

May 1, 2023

Mr. Scott Weeks

**Director Madison County Planning and Zoning Department** 

Re: SR1 Technical

Mr. Weeks

SR1 Technical submits the attached documents for site plan review to the Madison County Planning and Zoning Department for the installation of temporary trailer classrooms for the subject property.

Also included in additional documentation of SR1 Technologies Federal ID, and certified receipts of letters delivered to adjacent property owners regarding the rezoning.

SR1 intends to begin operations of their school in the fall of 2023 with approximately 150 students K-3 and staff. The temporary classroom facilities are planned to be used for a two-year period until a permanent facility can be designed and constructed.

SR1 is currently seeking rezoning of a portion of their approximately 260 acres to SU1 for the operations.

The attached documentation includes a site plan and sample of the proposed trailer classrooms and facilities.

Should you require any additional information for your review and consideration please do not hesitate to let me know.

Thank you for your assistance with this project.

Chad A. Wages, P.E. Engineering Manager Civil-Link, LLC <u>cwages@civil-link.com</u> 601-499-1723 office 601-259-3662 mobile

# APPLICATION FOR REZONING Name and Address of Applicant:

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SR1 Technologies, LLC, a Mississippi Limited Lia	bility
Company, 369 Towne Center Blvd, Suite B	
Ridgeland, MS 39157	
601-260-2475	

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
May 1 2023	Agriculture	See (Exhibit A)	103I-29-007/00.00 103H-28-001/00.00 103H-28-001/01.00	X A	See (Exhibit B)

**Other Comments:** As per Article VIII Section 806 of the Madison County Zoning Ordinance.

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Respectfully Submitted		Chaldhy_
	Chad A. Wages, P.E.	8

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Petition submitted to Madison County Planning and Development  Commission on
Recommendation of Madison County Planning and Development Commission on Petition
Public Hearing date as established by the Madison County Board of Supervisors
Final disposition of Petition

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

IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN SECTION <u>28 and 29</u> TOWNSHIP <u>T10N</u> NORTH, RANGE <u>R3E</u> EAST/WEST MADISON COUNTY, MISSISSIPPI

### PETITIONER:

SR1 Technologies, LLC, a Mississippi Limited Liability Company, 369 Towne Center Blvd, Suite B Ridgeland, MS 39157 601-260-2475

# PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now <u>SR1 Technologies</u>, <u>LLC</u>, owner of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Section <u>28 and 29</u> Township <u>10</u> N, Range <u>3E</u>, Madison County, Mississippi, more particularly described as follows, to-wit:

#### SEE EXHIBIT A

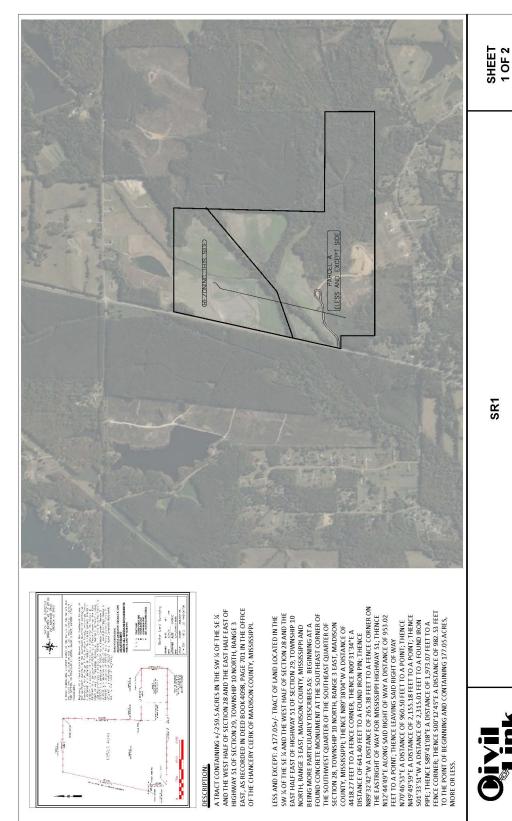
from its present Zoning District Classification of <u>Agriculture</u> District to a <u>Special Use SU-1</u> District, in support thereof would respectfully show as follows, to-wit:

- 1. The subject property consists of <u>259.9</u> acres. SR1 request rezoning of the site less and except 177 +- acres as described on the attached Exhibit A
  - 2. The zoning proposed (is) is not in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
  - 3. List of changes or conditions that support rezoning:

# SEE EXHIBIT B

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and	
after due consideration, the Board of Supervisors of Madison County will enter an order amending the land us	e
plan to reflect _SU-1 zoning, and reclassifying this property from its presentAgricultural _ District	t
classification to a <u>Special Use (SU-1)</u> District.	
Respectfully submitted, this the day of, 2023.	
Tamus M., Petitioner	

# Exhibit A



A TRACT CONTAINING +/259.5 AGRES IN THE SW % OF THE SE % AND THE WIST HALF OF SECTION 28 AND THE LAST HALF EAST OF HIGHWAY 31.0 F SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EAST, AS RECORDED IN DIED BOOK 4098, PAGE 70.1 IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI.

