

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 10th DAY OF NOVEMBER, 2016 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 10th day of November, 2016 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Walter McKay
 Larry Miller
 Don Drane
 Dr. Bill Howard
 Rev. Henry Brown
 Carl Allen, Planning and Zoning Administrator

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

There first came on for consideration the minutes of the October 6, 2016 meeting of the Commission. Upon motion by Commissioner Drane to approve the minutes, seconded by Commissioner Miller, with all voting "aye," the motion to approve the October 6, 2016 minutes passed.

There next came on for consideration the site plan of Dollar General for a new business located at 4948 Hwy. 16 E. The property is currently zoned C-2 Commercial District. The Petitioner explained that this is the standard model but they would be willing to make any upgrades as requested by the County. Upon Motion by Commissioner Brown to approve the site plan, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Woodcreek Homes for a multifamily dwelling development. This property is located on Freys Lane in Canton and zoned R-3 High Density Residential District. Holly Knight with The Bennet Group appeared on behalf of Petitioner. She stated that Standard Enterprises would be the management company for this project. The property is split between the City of Canton (24 units) and Madison County (36 units) so they are seeking approval from both municipalities. She explained this is a continued part of the revitalization efforts for this area, parts of which have previously been approved by the Board of Supervisors. The property meets the definition of a blighted property. It is in a high crime area and they will, therefore, seek to gain control of the entire area so they can address crime and blight all together. A slide-show presentation was given which set forth the square footage and varying sizes/prices for the individual homes which included the projected costs for same. Said presentation is attached hereto as *Exhibit "A"* and incorporated herein by reference. Ms. Knight acknowledged that overall, this is a \$17.8 million project and the amenities would include a clubhouse, playground area, and other amenities including a security aspect given the current crime in the area. In response

to questions from Commissioners, Ms. Knight explained that access in and out of the area would be limited as they are planning to close off Freys Lane and working with the City of Canton to accomplish this through the proper legal channels. They would also have a gate. Upon Motion by Commissioner Brown to approve the site plan, seconded by Commissioner Howard, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Bowman Plaza for an office warehouse business located on Enterprise Drive. Chris Potter appeared on behalf of the petitioner and explained that this would be a commercial retail space with each unit being approximately 1,500 square feet in size. There will be a loading dock in the back with the units each having a roll up door for loading. The store fronts will be for businesses or show rooms with the storage area in the back. Upon Motion by Commissioner Howard to approve the site plan, seconded by Commissioner Drane, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration to open the public hearing for various matters. Upon Motion by Commissioner Howard 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 Scott Gideon and Matt Jensen to rezone 510 acres from A-1 Agricultural District to R-2 Residential District. The property is located on the southwest corner of Stribling Rd. Ext. and Dewees Rd. This matter was originally tabled from the January and February meetings this year, and again at the October, 2016 meeting. James Peden, Esq. appeared on behalf of the petitioners, Scott Gideon and Matt Jensen. Mr. Peden explained that during the October meeting, certain requests were made of his clients for additional information which they had done their best to provide. As for a letter from the school superintendent, he stated that he had spoken with Mr. McGehee who would not provide a written statement per advice from legal counsel but reiterated his verbal consent to the development and that he was happy to discuss with any citizens who may have questions. Mr. Peden reiterated that this would be a gradual project with plenty of time to accommodate any extra children as the first phase would not be complete for at least approximately two (2) years.

He then presented a report from a real estate agent in the area, Mark Warren, which is attached hereto as *Exhibit "B"* and incorporated herein by reference. Mr. Warren addressed the Commission and opined that when the first homes of this development become available in approximately two (2) years, there would indeed be a public need for the homes pursuant to his research. Mr. Peden next presented a letter from Vicky Bratton with the Mississippi Home Builders Association which is attached hereto as *Exhibit "C"* and incorporated herein by reference. Mr. Peden said this letter further demonstrated the public need aspect.

With regard to the roads concern, he noted that Madison County is fully aware of its duty to properly handle transportation needs and had a good record for building new roads and improvement to the roads. He referenced the road study conducted this year by Neel-Schaffer. He noted that the traffic is ultimately within the purview of the Board of Supervisors so he couldn't address specifics on the road plan. He further explained that it was still too early in the process to dictate approximate figures on what the proposed roundabout discussed during the October meeting would cost; however,

his clients would be placing it on their land so the county would not have to purchase the right of way for it. Dan Gaillet, Madison County Engineer, addressed the Commission and explained that they were still looking at this and reiterated the county wanted to take a holistic approach so as to preserve the natural aspects of this area. He also reiterated that it was too early to give specific amounts but said there was an understanding between the County and the developers and if the developers didn't uphold their obligations, the County would not approve the construction plans.

Commissioner McKay inquired regarding if one (1) road was sufficient for this development and Mr. Gaillet said that the proposed roundabout would be the safest and most efficient addition to this road to keep traffic moving in a safe manner. He also said they were continuing to look at ways to improve traffic in the area and applying for federal grants to assist with addressing the transportation needs in this area.

Mr. Peden noted the traffic concerns but pointed out that you couldn't stop development and growth as it would negatively affect the tax base. He referenced the Renaissance development in Ridgeland, MS as an example and the strong opposition to the development for similar concerns. He noted that despite the opposition and concerns, the development had worked out and been an asset to the area. He presented a spreadsheet from the tax assessor's office regarding the projections for tax revenue from this development which is attached hereto as *Exhibit "D"* and incorporated herein by reference. The projection provides ranges and Mr. Peden acknowledged that the actual projection was likely somewhere in the middle of the amounts of approximately \$2.5 and \$4 million.

Mr. Peden then referenced a letter from Bear Creek that was made an exhibit to October's minutes. He also provided a list of other quality developments by the petitioners which is attached hereto as *Exhibit "E"* and incorporated herein by reference. The property owner, Sharon Vandeburgh addressed the Commission next and explained that she was one of the owners along with other family members. She said her father purchased the land in the 1970's for eventual development. She lives within a mile of the property so she will be personally affected by it and wants it to be a quality development as well for that reason. She stated that she believes it will be good quality and will help maintain or increase property values in the area. Her letter of support that she referenced is attached hereto as *Exhibit "F,"* and incorporated herein by reference.

Mr. Peden also presented support from Lake Caroline and Johnstone Home Owner's Associations, attached hereto as *Exhibit "G,"* and incorporated herein by reference. He referenced support from various individuals in attendance and a number of individuals stood in support. He reiterated that his clients had sufficiently met the requisite standard for rezoning the subject property. He requested that the rezoning be recommended to the Board of Supervisors. Commissioner McKay stated that the Commission appreciated the efforts presented to comply with their requests.

Those in opposition were asked to come forward. Jack Price addressed the Commission and stated that he and his wife Terry reside on property zoned A-1 Agricultural District that abuts this development on the south end. He understands that change is coming as they've witnessed the many developments that have come over the years but his concern is the density of the proposed development. He stated that the comprehensive plan from 2012 envisions for this property to be moderate density, or R-1B and the proposed development is for R-2. He referenced the subdivision

ordinances and 2606.04 and said in his opinion, the proposed development was 1/3 more density than is allowed by the plan. Mr. Peden was asked to address this concern and he said he disagreed with this assessment when you take the whole development as a whole per the ordinances. A discussion ensued regarding how you calculate density and whether the lake should be included in the assessment. The zoning ordinances definition of density implies you take the entire property as a whole as there is no exclusion of bodies of water.

Mr. Jim Harreld addressed the Commission next and explained that he lives across from this proposed development. He is concerned with the proposed report presented to the Commission as he felt it didn't take into account all of the surrounding subdivisions nor did it include undeveloped portions of existing nearby neighborhoods. He also noted that the more dense areas of the proposed development were right across from his property and so he recognized he was biased but he had concerns on how it would affect his property.

Ronnie Brogan addressed the Commission next and said he had spoken at the previous meeting in October in opposition to this development. He lives in Ashbrooke and he confirmed that he did speak with McGehee who said the schools would be able to handle any increase in children from this development. However, he still has concerns about the increase in traffic as well as whether the police and fire departments could handle such an increase. He presented the Commission with a poll he conducted on Nextdoor and said his results yielded that 95% of those in the area were opposed to this development. This presentation is attached hereto as *Exhibit "H,"* and incorporated herein by reference. He also presented an older petition from earlier in the year that was conducted when the petition originally was presented to the Commission. He acknowledged that some changes had been made since that time. The petition is attached hereto as *Exhibit "I,"* and incorporated herein by reference.

Russell Smith addressed the Commission and said he abuts this property and has concerns about the buffer and wants more information on the exact location of same. Howard Henderson addressed the Commission next and said despite the meetings with the developers, he was still in opposition to this because of traffic and fire safety concerns, and he feels the infrastructure is behind and this is putting the cart before the horse essentially.

Tami Harreld addressed the Commission next and noted that she had only been able to view the documents posted online and not the new information presented during the meeting today by the petitioners. She felt that the record was incomplete and missing important information. For example, not all of the property in the area had changed. She felt there were many errors in the paperwork and noted that such sloppiness could be characteristic of the developers' work. She had questions about the studies and noted the many lots and homes for sale already in the area. She expressed concern over the sign posted and said it was overgrown and some were face down. She said the infrastructure should be in place first and the community deserves that as tax payers.

Mr. Peden requested rebuttal and Mr. Warren addressed the Commission and noted that he had only included similar neighborhoods that were comparable to the proposed development so it would be a fair comparison. Mr. Gideon spoke and acknowledged that the concerns for fire protection was addressed in the Bear Creek correspondence presented during the October meeting.

Lisa Williams, a Gluckstadt resident who resides at 139 Old Orchard Rd., addressed the Commission. She noted the traffic studies done this year and said it showed 14,000 units in the area with a 14.7% growth rate and expressed concerns over traffic congestion. Commissioner Howard stated that he had questions and inquired regarding the density and if it conformed to the Comprehensive Plan. The definition of density was discussed by Commission attorney Leah Ledford who noted that it implied that the property was taken as a whole, regardless of the body of water, so applying that principle it met the density requirements. Zoning Administrator Allen explained that the comprehensive plan was a guide that evolves and given it was now four (4) years old, especially in a high growth county, it was in need of being updated. Upon Motion by Commissioner McKay to approve the petition to rezone, seconded by Commissioner Miller, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the petition of Burg Storage for a conditional use for a new business for outdoor storage of vehicles located at 2187 Hwy 51. The property is zoned C-2 Commercial District and a site plan is included for the new business. Bain Foote appeared on behalf of the petition. He acknowledged this was a two phase development. Upon Motion by Commissioner Howard to approve the petition, seconded by Commissioner Miller, with all voting "aye," the motion to approve the petition for a conditional use passed.

There next came on for consideration the petition of Mak Haik Chevrolet for a variance for additional square footage for various signs including the entrance site signs, the highway signs and the building signs. The property is located at 140 Autobahn Loop and the property is zoned C-2 Commercial District. Dave Carl with Mak Haik, Andy Leeper with the local Mak Haik dealership, and Allen Grant with the architects all appeared on behalf of the petitioner. A discussion was held regarding the sign requests being made for the entrance and highway signs. It was decided that this portion of the request would be tabled pending the resolution of other issues including the petitioner contacting MDOT regarding issues with the right of way. It was explained that the building sign request was being made due to the size of the building and parking lot, and making the building signs proportional to same. Commissioner Drane expressed concern regarding exceptions because if allowed, would lead to other requests and there would be no end in sight. The petitioners stated that they felt their request was unique because they had no frontage road access to their facility so visibility was limited, because of the size of their development, and the lack of other signs to identify their business due to the location. Commissioner Howard noted that he understood that the sign needed to match and be proportional to the building. Upon Motion by Commissioner Howard to approve the variance for the additional square footage on the building signs only at this point, seconded by Commissioner Miller, with all voting "aye," the motion to approve the variance for the building sign passed.

There next came on for consideration the petition of Mak Haik Chevrolet for a variance for the maximum height and square footage of the flagpole. The same individuals appeared on behalf of the petition. They explained that the same rationale as with the signs was at issue with making the flagpole proportional to the size of the building and parking lot. They are requesting that it be 120 feet tall and 1,800 square feet in size. Upon Motion by Commissioner Miller to approve the variance, seconded by Commissioner Brown, with Commissioners Miller, Brown, Howard and McKay voting "aye," and Commissioner Drane voting "nay," the motion to approve the variance for

the flagpole passed.

There next came on for consideration the petition of Mak Haik CDJR for a variance on the building signs. As this is the same issue addressed herein with the Chevrolet building, no further discussion was necessary. Upon Motion by Commissioner Miller to approve the variance for the additional square footage on the building signs only, seconded by Commissioner Brown, with all voting "aye," the motion to approve the variance passed.

There next came on for consideration the petition of Mak Haik CDJR for a variance for the maximum height and square footage of the flagpole. As this is the same issue addressed herein with the Chevrolet flagpole, no further discussion was necessary. Upon Motion by Commissioner Miller to approve the variance, seconded by Commissioner Brown, with Commissioners Miller, Brown, Howard and McKay voting "aye," and Commissioner Drane voting "nay," the motion to approve the variance for the flagpole passed.

There next came on for discussion the proposed amendments to the zoning ordinances. Following discussion, it was decided that the matter should be tabled for further review and consideration to ensure the wording was proper and legally sound. Upon Motion by Commissioner McKay to table the proposed amendments, seconded by Commissioner Miller, with all voting "aye," the motion to table the matter passed.

There next came on for discussion the payment of attorney fees for October, 2016. Upon Motion by Commissioner McKay to approve the attorney fees, seconded by Commissioner Miller, with all voting "aye," the motion to approve the attorney fees for October, 2016 passed.

There next came on for discussion the setting of the December, 2016 meeting/public hearing. December 8, 2016 is the second Thursday and that was agreed to by the Commission members. Upon Motion by Commissioner McKay to set the meeting/public hearing for December 8, 2016, seconded by Commissioner Drane, with all voting "aye," the Motion passed.

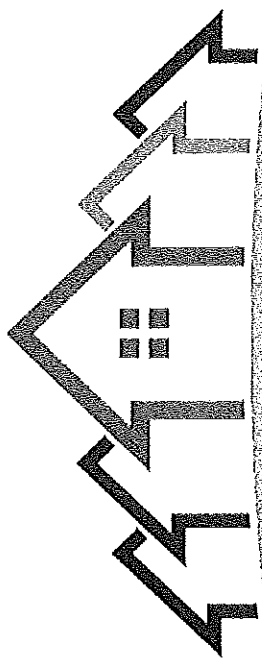
With there being no further business, the November 10, 2016 meeting was adjourned.

Date

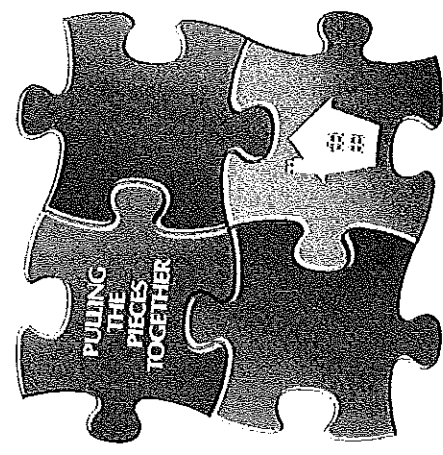
1-12-2017

Walter J McKay
(Chairman)

Ex "A"

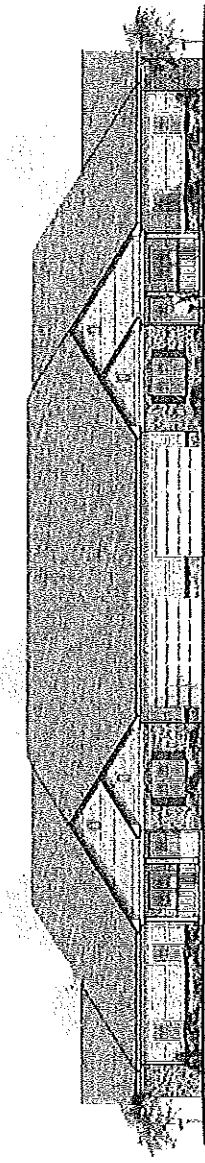


THE BENNETT GROUP



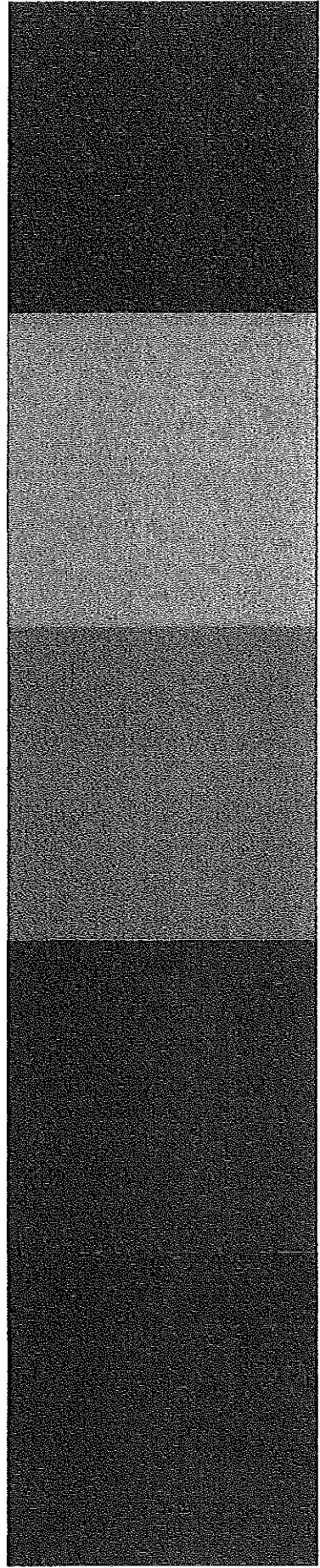
BENNETT GROUP CONSULTING

Ex "A"

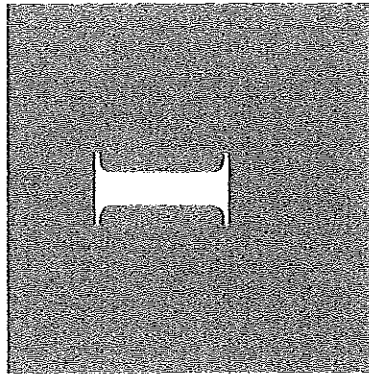


Wood Creek Homes Typical Apartment Building

Holly Knight
holly@thebennettgrp.net
Cell: 601-832-8150
Office: 334321-0529

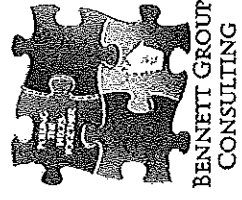
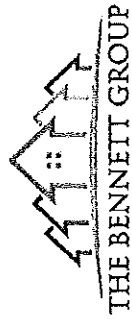


Core values

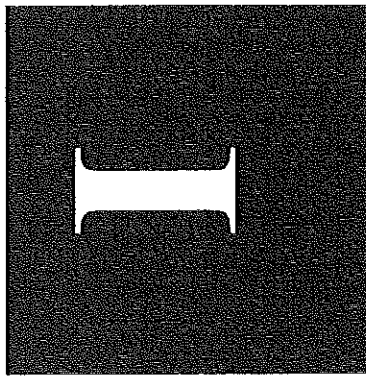


Inspiration

WE ARE INSPIRED TO DO GOOD

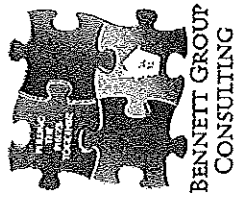
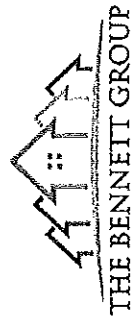


Core values

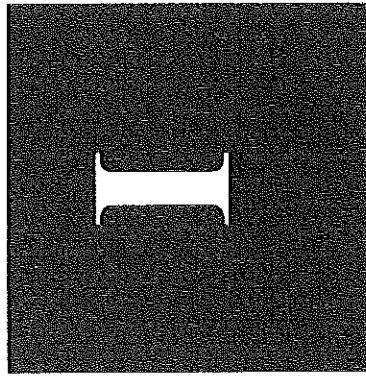


INTEGRITY

we do what we say we will do

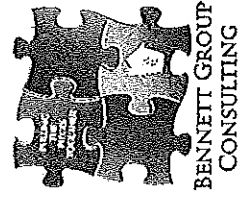
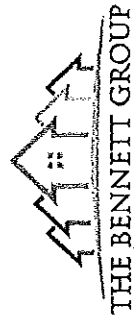


Core values

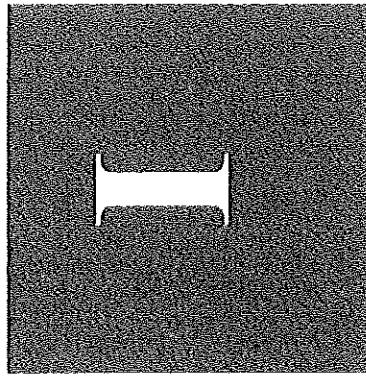


nnovation

we are always looking for a better way

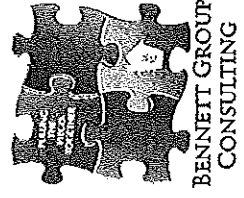
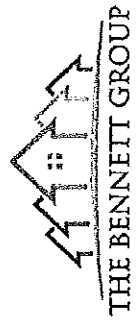


Core values



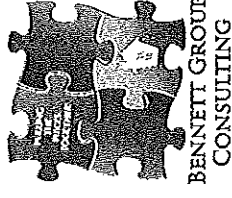
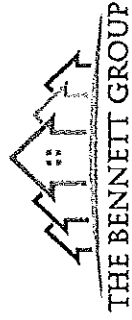
Investment

we invest in people



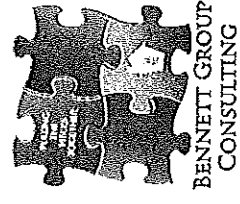
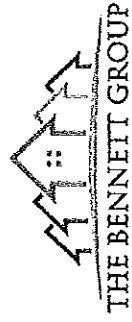
The Bennett Group Consulting, LLC

**We believe that housing can be innovative and unique
and that a business can be profitable while
doing good work**



Our mission

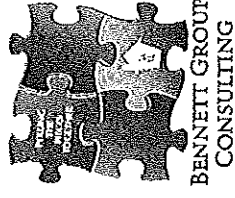
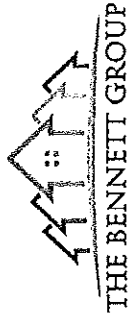
**Our Mission is to provide
Happy, Healthy, Sustainable Communities**



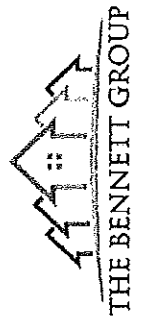
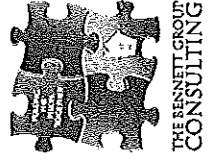
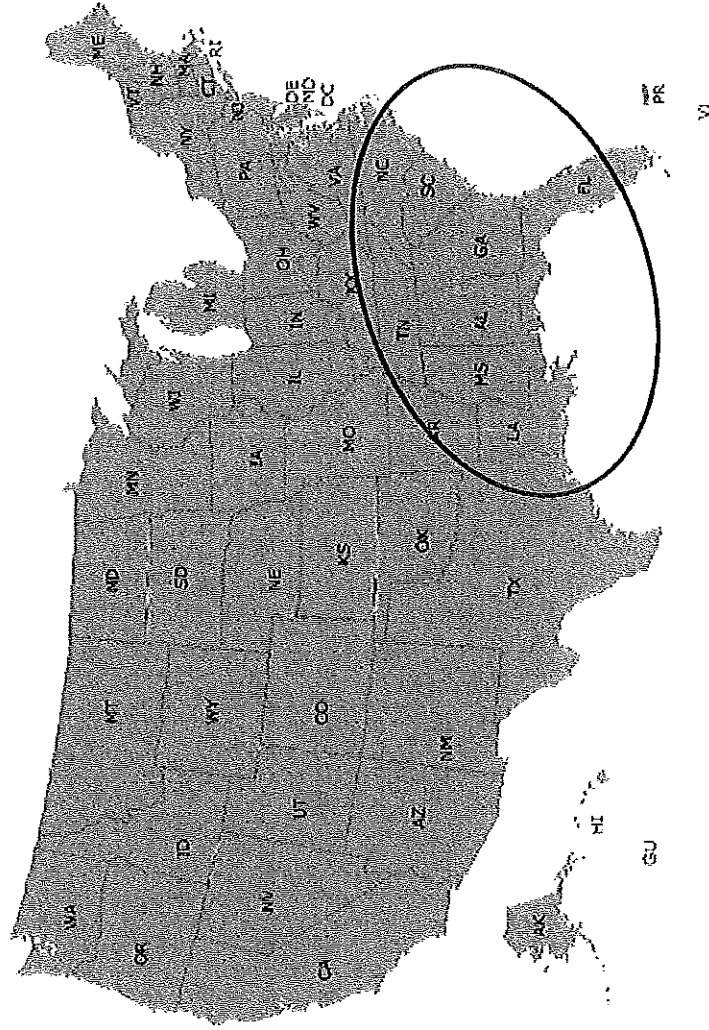
Our track record

Over a four-decade period, our partners have

- developed 85 residential communities
- created more than 4,500 units of market rate and affordable housing
- developed 35 partnerships with non-profit organizations
- generated \$14 million in fees that were put back into these organizations to further advance their mission.



