

BUTLER | SNOW

October 30, 2025

VIA EMAIL AND HAND DELIVERY

Scott Weeks
Madison County Zoning Administrator
125 North West St.
Canton, MS 39046
scott.weeks@madison-co.com

Re: Sowell Place, LLC Application for Rezoning

Dear Scott,

On behalf of Sowell Place, LLC, please find enclosed eight (8) copies of Sowell Place's Application and supporting documentation requesting rezoning approval of the subject property before the Madison County Planning Commission and the Madison County Board of Supervisors. For reference, I have enclosed the following:

- Authorization Letter from Sowell Place, LLC;
- Application;
- Petition (including Exhibits A – C);
- Rezoning Form Letter.

Pursuant to Section 806 of Madison County's Zoning Ordinance, Sowell Place will notify all property owners within 160 feet of the subject property of the pending Application at least fifteen (15) days before the hearing, which is set for December 11, 2025, at 9 a.m. A list of the adjacent property owners is contained in Exhibit A to the enclosed Petition.

Should you have any questions, please do not hesitate to contact me.

Sincerely

BUTLER SNOW LLP



B. Parker Berry

Encl. (8)
98062439.v1

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Ridgeland, MS 39158-6010*

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BUTLER SNOW LLP

Sowell Place, LLC.
605 Crescent Blvd
Suite 200
Ridgeland, MS 39157

October 27, 2025

Madison County Board of Supervisors
Madison County, Mississippi
146 W. Center St.
Canton, MS 39046

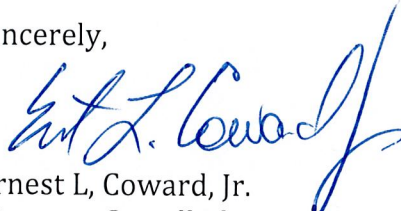
To Whom it May Concern:

I am the manager of Sowell Place, LLC, who is the owner of 85.25+/- acres of land along Virilia Road in The County of Madison in Madison County, Mississippi, on which the proposed Petition to Rezone and Reclassify Real Property is located.

This letter is to advise you that Butler Snow is authorized to represent the owners of the proposed rezoning of land before The Madison County Board of Supervisors and other agencies of The County to seek approval for the rezoning of the proposed areas, and for related purposes.

Thank you for your consideration. If you need any further information, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernest L. Coward, Jr.", written in a cursive style.

Ernest L. Coward, Jr.
Manager-Sowell Place, LLC.

APPLICATION FOR REZONING

Name and Address of Applicant:

Sowell Place, LLC
605 Crescent Blvd., Ste 200
Ridgeland, MS 39157

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
October 30, 2025	C-2	See (Exhibit B to Petition)	092E-22-004/00.00	X	See (Exhibit A to Petition)

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

Comments:

Sowell Place, LLC requests rezoning of its parcel from C-2 to I-2 due to a change in the character of the neighborhood to justify rezoning and the public need for such rezoning. Exhibits A and B to the Petition are the survey and legal descriptions of the subject property, respectively. Exhibit C to the Petition sets forth in detail the reasons justifying such a rezoning.

Respectfully Submitted

Parker Berry, Butler Snow LLP, Counsel to Sowell Place, LLC

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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 22
TOWNSHIP, 9 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

SOWELL PLACE, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Sowell Place, LLC, 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 22, Township 9N, Range 2E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBITS A and B

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

1. The subject property consists of 85.25 acres.
2. The zoning proposed is not in compliance with the adopted Land Use and Transportation Plan of Madison County, which each is six (6) years old, but is the highest and best use.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT C

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 use plan to reflect industrial zoning, and reclassifying this property from its present C-2 District classification to a I-2 District.