LESS AND EXCEPT: A 177.05+/-TRACT OF LAND LOCATED IN THE SW % OF THE SE % AND THE WEST HALL OF SECTION 28 AND THE EAST HALL FOST OF LAND THE WEST HALL OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EAST, MADISON COUNTY, MISSISSIPD AND BEING MORE PARTICULARLY DESCRIBES AS: BEGINNING AT A



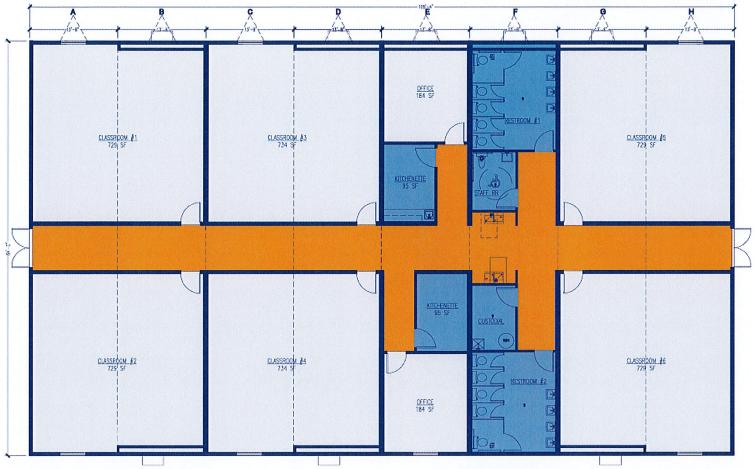
M4949'59"F A DISTANCE OF 2,155.18 FEET TO A POINT, THENCE SOT 323"V A DISTANCE OF 2,135.18 FEET TO A POINT DIFFUCE SOT 323"V A DISTANCE OF 2,130 OF FEET TO A PUBL. THENCE SOS 4109"F A DISTANCE OF 1,973.07 FEET TO A FENCE CORNER; THENCE SOF 1245"F A DISTANCE OF 982, 35 FEET TO THE POINT OF BEGINNING AND CONTAINING 177.05 ACRES, MORE OR RESS.

SR1

កា	U.S. Postal Service™ CERTIFIED MAIL® REC Domestic Mail Only	
m	For delivery information, visit our website	at www.usps.com®.
П	Canton   MS 39046	USE
ナナ	Certified Mail Fee \$4.15	0157
ru	\$ 47.75	0.9
<u></u>	Extra Services & Fees (check box, add fee as appropriate)  Return Receipt (hardcopy)  \$ \$ 1 1 1 1 1	
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	Postage \$3.90	
m	\$	05/10/2023
m	Total Postage and Fees	(a) (b) A day (a) and (a) and (a)
m	\$11.40	
П	Sent To.	
ru	Shameka Muvvy Street and Apt. No., or PO Box No.	
702	Street and Apr. No., of PO BOX No.	
Lr.	Street and Apt. No., or PO BOX No.  13.7 Sturn Bridge RCA.  City, State, ZiP+4*	L.1
	Canton, MS 39046	
	DC Form 2900 April 2015 PCN 7530-02-000-9047	See Reverse for Instructions

# 64' X 112' 6 MODULAR CLASSROOM BUILDING









Date:

JAN 0 5 2007

SR1 C/O GREGORY TAMU GREEN 197 TRENTON RD FOREST, MS 39074

Employer Identification Number: 81-0678858 DLN: 17053180028006 💀 Contact Person: RAMACHANDRAN MANOHAR ID# 31344 Contact Telephone Number: (877) 829-5500 Accounting Period Ending: December 31 Public Charity Status: 170(b)(1)(A)(vi) Form 990 Required: Yes Effective Date of Exemption: July 11, 2005 Contribution Deductibility: Advance Ruling Ending Date: December 31, 2009

7,

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)





Date:

February 24, 2021

Letter ID:

L1585686720

Reference: Eligible Charitable Organization – Educational Service Charitable Organization Letter Ruling Number: 21-0011

This is in response to your letter dated December 21, 2020, requesting that the Mississippi Department of Revenue provide a ruling regarding whether SR1 qualifies as an "eligible charitable organization" pursuant to Miss. Code Ann. Section 27-7-22.41. Your request has been assigned the letter ruling number listed above. Please use this number in any further correspondence with the DOR concerning this request.

