

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

IN THE MATTER OF REZONING OF  
CERTAIN LAND SITUATED IN SECTION 27  
TOWNSHIP 8 NORTH , RANGE 2 EAST  
MADISON COUNTY , MISSISSIPPI

PETITIONER:  
**QUALITY GLASS INC.**

PETITION TO REZONE AND RECLASSIFY PROPERTY

Comes now **Quality Glass Inc.** , owner 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 Section 27 Township 8 North , Range 2 East, Madison County , Mississippi , more particularly described as follows ,  
To -wit:

SEE EXHIBIT A

From its present Zoning District Classification of C-1 District to a C-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 1.86 acres.
2. The zoning proposed is in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best us.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT B

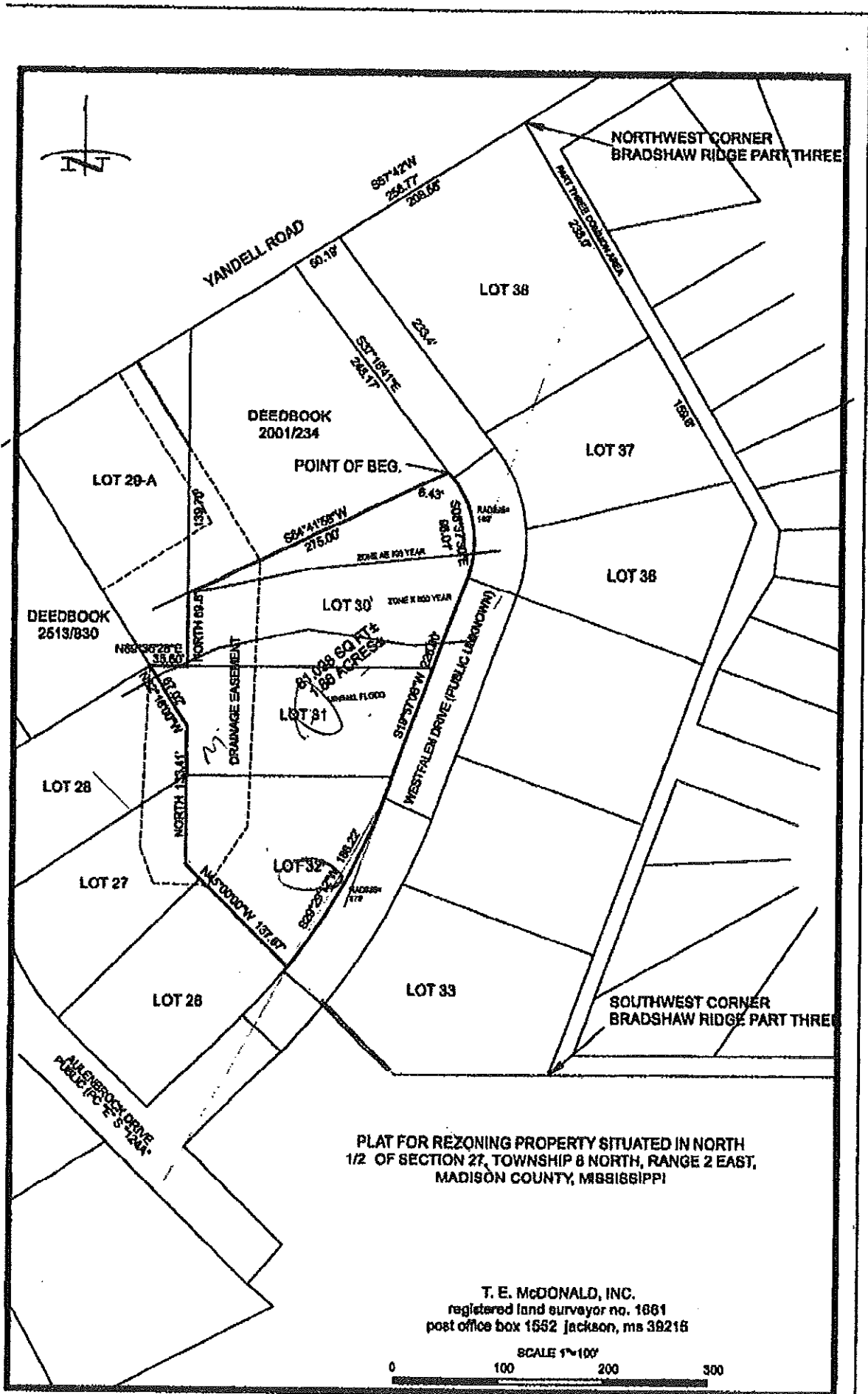
WHEREFORE, PREMISES CONSIDERED. Petitioners respectfully request that this Petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order reclassifying this property from its present C-1 District classification to a C-2 District.