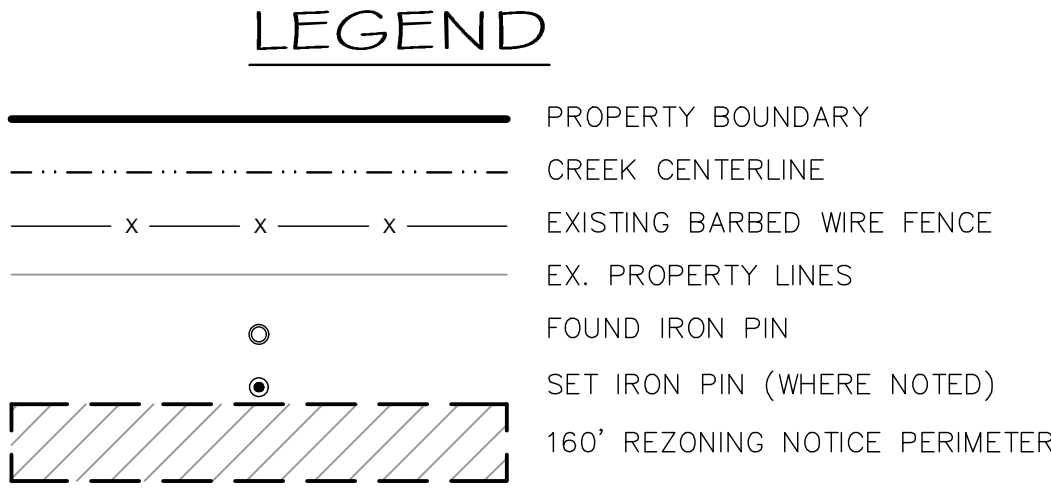
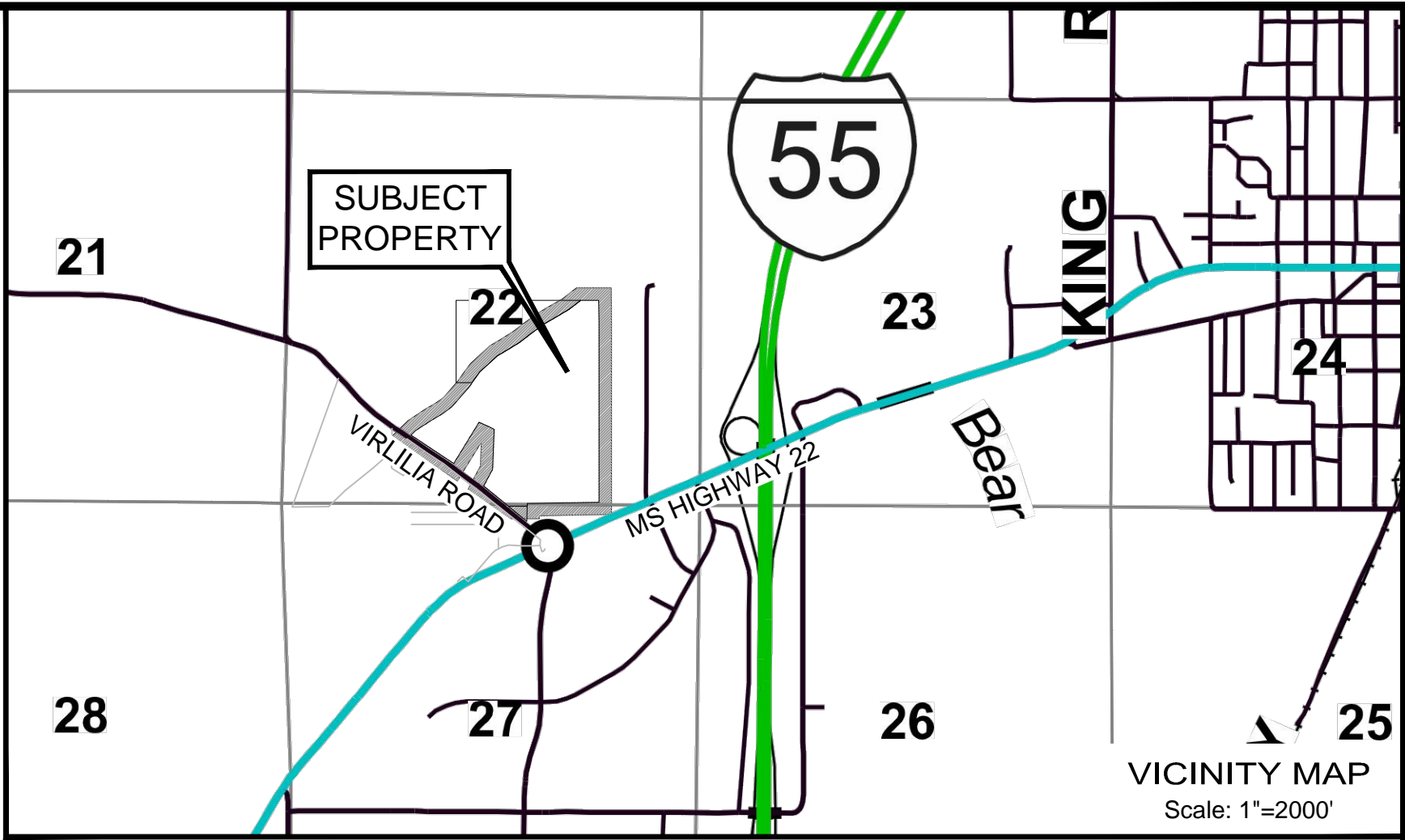