BGC services regional clients

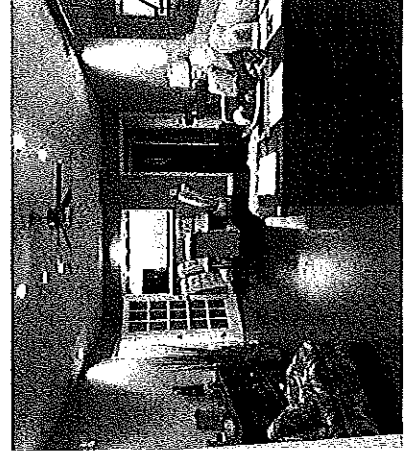
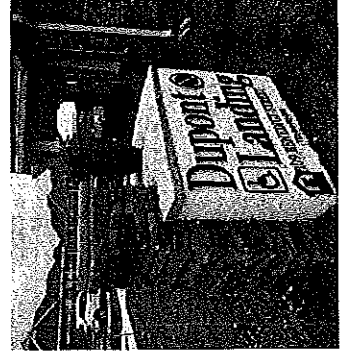
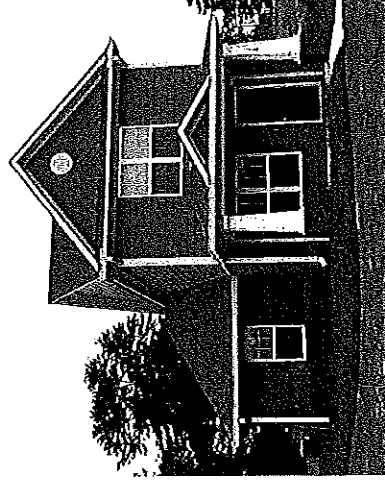
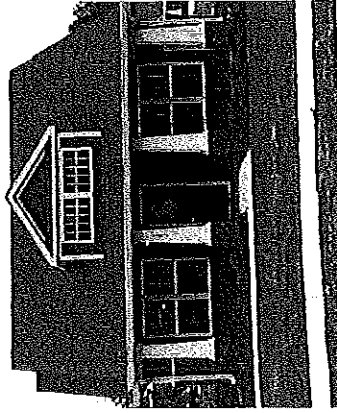
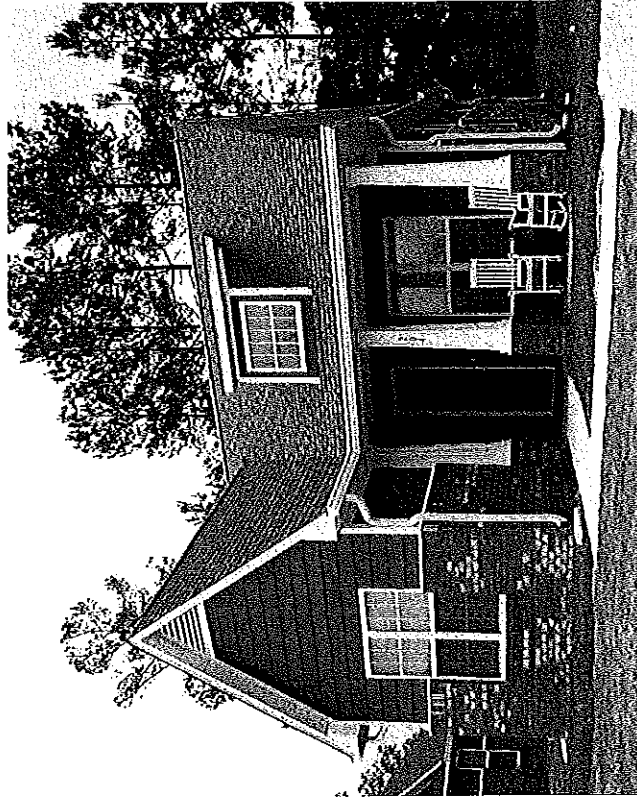


South Carolina

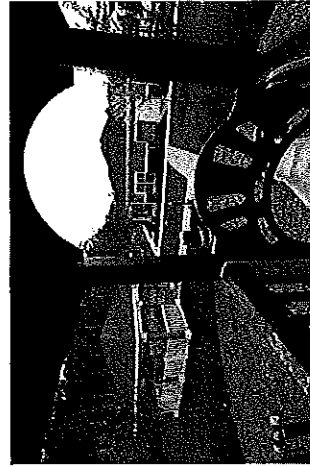
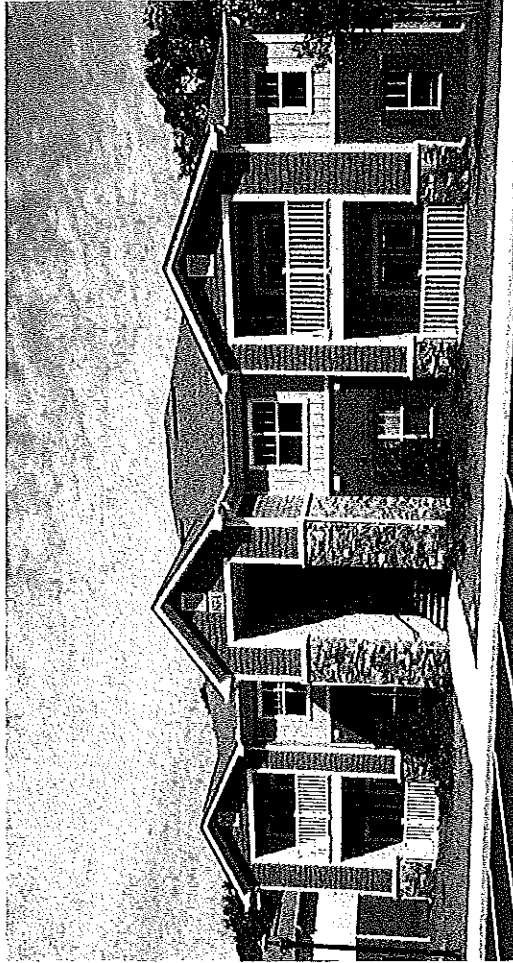
Dupont Landing, Aiken, SC

Partner: Second Baptist Church of Aiken

Dev: 44 units of single family lease purchase

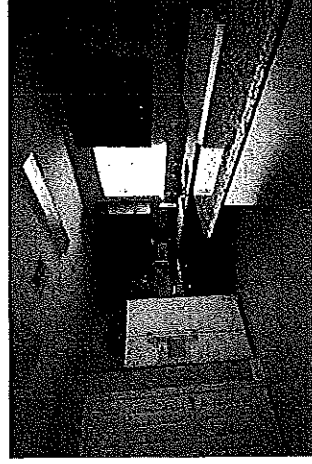
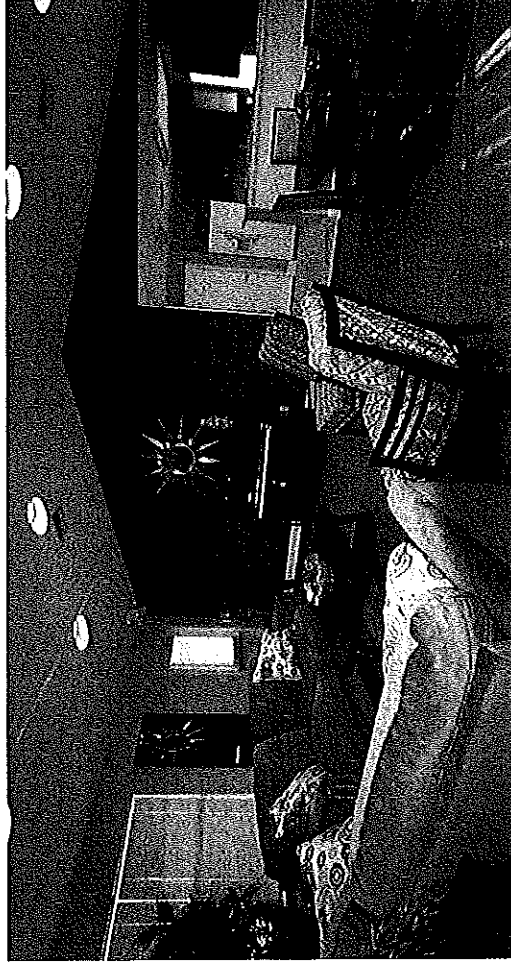


Grace Ridge Apartments Auburn, Ala.



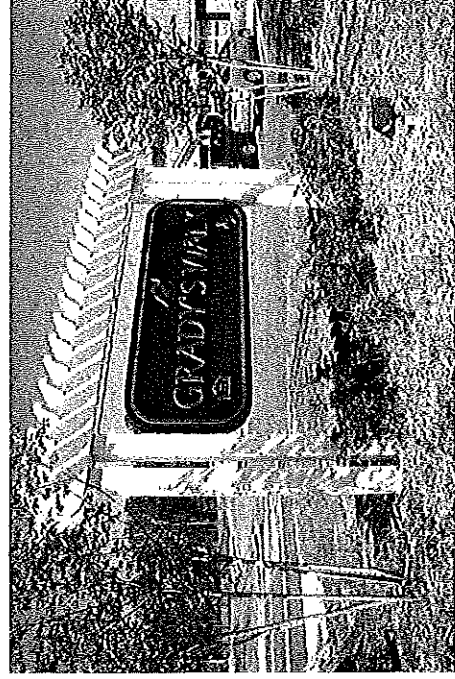
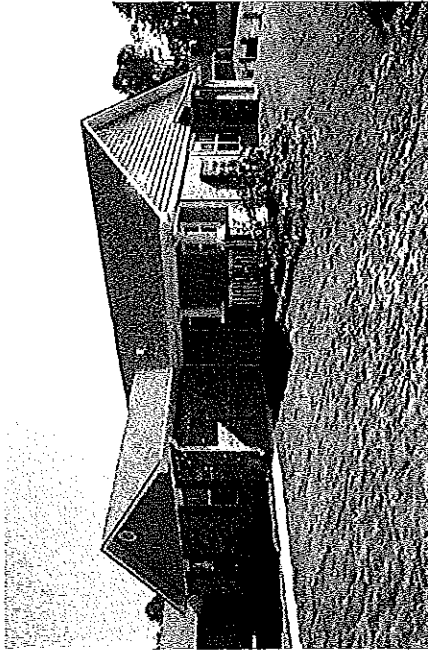
- 56 Family Units
- New Construction
- Funding
 - LIHTC
 - Home
 - Private Equity
- Earthcraft
- Alabama Council on Human Relations, CAP Agency

Grady's Walk Dothan, Ala.

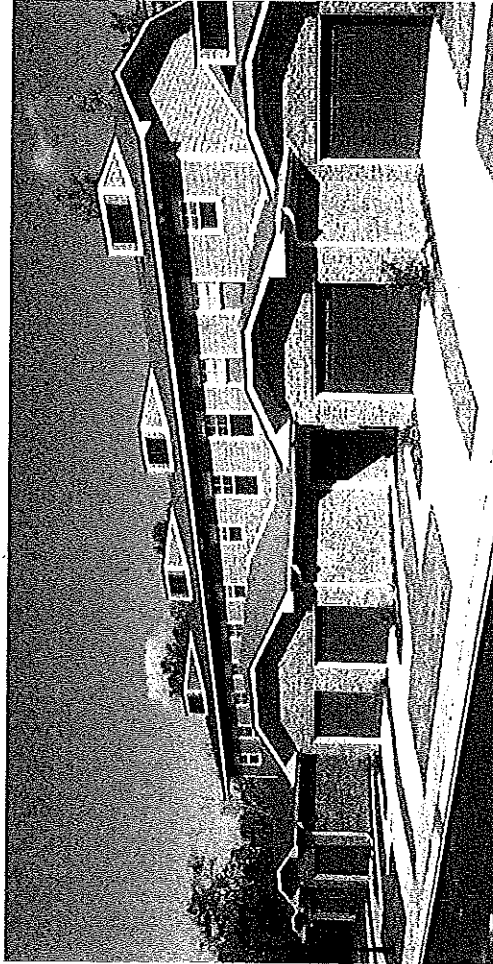


- New Construction
- 56-unit seniors , 55 +
- 2 Bdr/2Bth
- 1,070sf
- Organized Community
Action Partnerships,
CAP
- Gazebo, Fitness
Center, Computer
Center, Clubhouse
- Funding
 - LIHTC
 - Home
 - Private Equity

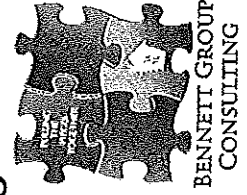
Grady's Walk Dothan, Ala.



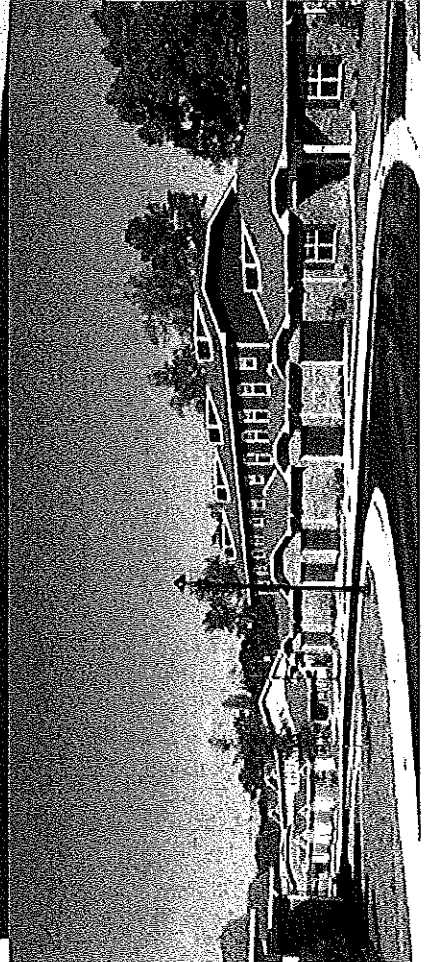
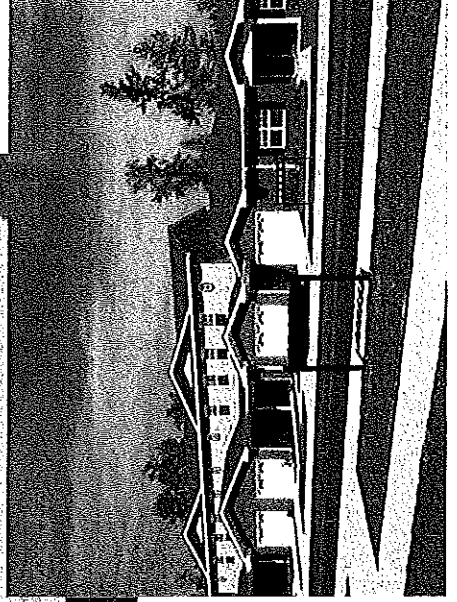
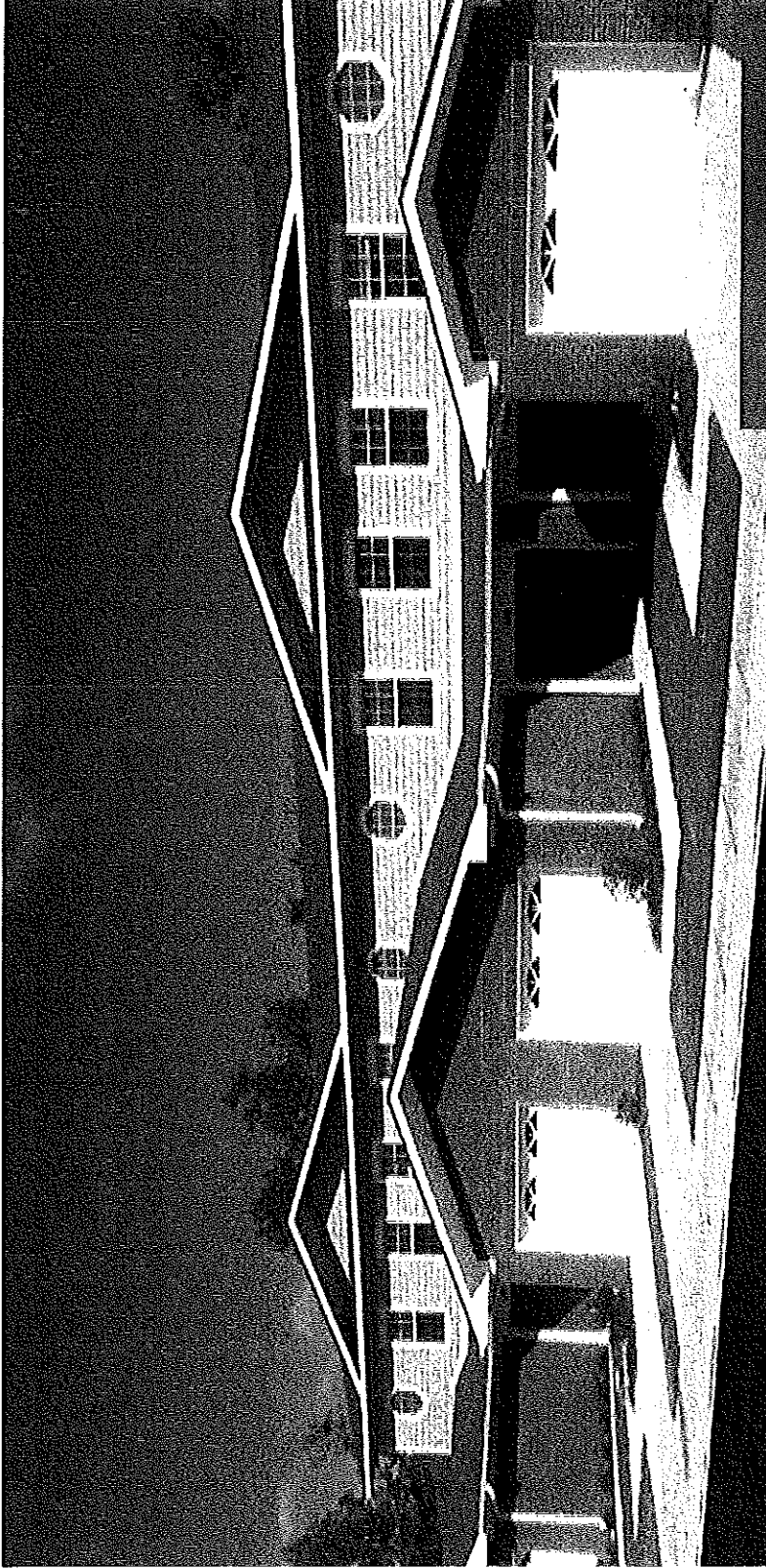
Jubilee Pell City, AL



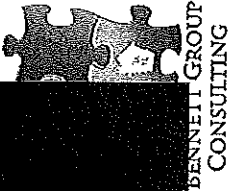
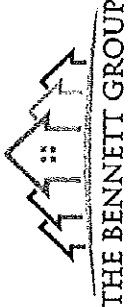
- 72 Unit Family Homeownership
- Organized Community Action Partnerships, CAP
- Earthcraft
 - Solar site lighting
- Funding
 - LIHTC
 - Private Equity
- 3 & 4 Bd
- 1,300 Avg sf
- Splash Pad, Fitness Center, Computer Center, Clubhouse

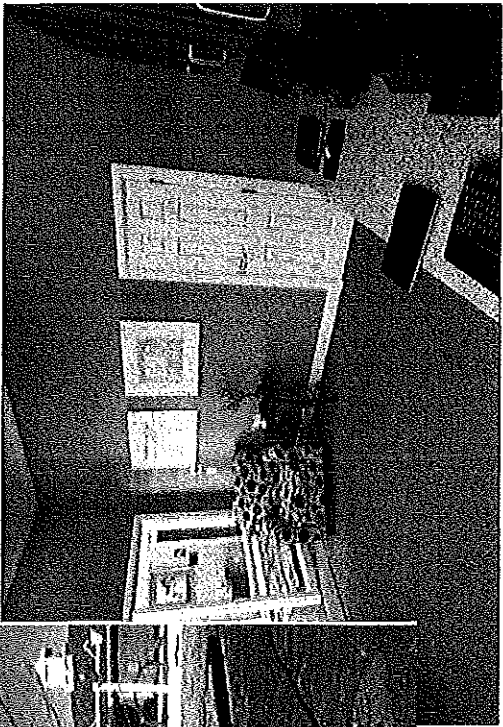
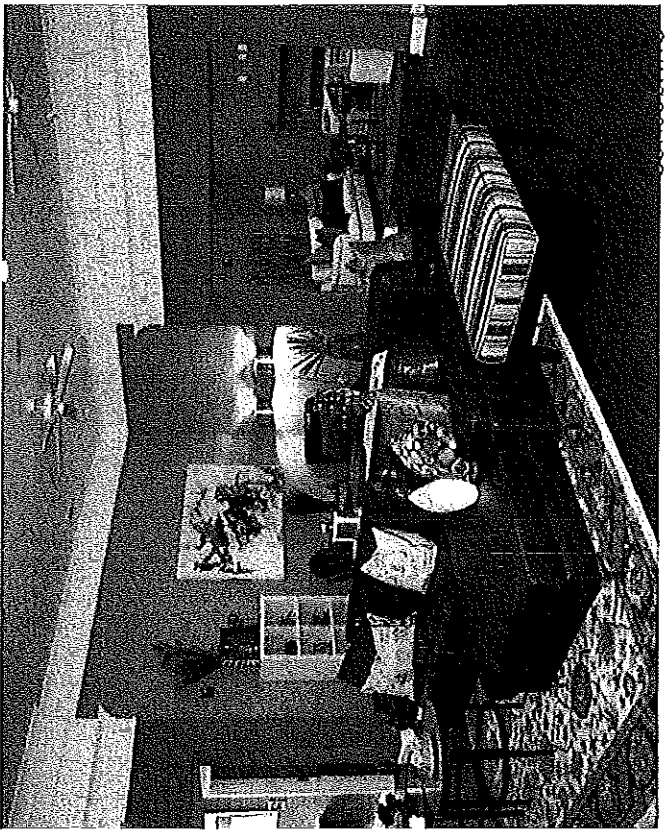