Respectfully submitted, this 30<sup>th</sup> day of April, 2014

**QUALITY GLASS INC.**, Petitioner

## **EXHIBIT B**

The specific use of subject property would be for Commercial use of existing Glass Company. We provide a use of glass needs windows, store front glass (commercial and residential ). We provide shower doors needs to surrounding subdivisions and homebuilders as well. We have a need for our products and demand from the public. We have currently outgrown our current location and do a large volume of our business in the Madison , Gluckstadt area .



PLAT FOR REZONING PROPERTY SITUATED IN NORTH  
 1/2 OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 2 EAST,  
 MADISON COUNTY, MISSISSIPPI

T. E. McDONALD, INC.  
 registered land surveyor no. 1881  
 post office box 1552 Jackson, ms 39216

SCALE 1"=100'

0 100 200 300

MARCH 18, 2014  
AREA ON WESTFALEN DRIVE TO BE REZONED

A PARCEL OF LAND LYING AND SITUATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BRADSHAW RIDGE PART THREE (AMENDED), A SUBDIVISION OF WHICH THE PLAT OR MAP IS OF RECORD AND ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI, AND RUN THENCE SOUTH 57 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY RIGHT OF WAY OF YANDELL ROAD, FOR A DISTANCE OF 258.77 FEET TO AN IRON PIN AT THE INTERSECTION OF SAID YANDELL ROAD AND THE WEST RIGHT OF WAY OF WESTFALEN DRIVE; THENCE SOUTH 37 DEGREES 18 MINUTES 41 SECONDS EAST ALONG SAID WEST RIGHT OF WAY AND THE EAST LINE OF THAT PROPERTY DESCRIBED IN DEED BOOK 2001 AT PAGE 234 A DISTANCE OF 248.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 37 DEGREES 18 MINUTES 41 SECONDS EAST ALONG SAID WEST LINE 6.43 FEET TO THE POINT OF CURVATURE OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 100.0 FEET; THENCE ALONG SAID CURVE A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 37 MINUTES 30 SECONDS EAST, 96.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19 DEGREES 57 MINUTES 06 SECONDS WEST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 226.80 FEET TO THE POINT OF CURVATURE OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 575.0 FEET; THENCE ALONG SAID CURVE A CHORD BEARING AND DISTANCE OF SOUTH 29 DEGREES 29 MINUTES 12 SECONDS WEST, 186.22 FEET TO THE EASTERN MOST CORNER OF LOT 26 (UNPLATTED) AS SHOWN ON SURVEY BY BANKS ENGINEERING SHOWING LOTS 26, 27 AND 28 (UNPLATTED) DATED JUNE 4, 2013; THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID BANKS SURVEY, NORTH 45 DEGREES 00 MINUTES WEST, 137.67 FEET; NORTH, 133.41 FEET; NORTH 32 DEGREES 18 MINUTES WEST, 67.02 FEET TO THE EASTERNMOST CORNER OF THAT PROPERTY DESCRIBED IN DEED BOOK 2513 PAGE 830; THENCE NORTH 89 DEGREES 36 MINUTES 28 SECONDS EAST A DISTANCE OF 35.8 FEET; THENCE NORTH A DISTANCE OF 69.8 FEET TO THE SOUTHERNMOST CORNER OF AFORESAID PROPERTY DESCRIBED IN DEED BOOK 2001 PAGE 234; THENCE NORTH 64 DEGREES 41 MINUTES 58 SECONDS EAST ALONG SAID LAST MENTIONED PROPERTY A DISTANCE OF 275.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.86 ACRES, MORE OR LESS.