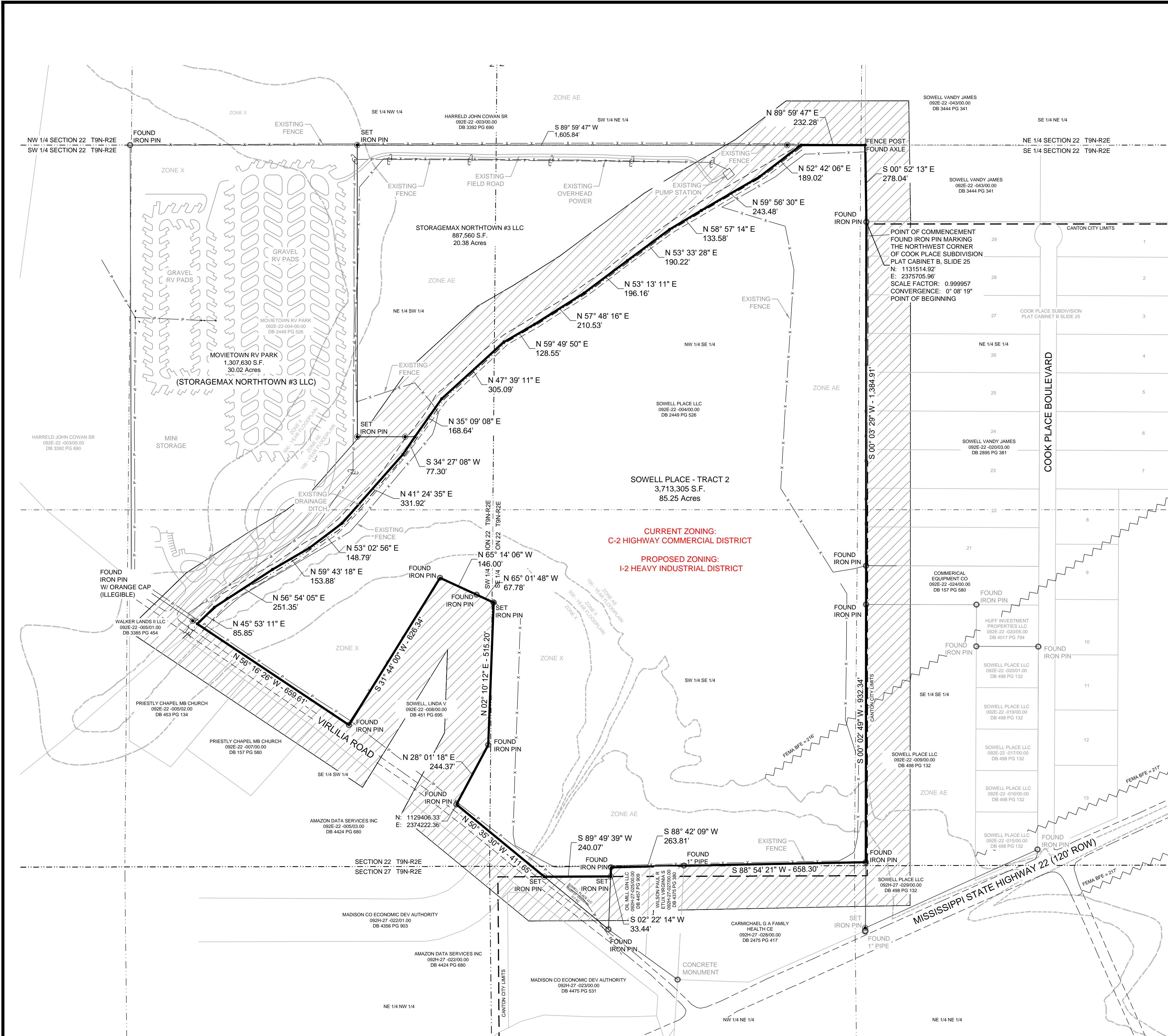
Respectfully submitted, this the 30th day of October, 2025.

