone and Reclassify Real Property, Amend the Land Use Plan and for a Conditional Use* to the following:

Atwood Fence Company, Inc.  
P.O. Box 565  
Kosciusko, MS 39090

Kenneth Archie West  
127 E. Sowell Road  
Canton, MS 39046

Deviney Brothers, Inc.  
P.O. Box 6717  
Jackson, MS 39282-6717

Nickey Ray & Kimberly Ray  
131 E. Sowell Road  
Canton, MS 39046

MMC Materials, Inc.  
P.O. Box 2749  
Madison, MS 39130

Mary M. Crocker  
137 E. Sowell Road  
Canton, MS 39046

Keeling Company  
4227 E. 43<sup>rd</sup> North  
Little Rock, AR 72231

Wilma, LLC  
141 E. Sowell Road  
Canton, MS 39046

SES Properties, LLC  
530 Johnstone Drive  
Madison, MS 39110

JBAC, LLC  
1537 West Peace Street  
Canton, MS 39046

Gluckstadt Security Storage, LLC  
2195 Highway 51  
Madison, MS 39110

Harry W. Seely & Jo E. Seely  
153 E. Sowell Road  
Canton, MS 39046

Linda Brasher Thornton  
156 Sunny's Road  
Madison, MS 39110

Holly Holton  
159 E. Sowell Road  
Canton, MS 39046

Storage 51, LLC  
2212 Highway 51  
Madison, MS 39110

Troy Luster  
P.O. Box 66  
Madison, MS 39130

Rex Bullock  
772 Oakmont Parkway  
Ridgeland, MS 39157

Joseph R. Rayner, Sr. & Patti Rayner  
173 Sowell Road  
Canton, MS 39046

Kathie L. Rayner & Jeffrie C. Rayner  
181 E. Sowell Road  
Canton, MS 39046

HBF Holdings, LLC  
P.O. Box 2755  
Madison, MS 39130

Lucas Gomez & Maria Lucas Perez  
189 E. Sowell Road  
Canton, MS 39046

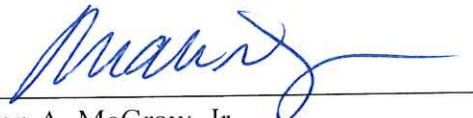
Sowell Rd Shell, LLC  
457 Bozeman Road  
Madison, MS 39110

Kequan Wang & Xlaohong Si  
1923 Rue De St. Tropez  
Austin, TX 78746

Planning and Zoning Dept.  
City of Gluckstadt  
343 Distribution Drive  
Madison, MS 39110

City of Canton  
Building and Development  
226 E. Peace Street  
Canton, MS 39046

**SO CERTIFIED**, this the 28th day of December, 2023.

  
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Don A. McGraw, Jr.