March 5, 2014

Brad Sellers  
Planning & Zoning Administrator  
Madison County  
P.O. Box 608  
Canton, MS 39046

RE: Aulenbrock Commercial Park Lot

Dear Mr. Sellers:

Renasant Bank has entered into a contract with Quality Glass Inc. for the sale of a parcel of Bank owned land located within the Aulenbrock Commercial Park in Madison County, Mississippi. The Bank has given Quality Glass Inc. permission to submit the necessary application and to pursue the rezoning of this parcel from C-1 commercial to C-2 commercial zoning. Please feel free to contact me if I can be of service.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kent Dees'.

Kent Dees  
ORE Sales Officer  
Renasant Bank

662.680.1496 Office  
662.680.1005 Fax  
662.397.3227 Mobile  
[kentd@renasant.com](mailto:kentd@renasant.com)

## Contract Addendum

That certain Contract for the Purchase of Real Estate ("Contract") dated February 26, 2014 entered into by and between Renasant Bank, (Sellers), and, Quality Glass Inc., (Buyer), regarding a certain parcel of real property located on Aulenbrock Drive, a portion of lots 30, 31, & 32 in Madison, Mississippi.

Buyer and Seller agree that the closing date will be extended to: on or before July 9, 2014.

SELLER: Renasant Bank

By: *Kent Dees* Date: 4/2/14  
Kent Dees

BUYER: Quality Glass Inc.

By: *Chris Prestige* Date: 4/3/14  
Chris Prestige

# BEAR CREEK WATER ASSOCIATION



P. O. Box 107  
Canton, MS 39046

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

March 21, 2014

Quality Glass, Inc  
P. O. Box 129  
Sandhill, MS

Re: Lots #30 & 31 Aulenbrock Subdivision

To Whom It May Concern:

The above referenced property is located in Bear Creek Water Association, Inc.'s certificated water and sewer service area. The permanent services are being provided to the property by Bear Creek Water Association in accordance with the Association's policies and procedures.