A handwritten signature in blue ink, appearing to be "B. T. R.", written in a cursive style.

Butler Snow LLP, Counsel to
Sowell Place, LLC -- Petitioner

EXHIBIT A

Attached



ADJACENT PROPERTY OWNERS				
PARCEL ID #	CURRENT GRANTEE	ADDRESS	CURRENT ZONING	EXISTING USE
092E-22-04300.00	SOWELL, VANDY JAMES	184 COOK PLACE ROAD, CANTON, MS 39046	A-1	FARMING
092E-22-00300.00	HARRELD, JOHN COWAN SR	PO BOX 160, MADISON, MS 39130	A-1	UNDEVELOPED
092E-22-00400.00 PART	STORAGEMAX NORTH HT OWN #3 LLC	599B ST EED ROAD, RIDGELAND, MS 39157	C-2	RV PARK AND MINI STORAGE
092E-22-00400.00 PART	STORAGEMAX NORTH HT OWN #3 LLC	599B ST EED ROAD, RIDGELAND, MS 39157	C-2	UNDEVELOPED
092E-22-02001.00	SOWELL PLACE LLC	605 CRESCENT BLVD SUITE 200, RIDGELAND, MS 39157	C-2	RESIDENCE
092E-22-00501.00	WALKER LANDS II LLC	HIGHLAND COLONY PARKWAY, SUITE 802, RIDGELAND, MS 39157	A-1	UNDEVELOPED
092H-27-02200.00	AMAZON DATA SERVICES INC	PO BOX 80416, SEATTLE, WA 98108	I-2	DATA CENTERS
092E-22-00503.00	AMAZON DATA SERVICES INC	PO BOX 80416, SEATTLE, WA 98108	I-2	DATA CENTERS
092E-22-00502.00	PRIESTLY CHAPEL MB CHURCH	177 VIRILIA ROAD, CANTON, MS 39046	A-1	CHURCH BUILDING
092E-22-00700.00	PRIESTLY CHAPEL MB CHURCH	177 VIRILIA ROAD, CANTON, MS 39046	A-1	CHURCH PARKING LOT
092H-27-02300.00	MADISON COUNTY ECONOMIC DEV AUTHORITY	135 MISSISSIPPI PARKWAY, CANTON, MS 39046	A-1	FARM EQUIPMENT SALES
092H-27-02400.00	SOWELL PLACE LLC	605 CRESCENT BLVD SUITE 200, RIDGELAND, MS 39157	A-1	UNDEVELOPED
092H-27-02500.00	OIL MILL GIN LLC	PO BOX 199, CANTON, MS 39046	A-1	RESIDENCE
092H-27-02700.00	WILSON, PAUL R AND VIRGINIA S	105 VIRILIA ROAD, CANTON, MS 39046	A-1	RESIDENCE
092H-27-02800.00	CARMICHAEL G A FAMILY HEALTH CENTER INC	1668 W PEACE STREET, CANTON, MS 39046	A-1	FAMILY HEALTH CLINIC
092H-27-02900.00	SOWELL PLACE LLC	605 CRESCENT BLVD SUITE 200, RIDGELAND, MS 39157	A-1	UNDEVELOPED
092E-22-00900.00	SOWELL PLACE LLC	605 CRESCENT BLVD SUITE 200, RIDGELAND, MS 39157	A-1	UNDEVELOPED
092E-22-02400.00	COMMERCIAL EQUIPMENT CO	PO BOX 5605, GREENVILLE, MS 38701	A-1	PRIVATE EQUIPMENT STORAGE
092E-22-02003.00	SOWELL, VANDY JAMES	184 COOK PLACE ROAD, CANTON, MS 39046	A-1	UNDEVELOPED
092H-27-02201.00	MADISON COUNTY ECONOMIC DEV AUTHORITY	135 MISSISSIPPI PARKWAY, CANTON, MS 39046	I-2	COMMERCIAL CONSTRUCTION
092E-22-00800.00	SOWELL LINDA V & JAMES L	154 VIRILIA ROAD, CANTON, MS 39046	C-2	RESIDENCE

NOTE: THIS EXHIBIT IS INTENDED BE USED IN SUPPORT OF THE REZONING APPLICATION PROCESS FOR THE TRACT REFERENCED HEREIN. THIS EXHIBIT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEY EXHIBITS IN THE STATE OF MISSISSIPPI, THEREFORE IT SHOULD NOT BE CONSIDERED AS SUCH.