Jubilee

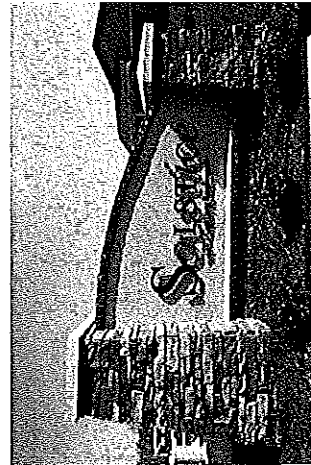


Jubilee Pell City, AL

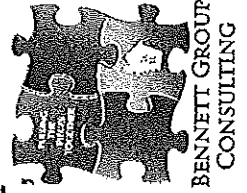




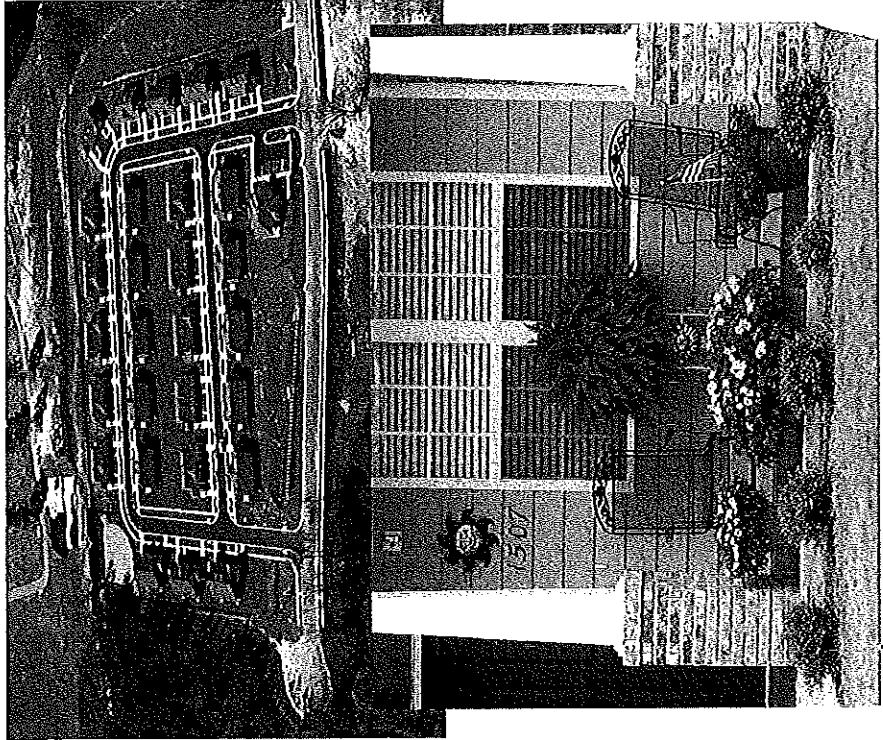
Solstice Opelika, Ala.




- 56-unit duplex, Senior 55+
- Private, comfortable neighborhood "feel"
- Funding
 - LIHTC
 - Home
 - Private Equity
- 2 bd/2bth
- 1,072 Avg sf
- Fitness Center, Computer Center, Clubhouse

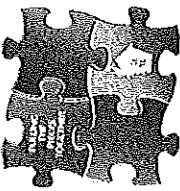


Solstice Opelika, Ala




THE BENNETT GROUP

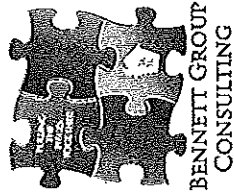



BENNETT GROUP
CONSULTING

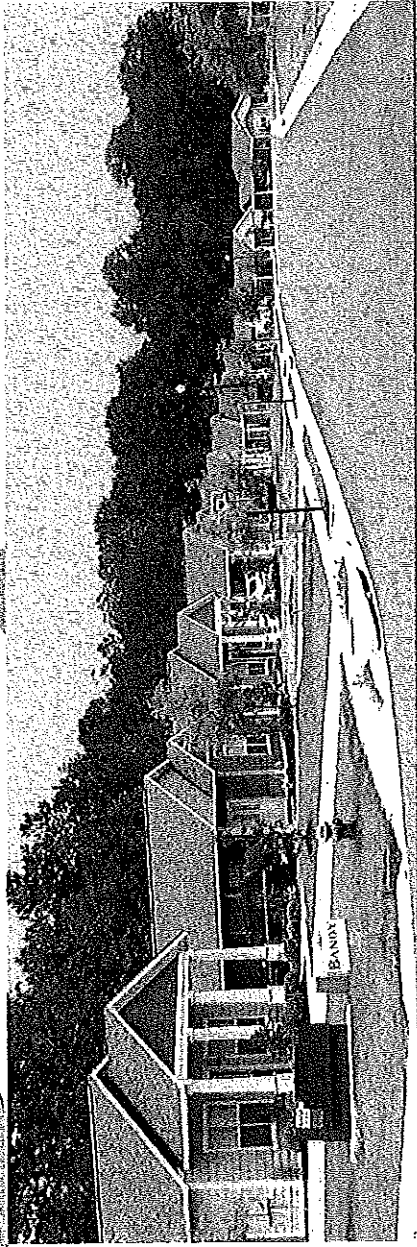
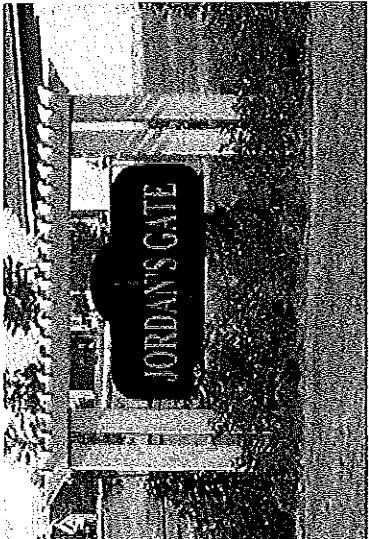
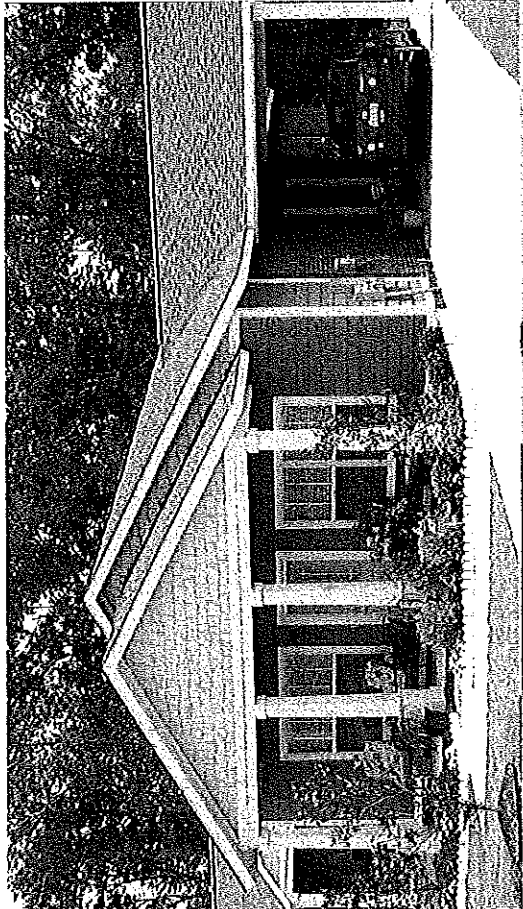
Jordan's Gate Opelika, Ala



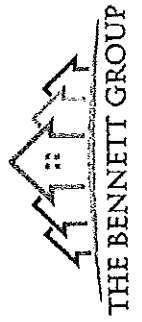
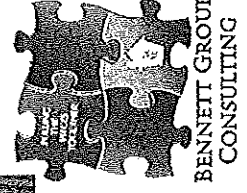
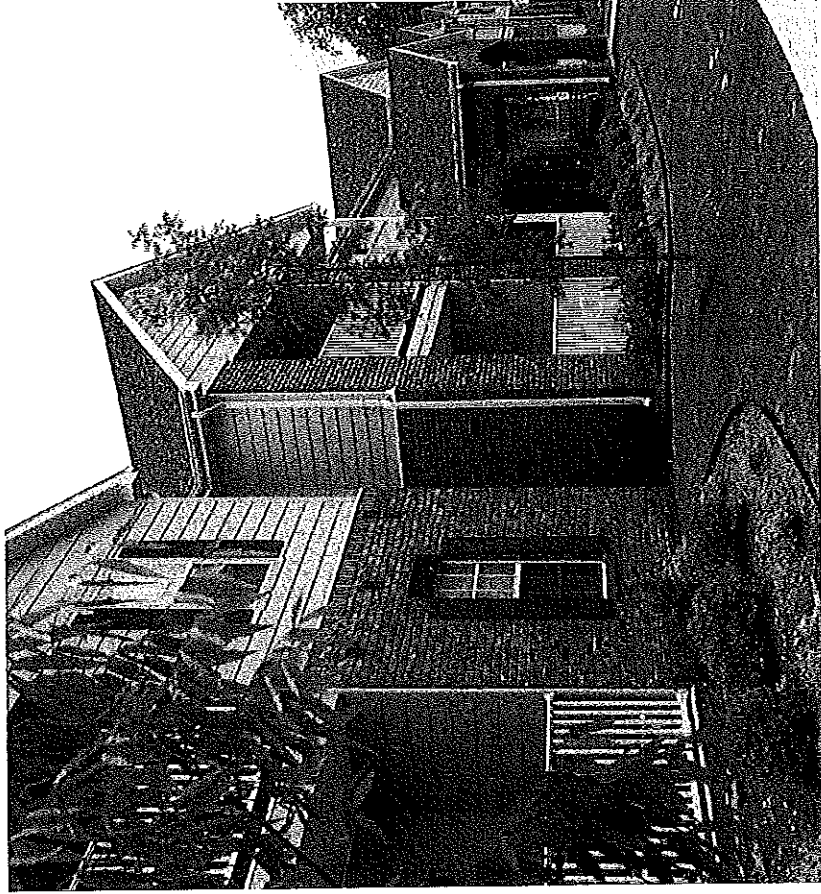
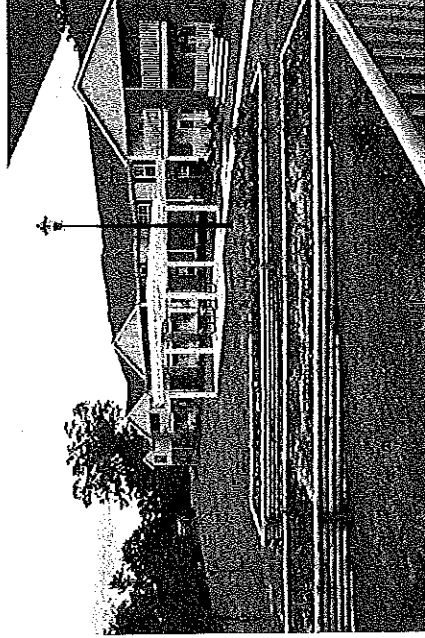
- 48 Units Single Family
- Private, comfortable neighborhood “feel”
- Funding
 - LIHTC
 - Private Equity
- 3 & 4 Bedroom
- 1,300+ square fee
- Fitness Center, Computer Center, Clubhouse
- WINNER:
- 2010 Charles Edson Award of Excellence



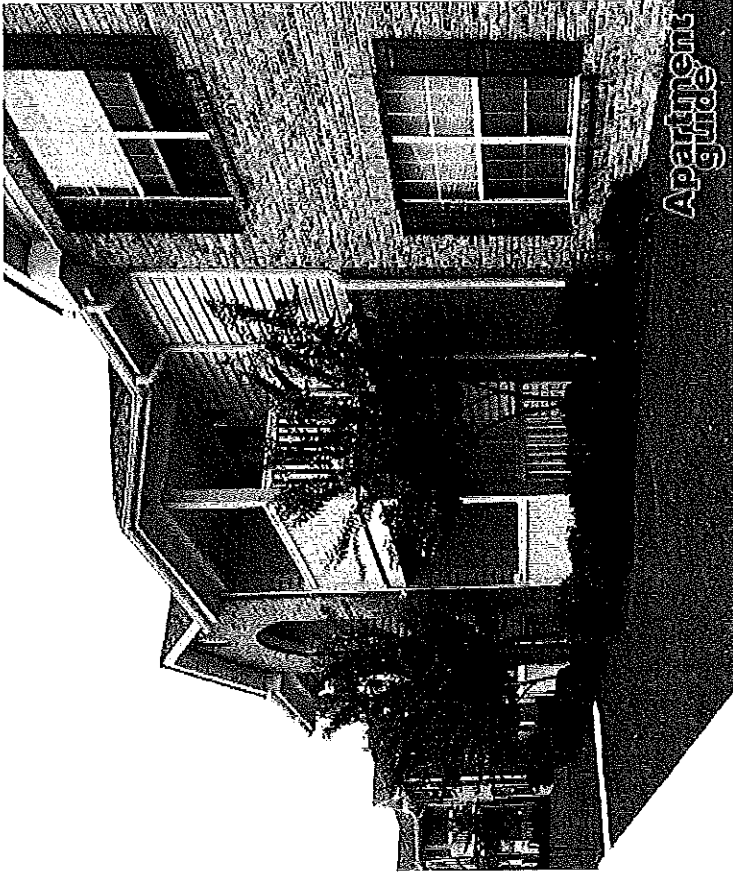
Jordan's Gate Opelika, Ala



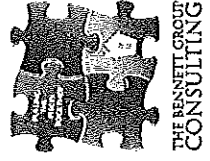
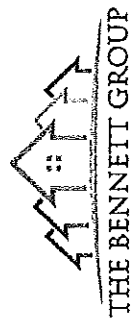
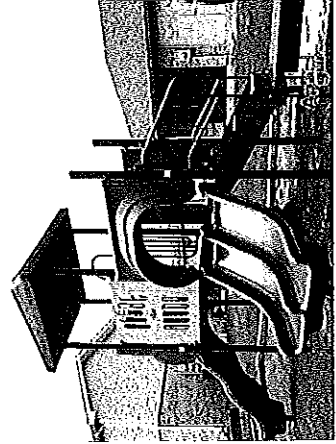
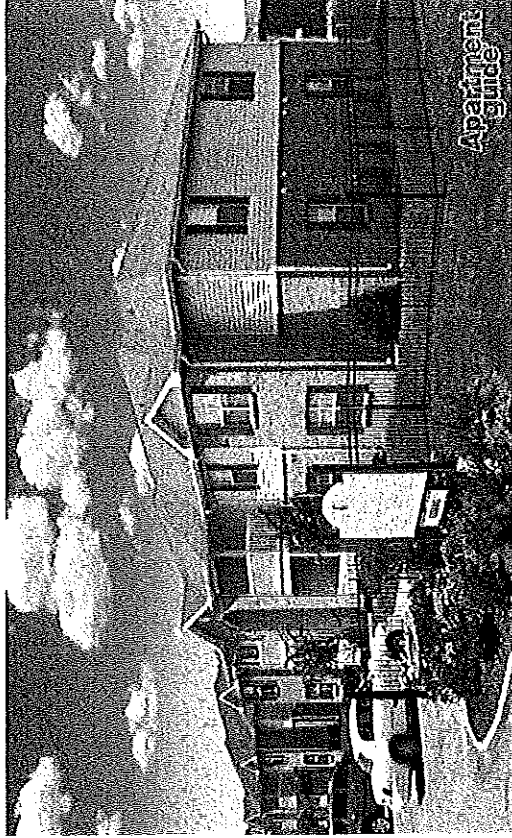
Garden Greene Lanett, Alabama



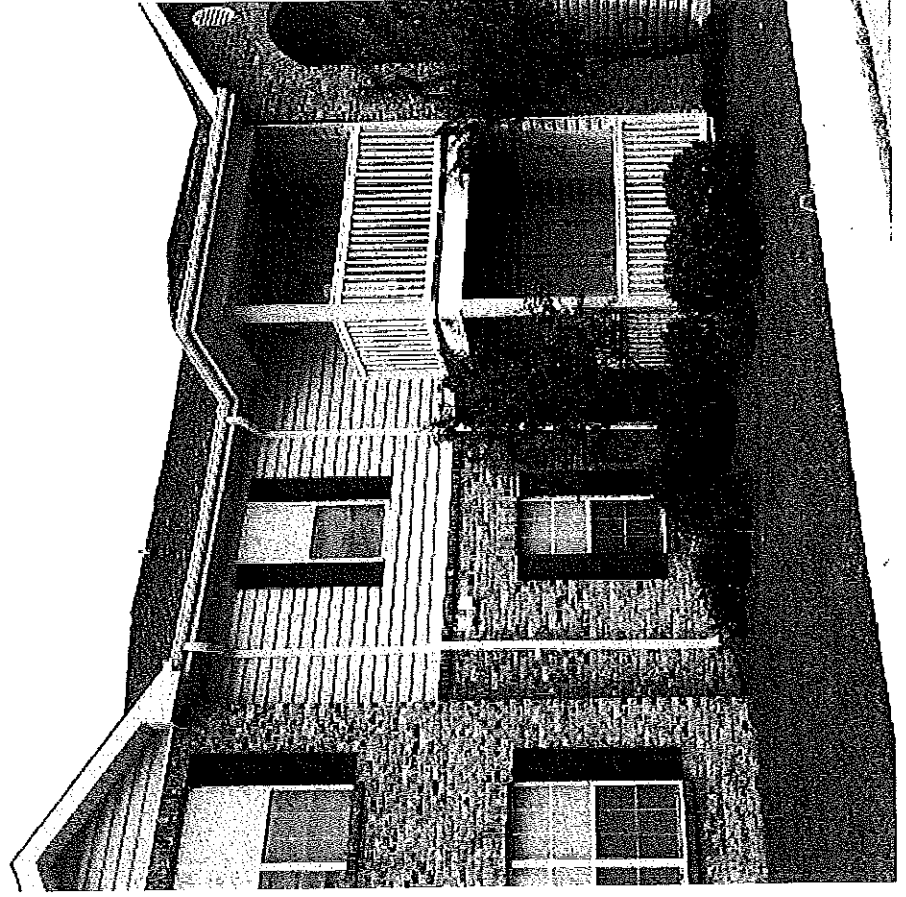
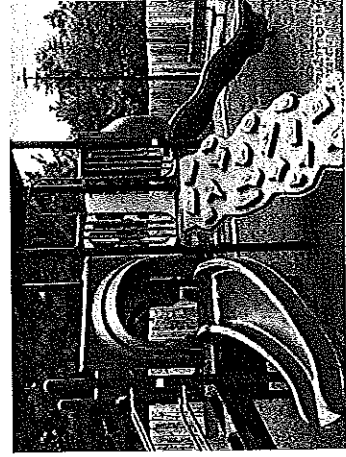
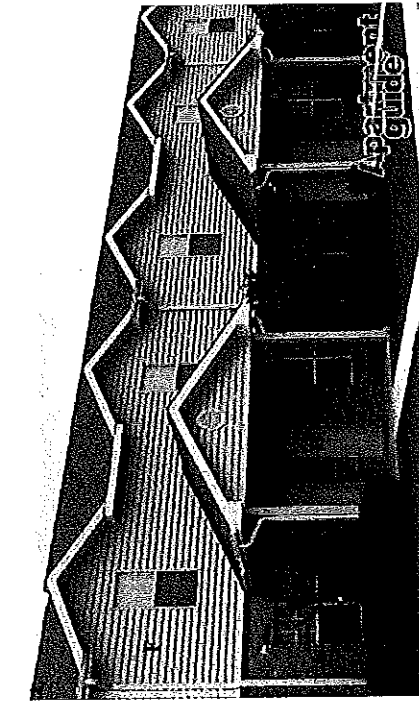
MS Projects



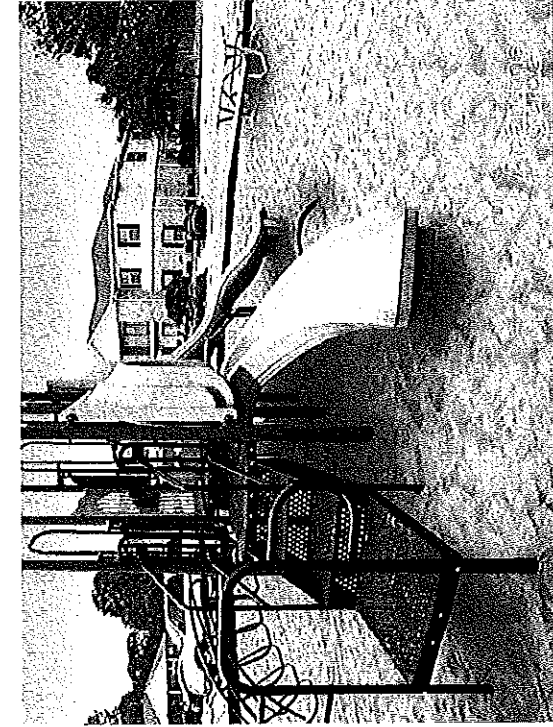
Bartlett Bayou, Pascagoula, MS



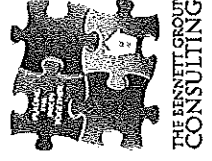
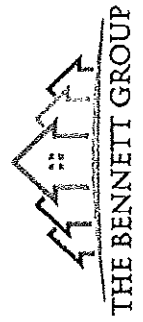
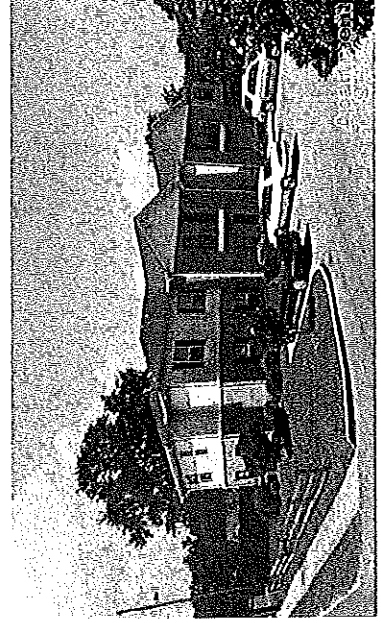
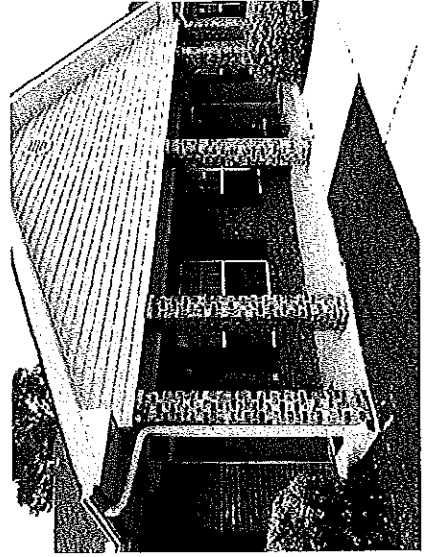
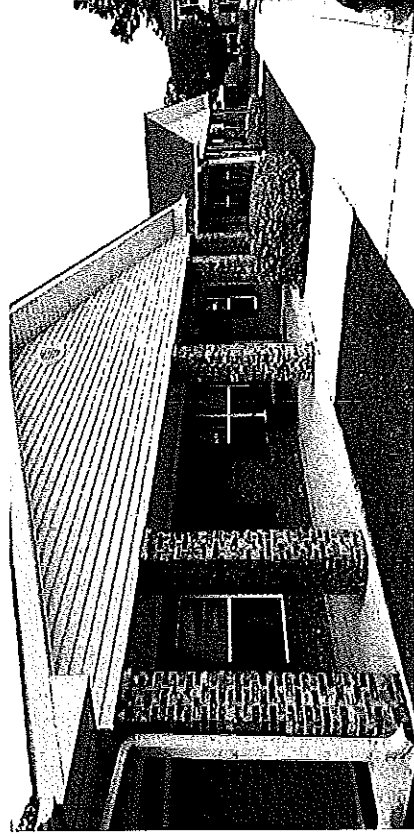
Bartlett Bayou