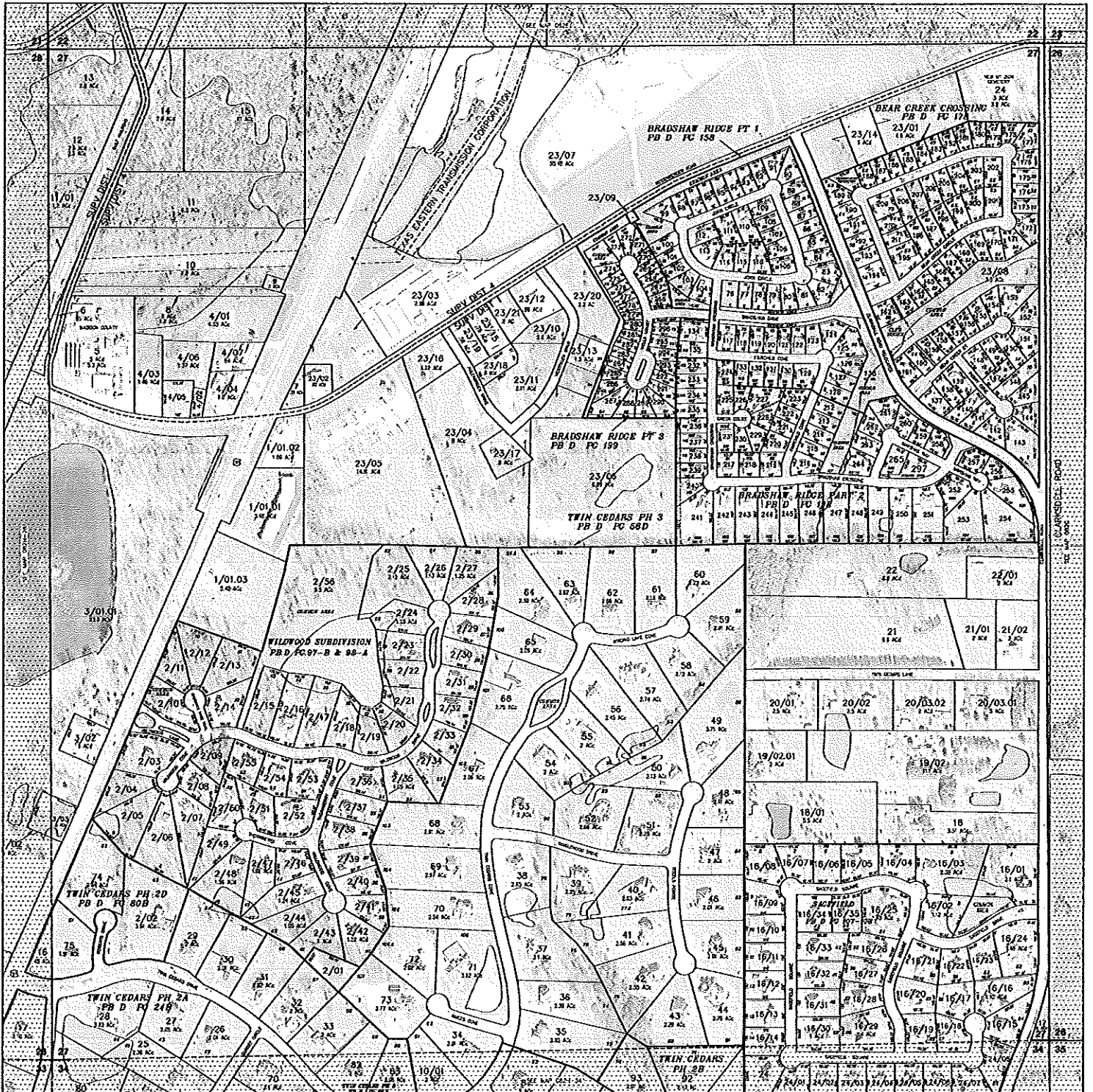
If you should have any further questions, please feel free to contact us.

Sincerely,



Tony McMullen  
General Manager





THIS PROPERTY OWNERSHIP MAP IS FOR THE PARTIES ONLY. IT IS NOT INTENDED FOR CONVEYANCE, NOR IS IT A LEGAL STRAW. YOU MAY NOT REPRODUCE IT.

**TRI-STATE CONSULTING SERVICES, INC.**  
 1200 N. W. 11th St., Ft. Lauderdale, FL 33304  
 P.O. Box 878, Ft. Lauderdale, FL 33304  
 A MEMBER FIRM OF THE FT. LAUDERDALE GROUP

**LEGEND**

COUNTY LINE	-----	PARCEL NUMBER	23
SECTION LINE	-----	ACREAGE	24 AC
TOWNSHIP-RANGE LINE	-----	NOTICE ENCLOSED	13 AC
SECTION LINE	-----	SUBDIVISION LOT NUMBER	25
STATE LINE	-----	DIMENSION	14'
DEPT. LINE	-----		