NO.	DATE	BY

SOWELL PLACE, LLC
MADISON COUNTY, MISSISSIPPI

REZONE EXHIBIT - SOWELL PLACE TRACT 2

PATH: I:\LAND PROJECTS\C-056-06-24\CADD FILES\DWG\SOWELL PLACE SURVEY (3 TRACTS).dwg



166 ORCHARD LANE
SUITE A
MADISON, MS 39110
TEL (601) 899-5158
FAX (601) 899-5110

DRAWN BY: P. BARNES
CHECK BY: B. MENDROP
SCALE: 1" = 200'
DATE: OCT. 2025
PROJECT NO.: C-056-06-24

SHEET NO.

1 OF 1

EXHIBIT B

Attached

Legal Description
85.25 Acre Parcel of Land
located wholly within Parcel 092E-22-004/00.00
Madison County, Mississippi

Commence at a found iron pin marking the northwest corner of the Cook Place Subdivision according to the map or plat thereof entitled which is filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, as filed for record in Plat Cabinet B, Slide 25 reference to which is hereby made for all purposes; said found iron pin having the coordinates N: 1131514.92', E: 2375705.96' (NAD-83 MS West Mississippi State Plane West Zone); said found iron pin also being the point of beginning of this legal description described by metes and referenced bounds as follows, to wit:

Thence run South 00° 03' 29" West for a distance of 1,384.91' to a found iron pin marking the northwest corner of Parcel 092E-22-009/00.00 as recorded in Deed Book 498 at Page 132 in the office of said Chancery Clerk; thence run South 00° 02' 49" West along the west boundary of said Parcel 092E-22-009/00.00 for a distance of 932.34' to a found iron pin marking the northeast corner of Parcel 092H-27-028/00.00 as recorded in Deed Book 2475 at Page 417 in the office of said Chancery Clerk; thence run South 88° 54' 21" West along the north boundary of said Parcel 092H-27-028/00.00 for a distance of 658.30' to a found 1" pipe marking the northwest corner of said Parcel 092H-27-028/00.00; thence run South 88° 42' 09" West for a distance of 263.81' to a found iron pin marking the northwest corner of Parcel 092H-27-025/00.00 as recorded in Deed Book 2449 at Page 530; thence run South 02° 22' 14" West along the west boundary of said Parcel 092H-27-025/00.00 for a distance of 33.44' to a set iron pin; leaving said west boundary, thence run South 89° 49' 39" West for a distance of 240.07' to a set iron pin on the north right-of-way of Virililia Road, a public street, as said street is now laid out, established and dedicated; thence run North 50° 35' 30" West along said north right-of-way of Virililia Road for a distance of 411.65' to a found iron pin; said found iron pin marking the southernmost corner of Parcel 092E-22-020/01.00 as recorded in Deed Book 451 at Page 695 in the office of said Chancery Clerk; thence run North 28° 01' 18" East along the east boundary of said Parcel 092E-22-020/01.00 for a distance of 244.37' to a found iron pin; thence run North 02° 10' 12" East for a distance of 515.20' to a set iron pin; thence run North 65° 01' 48" West for a distance of 67.78' to a found iron pin; thence run North 65° 14' 06" West for a distance of 146.00' to a found iron pin marking the northernmost corner of said Parcel 092E-22-020/01.00; thence run South 31° 44' 00" West along the west boundary of said Parcel 092E-22-020/01.00 for a distance of 626.34' to a found iron pin marking the westernmost corner of said Parcel 092D-22-020/01.00; said found iron pin being on the north right-of-way of said Virililia Road; thence run North 56° 16' 26" West along said north right-of-way of Virililia Road for a distance of 659.61' to a point in the center of an existing drainage ditch and the southernmost corner of Movietown RV Park; run thence along said existing drainage ditch as follows; thence run North 45° 53' 11" East for a distance of 85.85' to a point; thence run North 56° 54' 05" East for a distance of 251.35' to a point; thence run North 59° 43' 18" East for a distance of 153.88' to a point; thence run North 53° 02' 56" East for a distance of 148.79' to a point; thence run North 41° 24' 35" East for a distance of 331.92' to a point; thence run North 34° 27' 08" East for a distance of 77.30' to a point; thence run North 35° 09' 08" East for a distance of 168.64' to a point; thence run North 47° 39' 11" East for a distance of 305.09' to a point; thence run North 59° 49' 50" East for a distance of 128.55' to a point; thence run North 57° 48' 16" East for a distance of 210.53' to a point; thence run North 53° 13' 11" East for a distance of 196.16' to a point; thence run North 53° 33' 28" East for a distance of 190.22' to a point; thence run North 58° 57' 14" East for a distance of 133.58' to a point; thence run North 59° 56' 30" East for a distance of 243.48' to a point; thence run North 52° 42' 06" East for a distance of 189.02' to a point on the quarter section line of the Northeast 1/4 and the Southeast 1/4 of Section 22, Township 9 North, Range 2 East of Section 22 and the boundary of Parcel 092E-22-003/00.00 as recorded in Deed Book 3392 at Page 690 in the office of said Chancery Clerk; thence run North 89° 59' 47" East along said quarter section line and south boundary for a distance of 232.28' to a fence post and a found axle marking the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence run South 00° 52' 13" East for a distance of 278.04' to the point of beginning.