MS Projects



Edenwood, Pascagoula, MS



Addison Way Selma, Alabama



BEFORE

AFTER



Our industry partners

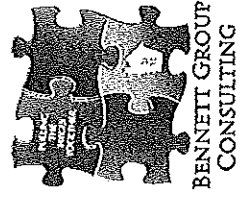
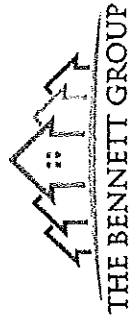
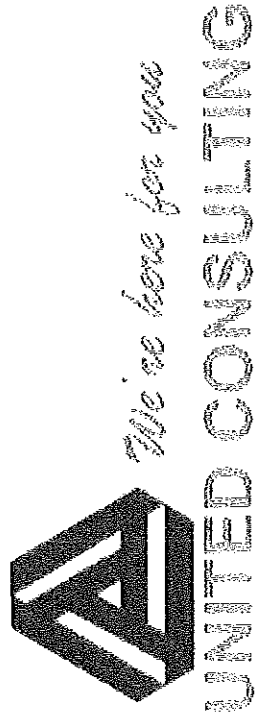


WILLIAM J. PEEK

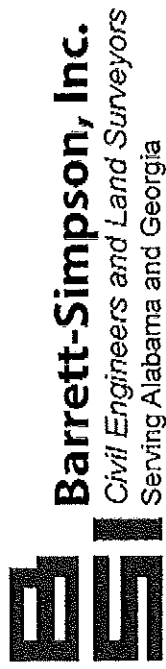
Member of the
American Institute of Architects



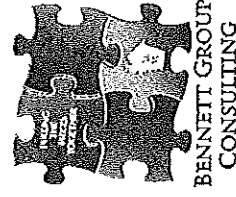
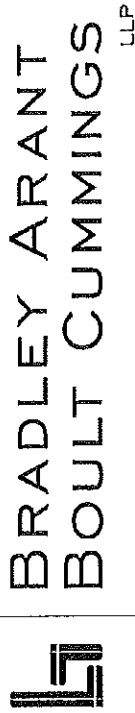
MERCHANT CAPITAL
LLC.



Our industry partners




WILLIAM J. PEEK
Member of the
American Institute of Architects



Our industry partners

MERCHANT CAPITAL
L.L.C.

 **Enterprise**SM

 **REGIONS**

 **SRHIW**

SELLERS RICHARDSON HOLMAN & WEST^{L.P.}



CARTER
CARTER

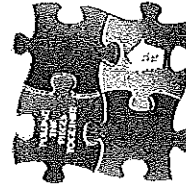


DOMINION
Due Diligence Group

SFR&F
ARCHITECTS



THE BENNETT GROUP



BENNETT GROUP
CONSULTING

CONTACT US

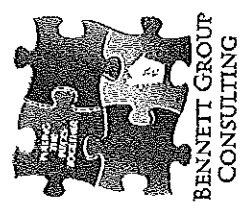
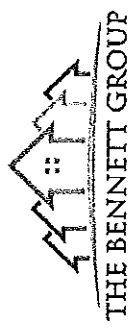
BENNETT GROUP CONSULTING

Judy Van Dyke, CEO
Holly Knight, VP

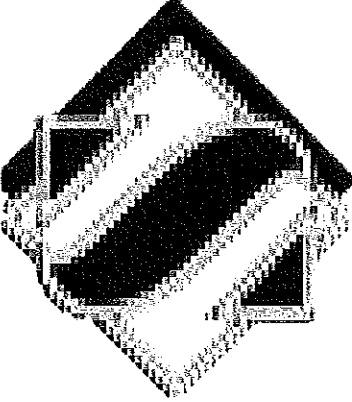
710 Old Stage Road
Auburn, Alabama 36830

334.444.9494 Judy Cell
202-699-1998 Holly Cell

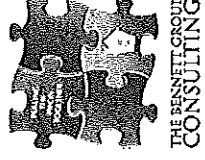
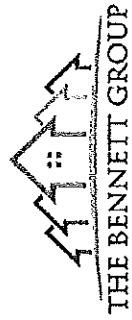
www.thebennettgrp.net



Standard Enterprises, LLC.

 **Standard Enterprises**

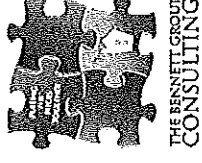
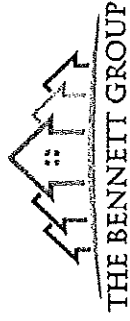
Development • Construction • Management



Standard Enterprises Experience

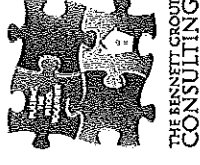
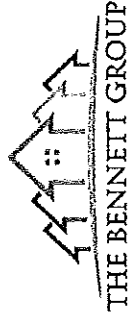
Standard Enterprises, Inc. and its predecessors were formed in 1948 and have been involved in the development, construction, management and real estate investment businesses since that time.

The company and its officers have built over **6,000** multi-family apartment units, **7,000** single-family homes and numerous commercial buildings in addition to performing millions of dollars of renovation work on thousands of apartments units.




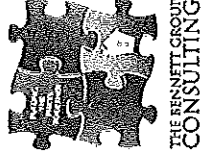
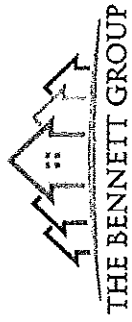
Standard Enterprises Experience

Standard Enterprises, Inc., manages over **\$200,000,000.00** in total assets in its management portfolio of apartment properties throughout Louisiana, Mississippi and Ohio. The corporation boasts extensive experience in the field of property management. Standard Enterprises has been in the property management business since 1967.

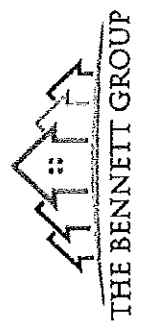
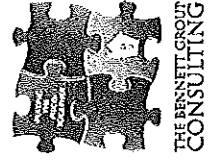
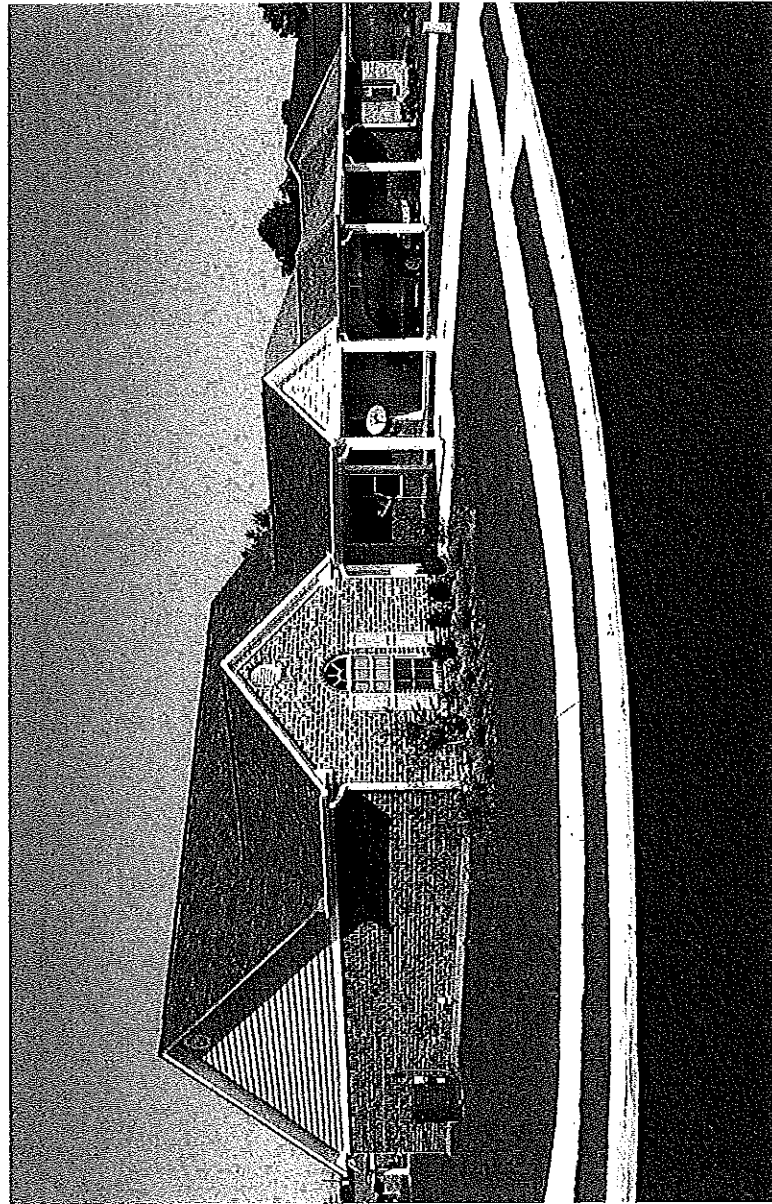


Standard Enterprises

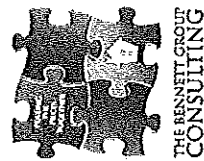
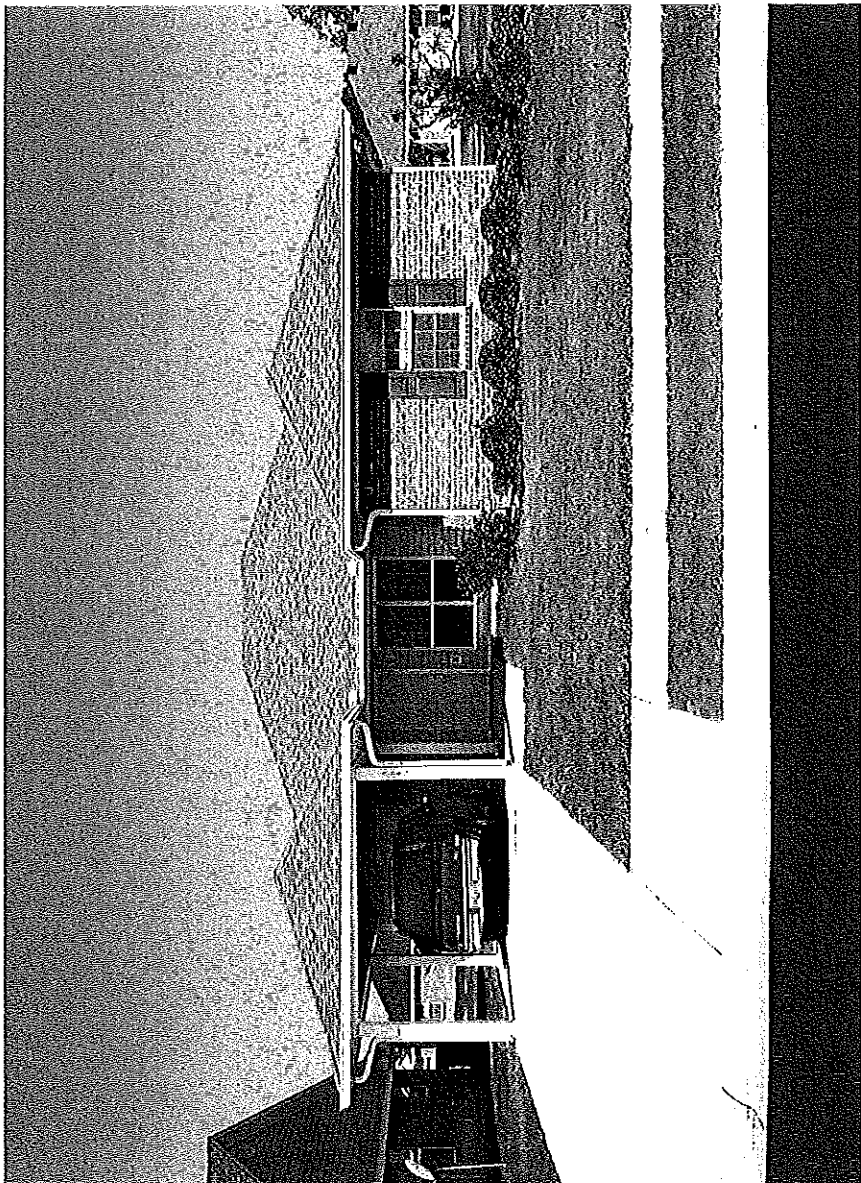
 The Affordable Housing Finance Magazine ranked Standard Enterprises the largest Affordable Housing Owner in Louisiana & 19th in the nation.



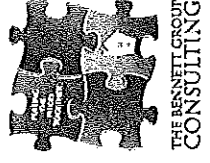
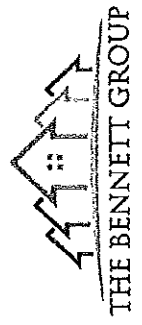
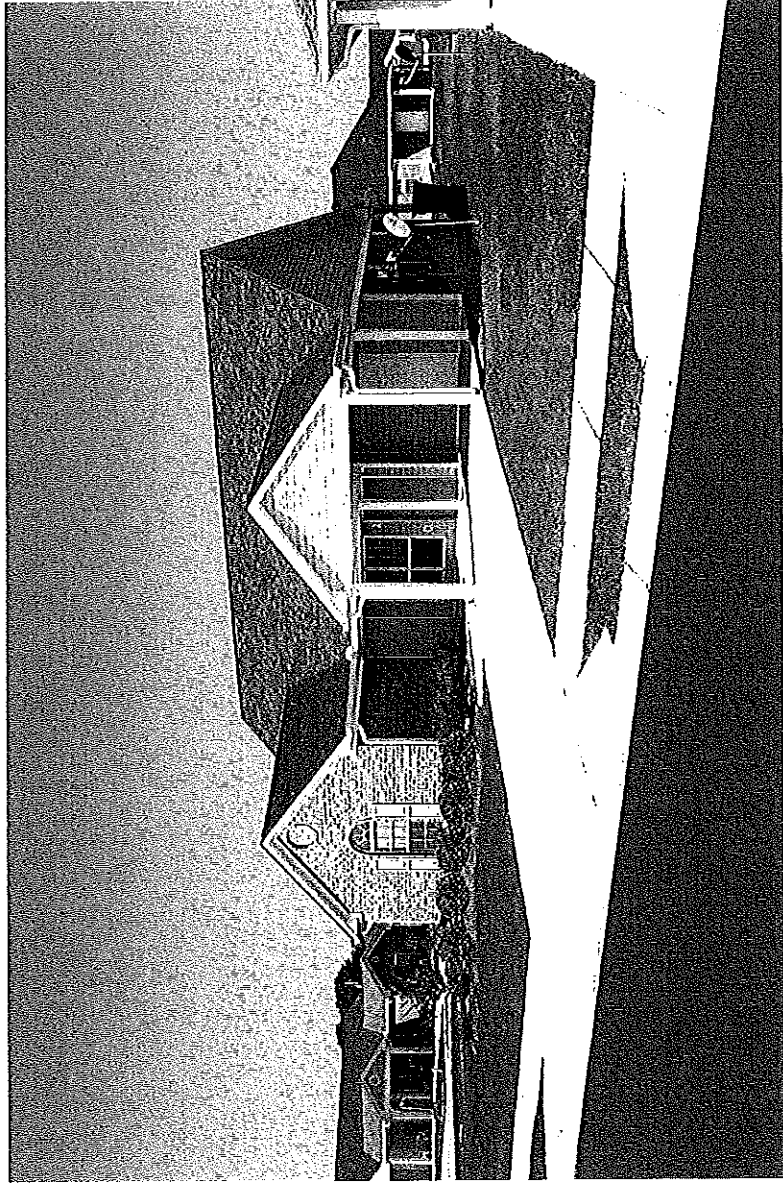
Standard Enterprises Projects



Standard Enterprises Projects



Standard Enterprises Projects



Standard Enterprises Contact Information

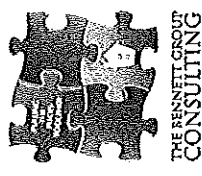
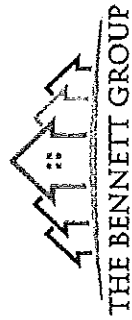
Standard Enterprises, Inc.

James Freeman, VP

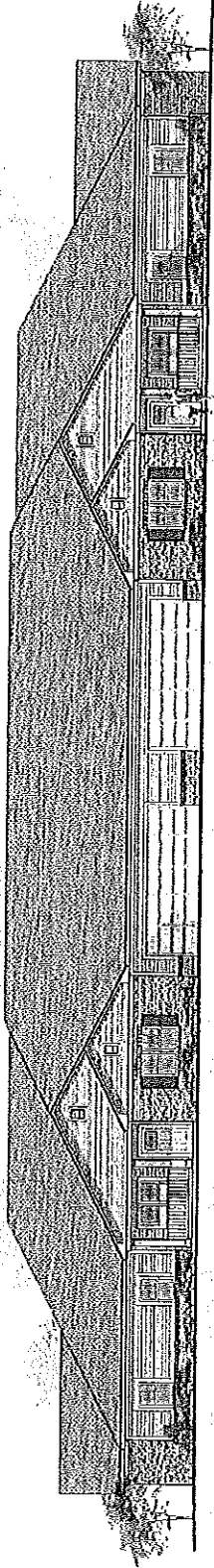
3104 Breard Street

Monroe, LA 71201

(318) 387-2662

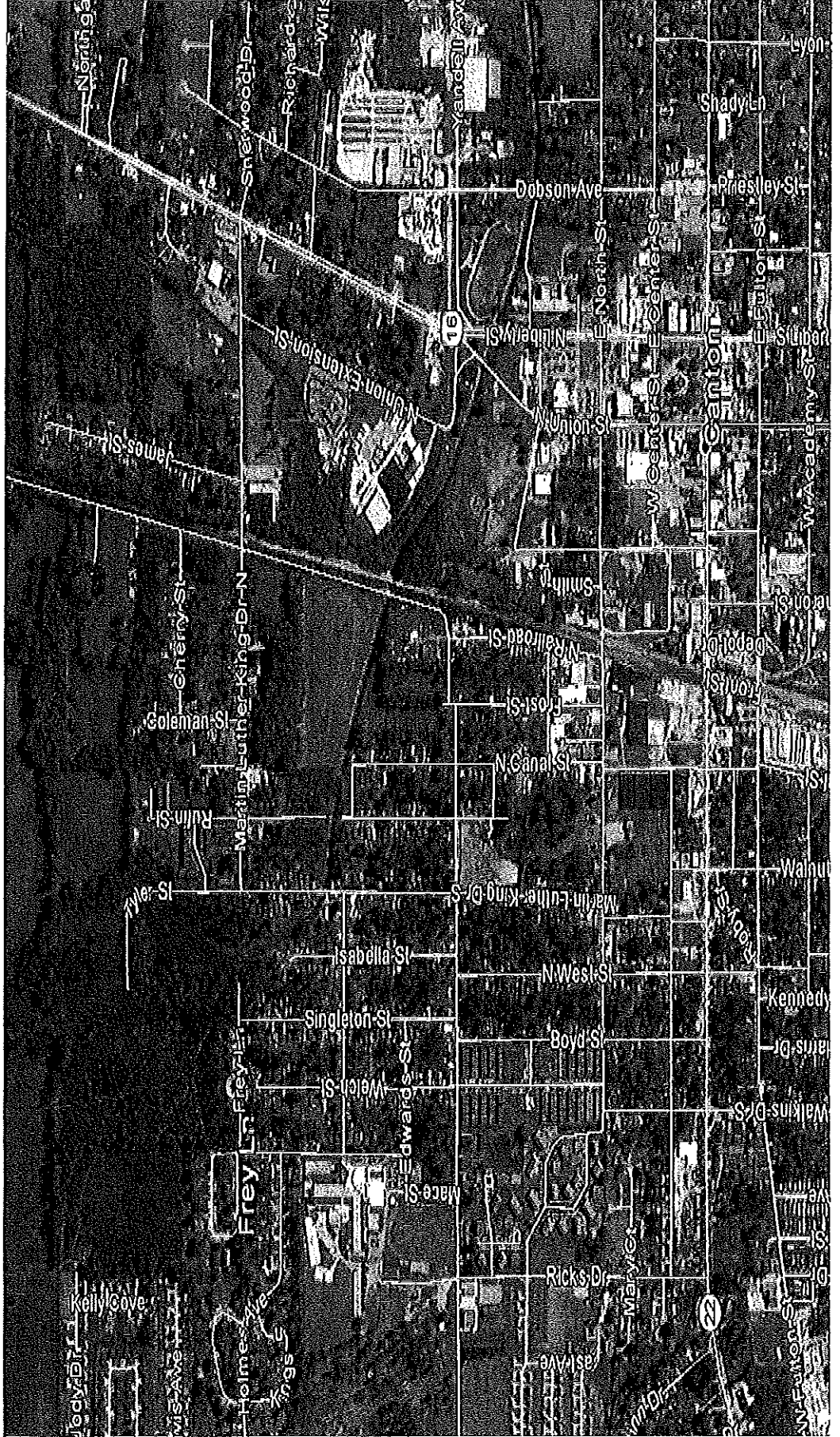


Woodcreek

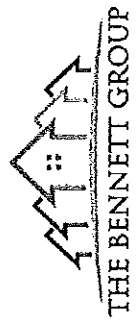
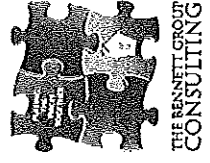


Wood Creek Homes Typical Apartment Building

Location Map



Location Close up



Woodcreek Homes 60 Units (Lease Purchase Development)- Canton and Madison County, MS

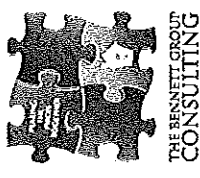
- 24 Units of rehab existing and 36 new units on an additional 11+/- acres
- 2, 3, and 4 bedroom homes
- Madison County AMI is \$58,600
- Target- 60% AMI. (4 person family limitation is \$35,160).