In its request, SR1 requested to be certified as an "educational services charitable organization." Based on the information provided, SR1 is an organization focusing on educational, health and technology services for K-12th grade students and their families.

After a search of the applicable statutes and a review of the documentation provided, and in accordance with Miss. Code Ann. Section 27-7-22.41(b)(ii), this is to confirm that SR1 does qualify as an "eligible charitable organization" and is certified by the Department of Revenue as an "educational services charitable organization" that provides services to children who are either in foster care or at significant risk of entering a foster care program; children who have a chronic illness or physical, intellectual, developmental or emotional disability; or children eligible for free or reduced price meals programs under Miss. Code Ann. Section 37-11-7.

The organization must notify the department of any changes that may affect the qualifications pursuant to Miss. Code Ann. Section 27-7-22.41.

This letter ruling is based on the specific facts and circumstances that you communicated to the DOR. This ruling is not binding on the DOR if these facts and circumstances are inaccurate, contain a material omission of a relevant fact or facts to the issue(s) presented or if such facts and circumstances change. This letter ruling is also only valid for seven (7) years from the date of this letter. At the end of this seven (7) year period, you are free to update your information and request another letter ruling if you wish. This ruling is only applicable to you or to your client if you are requesting this ruling on behalf of another and can only be relied upon by the person for whom the ruling was requested.

If the facts and circumstances presented in your request are accurate, complete and do not change for the seven (7) year period indicated above, the person for whom it was requested can rely upon this ruling unless and until there is a change in the law or regulation or the issuance of judicial decision that indicates the ruling is no longer correct or the DOR retracts the ruling. The DOR does reserve the right to retract this ruling if it later determines on its own review that the ruling is incorrect. Such retraction will be in writing and the effect of the retraction will be prospective from the date of the retraction letter.



P.O. Box 1033 Jackson, MS 39215 Phone: (601) 923-7700 Fax: (601) 923-7714

Date of this notice: 08-26-2020

Employer Identification Number:

85-2710910

Form: SS-4

Number of this notice: CP 575 A

SR1 TECHNOLOGIES
COOL EDUCATION
% GREGORY TAMU GREEN SOLE MBR
369 TOWNE CENTER BLVD
RIDGELAND, MS 39157

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 85-2710910. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 941 Form 940 08/26/2020 01/31/2021

After our review of your information, we have determined that you have not filed tax returns for the above-mentioned tax period(s) dating as far back as 2020. Please file your return(s) by 09/10/2020. If there is a balance due on the return(s), penalties and interest will continue to accumulate from the due date of the return(s) until it is filed and paid. If you were not in business or did not hire any employees for the tax period(s) in question, please file the return(s) showing you have no liabilities.

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

# This is not an official certificate of good standing.

Fictitious Name

Name History

C.O.O.L. Education

Name Type

SR1 Technologies, LLC Legal

COOL Education Previous Fictitious Name

**Business Information** 

Business Type: Limited Liability Company

Business ID: 877079

Status: Good Standing
Effective Date: 08/22/2005

**State of Incorporation:** Mississippi

**Principal Office Address:** 

Registered Agent

Name

Green, Gregory Tamu 197 Trenton Road; PO Box 97 Forest, MS 39074

Officers & Directors

Name Title

Gregory Tamu Green 369 Towne Center Blvd, Suite A

Ridgeland, MS 39157

Manager, President

# Exhibit B

Since 2003, Madison County has experienced steady growth in population and work force. While most of the development that has occurred has been in the southern half of the county, the area around the City of Canton has begun to experience a steady growth in and outside the city limits.

The growth in the workforce has created a current and projected need for more highly skilled workers with Science, Technology, Engineering, and Mathematics (STEM) and high education technical capabilities to serve the increasing industry needs in Madison County. The recent location of the Amazon Fulfillment Center (JAN1) in the Madison County Mega Site, a highly automated facility using robotic equipment, advanced conveying systems and computer programmed operations is an example of the next level skill requirements of future workers.

May 1, 2023, it was announced that the Clark Beverage Company was locating to the Mega Site as well. This facility will be a highly automated distribution facility and require the same advanced workforce skills that go beyond the historic warehouse environment.

Increasingly, not only Madison County but the state of Mississippi's greatest source of employment and economic growth will be jobs that require 21<sup>st</sup> century thinking and skills. Research proves that higher rates of educational attainment lead to communities that are healthier, have higher rates of economic stability, lower crime, high-achieving schools, and greater equality. Rand public policy research shows that regardless of a student's gender or race/ethnicity, raising the level of education he or she attains has associated benefits for the public budget. To maximize the opportunity, we must consider the entire education ecosystem so that children of all backgrounds, race, ethnicity, gender, religion, and income levels can learn the wonders and possibilities of STEM and maintain that interest and passion throughout their lives.