The above described parcel of land contains 85.25 acres, more or less, or 3,713,305 square feet, more or less, and is situated in of the Southeast 1/4 (SE 1/4) and the Southwest 1/4 (SW 1/4) of Section 22, Township 9 North, Range 2 East and the Northwest 1/4 Northeast 1/4 (NW 1/4 NE 1/4) of Section 27, Township 9 North, Range 2 East, Madison County, Mississippi. Bearings referenced by Grid North by GPS Observation (NAD83; CORS96).

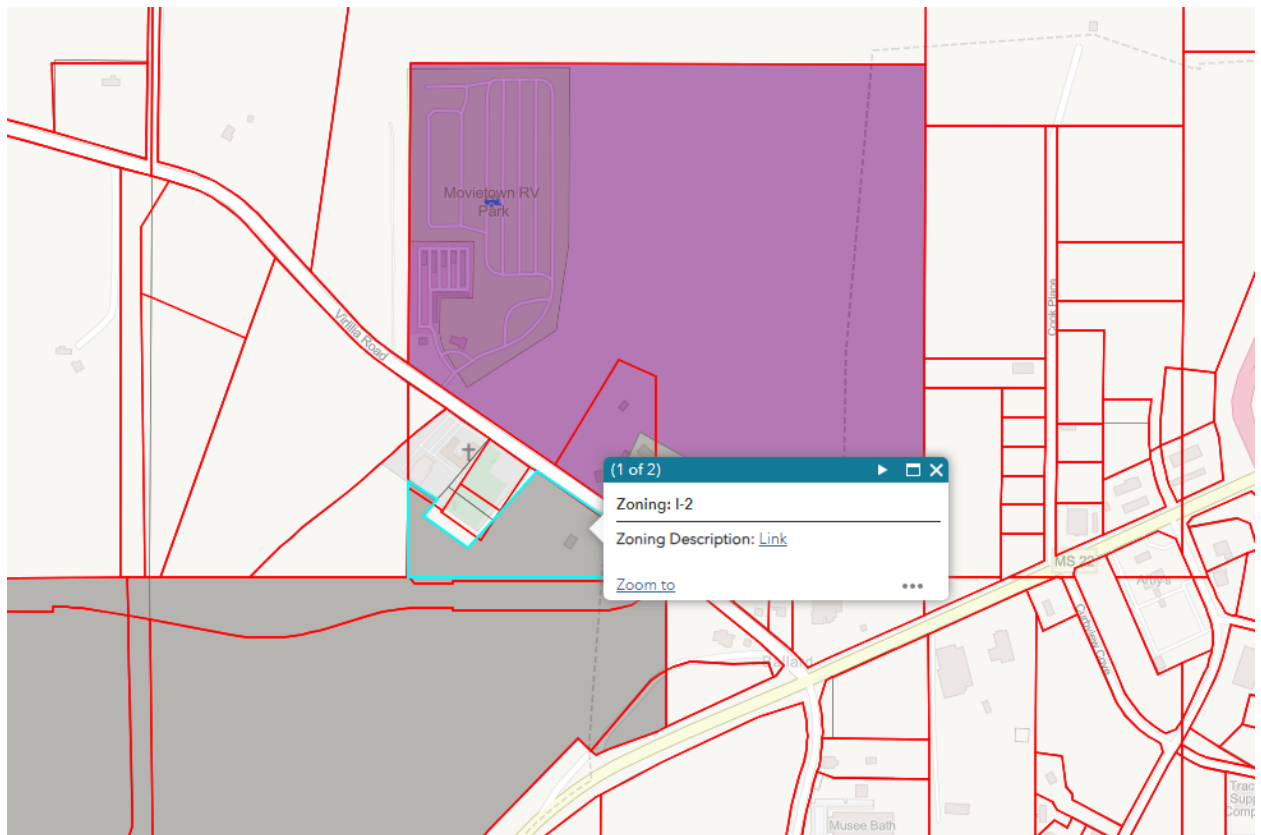
EXHIBIT C

SOWELL PLACE, LLC RE: PETITION FOR REZONING

Pursuant to Section 806.03 of the Madison County Zoning Ordinance, Sowell Place, LLC's ("Sowell Place") application for rezoning the subject property ("Property") meets the change in character of the neighborhood to justify reclassification, and that there is a public need for such rezoning for the following reasons:

1. The Property is currently zoned C-2 (purple in Map 1), but numerous parcels directly to the south of the property across Virillia Road are zoned I-2 (gray in Map 1). Therefore, a change in zoning of the Property from C-2 to I-2 would be consistent with an immediately adjacent zone and its related heavy industrial uses.