Project Details

- Lease for 3 Bdr \$670 and 4 Bdr \$786
- Size
 - 3 Bedroom 1,350 Square feet
 - 4 Bedroom 1,700 Square feet
- Homeownership
 - Estimated purchase price at the end of 15 years is \$60,000. Residents will receive 1% purchase price reduction for every year of residency.

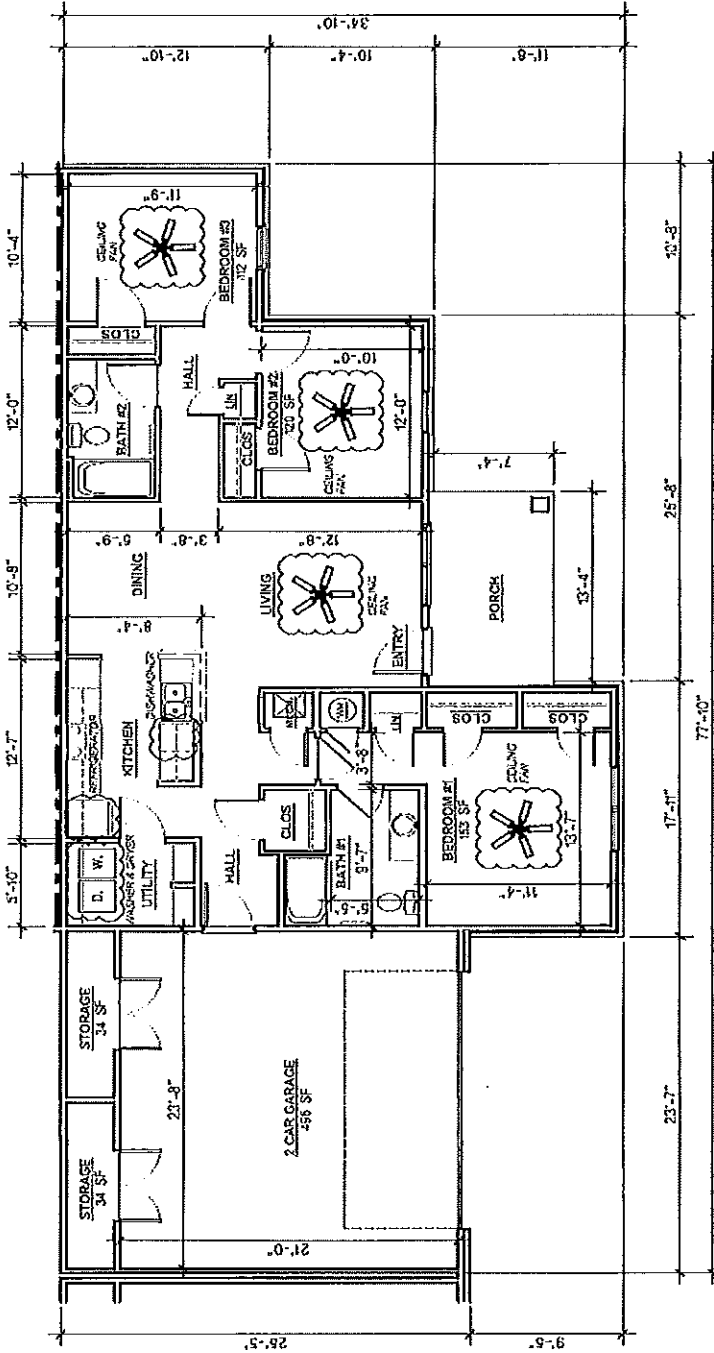
Project Details

- \$7.8 Million Dollar Project
- Certified as National Green Building Silver Level
- Full modern amenities and energy efficient appliances
- Units have carports and outside storage
- Clubhouse, playground, security, volleyball court



Floorplan

- SIGNIFICANT AMENITIES:**
- WALKER CARRIER
 - CEILING FAN
 - AIR PURIFICATION
 - DEHUMIDIFIER



THREE BEDROOM PLAN - UNIT D
 (UNIT F - SENSORY - SIMILAR)

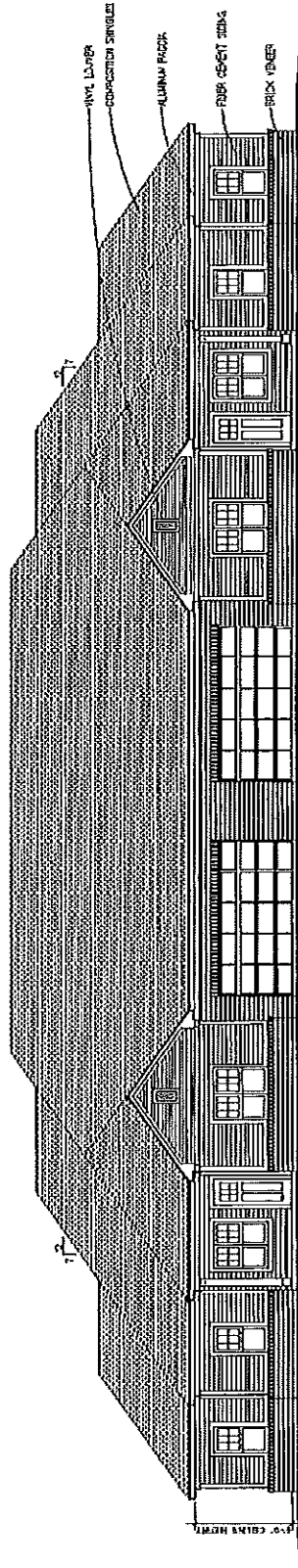
SCALE: 1/8" = 1'-0"

Heated Area: 1,246 S.F.
 (EXCLUDING AREA UNDER PORCH AND ENTRY)

Gross Floor Area: 1,390 S.F.
 (INCLUDING HEATED AREA AND PORCH)

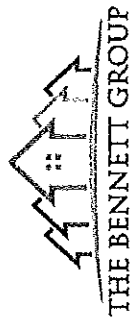
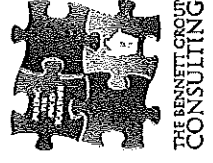
Garage: 450 S.F.
 Outside Storage: 68 S.F.
 Concrete: 104 S.F.

Elevation View: Street

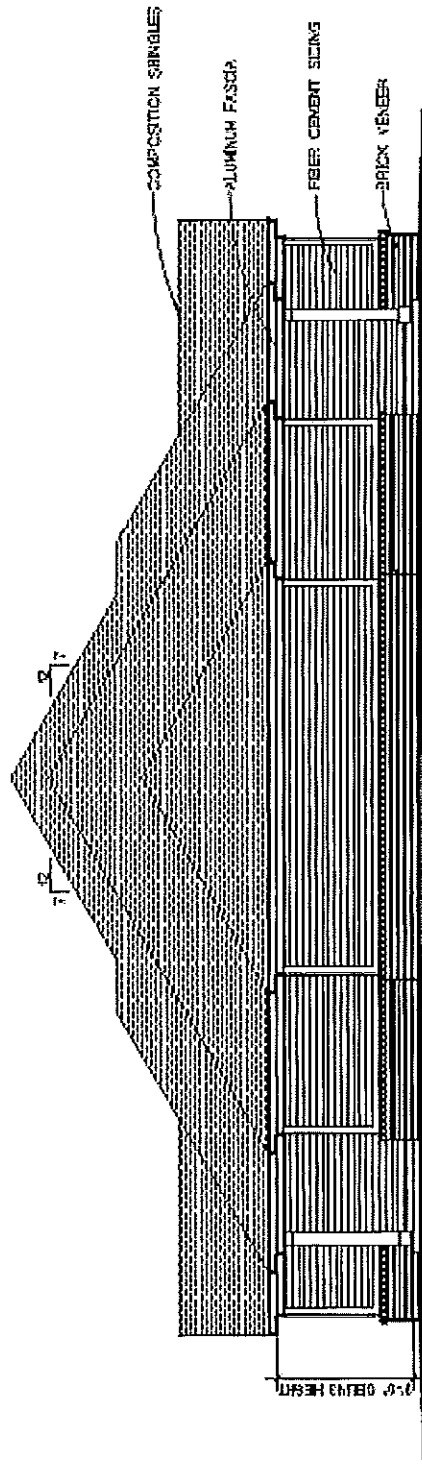


BUILDING 4D - STREET ELEVATION
(OPPOSITE SIDE SIMILAR)

N.T.S.



Elevation View: Side

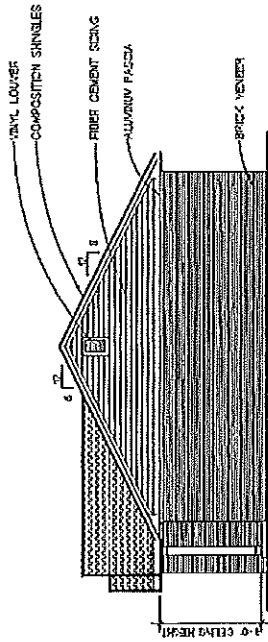


BUILDING 4D - SIDE ELEVATION

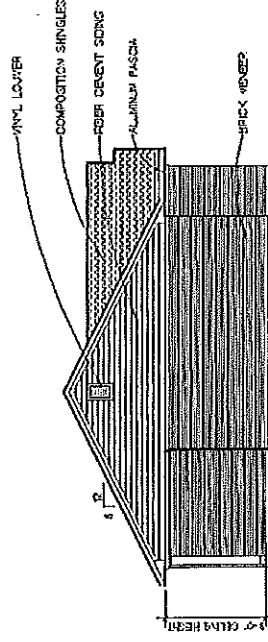
(OPPOSITE SIDE SIMILAR)

N.T.S.

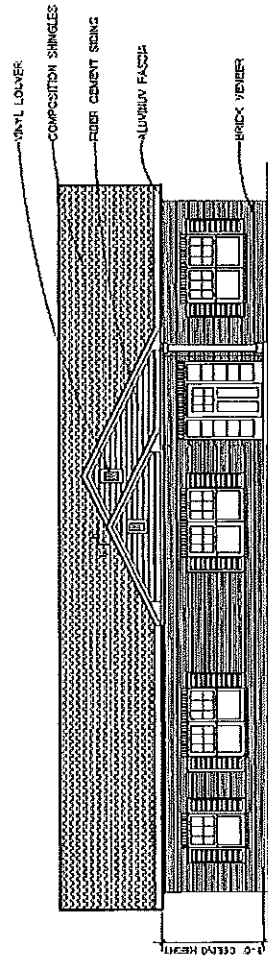
Community Building Elevations



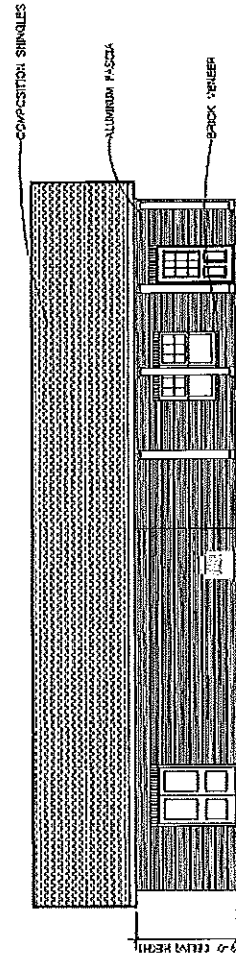
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

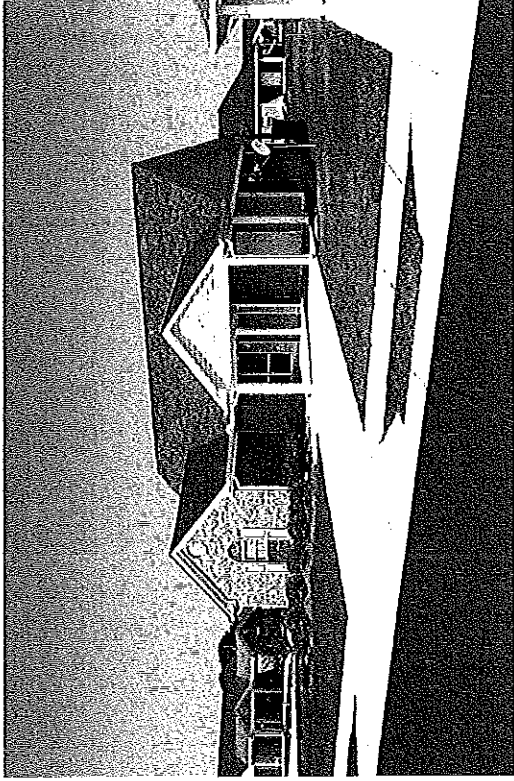


REAR ELEVATION

COMMUNITY BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

Transformation to Homeowners

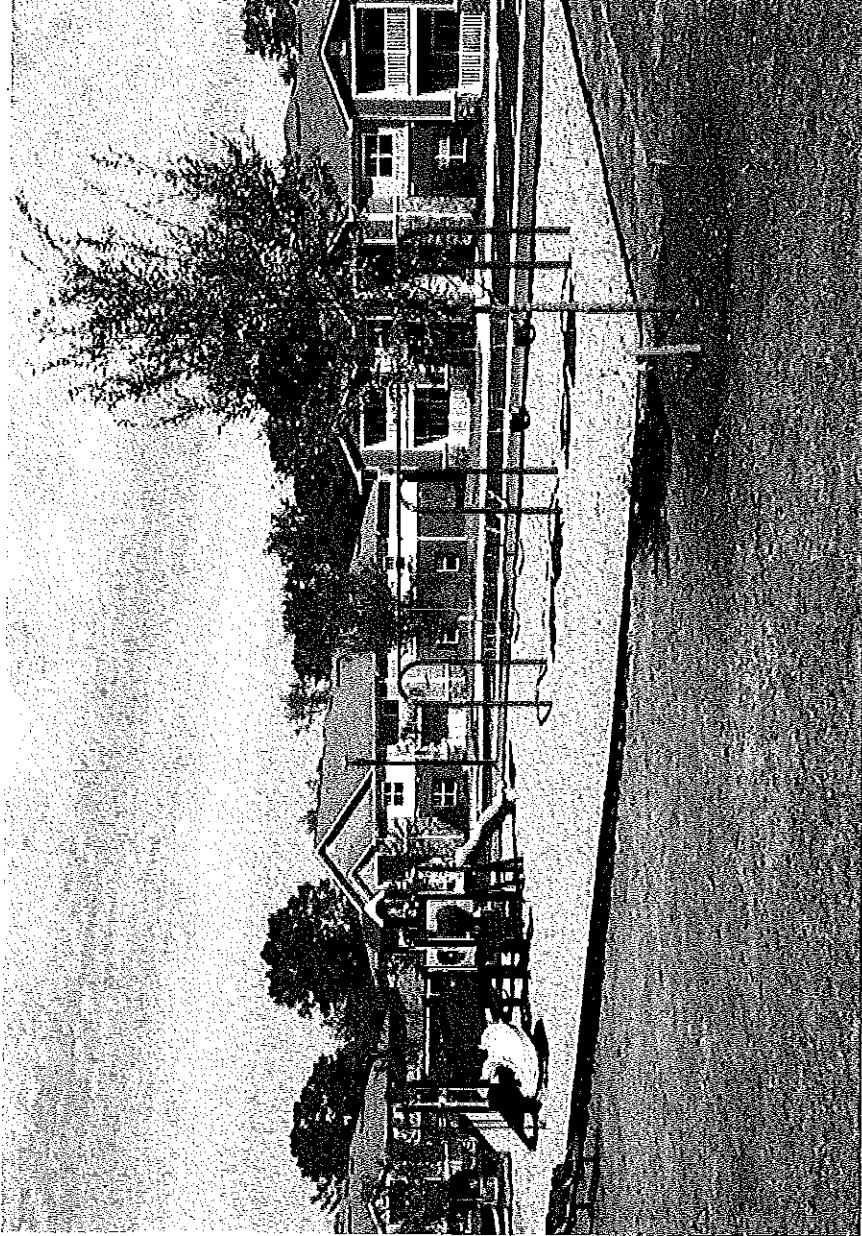


Amenities



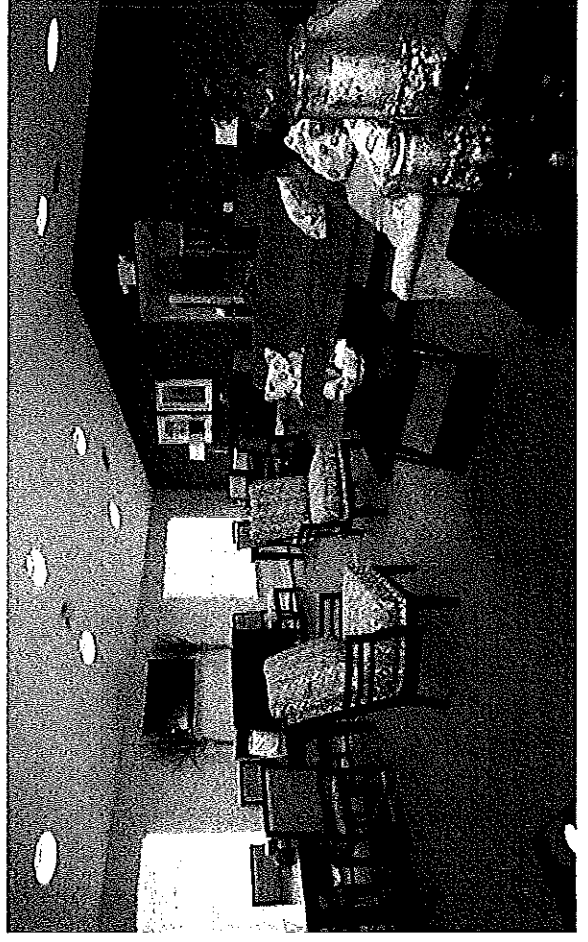
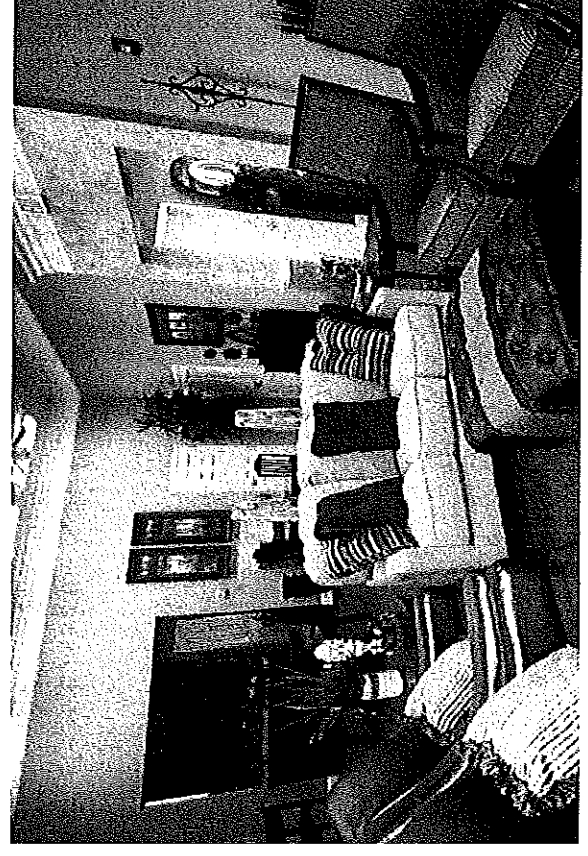
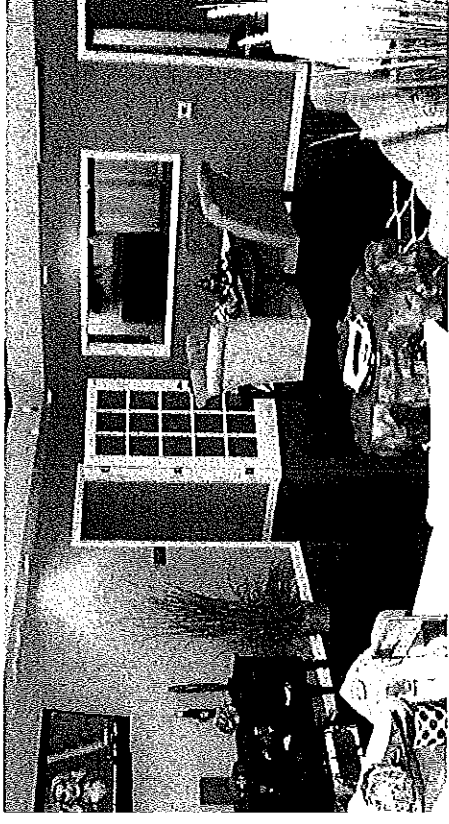
Amenities

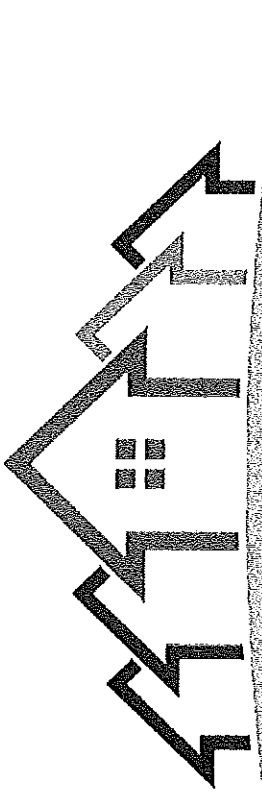
Volleyball Court & Playground



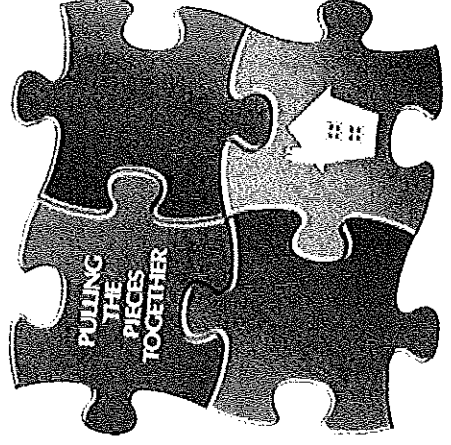
Amenities

Clubhouse



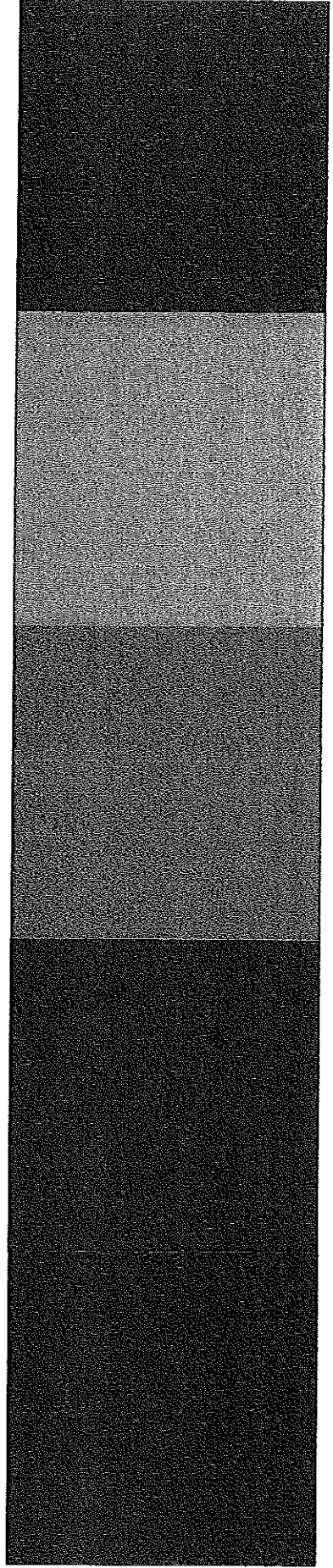


THE BENNETT GROUP



THE BENNETT GROUP
CONSULTING

Holly Knight
Vice President
Madison, MS Office
holly@thebennettgrp.net
Cell: 202-608-1998



Evaluation of Supply and Demand for Madison County Residential Lots in Selected Areas West of Interstate 55

November 10, 2016



PREPARED BY:

ERA REAL ESTATE PROFESSIONALS

MARK R. WARREN, BROKER

Table of Contents

Market Overview

Table of Contents.....	2
Executive Summary.....	3
Assumptions and Methodology.....	4
Lot Demand.....	5
Lot Supply.....	6
Area Map.....	7
Author / Preparer.	8

This report may include projections and forecasts based on information gathered from various sources and parties. The projections or assumptions in this report are based on generally accepted professional standards of practice and/or industry trends. The future performance of any projection or forecast outlined in this report may differ from actual results. All information herein is deemed reliable but is not guaranteed or implied by Mark Warren or ERA Real Estate Professionals.