Recent data shows that the median annual wage for non-STEM careers is \$38,160, while the median wage for careers in STEM is \$86,980. The inequality in access to STEM courses at the earliest stages of K-12 education exacerbates the broader, nation-wide issues in pay discrepancy. The continued industrial growth in Madison County with advanced manufacturing will continue to put pressure on the educational systems to develop the technical skills of future graduates to fulfill these new jobs. As the need grows for a specialized STEM-focused workforce, it is becoming clear that not everyone has an equal opportunity.

The need for a vast, talented workforce in STEM-related fields has never been more necessary for not only Madison County but for the state of Mississippi. Mississippi is (including the District of Columbia): 51st in share of STEM professionals; 49th in projected STEM job growth by 2028; 50th in 8th grade math & science performance; 51st in science & engineering graduates age 25+; 49th in share of technology companies; 47th in research & development spending per capita; and 51st in venture capital funding per capita.

SR1 College Preparatory and STEM Academy (CPSA) is a quasi-public facility as it has been authorized by the State of Mississippi to provide services customarily and ordinarily provided by either public entities, i.e., schools. The current Madison County property on which SR1 CPSA will be located is currently zoned A1 (agricultural). SR1 is requesting that a portion of the land be rezoned to SU-1 based upon the 2019 Madison County Zoning Ordinance.

SR1 will develop an educational campus that encompasses Mississippi's first state approved College Preparatory and STEM Academy public charter school. SR1 CPSA's development will place Madison County as an educational and high skill occupational leader for Mississippi.

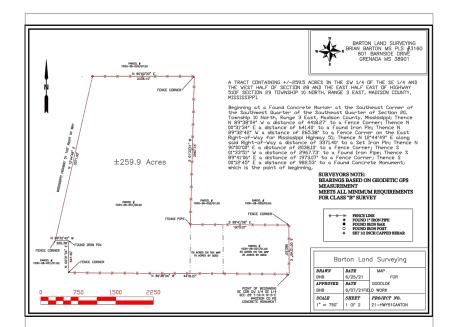
SR1 CPSA was approved in 2020 and will provide college preparatory and STEM education to students, which will provide long-term benefits, such as a highly skilled workforce and economic stability. In the short-term, it will offer an immediate benefit of access to a high-level educational opportunity.

Under the State of Mississippi's Charter School laws, SR1 was approved based on a rigorous selection and application process. Furthermore, under charter law, SR1 CPSA will provide **free** public educational options for families and students from school districts that are rated a "C" and below, to obtain a higher education.

SR1 also plans to include advanced agricultural classes and training which the proposed property is clearly suitable. The existing site has been in agricultural use for many years and SR1 plans to take advantage of this setting as part of its programs.

While the proposed location and area has not recently experienced any significant change in character, the future rural growth along the Highway 51 corridor can be seen as small developments of estate size lots have occurred in the outlying areas.

SR1 believes that by locating in this area it can serve public, private, and homeschool students in Madison County and in neighboring counties.



## **DESCRIPTION:**

A TRACT CONTAINING +/-259.5 ACRES IN THE SW ¼ OF THE SE ¼ AND THE WEST HALF OF SECTION 28 AND THE EAST HALF EAST OF HIGHWAY 51 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EAST, AS RECORDED IN DEED BOOK 4098, PAGE 701 IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI.

LESS AND EXCEPT: A 177.05+/- TRACT OF LAND LOCATED IN THE SW ¼ OF THE SE ¼ AND THE WEST HALF OF SECTION 28 AND THE EAST HALF EAST OF HIGHWAY 51 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EAST, MADISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBES AS: BEGINNING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, MADISON COUNTY, MISSISSIPPI; THENCE N89°38'04"W A DISTANCE OF 4418.27 FEET TO A FENCE CORNER, THENCE N00°31'34"E A DISTANCE OF 641.40 FEET TO A FOUND IRON PIN; THENCE N89°32'42"W A DISTANCE OF 265.38 FEET TO A FENCE CORNER ON THE EASTRIGHT OF WAY FOR MISSISSIPPI HIGHWAY 51; THENCE N12°44'49"E ALONG SAID RIGHT OF WAY A DISTANCE OF 953.02 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N70°46'53"E A DISTANCE OF 960.50 FEET TO A POINT; THENCE N49°49'59"E A DISTANCE OF 2,155.18 FEET TO A POINT; THENCE S01°33'51"W A DISTANCE OF 2,315.01 FEET TO A FOUND IRON PIPE; THENCE S89°41'08"E A DISTANCE OF 1,973.07 FEET TO A FENCE CORNER; THENCE S00°12'45"E A DISTANCE OF 982.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 177.05 ACRES, MORE OR LESS.





SHEET 1 OF 2