Map 1

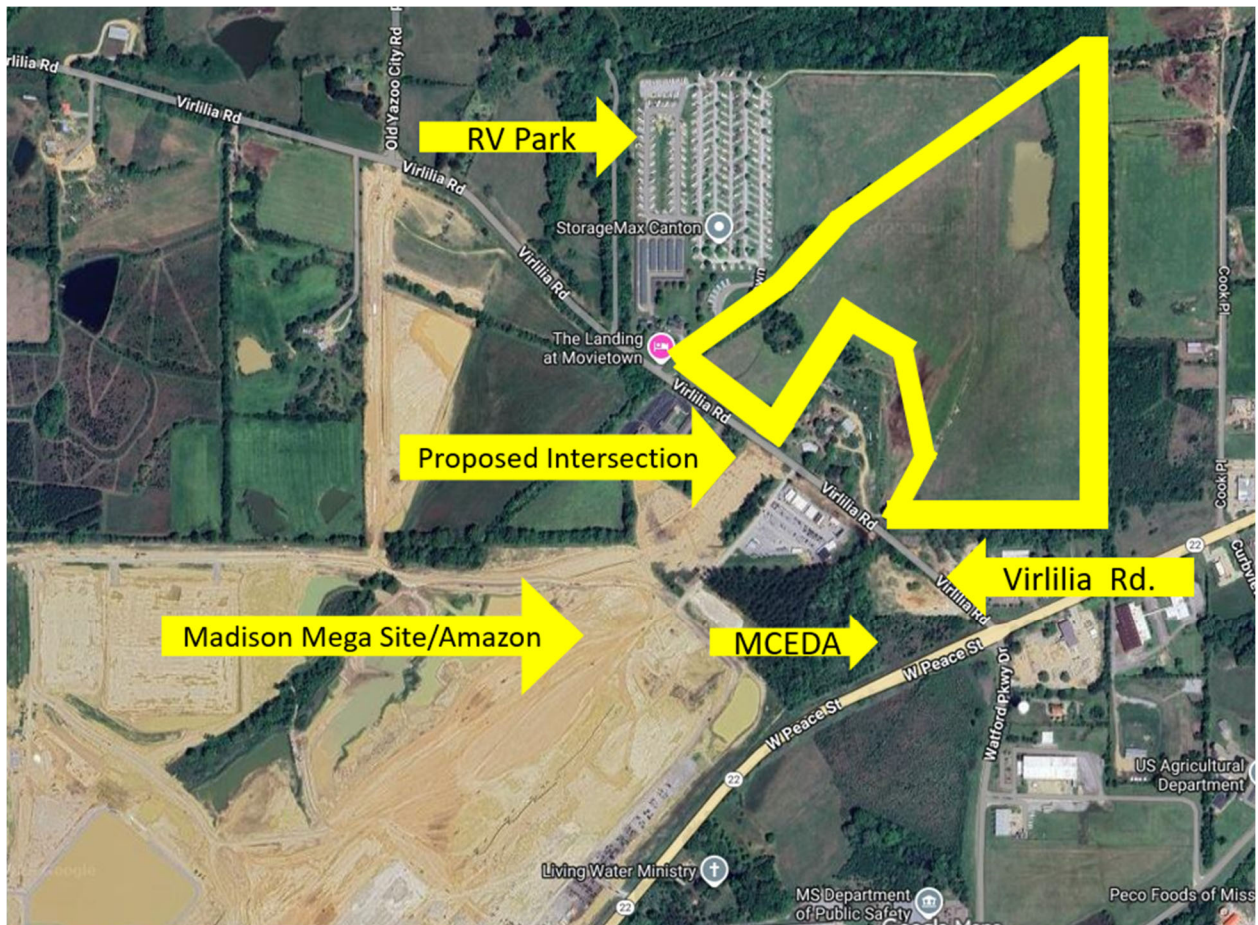


2. Madison County's (the "County") Comprehensive Plan (the "Plan") specifically lists six goals for the Plan. Plan at p.5. Goal #3 is to encourage economic development in the County. Plan at p.5. Changing the zoning of the Property from C-2 to I-2 accomplishes the desire of the Plan to further promote economic development to allow for expansion of industrial uses to the Property in an area already heavily industrialized. This satisfies the public need of promoting economic development within the County, which directly leads

to increased tax revenues for the citizens of the County, which is the highest and best use for the Property—a clear public need.

3. The Plan and the County's current Zoning Ordinance were last adopted in 2019. While the Plan also contains the future Land Use Plan for the County that indicates the future land use of the Property as commercial, much has changed around the Property since the Plan's adoption in 2019. For example:
 - a. Several of the parcels directly to the south of the Property comprise what is known as the Madison County Megasite for large, heavy industrial projects. Map 2 below depicts the location of the Megasite in relation to the Property. Since 2019, the Megasite has grown to its current size to accommodate several large industrial projects that were not in existence in 2019 when the Plan and Zoning Ordinance were adopted. One of those projects locating adjacent to the Property on these parcels (as shown in Map 2 below) and that evidences a change in the character of the neighborhood is the largest economic development project in the history of Mississippi: Amazon Data Services and the construction of at least 16 data center buildings on the Megasite. The survey attached as Exhibit A to the Petition shows the relevant industrial parcels owned by Amazon and the Madison County Economic Development Authority—which is the relevant authority tasked with recruiting and locating industrial projects to the area.
 - b. As also demonstrated in the Map 2, the parcels directly adjacent to the northeast and north of the Property belong to Storagemax Northtown #3, LLC, which operates what is known as the Movietown RV Park. As the previous owner of these parcels, Sowell Place can attest that the vast majority of the RV tenants are vendors and suppliers providing labor, materials and services to the industrial projects located and occurring on the Megasite property directly to the south of the Property.