Executive Summary

This report was prepared by ERA Real Estate Professionals. Its purpose is to determine whether lot inventories in the target market segment are adequate to supply market demand for the next twenty-four months. Its use is intended for the Madison County Board of Supervisors and the developers of the proposed development on approximately 510 acres located west of Dewees Road. Please read the disclaimer at the bottom of page two regarding any projections or assumptions contained within this report.

We define the target market segment as follows. Residential lots for homes with a minimum of 2,200 square feet of living space located in selected subdivisions. These subdivisions are located on the west side of Interstate 55 in the Germantown High School District. We selected two additional subdivisions, Belle Terre and Lake Caroline, because their home sales and lots are very similar to the proposed development. They are in close proximity to the proposed development as well.

Our supply time period is twenty-four months. It is generally accepted a new development similar to the proposed Dewees Road development could take up to twenty-four months before the first home is completed.

In order to determine present and future lot absorption rates we will use historical home, lot, and Certificates of Occupancy data supplied to us by various sources. By applying the data in standard absorption calculations we will be able to determine if lot absorption is adequate to introduce additional supplies.

Conclusion

In conclusion, the data we collected shows the average lot absorption rate for the last two years at 13 lots per month. Furthermore, we found only 290 lots available for new homes now, or in the foreseeable future. We saw no indication of additional phases planned in any of the subdivisions in our study. Given this information we project 22.30 months of lot supply left in this market segment.

Assumptions and Methodology

In this report we make the assumption one new lot is sold for each new home sold. In rare cases a new home may be built on two lots. For simplification we use a one to one ratio.

To determine lot absorption of the market segment we need to calculate the "Direct Builder Home Sales". This is a very important part of total new lot sales and can be calculated as a percentage of total home sales. By sourcing both MLS New Home Sales and Total COs for the selected subdivisions. We were able to estimate the percentage of Direct Builder Sales. Below are definitions of data points we used for this calculation.

- **MLS New Home Sales:** New Home Sales that were listed in the local Multiple Listing Service (Source: Central Mississippi Association of Realtors® Multiple Listing Service)
- **Certificates of Occupancy:** Total number of Certificates of Occupancy (COs) issued in selected subdivisions. We used this to data point represent all new homes sold in a subdivision. These are homes certified for occupancy Madison County. (Source: Madison County)
- **Direct Builder Sales:** These are sales of new homes that were not listed in the local MLS. This is a calculated value expressed as a percentage of total sales. It is the percentage difference in total COs and MLS New Homes Sales.
- **Total New Homes or Lots Sold:** To determine this number we use the formula: $\text{MLS New Home Sales} / (1.00 (-) \text{Direct Builder Sales Percentage})$

Builder Direct Sales Table							
	2010	2011	2012	2013	2014	2015	6 Year Total
Total CO's	140	89	117	133	156	169	804
MLS New Home Sales	56	78	66	58	63	93	404
Direct Builder Sales	60.00%	12.36%	43.59%	56.39%	59.62%	44.97%	49.75% / 400

Subdivisions Used: Belle Terre, Caroline, Grayhawk, Hatheway Lake, Johnstone, Saddle Brook

Note: The new home sales listed above include sales of all size homes in the listed subdivisions. It should be noted the percentage of direct builder sales increases as home size increases because of a higher volume of custom homes built.

Lot Demand

Demand: Using the Builder Direct Sales Percentage from the table on page 4. We are able to calculate the total estimated home/lot sales for each subdivision from 2010 through October 2016. Our MLS data points from the selected subdivisions are homes with a minimum of 2,200 square feet. The formula below shows how we determined this data.

- Total Homes/Lots Sold: Total MLS Homes Sold + Total Direct Builder Homes Sold = Total Homes/Lots Sold During the indicated time frames.

Total Lots / Homes Sold Table									
	2010	2011	2012	2013	2014	2015	Oct 2016	Lots Per/Yr 2 Yr Avg	Lots Absorption Per Month 2 Yr Avg
MLS New Home Sales	20	42	50	52	43	75	YTD 68/82	78.5	
Direct Builder Sales	20	42	50	52	43	75	YTD 68/82	78.5	
Total New Homes Lots Sold	40	84	100	104	86	150	YTD 136/164	157 Lots	13 Per Month
Subdivisions	Belle Terre, Grayhawk, Hatheway Lake, Johnstone, Lake Caroline, Livingston, Saddle Brook, Stone Creek, Trails of Ashbrooke								

Lot Supply

Supply: The following table shows both the current and future supply of comparable lots in this market segment. It is important to note all of these developments in the table below will be finished out after the sale of these lots. This table reflects lot data collected from developers or a physical vacant lot count in the selected subdivisions. Homes built in the selected subdivisions are comparable to the homes to be built in the proposed development.

Lot Supply Table	
Subdivision	Lot Supply
Belle Terre	5
Lake Caroline (Camden)	58
Grayhawk	62
Hatheway Lake	51
Livingston	10
Saddle Creek	20
Stone Creek	42
Stribling Rd Extension	42
Total Lot Supply	290
Market Lot Absorption # of Months Supply @ 13 Lots Per Month	<i>22.30 Months of Supply</i>

Area Map



- Belle Terre
- Grayhawk
- Hatheway Lake
- Johnstone
- Lake Caroline
- Livingston
- Saddle Brook
- Stone Creek
- Trails of Ashbrooke

Source: Google Maps

Prepared By

Mark R. Warren
ERA Real Estate Professionals
Phone (601) 956-2222
1000 Northpark Drive
Ridgeland MS 39157

Specializations

- Broker / Owner ERA Real Estate Professionals - Residential Real Estate
- Broker / Owner Mark Warren Real Estate, Inc. - Commercial Real Estate
- Brokerage Management
- Brokerage Technology and Services
- Commercial & Investment Real Estate
- Residential / New Construction Sales Management

Designations

- Licensed Mississippi Real Estate Broker
- CNHS Certified New Home Specialist
- ERA Distinctive Homes Specialist
- GRI, Graduate REALTOR Institute
- Leadership Training Graduate (LMAR)
- REALTOR, National Association of REALTORS

Memberships and Associations

- Chairman For The Mississippi Association of Realtors Member Services And Technology Workgroup (2006)
- Member of the Mississippi Association of Realtors Operations Workgroup (2004)
- Member ERA Commercial Investment Network
- Greater Jackson Area Representative For The Marshall Reddick Real Estate Investment Network (70,000+ Members) (2004 - 2006)
- Member Of the Board of Directors for the Jackson Multiple Listing Service

Current Projects

70+ Acre Commercial Development in the I20/Hwy80 interchange
80+ Acre Planned Residential Florence

Websites

- www.JacksonMSERA.com
- www.MarkWarrenRE.com
- www.MarkWarren.net

Other Experience and Associations

- Partner BoWar LP - Commercial Development, Land, Oil and Mineral
- Prior to Real Estate - 26 Years Experience in Sales, Manufacturing, and Product Development



11.4.16

Madison County Planning & Zoning Committee

Mr. Carl Allen, Zoning Administrator

125 West North Street

Canton, MS 39046

Madison Planning & Zoning Committee,

The latest news regarding new development in the Stribling Road/Deweese Road area of Madison County has been brought to my attention by many of our developer members. I realize that there has not been a final vote at the present time, but I understand that this development is currently on the agenda for your November 10, 2016 meeting.

The Home Builders Association of Jackson is comprised of over 670 builder, developer and supplier members in the tri-county area. Our members are concerned about the future of new developments in the Madison County area. Our members have history of developing property and building homes where they have met neighborhood home owner opposition. We understand the concerns of neighboring home owners when there is change and we appreciate feedback from the general public as it helps all of us to build communities in which we can be proud. However, sometimes the concerns of a few are not necessarily in the best interest of the whole community. If there is NOT a market for new home construction in a specific area, then our developers, who take the largest monetary risks, are the first to look elsewhere to fit the needs of their customers. At this time, there is continuing public need for homes in Madison County.

Home Builders Association of Jackson's Executive Officers and Board of Directors have been informed of the status of the Jensen/Gideon project and we are formally sending this letter as a statement of our support to not only the Jensen/Gideon project, but to show support for building future homes in the Madison County area.

Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Bratton".

Vicky Bratton

Executive Officer

Home Builders Association of Jackson

Cc: HBAJ Executive Officers, HBAJ Board of Directors

Exhibit "D"

11-10-16

Extended Estimate - With Regular Homestead										
Estimated Value	Homestead	Qty	Tax District	Spec	County Millage	Madison School Millage	Spec District Millage	Total Millage Rate	Estimated Taxes	Extended Total
\$ 350,000.00	Regular	365 2 M	PBC and South Mad	PBC and South Mad	38.13	54.55	8.4236	101.1036	\$ 3,238.63	\$ 1,182,099.95
\$ 550,000.00	Regular	195 2 M	PBC and South Mad	PBC and South Mad	38.13	54.55	8.4236	101.1036	\$ 5,260.70	\$ 1,025,836.50
\$ 600,000.00	Regular	8 2 M	PBC and South Mad	PBC and South Mad	38.13	54.55	8.4236	101.1036	\$ 5,766.22	\$ 46,129.76
\$ 575,000.00	Regular	39 2 M	PBC and South Mad	PBC and South Mad	38.13	54.55	8.4236	101.1036	\$ 5,513.46	\$ 215,024.94
										\$ 2,469,091.15
Extended Estimate - With No Homestead										
Estimated Value	Homestead	Qty	Tax District	Spec	County Millage	Madison School Millage	Spec District Millage	Total Millage Rate	Estimated Taxes	Extended Total
\$ 350,000.00	None	365 2 M	PBC and South Mad	PBC and South Mad	38.13	54.55	8.4236	101.1036	\$ 5,307.94	\$ 1,937,398.10
\$ 550,000.00	None	195 2 M	PBC and South Mad	PBC and South Mad	38.13	54.55	8.4236	101.1036	\$ 8,341.05	\$ 1,626,504.75
\$ 600,000.00	None	8 2 M	PBC and South Mad	PBC and South Mad	38.13	54.55	8.4236	101.1036	\$ 9,099.32	\$ 72,794.56
\$ 575,000.00	None	39 2 M	PBC and South Mad	PBC and South Mad	38.13	54.55	8.4236	101.1036	\$ 8,720.19	\$ 340,087.41
										\$ 3,976,784.82

Please note this an estimate. Tax district and millage rates are subject to verification. Estimate is based on parcels just southwest of the intersection of Stribling Rd and Dewees Rd. The estimated values listed in this document were provided by the property owner for the purposes of estimating taxes.

Estimate is based on the following tax district information:
 Supervisor District: 2
 Municipality: None

SUBDIVISIONS IN MADISON COUNTY
DEVELOPED BY MATT JENSEN AND/OR SCOTT GIDEON

Subdivisions Developed by Matt Jensen

Crosscreek
St. Ives
Ironwood

Subdivisions Developed Jointly by Matt Jensen and Scott Gideon

Belle Terre Phase III
First Colony

Subdivisions Developed Jointly by Scott Gideon and Bucky Gideon
(Father)

Bridgewater
Greyhawke
Saddlebrooke
Ashbrooke
Fieldstone

November 10, 2016

Madison County Planning and Zoning Commission

Re: Property in Sections 14 and 23, T8N, R1E
Madison County, Mississippi

Dear Sirs:

My name is Sharon VanDeburgh. I am one of the owners of the property considered for rezoning. My father, Charles L Scott purchased this land as an investment property in the 1970s with the intention that it would eventually be sold for residential use. Since then, it has been zoned agriculturally as a farm to harvest timber. After my parents passed, they left the land to my brother, my sister and me. During my parents' life and as I have grown older, I have seen the positive changes taking place in Madison County in the form of economic and real estate growth. My sister lives adjacent to the property, and I live within a mile, so we are impacted by the growth as well. Our family has determined that we cannot afford to maintain over 500 acres as rural property in the midst of such a high growth area.

Our view is that the buyers of the land have a greater use to develop and build homes that fit in with the surroundings and add to the public good. As we have sought to sell the property, we feel strongly that it is important to work with buyers that are local, have experience, are a part of the community, and care about Madison County as we do. The plat proposed is the best residential plan to maintain property value and accentuate the natural setting. It is our understanding that the plans that supplement this zoning petition have been specifically suited to the needs of the neighborhood as a whole. I am confident that the Scott Gideon and Matt Jensen will continue to bear in mind the best interests of those impacted, and our family supports their petition for rezoning.

Sincerely,



Sharon VanDeburgh



Lake Caroline Owners Association, Inc.
667 Bellevue Drive • Madison, MS 39110

November 8, 2016

To whom it may concern:

The Lake Caroline Owners Association Board of Directors (LCOA) met to consider the 500 acre proposed development at the corner of Dewees Road and Stribling Road. The LCOA Board reviewed the master plan of the development. After much discussion the LCOA Board took the position not to object development as presented.

Yours truly

Douglas L. Jones
Business Manager
Lake Caroline Owners Association
667 Bellevue Drive
Madison, MS 39110
doug@lakecarolinems.com
Office: 601.898.1370
Cell: 601.259.9285
Fax: 601.898.1234

A COVENANTS-PROTECTED COMMUNITY

Phone: (601) 898-1370
Fax: (601) 898-1234

Website: www.lakecarolinems.com
E-mail: admin-assistant@lakecaolinems.com

November 8, 2016

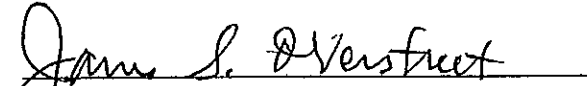
BOARD OF SUPERVISORS OF MADISON COUNTY , MISSISSIPPI

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTIONS 14 AND 23, TOWNSHIP 8 NORTH
RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI

SCOTT GIDEON AND MATT JENSEN, PETITIONERS

The undersigned have been in discussions with Scott Gideon regarding the development and rezoning of the above referenced property. Based on his representations that the minimum lot size in the development will be no less than 13,500 square feet and the minimum house size will be at least 2200 square feet of heated and cooled space we have no objection to the granting of the rezoning request.

Board of Directors
Johnstone Property Owners Association


James S. Overstreet, President

/news_feed/

Nextdoor Ashbrooke works best when all your neighbors are members. Invite your neighbors » (/invitation_email/?is=schp)

- Home (/news_feed/?is=sid...)
- Inbox (/inbox/?is=sidebar)
- Neighbors (/directory/?is=si...)
- Map (/map/?is=sidebar)
- Events Calendar (/events/?i...)
- Invite (/invitation_email/?is...)
- Recommendations NEW (/r...

LOCAL

Ashbrooke (/neighborhood_fee...

CATEGORIES

- Classifieds (/classifieds/?is=sid...)
- Crime & Safety (/crime_and_sa...)
- Documents (/documents/?is=si...)
- Free items (/free/?is=sidebar)
- General (/general/?is=sidebar)
- Lost & Found (/lost_and_found...)
- Recommendations (/recomme...

GROUPS

Browse all 10 groups (/groups/...

- © Nextdoor 2016
- About (https://nextdoor.com/about_us/)
- Blog (https://blog.nextdoor.com)
- Guidelines (https://nextdoor.com/neighborhood_guidelines/#guidelines)

Post in General (/general/)



(/Profile/4260591) off Deweese (/news_feed/?post=34246746)

Ronnie Grogan (/profile/13361868) from Ashbrooke · 13 Oct

So, who is excited about a potential 1200 more vehicles in traffic every morning from the proposed development off Deweese? I know I'm not. If you feel the same, let me know and let's launch efforts to stop the rezoning. It is on the agenda for Nov. 10th zoning commission meeting.

Re-zoning off Deweese

Against rezoning at this point and adding 600 houses 95%

For proposed expansion 5%

VOTED | 208

Shared with Ashbrooke + 12 nearby neighborhoods in General

REPLY · 49



(/Profile/4051893) Sara (/profile/4051893), Jordan (/profile/4261793/), and 22 others thanked you

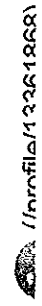


(/Profile/4260591) Betsy (/profile/6373929) from Ashbrooke · 13 Oct

I would have zero problem with it if the infrastructure came even close to supporting it.

Thank

P.j. (/profile/4260591/) thanked Betsy (/profile/6373929/)



[Help \(https://nextdoor.com/help/\)](https://nextdoor.com/help/) Jobs
[\(https://nextdoor.com/jobs/\)](https://nextdoor.com/jobs/) Privacy
(/news_feed/) #privacy
[Press \(https://nextdoor.com/press/\)](https://nextdoor.com/press/)
[Safety \(https://nextdoor.com/about_safety/#safety\)](https://nextdoor.com/about_safety/#safety)

Ronnie Grogan (/profile/13361868) from Ashbrooke · 13 Oct

And that is why a say possibly postpone. Maybe 5-10 years down the road AFTER the infrastructure is in place. 4 lane Gluckstadt road, schools and water.

Invite 10

Alicia (/profile/4953652/), Tami (/profile/5593159/), Betsy (/profile/6373929/), and 2 others thanked you

Amy Bowlin (/profile/6771810) from Ashbrooke · 13 Oct

Agree with all the above!

Thank

Matt (/profile/5187198/) and Tami (/profile/5593159/) thanked Amy (/profile/6771810/)

Cole Terrell (/profile/12585149) from Ashbrooke · 13 Oct

Me and my redneck opinion say "no"! We moved to Ashbrooke for the convenience of the city and school district, all of this while still having a secluded neighborhood where it was safe to ride your golf carts around and your kids play outside all day. If we keep cramming houses and businesses on top of each other, we will be Jackson in 10 years as far as traffic and the "city life." Like I said, just my opinion, not any better or worse than anyone else.

Thank

P.j. (/profile/4260591/), Alicia (/profile/4953652/), Tami (/profile/5593159/), and 7 others thanked Cole (/profile/12585149/)

Debbie Dugas (/profile/10348522) from Ashbrooke · 13 Oct

I agree with all of the above! I love our neighborhood - everyone keeps their yards and houses looking great, and I feel very safe coming and going. We certainly do not need an additional subdivision of people (and not to mention the construction trucks) crowding our streets, schools and drainage! Before long, we'll have the same situation where I came from - NOLA - flooding, crowding and crime! Please Lord don't let this happen!

Thank

Alicia (/profile/4953652/), Ellen (/profile/10014463/), and Patty (/profile/12548818/) thanked Debbie (/profile/10348522/)

Patti Holton (/profile/10484784) from Ashbrooke · 13 Oct

Invite 10



No No NO and NOOOO! We do not need any additional anything off of

(/news_feed/) Deweese!! Thank

Alicia (/profile/4953652/), Tami (/profile/5593159/), Ellen (/profile/10014463/), and 1 other thanked Patti (/profile/10484784/)

Charlotte Cockrell (/profile/10226261) from Lake Caroline · 13 Oct

I totally agree with ALL the above comments. Too crowded already!!!

Thank

Alicia (/profile/4953652/), Tami (/profile/5593159/), and Sandy (/profile/6475267/) thanked Charlotte (/profile/10226261/)

Barbara Neely (/profile/13395824) from Lake Caroline · 13 Oct

My husband and I recently moved to Lake Caroline from Atlanta, Ga. I love the area because of friendly neighbors, beautiful well-kept homes and safety. Believe me, we definitely don't want congestion off Deweese!! We would have more than just more traffic problems. I've experienced these problems in Atlanta.

Thank

Alicia (/profile/4953652/), Mike (/profile/4973524/), Tami (/profile/5593159/), and 3 others thanked Barbara (/profile/13395824/)

Angela McKenzie (/profile/9429871) from Lake Caroline · 13 Oct

Please share this with David Bishop! He needs to see there's no support for adding more chaos to our traffic problems along with overcrowding our schools! We need to allow the development that's already underway to be completed and then reassess this area before any more problems and projects are added!

Thank

Alicia (/profile/4953652/), Tami (/profile/5593159/), Janie (/profile/7098771/), and 4 others thanked Angela (/profile/9429871/)

Jay McKay (/profile/4991709) from Germantown · 13 Oct

I am totally against it as it will help when we become incorporated but to that end until the road situation is upgraded the infrastructure simply can't handle it.

Invite 10 

(/news_feed)

I'm still wondering how long the cut in Calhoun parkway is going to be there for the drainage pipe was put in. Been 3 weeks now?

Thank

Beth Benton (/profile/4051695) from Ashbrooke · 13 Oct

If they were gonna build it.....maybe they should consider acreage lots.....less people and still gets it sold

Thank

Lisa Williams (/profile/4922165) from Germantown · 13 Oct

FOLKS – watch the video from the PZ 10/6 meeting.

The Petitioner starts around 4 minutes. thru 18 minutes, Then MORE – Watch both videos.