1/4 SECTION	B	A
	C	D

**TOWNSHIP LOCATOR**

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

**COUNTY LOCATOR**

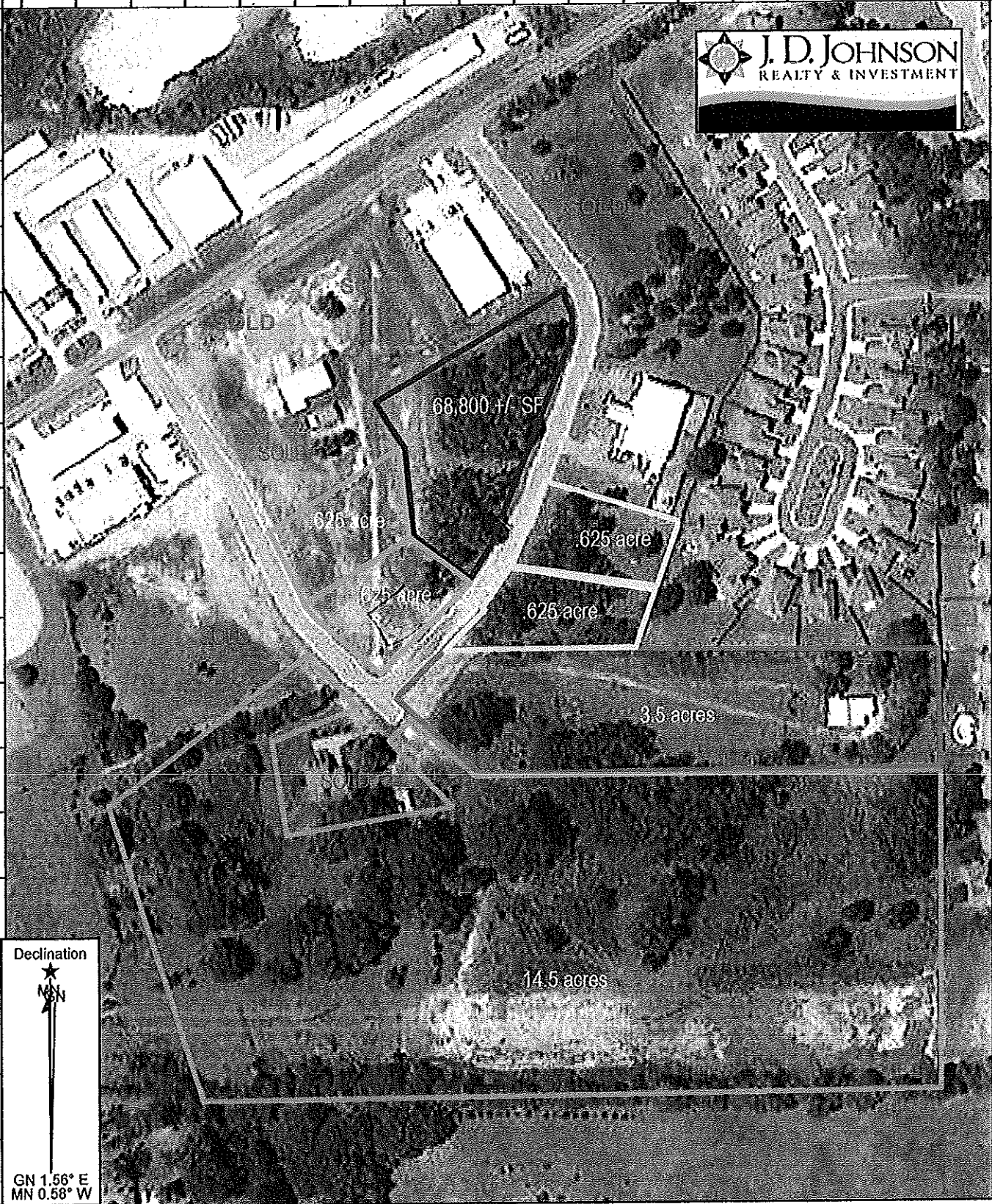
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**MADISON COUNTY, MISSISSIPPI**  
**MAP 082H-27**

SECTION 23  
 TOWNSHIP 2N  
 RANGE 23E  
 DATE OF PLOTTING: FEBRUARY, 2011



SCALE: 1"=250'



Declination



GN 1.56° E  
MN 0.58° W

SCALE 1:2500



J.D. Johnson Realty & Investment, LLC  
1048-B Gluckstadt Road  
Madison, MS 39110  
601-707-5555  
www.jdjohnsonrealty.com