 - c. Finally, in efforts to accommodate the industrial traffic in the area, Virillia Road is set to be expanded to three lanes along the southern border of the Property. Further, as depicted in the below Map 2, there is also proposed the construction of a new intersection in the same area on Virillia Road to accommodate ingress and egress of traffic directly to and from the Megasite.
4. All the above establishes a clear change in the character of the neighborhood around the Property and corresponding public need to accommodate industrial growth in the area to justify the Property's rezoning to Industrial (I-2) as the highest and best use for the Property, which is consistent with one of the primary goals of the Plan to promote economic development within the County.

Map 2



97529371.v1

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

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 22, TOWNSHIP 9 NORTH,
RANGE 2 EAST, MADISON COUNTY,
MISSISSIPPI

SOWELL PLACE, LLC

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Sowell Place, LLC has filed a Petition to rezone and reclassify a 85.25 acre tract of land situated in Section 22, Township 9 North, Range 2 East, Madison County, Mississippi. The petition, legal description of the subject property and related documents supporting the rezoning are attached hereto and made part of this Notice.

The subject property is currently zoned C-2. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of I-2.

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at 9 a.m. on December 11, 2025, or on a subsequent date to which the matter may be continued.

As the owner of the property located within 160 feet of the subject property (excluding the right of ways for streets and highways), you have the right to offer any objection to or support of the Petition. However, you are not required to be present.

You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the ____ day of November, 2025.

By: Parker Berry, Butler Snow LLP, Counsel to Sowell Place, LLC

Contact Information: parker.berry@butlersnow.com
601-985-4402