He emphatically states /repeats comments from the the ... View more

Edited on 13 Oct

Thank

Alicia (/profile/4953652), Tami (/profile/5593159), and Betsy (/profile/6373929) thanked Lisa (/profile/4922165/)

Randy Graves (/profile/6317460) from Ashbrooke · 13 Oct

A couple of factors are supposed to be proven to change the zoning and land use maps adopted by the county. 1. A change in the character of the neighborhood. 2. An error in the land use map. Traffic flow is not a reason to deny an individual the right t

o develop his property. The only ones that can legally oppose the change must reside within a certain linear feet of the property. Those of us on the other side of Ashbrooke can only influence the board to have the land use map for the whole county updated due to growth in this side of the county. Influencing them to use sound land use principles rather than spot zoning and allowing the developers to dictate the process. An updated thoroughfares plan has to be adopted to go along with this. This would dictate infrastructure improvements. The other influence all of us could have would be to influence a compromise of buffers, setbacks and screening easements agreed jointly between the developer and the county. From a quick view of the proposed subdivision plat it appeared that this property would be pretty much clear cut and leveled to allow for the size lots to be

Invite 10

(/news_feed/)

put in. Even if lots were the size of those of Bridgewater much of the vegetation will be removed. It is a beautiful site. It is just going to be very (legally deny the development of the property. Best scenario is getting a compromise between developers and the county to take a second look and not destroy the great asset that is sitting here and can be successfully developed if they would just be more sensitive to the opportunities that are there. Just because we want the country feel and beauty to remain here is not a legal defense against the zoning. I have lived in this area since 1983. I have moved away from you three times and it seems a lot of you followed me up here and interrupted my country living...tongue in cheek! I do have a strong back ground in city planning and land use design. If the county is not willing to control growth and allows urban sprawl to continue then we get what we asked for by voting these guys into office. Getting to know and influence supervisors who are sensitive to the quality of life many of us would like to see in Mississippi is the only way to bring us into sync with what other areas of the country have done VERY successfully with a win win situation of all parties involved. At this point I am not optimistic that the system is going to work aesthetically towards a sensitive use of the land and sensitive response to the citizens. Money talks.

Thank

Mariana ([profile/4895582](#)), Ellen ([profile/10014463](#)), Patty ([profile/12548818](#)), and 1 other thanked Randy ([profile/6317460](#))

Arlene Foley ([profile/11519324](#)) from Ashbrooke · 14 Oct

I don't care how beautiful the lots are-it does not compare to the beauty of nature. I am appalled at the thought of all the wildlife that will be displaced. We built here because of the natural surroundings. I do not like the "money" making decisions about my quality of life.

Thank

Alicia ([profile/4953652](#)), Chris ([profile/4973974](#)), Kay ([profile/6720501](#)), and 4 others thanked Arlene ([profile/11519324](#))

Bryce Davis ([profile/9295398](#)) from Germantown · 14 Oct

I agree we do not need more homes, all we have are two lane roads, its getting ridiculous. Its also making it extremely hard to sell existing homes, so the roads are two small and the market is a wash with houses. A few of these neighborhoods are tiny houses, some end up rented, allowing Riff

Invite 10



Raff to move into the area.

(/news_feed/)

Alicia (/profile/4953652/), Tami (/profile/5593159/), Angela (/profile/9429871/), and 3 others thanked Bryce (/profile/9295398/)

Tami Harreid (/profile/5593159) from Lake Caroline · 14 Oct

Please contact you supervisor by email, personal letter, and a phone call. You can also call him/her and set up a personal meeting with them. Encourage every single person you know in the Gluckstadt ... View more

Edited on 14 Oct

Thank

Mary (/profile/7960743/), Angela (/profile/9429871/), Janet (/profile/9496493/), and 2 others thanked Tami (/profile/5593159/)

Lisa Williams (/profile/4922165) from Germantown · 15 Oct

Folks-

watch the PZ meeting video posted in replies above

Listen to what the petitioner , opposition and commission members stated....

Thank

Tami (/profile/5593159/), Betsy (/profile/6373929/), Ellen (/profile/10014463/), and 1 other thanked Lisa (/profile/4922165/)


Tami Harreid (/profile/5593159) from Lake Caroline · 15 Oct

Lake Carolyn residence, it's very important that you contact your Supervisor David Bishop and let him know how you feel. At the Ashbrook homeowners meeting, the developers stated that Doug Jones (former madison county supervisor) told them that Lake Carolyn was not in opposition and stated it was going to be great development. Does Doug Jones speak for Lake Carolyn Residence, does he speak for you?

Thank

Alicia (/profile/4953652/) and Ellen (/profile/10014463/) thanked Tami (/profile/5593159/)

Al Sage (/profile/9622677) from Ingleside · 15 Oct

Invite 10 

(/news_feed)

Some people seemed to be worried about the traffic that would result, but it will be a long time coming and I would hope that infrastructure would handle it. It seems somewhat unfair to say someone can't develop their property to its highest and best use when it is in character with the surrounding area.

Thank

Harriette ([profile/4276168/](#)) and Daniel ([profile/4454071/](#)) thanked Al ([profile/9622677/](#))

Patsy Blackwell ([profile/11511223/](#)) from Northwind · 15 Oct
I am also against it. Enough is enough.

Thank

Alicia ([profile/4953652/](#)), Tami ([profile/5593159/](#)), Ellen ([profile/10014463/](#)), and 1 other thanked Patsy ([profile/11511223/](#))

Stacy James ([profile/5744030/](#)) from Lake Caroline · 15 Oct
Tami,

For those of us that would prefer speaking for ourselves, please share David's contact info.

I'm guessing Mr Jones doesn't represent the majority @ LC.
Thanks.

Thank

Clark ([profile/5145488/](#)), Tami ([profile/5593159/](#)), and Ellen ([profile/10014463/](#)) thanked Stacy ([profile/5744030/](#))

Tami Harreld ([profile/5593159/](#)) from Lake Caroline · 15 Oct

Stacy, This is the information that is posted on the Madison County Web site. I have not spoken to a single resident in Lake Caroline that is in favor of this development. We met with David Bishop about this development but could not seem to get an answer from him about how he will vote. I know that Lake Caroline residents were a major factor in getting him elected into office. Maybe you could rally Lake Caroline movers and shakers to get his attention. Thanks so much for any & all your help.

E-mail:

dbishsr@cs.com (<mailto:dbishsr@cs.com>)

Invite 10



Address:

125 W. North St.
(/news_feed/) 39046

Phone Number:
(601) 790-2590

Thank

Stacy (/profile/5744030/) and Ellen (/profile/10014463/) thanked Tami (/profile/5593159/)

Chris Fortenberry (/profile/4973974) from Lake Caroline · 15 Oct

Email sent!

Thank

Tami (/profile/5593159/) and Stacy (/profile/5744030/) thanked Chris (/profile/4973974/)

Daniel Smith (/profile/4454071) from Falls Crossing · 15 Oct

It's ok for my house and neighborhood to be built...but certainly not ok for the owner down the street to build on his land. Plus I really like the idea of restricting competition to protect my own property value!

Thank

Tami Harreid (/profile/5593159) from Lake Caroline · 15 Oct

Chris Fortenberry that's great, be sure to ask for a reply to make sure he received it. 😊

Daniel Smith, this is bigger than I can explain to you on a post right now. But if you send me your number in a private message I'll call ya or we can meet next week and give you my reasons for the opposition.

Also the owners are not the ones who want to develop the land.

Edited on 15 Oct

Thank

Daniel (/profile/4454071/) and Ellen (/profile/10014463/) thanked Tami (/profile/5593159/)

Chad Holland (/profile/8425330) from Ashbrooke · 15 Oct

What's the price range on the homes?

Thank

(/news_feed/)

Lisa Williams (profile/4922165) from Germantown · 15 Oct

Points to be made here

Invite 10



The petitioner has NOT been approved so planning & zoning yet -- it will be Continued at the Nov 10 meeting

The request is for a rezone from A-1 to R-2

Lot sizes in A-1 minimal are larger than one acre

Lot sizes in R-2 are much smaller

Repeat- This is a request for rezone and a preliminary concept plan for development

The developer can change the design down the road but would have to still comply only with R2 lot size.

Any covenants filed would be theirs.
Good , bad or perfect!

If approved at P&Z commission,
then on it goes to the supervisors for consideration and a vote.

It can be appealed by opposition for a fee of \$125.00

If Denied at P@Z , matter can be appealed by petitioner for same fee.

Either way , if appealed then and only then is it heard in public hearing by supervisors

The land :

@@ important @@

The parcel is not owned by the petitioner. A purchase contract is conditional

Invite 10



on this rezone.

So a developer in this case can only move forward if the PZ approves it and then refer to the board ..

(/news_feed/)

If appealed , the board has the final decision.

Listen to the videos -
Both of them

<http://www.madison-co.com/county-departm...> (http://www.madison-co.com/county-departments/planning-and-zoning/archives2/?search_type=date&search_term=2016-10-06)

Edited on 15 Oct

Thank

Tami ([profile/5593159/](/profile/5593159/)), Ellen ([profile/10014463/](/profile/10014463/)), and Arlene ([profile/11519324/](/profile/11519324/)) thanked Lisa ([profile/4922165/](/profile/4922165/))

Daniel Smith ([profile/4454071/](/profile/4454071/)) from Falls Crossing · 15 Oct

I do understand the issues...traffic congestion is horrible, schools don't have capacity, overall infrastructure isn't ready to support increased development. Despite that, I find it troubling to restrict property rights and prohibit new developments unless it's done by smart, comprehensive zoning which is consistently enforced.(clearly the current zoning is outdated and needs to be re-evaluated). But what my comment was really in response to was the posts about protecting existing property values as well as the general sentiment of many who think they should be able to control land owned by others.

Thank

Alicia ([profile/4273863/](/profile/4273863/)), Matt ([profile/5187198/](/profile/5187198/)), and Randy ([profile/6317460/](/profile/6317460/)) thanked Daniel ([profile/4454071/](/profile/4454071/))

Lisa Williams ([profile/4922165/](/profile/4922165/)) from Germantown · 15 Oct

Master plan on the PZ agenda--
OVER 600 homes at end of completion

Count the entrances ...

also



Invite 10

(/news_feed/)

a ROUND a BOUT on Dewees directly across from Ashbrooke entrance....

http://www.madison-co.com/images/zoning_... (http://www.madison-co.com/images/zoning_files

/GIDEON%20JENSEN%20CONCEPTUAL%20MASTER%20PLAN.pdf)

Continued by Planning & zoning - Next meeting is Thursday NOV 10 @ 9 am

Thank

Tami (/profile/5593159/), Betsy (/profile/6373929/), and Ellen (/profile/10014463/) thanked Lisa (/profile/4922165/)

Arlene Foley (/profile/11519324) from Ashbrooke · 16 Oct

I understand the dilemma with restricting someone's rights to build on their property. However, when we built here another party owned that land and we were told they had no plans to change it. This owner purchased the property fairly recently. It would have been a good idea to see how a new development would be received before buying it.

Thank

Alicia (/profile/4953652/) thanked Arlene (/profile/11519324/)

Tami Harreid (/profile/5593159) from Lake Caroline · 16 Oct

Arlene, I believe the property was inherited by the 3 children of Charlie Scott who STILL own it. One of his daughters lives on Gluckstadt Road and her house backs up to this property. She does want to sell the 40 acres behind her house. There is too much to this to post but send me a private message with your number and I'll explain what is going on with that information.

Thank

Arlene (/profile/11519324/) thanked Tami (/profile/5593159/)

Lisa Williams (/profile/4922165) from Germantown · 16 Oct

CORRECT --..

see PAGE 9 of petitioner file ->>

Letter sign by Ryan Vandeburgh, (Attny) .->>>



Invite 10

Change of REZONING petition changed from Sharon Vandeburgh LLC to (/news_feed/), INC.

So --- The land is currently owned by a BUSINESS FOR Profit Corp -- Named CHARLO I, INC.

SECRETARY OF STATE INFO BELOW-

directors of CHARLO I, INC are Scott (x 2) Goodwin and Vandeburgh


=====

Name History
Name Name Type
CHARLO I, INC. Legal
Business Information
Business Type: Profit Corporation
Business ID: 626569
Status: Good Standing
Effective Date: 01/31/1996
State of Incorporation: Mississippi
Principal Office Address: 156 Oakdale Road
Madison, MS 39110

Registered Agent
Name
Vandeburgh, Sharon Scott
156 Oakdale Road
Madison, MS 39110

Officers & Directors
Name Title
Charles L Scott
8 East Hill Drive
Jackson, MS 39216

Incorporator
Marvin Scott

Invite 10 

410 St Andrews Dr
Jackson, MS 39211

(/news_feed/)

Director, President
Jerry Goodwin
324 Gluckstadt Road
Madison, MS 39110

Vice President

Sharon Scott Vandeburgh
156 Oakdale Road
Madison, MS 39110

Secretary

SEE page 9 of LINK >> filing for rezone documents on recent agenda at PZ

http://www.madison-co.com/images/zoning_files/scott%20gideon%20matt%20jensen.pdf

Thank

Tami (/profile/5593159/) thanked Lisa (/profile/4922165/)

Chris Loftin (/profile/4774420/) from Ashbrooke · 16 Oct

Our infrastructure needs to be addressed before any more homes are built. The congestion is horrible and the schools are already full. One point I will vigorously challenge is any consideration to alter the serenity of Dewees Rd. It was one the reasons I decided to buy land in Ashbrooke back in 2007. The developer also has to prove that there is a community need. The housing market seems to be already flooded with available homes; therefore, I don't see a current need. Furthermore, more homes for sale in the market will only reduce the value of our homes, which should not be acceptable to anyone.

Thank

Alicia (/profile/4953652/), Tami (/profile/5593159/), Mary (/profile/7960743/), and 1 other thanked Chris (/profile/4774420/)

Lisa Williams (/profile/4922165/) from Germantown · 16 Oct

Citizens with comments can email the PZ admin and BE SURE TO ASK

Invite 10 

your email to presented and entered into the minutes before the next meeting - NOV 10

(/news_feed/)

Concerned citizens are also encouraged to attend the meeting

Email : scott.weeks@madison-co.com (mailto:scott.weeks@madison-co.com)

The REZONE was continued..

Again if passed by PZ ,anyone can appeal for cost of \$125 if denied, the petitioner can and most likely will appeal

APPEALS must be filed in 15 days or less >>>>

IF appealed, it goes to the supervisor about 30 days later, maybe less, depending on meeting dates and allowing 15 days for the appeal process.

Supervisors then have the final vote.

Watch the PZ archive video to see exact comments by all and the members of the commission .

Thank

Tami (/profile/5593159/) thanked Lisa (/profile/4922165/)

Tami Harreld (/profile/5593159) from Lake Caroline · 16 Oct

Lisa, I don't have the words to express my appreciation for the countless hours you spend, volunteering your time by attend so many meeting, researching documents as well as all the miles you spend driving around all in the of supporting our Gluckstadt community. This is only a small part of what witnessed. Thank You SOOOO Much for you dedication and support to helping us protect our quality of life. Your a true Jewel in the crown of Gluckstadt :)

Thank

Kelly Wilkinson (/profile/2260413/), Amber (/profile/4070937/), Aliscia (/profile/4273863/), and 9 others thanked Tami (/profile/5593159/)

Lisa Williams (/profile/4922165) from Germantown · 16 Oct

Tami -

(/news_feed/)
necessary to thank me.

Invite 10



just trying to share facts and data.

There are almost 2k on the list from
My view here - at least citizens are advised and aware.

Their choice what each does with the information.

Thank

Kelly Wilkinson ([/profile/2260413/](#)), Daniel ([/profile/4454071/](#)), Alicia ([/profile/4953652/](#)), and 5 others thanked Lisa ([/profile/4922165/](#))

Jim Pigott ([/profile/4928806/](#)) from Germantown · 16 Oct

I certainly appreciate your efforts.

Thank you

Thank

Tami ([/profile/5593159/](#)), Sandy ([/profile/6475267/](#)), and Mary ([/profile/7960743/](#))
thanked Jim ([/profile/4928806/](#))

Betsy Hancock ([/profile/6373929/](#)) from Ashbrooke · 16 Oct

I think that everyone should def. watch the video of the PZ meeting that Lisa posted above. Over an hour of your time, but it is definitely needed. A lot of points made by individuals who are pro development have been skewed. The road manager has no timeline on expanding gluckstadt road. He does a lot of mumbling and rambling when questioned. The commission was very concerned with his response. He was clear that Bozeman and Reunion Parkway would be finished first and Gluckstadt road was a long-term goal. Also, when the development occurs Dewees road will be widened (they were discussing eminent domain being enforced) and a round about put in at dewees and Gluckstadt and Dewees and Ashbrooke entrance. The round abouts will be at the expense of the county and the development, but the road manager (who was very pro development?) could not give what percentage the county would have to contribute towards the round a bout. So this is not just about telling someone what they can do with their own land. This development will change the way of life for most Gluckstadt residents. Also, the developer loves to state that this is a four-year project,

Invite 10



but the first phase will be complete in 18-24 months from start and that is when it will begin to affect our roadways.

(/news_feed/)
Thank

Sara (/profile/4051893/), Amber (/profile/4070937/), Alicia (/profile/4953652/), and 2 others thanked Betsy (/profile/6373929/)

Angela McKenzie (/profile/9429871) from Lake Caroline · 16 Oct

For those concerned about the "need for new housing", please take into consideration there are approximately 109 homes in the "construction phase"- some near completion, some just now beginning- in Lake Caroline alone. There are still hundreds that have yet to begin. Land is still for sale here, and there are quite a few recent builds that haven't sold yet. Like I said, we need to let the current construction settle before beginning any new building. Get our roads in place first, the add to what's already here and planned out.

Thank

Christine (/profile/4951482/), Tami (/profile/5593159/), and Ellen (/profile/10014463/) thanked Angela (/profile/9429871/)

Angela McKenzie (/profile/9429871) from Lake Caroline · 16 Oct

I will add this side note: polder and newer homes are on the market. Some new builds have been sitting on the market for a long time. Prices are between \$350K-\$450K, many have been reduced. I understand builders need to continue to build to keep up with paying for the homes they already have and need to sell, but I might ask when is enough really enough? Having a home in an area that cannot sell because there aren't enough buyers that need or can afford those homes only brings our property down in value.

Thank

Cheryl (/profile/3860731/), Alicia (/profile/4953652/), Tami (/profile/5593159/), and 3 others thanked Angela (/profile/9429871/)

Angela McKenzie (/profile/9429871) from Lake Caroline · 16 Oct

*older, not polder

Thank

Invite 10



Debbie Adams (/profile/6670125) from Lake Caroline · 17 Oct
Lake Caroline original design was for 3000 homes

(/news_feed/)

Thank

Ellen (/profile/10014463/) thanked Debbie (/profile/6670125/)

Ellen Walker (/profile/10014463) from Lake Caroline · 17 Oct

I read on the Lake Caroline website that it was originally for 3000 homes but potential of 6000! They are going to develop every square inch ! The beauty of this neighborhood is being destroyed.

Thank

Christine (/profile/4951482/), Michelle (/profile/6663034/), and Debbie (/profile /6670125/) thanked Ellen (/profile/10014463/)

Christine Gunter (/profile/4951482) from Lake Caroline · 17 Oct

I was blasted a few months back when I spoke up and said we don't need more homes to be built if we are not going to provide roadways to accommodate added traffic and schools to house 100's of new students. I guess some people have gotten their heads out of the clouds. "Growth is good, do you expect LC to stop building houses?" I wonder at what point will they say enough is enough??"

Thank

Ellen (/profile/10014463/) thanked Christine (/profile/4951482/)

Lisa Williams (/profile/4922165) from Germantown · 17 Oct

Nov 10
9 am

Attend the P&Z meeting if truly concerned.

The issue is a rezone.

No rezone- no 610 houses over 5-10 years .

Yes the petitioner can appeal to the supervisors - the same points would ...
View more

Thank

Invite 10



Betsy (/profile/6373929/), Angela (/profile/9429871/), Ellen (/profile/10014463/), and 1 other thanked Lisa (/profile/4922165/)

(/news_feed/)

Angela McKenzie (/profile/9429871) from Lake Caroline · 17 Oct

I can't leave my classroom but I want them to hear what I'm saying!

Thank

Tami (/profile/5593159/) and Ellen (/profile/10014463/) thanked Angela (/profile/9429871/)

Angela McKenzie (/profile/9429871) from Lake Caroline · 17 Oct

I wish these meetings were at a time where working people could attend!

Thank

Tami (/profile/5593159/) thanked Angela (/profile/9429871/)

Lisa Williams (/profile/4922165) from Germantown · 17 Oct

Meeting times have been @ 9 am for years

That's another subject .. another poll !:)

Thank

Tami (/profile/5593159/) and Angela (/profile/9429871/) thanked Lisa (/profile/4922165/)

Tami Harrel (/profile/5593159) from Lake Caroline · 27 Oct

Be a part of the Solution !!!!!

Mark Your Calendar for Thursday, November 10th at 9:00am If you can't come send a couple friends or neighbors.

Thank

Lisa (/profile/4922165/), Mary (/profile/7960743/), and Ellen (/profile/10014463/) thanked Tami (/profile/5593159/)

Write a reply...

change.org
Gluckstadt residents against rezone

Recipient: Trey Baxter, Madison county planning and zoning board, and Scott Weeks

Letter: Greetings,

NO Rezone Dewees and Stribling Rd

NO Rezone Dewees and Stribling Rd

Gluckstadt residents against rezone

Gluckstadt residents against rezone

406

Supporters

We are opposed to any additional development in the area along Stribling Road and Dewees Road. We are against the rezoning and development currently requested by Sharon Vandeburgh, LLC. for property located at the corner of Stribling Road and Dewees Road. We are opposed to such development because the surrounding roads (specifically Stribling, Dewees and Gluckstadt Road) are in deplorable and dangerous condition already, and additional traffic created by such development will exasperate the problem. The traffic in and around this area is horrific and the roads are falling apart. Until Madison County makes some major improvements to the roads mentioned above, no further development should be approved. In addition, Mannsdale Elementary is already full and with the neighborhoods currently under construction in this district, the school (including the new building) will be at full capacity in 12-18 months.

Letter to .

Supervisor Trey Baxter

Madison county planning and zoning board

Scott Weeks

Signatures

Name	Location	Date
Stephany Cooper	, United States	2016-01-09
Kelly Vanderver	Madison, MS, United States	2016-01-09
Richard Smith	Madison, MS, United States	2016-01-09
Jeff Cooper	Madison, MS, United States	2016-01-09
Leslie Petro	Madison, MS, United States	2016-01-09
Star Swan	Madison, MS, United States	2016-01-09
Clark Moore	Madison, MS, United States	2016-01-09
Julie Clayton	Madison, MS, United States	2016-01-09
Vickie Carollo	Madison, MS, United States	2016-01-09
Amber Sukhbaatar	Madison, MS, United States	2016-01-09
Anthony Reppond	Madison, MS, United States	2016-01-09
Beverly Humphreys	Madison, MS, United States	2016-01-09
Mary Lowery	Madison, MS, United States	2016-01-09
Bridget Sanders	Madison, MS, United States	2016-01-09
Amanda Bourne	Madison, MS, United States	2016-01-09
Cheryl Humphreys	Madison, MS, United States	2016-01-09
Dorothea Garrett	Madison, MS, United States	2016-01-09
Sara Green	Madison, MS, United States	2016-01-09
Melissa Poole	Madison, MS, United States	2016-01-09
Anna Arnold	Madison, MS, United States	2016-01-09
Shane Steckler	Madison, MS, United States	2016-01-09
Jim Stuart	Madison, MS, United States	2016-01-09
Michael Harris	Madison, MS, United States	2016-01-09
Carolyn Thompson	Madison, MS, United States	2016-01-09
Tisha Vaughan	Madison, MS, United States	2016-01-09
Sheila Sherman	Madison, MS, United States	2016-01-09
Sarah Wiggins	Madison, MS, United States	2016-01-09
Rachel Motchell	Madison, MS, United States	2016-01-09
Hilarie Cook	Madison, MS, United States	2016-01-09
Stephanie Blue	Madison, MS, United States	2016-01-09

Name	Location	Date
amy kyser	Madison, MS, United States	2016-01-09
Dottie Kerstine	Madison, MS, United States	2016-01-09
Meg Harris	Madison, MS, United States	2016-01-09
Nick Fulton	Madison, MS, United States	2016-01-09
Angie Stewart	Madison, MS, United States	2016-01-09
Lauren Strickland	Madison, MS, United States	2016-01-09
Sarah smith	Madison, MS, United States	2016-01-09
Khristen Massey	Madison, MS, United States	2016-01-09
Chris Loftin	Madison, MS, United States	2016-01-09
Dana Loftin	Madison, MS, United States	2016-01-09
Brandie Ducrest	Madison, MS, United States	2016-01-09
Melissa Shapley	Madison, MS, United States	2016-01-09
Nichole Street	Madison, MS, United States	2016-01-09
Sylvia Wislocki	Madison, MS, United States	2016-01-09
Richard Owens	Madison, MS, United States	2016-01-09
Katie Butler	Madison, MS, United States	2016-01-09
Bronwyn Martin	Madison, MS, United States	2016-01-09
Hope Marsh	Madison, MS, United States	2016-01-09
John Stewart	Madison, MS, United States	2016-01-09
Emily Gibbs	Madison, MS, United States	2016-01-09
John McElwain	Madison, MS, United States	2016-01-09
Jan Bryant	Madison, MS, United States	2016-01-09
Tracy Myers	Madison, MS, United States	2016-01-09
Margie Baumann	Madison, MS, United States	2016-01-09
Ashleigh Barnes	Madison, MS, United States	2016-01-09
Cassie Welch	Madison, MS, United States	2016-01-09
shalonda carlisle	Madison, MS, United States	2016-01-09
Deborah Smith	Madison, MS, United States	2016-01-09
Cindy Crutcher	Madison, MS, United States	2016-01-09
Peter Breslin	Madison, MS, United States	2016-01-09
Kelvin Jones	Madison, MS, United States	2016-01-09
Renea Foley	Madison, MS, United States	2016-01-09

Name	Location	Date
Ann Huff Huff	Madison, MS, United States	2016-01-09
Amy Pittman	Madison, MS, United States	2016-01-09
Teresa Willoughby	Madison, MS, United States	2016-01-09
Kevin Akins	Madison, MS, United States	2016-01-09
Kristen Mccoy	Madison, MS, United States	2016-01-09
Brittney strong	Madison, MS, United States	2016-01-09
Chad Holland	Madison, MS, United States	2016-01-09
Pamela Rackley	Madison, MS, United States	2016-01-09
Clint Vanderver	Madison, MS, United States	2016-01-09
Terry Pollard	Madison, MS, United States	2016-01-09
Christy Barrick	Madison, MS, United States	2016-01-09
Sheila Gonseth	Madison, MS, United States	2016-01-09
Catherine Beasley	Madison, MS, United States	2016-01-09
Amy Cummlns	Madison, MS, United States	2016-01-09
Kim Hunt	Madison, MS, United States	2016-01-09
Cherie Austin	Madison, MS, United States	2016-01-09
Rebecca Clanton	Madison, MS, United States	2016-01-09
Johnathon Bemus	Madison, MS, United States	2016-01-09
Cynthia Smith	Madison, MS, United States	2016-01-09
Sallie Tullos	Madison, MS, United States	2016-01-09
Frank Bradshaw	Madison, MS, United States	2016-01-09
Jason Marsh	Madison, MS, United States	2016-01-09
Jason Estridge	Madison, MS, United States	2016-01-09
Mitchell McCoy	Madison, MS, United States	2016-01-10
Melanie Estridge	Madison, MS, United States	2016-01-10
Joseph Neal	Madison, MS, United States	2016-01-10
Shea Rives	Madison, MS, United States	2016-01-10
Sara Douglas	Madison, MS, United States	2016-01-10
Leah Addison	Madison, MS, United States	2016-01-10
Beth Moore	Madison, MS, United States	2016-01-10
Tami Harreld	Madison, MS, United States	2016-01-10
Kelly Antici	Canton, MS, United States	2016-01-10

Name	Location	Date
Jaime Anderson	Madison, MS, United States	2016-01-10
Brandon Antici	Canton, MS, United States	2016-01-10
Michelle King	Canton, MS, United States	2016-01-10
Michelle Dancy	Madison, MS, United States	2016-01-10
patricia pourali	Madison, MS, United States	2016-01-10
Nolan Cowart	Madison, MS, United States	2016-01-10
Anna Wright	Canton, MS, United States	2016-01-10
Carolyn Dahl	Madison, MS, United States	2016-01-10
Roxanne Anderson	Madison, MS, United States	2016-01-10
Kelly Bowles	Madison, MS, United States	2016-01-10
John Rackley	Madison, MS, United States	2016-01-10
Susan Hendon	Madison, MS, United States	2016-01-10
Blake Ward	Madison, MS, United States	2016-01-10
Gleb Ostrovsky	Madison, MS, United States	2016-01-10
Lois Lee	Madison, MS, United States	2016-01-10
Larry Smith	Madison, MS, United States	2016-01-10
Renay Camp	Madison, MS, United States	2016-01-10
Charles Thomas	Madison, MS, United States	2016-01-10
Catherine Stroud	Madison, MS, United States	2016-01-10
Sam Hodges	Natchez, MS, United States	2016-01-10
Jessica Rives	Madison, MS, United States	2016-01-10
Michael Tartt	Madison, MS, United States	2016-01-10
lori flood	Canton, MS, United States	2016-01-10
Nathan Rives	Madison, MS, United States	2016-01-10
Allison McGuffie	Madison, MS, United States	2016-01-10
Tammy Stephens	Madison, MS, United States	2016-01-10
Kimberly Wislocki	Madison, MS, United States	2016-01-10
Jenny Buchanan	Canton, MS, United States	2016-01-10
Georgla Kountouris	Madison, MS, United States	2016-01-10
Martha Lofton	Canton, MS, United States	2016-01-10
LeAnn Rives	Madison, MS, United States	2016-01-10
Brian Mcphearson	Madison, MS, United States	2016-01-10

Name	Location	Date
Porsha Butler	Madison, MS, United States	2016-01-10
Aaron Mclellan	Madison, MS, United States	2016-01-10
kyle morris	Madison, MS, United States	2016-01-10
Ann Bradberry	Madison, MS, United States	2016-01-10
Mary Lee Endris	Madison, MS, United States	2016-01-10
Kelle Robinson	Madison, MS, United States	2016-01-10
William Hancock	Madison, MS, United States	2016-01-10
Leigh Childs	Madison, MS, United States	2016-01-10
Courtney Peacock	Madison, MS, United States	2016-01-10
Timothy Brown	Madison, MS, United States	2016-01-10
Angel Benson	Madison, MS, United States	2016-01-10
Edward CONGER	Madison, MS, United States	2016-01-10
Daryl Chaney	Madison, MS, United States	2016-01-10
James Newman	Madison, MS, United States	2016-01-10
Alexander Amory	Madison, MS, United States	2016-01-10
Michael Boyle	Madison, MS, United States	2016-01-10
Charlotte Simmons	Madison, MS, United States	2016-01-10
Elizabeth Ward	Madison, MS, United States	2016-01-10
Kristen Mason	Madison, MS, United States	2016-01-10
Anna Bagley	Madison, MS, United States	2016-01-10
James Harreld	Madison, MS, United States	2016-01-10
Jon Harvey	Madison, MS, United States	2016-01-10
Jerrica Page	Madison, MS, United States	2016-01-10
Jeff Pitts	Madison, MS, United States	2016-01-10
Hal Reece	Madison, MS, United States	2016-01-10
Tina Craft	Canton, MS, United States	2016-01-10
Merle Williams	Madison, MS, United States	2016-01-10
Kelly Miller	Madison, MS, United States	2016-01-10
Kendall Spell	Madison, MS, United States	2016-01-10
Bruce Craft	Canton, MS, United States	2016-01-10
Chrls Reed	Madison, MS, United States	2016-01-10
Robert Craft	Canton, MS, United States	2016-01-10

Name	Location	Date
Clark Ethridge, MD	Madison, MS, United States	2016-01-10
Faith Stuart	Madison, MS, United States	2016-01-10
Freida Hawley	Madison, MS, United States	2016-01-10
Betty Buckner	Madison, MS, United States	2016-01-10
Susanne Arnett	Madison, MS, United States	2016-01-10
Jonathan Chandler	Madison, MS, United States	2016-01-10
Callie Flood	Canton, MS, United States	2016-01-10
Douglas Stewart	Madison, MS, United States	2016-01-10
Jeff Baumann	Madison, MS, United States	2016-01-10
Jason Craft	Madison, MS, United States	2016-01-10
Jess King	Madison, MS, United States	2016-01-10
Debbie James	Madison, MS, United States	2016-01-10
Shelley Carr	Madison, MS, United States	2016-01-10
Deborah Fullen	Madison, MS, United States	2016-01-10
Breanne Hancock	Madison, MS, United States	2016-01-10
Dennis Markle	Madison, MS, United States	2016-01-10
Amanda Brown	Madison, MS, United States	2016-01-10
Culley Fullen	Madison, MS, United States	2016-01-10
Chris Jones	Madison, MS, United States	2016-01-10
Andrea Grasse	Madison, MS, United States	2016-01-10
Angela McKenzie	Madison, MS, United States	2016-01-10
Patsy Daniels	Madison, MS, United States	2016-01-10
Michele Blocker	Madison, MS, United States	2016-01-10
Aleisha Moore	Madison, MS, United States	2016-01-10
Sondra Hardin	Madison, MS, United States	2016-01-11
Amy Tharpe	Madison, MS, United States	2016-01-11
Matt Munsen	Madison, MS, United States	2016-01-11
Missy Tanner	Madison, MS, United States	2016-01-11
neal loving	Madison, MS, United States	2016-01-11
Terri Stokes	Madison, MS, United States	2016-01-11
Meghan Watson	Madison, MS, United States	2016-01-11
Alicia Baham	Madison, MS, United States	2016-01-11

Name	Location	Date
Mildred Roberts	Madison, MS, United States	2016-01-11
William Anderson	Madison, MS, United States	2016-01-11
Ashley Wallace	Madison, MS, United States	2016-01-11
Mark Hosford	Madison, MS, United States	2016-01-11
Allison Crawford	Madison, MS, United States	2016-01-11
Jeff Tanner	Madison, MS, United States	2016-01-11
Morgan Tullis	Madison, MS, United States	2016-01-11
Jessica Pitts	Madison, MS, United States	2016-01-11
Margaret Pitcock	Madison, MS, United States	2016-01-11
James Welch	Niles, MI, United States	2016-01-11
jo ann Foster	Madison, MS, United States	2016-01-11
Kline Milner	Madison, MS, United States	2016-01-11
Samantha Jenkins	Madison, MS, United States	2016-01-11
Morgan Hilliard	Madison, MS, United States	2016-01-11
Angelique Dykes	Madison, MS, United States	2016-01-11
Mary Johnson	Madison, MS, United States	2016-01-11
Prentiss Morris	Madison, MS, United States	2016-01-11
Kaisha Griffin	Madison, MS, United States	2016-01-11
Kim Downey	Madison, MS, United States	2016-01-11
Ruth Watts	Madison, MS, United States	2016-01-11
Billie ann Springer	Madison, MS, United States	2016-01-11
Thomas Jenkins	Madison, MS, United States	2016-01-11
Aimee Smith	Madison, MS, United States	2016-01-11
Katie Taylor	Madison, MS, United States	2016-01-11
Kenny Jenkins	Madison, MS, United States	2016-01-11
Mary Watts	Canton, MS, United States	2016-01-11
Jacy Miller	Madison, MS, United States	2016-01-11
Amanda Loeffler	Madison, MS, United States	2016-01-11
John Moore	Madison, MS, United States	2016-01-11
Lee Mcmillan	Madison, MS, United States	2016-01-11
Jessica Pickering	Madison, MS, United States	2016-01-11
Chris Fortenberry	Madison, MS, United States	2016-01-11

Name	Location	Date
Becca Dickerson	Madison, MS, United States	2016-01-11
Robin Martin	Madison, MS, United States	2016-01-11
Pamela Deer	Madison, MS, United States	2016-01-11
Terry Smith	Madison, MS, United States	2016-01-11
Kelly Rice	Madison, MS, United States	2016-01-11
Misty Fortenberry	Madison, MS, United States	2016-01-11
Jonathan Owen	Madison, MS, United States	2016-01-11
Robert Hawkins	Madison, MS, United States	2016-01-11
Sammie "Lee" Alexander	Madison, MS, United States	2016-01-11
Raymond Walters	Madison, MS, United States	2016-01-11
Squires Huff	Madison, MS, United States	2016-01-11
Wade Broyles	Madison, MS, United States	2016-01-11
Marla Gardner	Madison, MS, United States	2016-01-11
Justin Gardner	Madison, MS, United States	2016-01-11
Jodle Brown	Madison, MS, United States	2016-01-11
Catherine Wagoner	Madison, MS, United States	2016-01-11
Natalie Hikes	Madison, MS, United States	2016-01-11
Emily Carney	Madison, MS, United States	2016-01-11
Nikki Simmons	Madison, MS, United States	2016-01-11
Stephen huwe	Madison, MS, United States	2016-01-11
Paul Smith	Madison, MS, United States	2016-01-11
Jessica Hawkins	Madison, MS, United States	2016-01-11
Lori Scroggins	Madison, MS, United States	2016-01-11
Alisha Rushing	Atwood, TN, United States	2016-01-11
Mike Blue	Madison, MS, United States	2016-01-11
Penny Cooper	Madison, MS, United States	2016-01-11
Vanessa Henderson	Madison, MS, United States	2016-01-11
Sandy Brignac	Madison, MS, United States	2016-01-11
Shannon Mckee	Madison, MS, United States	2016-01-11
Joel Stroud	Lexington, MS, United States	2016-01-11
Tracy Stone	Madison, MS, United States	2016-01-11
Amy Russell	Madison, MS, United States	2016-01-12

Name	Location	Date
Tommy Jameson	Madison, MS, United States	2016-01-12
Stephen Muzzi	Jackson, MS, United States	2016-01-12
Chris Adams	Madison, MS, United States	2016-01-12
Carrie Cullum	Madison, MS, United States	2016-01-12
Patricia McDavid	Madison, MS, United States	2016-01-12
Stephanie Bullock	Madison, MS, United States	2016-01-12
Melanie Nixon	Madison, MS, United States	2016-01-12
Stephanie Frazier	Madison, MS, United States	2016-01-12
Alicia Webb	Madison, MS, United States	2016-01-12
Ginny Crenshaw	Madison, MS, United States	2016-01-12
Amy Huwe	Madison, MS, United States	2016-01-12
Greg Shows	Madison, MS, United States	2016-01-12
Jenny Holloway	Madison, MS, United States	2016-01-12
Chad Stewart	Madison, MS, United States	2016-01-12
Stephanie Walters	Madison, MS, United States	2016-01-12
Adam Wislocki	Madison, MS, United States	2016-01-12
Allen Winningham	Madison, MS, United States	2016-01-12
Adam Black	Madison, MS, United States	2016-01-12
Jessica Peacock	Madison, MS, United States	2016-01-12
Hunter Cox	Madison, MS, United States	2016-01-12
Susan Presley	Madison, MS, United States	2016-01-12
Michael Peacock	Madison, MS, United States	2016-01-12
Whitley Daughtry	Madison, MS, United States	2016-01-12
John Robinson	Madison, MS, United States	2016-01-12
Hal Davis	Madison, MS, United States	2016-01-12
Ginget Ivan	Madison, MS, United States	2016-01-12
Sally Black	Madison, MS, United States	2016-01-12
LaDonna Holland	Madison, MS, United States	2016-01-12
Richard McCraw	Madison, MS, United States	2016-01-12
Kelly Brock	Madison, MS, United States	2016-01-12
Blakely Walden	Madison, MS, United States	2016-01-12
Kara Owen	Madison, MS, United States	2016-01-12

Name	Location	Date
Keith and Tara Bain	Madison, MS, United States	2016-01-12
Stephanie Armitage	Madison, MS, United States	2016-01-13
Margaret Bounds	Madison, MS, United States	2016-01-13
Amber Bridges	Madison, MS, United States	2016-01-13
Kim Mitchell	Madison, MS, United States	2016-01-13
Tony Mansoor	Madison, MS, United States	2016-01-13
Haley Mccarra	Madison, MS, United States	2016-01-13
Sacha MacGown	Madison, MS, United States	2016-01-13
Mike MacGown	Madison, MS, United States	2016-01-13
Kelly Lindsay	Madison, MS, United States	2016-01-13
Wayne Mitchell	Madison, MS, United States	2016-01-13
Jennifer Kassinger	Clinton, MS, United States	2016-01-13
Patrick Wagoner	Madison, MS, United States	2016-01-13
Terry Price	Madison, MS, United States	2016-01-13
Aaron McLellan	Madison, MS, United States	2016-01-13
Shaunda Fagan	Madison, MS, United States	2016-01-13
John McLellan	Madison, MS, United States	2016-01-13
William Wislocki	Madison, MS, United States	2016-01-13
Linda Irby	Madison, MS, United States	2016-01-13
Tyler Ratcliff	Madison, MS, United States	2016-01-13
Darby Stump	Madison, MS, United States	2016-01-13
Wanda Garner	Madison, MS, United States	2016-01-13
Kara Payne	Madison, MS, United States	2016-01-13
Carolyn Howard	Madison, MS, United States	2016-01-13
Rebecca Hart	Madison, MS, United States	2016-01-14
Michelle Ellison	Madison, MS, United States	2016-01-14
Angie Smith	Madison, MS, United States	2016-01-14
Robby Powell	Madison, MS, United States	2016-01-14
Randall Bolden	Madison, MS, United States	2016-01-14
Ricky Bolden Jr.	Madison, MS, United States	2016-01-14
Angela Hahn	Madison, MS, United States	2016-01-14
Steven Henderson	Madison, MS, United States	2016-01-14

Name	Location	Date
Courtney Smith	Madison, MS, United States	2016-01-14
Marley Jones	Madison, MS, United States	2016-01-14
Michael Brister	Madison, MS, United States	2016-01-14
Stacy James	Madison, MS, United States	2016-01-15
Chad McGinty	Madison, MS, United States	2016-01-15
Courtney Lang	Madison, MS, United States	2016-01-15
Renee Wilkins	Madison, MS, United States	2016-01-15
Nick Norris	Madison, MS, United States	2016-01-15
Allison Dungan	Madison, MS, United States	2016-01-15
Ken Vernon	Madison, MS, United States	2016-01-15
Ricky Bolden	Madison, MS, United States	2016-01-16
Briana Bolden	Madison, MS, United States	2016-01-16
Mike Carollo	Madison, MS, United States	2016-01-16
Martha Grantham	Madison, MS, United States	2016-01-16
Stacy Alexander	Madison, MS, United States	2016-01-16
Candy Black	Natchez, MS, United States	2016-01-17
Mark Chamblee	Madison, MS, United States	2016-01-17
Sean McNichol	Madison, MS, United States	2016-01-17
Robin Ball	Madison, MS, United States	2016-01-17
Amy Laster	Madison, MS, United States	2016-01-17
Colby Mason	Madison, MS, United States	2016-01-18
Owen Dungan	Mount Olive, MS, United States	2016-01-18
Bradley Williams	Madison, MS, United States	2016-01-18
Cameron Minninger	Madison, MS, United States	2016-01-18
Larry Kennon	Madison, MS, United States	2016-01-18
Helen-Ruth Hendon	Madison, MS, United States	2016-01-19
Hildred Green	Madison, MS, United States	2016-01-19
tiffany green	Madison, MS, United States	2016-01-19
Sonny Green	Madison, MS, United States	2016-01-19
Ashley Sturdivant	Madison, MS, United States	2016-01-21
Peggy Brown	Madison, MS, United States	2016-01-21
Stephanie Powell	Madison, MS, United States	2016-01-21

Name	Location	Date
Jayce Powell	Madison, MS, United States	2016-01-22
Nancy Summerhill-Gross	Madison, MS, United States	2016-01-22
Sandy Jackson	Flora, MS, United States	2016-01-22
Delores Underwood	Madison, MS, United States	2016-01-22
John Rocray	Madison, MS, United States	2016-01-22
Cella Miller	Flora, MS, United States	2016-01-22
Rachael Czora	Madison, MS, United States	2016-01-23
Rachel Nesbit	Madison, MS, United States	2016-01-23
Lauren Shotts	Madison, MS, United States	2016-01-23
Kim Magoun	Madison, MS, United States	2016-01-23
Julle Dee	Madison, MS, United States	2016-01-23
Jessica Heath	Madison, MS, United States	2016-01-23
Elizabeth Hancock	Madison, MS, United States	2016-01-23
Christy Brister	Madison, MS, United States	2016-01-23
Brandi Garrett	Madison, MS, United States	2016-01-26
Aaron Mills	Madison, MS, United States	2016-01-26
Josh Lee	Madison, MS, United States	2016-01-26
Kenneth Hairston	Madison, MS, United States	2016-01-26
Gary Combs	Madison, MS, United States	2016-01-26
Dean Black	Madison, MS, United States	2016-01-26
Casey Rowland	Madison, MS, United States	2016-01-27
Jennifer Stribling	Madison, MS, United States	2016-01-28
Judy Jolly	Madison, MS, United States	2016-01-28
Brian Barlow	Madison, MS, United States	2016-01-28
Nikki Grafton	Madison, MS, United States	2016-01-29
Sabrina Woodward	Madison, MS, United States	2016-01-30
Travis Sumrall	Madison, MS, United States	2016-02-01
Dylan Gregory	Madison, MS, United States	2016-02-02
Aning Melton	Madison, MS, United States	2016-02-02
Jean White	Madison, MS, United States	2016-02-03
William Gray	Madison, MS, United States	2016-02-03
Kelly Curan	Madison, MS, United States	2016-02-03

Name	Location	Date
Mary Ryals	Madison, MS, United States	2016-02-04
Rebecca Smith	Madison, MS, United States	2016-02-04
Amy Rhodus	Madison, MS, United States	2016-02-04
Ricardo Junco	Madison, MS, United States	2016-02-04
Becky Hillhouse	Madison, MS, United States	2016-02-04
KC Dodder	Madison, MS, United States	2016-02-04
Lyndsey Dill	Madison, MS, United States	2016-02-05
Susan Byrd	Madison, MS, United States	2016-02-05
Meghan North	Madison, MS, United States	2016-02-05
Brad Varner	Madison, MS, United States	2016-02-06
Todd Oglesbee	Madison, MS, United States	2016-02-06
Justin Brandon	Madison, MS, United States	2016-02-06
Lauren McNichol	Madison, MS, United States	2016-02-07
Steven McDevitt	Madison, MS, United States	2016-02-07
Holly Cayla	Madison, MS, United States	2016-02-08
Mary Shows	Canton, MS, United States	2016-02-10