

BEFORE THE ZONING BOARD AND THE  
MAYOR AND BOARD OF ALDERMEN OF THE  
CITY OF RIDGELAND, MISSISSIPPI

IN THE MATTER OF THE PETITION  
AND APPLICATION OF STORAGE  
PARK PROPERTIES, LLC D/B/A  
STORAGEMAX FOR REZONING AND  
A CONDITIONAL USE PERMIT

PETITION AND APPLICATION FOR  
REZONING AND CONDITIONAL USE PERMIT

COMES NOW Storage Park Properties, LLC d/b/a StorageMax ("Petitioner"), and respectfully petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, (1) to rezone and reclassify certain real property ("subject property"), as more specifically described herein, from a classification of General Commercial District (C-2) to a classification of Convenience Commercial District (C-3), and (2) to grant a Conditional Use Permit for the subject property, all as authorized by Sections 600.10 and 600.09, respectively, of the Zoning Ordinance of the City of Ridgeland, Mississippi. The requested rezoning and Conditional Use Permit would allow the operation of a StorageMax climate controlled storage facility. The climate controlled storage facility would also house the corporate headquarters of StorageMax. In support of this Petition, the Petitioner would show the following:

1. The name of the Petitioner is Storage Park Properties, LLC d/b/a StorageMax.

2. The mailing address of the Petitioner is ATTN: Robert L. Lloyd, 40 Northtown Drive, Jackson, Mississippi 39211. The attorney for the Petitioner is James A. Peden, Jr., of the firm of Stennett, Wilkinson & Peden, whose mailing address is Post Office Box 13308, Jackson, Mississippi 39236-3308.

3. The telephone number for the Petitioner is 601/977-0733. The telephone number for the attorney for the Petitioner is 601/206-1816.

4. The legal description of the subject property is attached hereto as Exhibit "A-1" and made a part hereof. The record title holder ("Owner") of the subject property is First Investment Company, whose President is H. C. "Buster" Bailey, Jr.

The Owner acquired title to the subject property pursuant to a Quitclaim Deed from Retsub Partners, L.P., et al, dated October 31, 2014, and recorded in Book 3154, at Page 387, on the land records in the office of the Chancery Clerk of Madison County, Mississippi. A copy of the Quitclaim Deed is attached hereto as Exhibit "A-2" and made a part hereof. The subject property of this Petition is only a part of the property conveyed by the said Quitclaim Deed. A digital text version of the legal description of the subject property is being provided to the

Director of Community Development (Zoning Administrator) for use in advertising the public hearing.

5. The address of the Owner, First Investment Company, is 1022 Highland Colony Parkway, Suite 300, Ridgeland, Mississippi 39157. The telephone number of the Owner is 601/853-8001. The attorney for the Owner is James A. Peden, Jr., the same attorney who represents the Petitioner. The Owner has joined in this Petition.

6. A copy of the written authorization for James A. Peden, Jr., the attorney for the Petitioner, to act on behalf of the Petitioner is attached hereto as Exhibit "B-1" and made a part hereof. A copy of the written authorization for James A. Peden, Jr., the attorney for the Owner, to act on behalf of the Owner is attached hereto as Exhibit "B-2" and made a part hereof.

7. The subject property does not have a specific street address. The subject property lies generally between Highland Colony Parkway on the west and the right-of-way of Interstate Highway 55 on the east in the City of Ridgeland, Mississippi. The subject property is located southeast of the cul-de-sac at the south end of Newpointe Drive and west of the right-of-way of Interstate Highway 55. The subject property is designated as Tax Parcel No. 071G-25D-006/00.00 on the Madison County tax roll.

8. A map or plat of the subject property drawn to a scale of not less than 1" = 100', as certified by Robert M. Case, a licensed Professional Surveyor, is attached hereto as Exhibit "C" and made a part hereof. The subject property is designated thereon as Part 1.

9. A vicinity map or plat depicting an area of at least 300 feet surrounding the subject property in all directions is attached hereto as Exhibit "D" and made a part hereof. The vicinity map or plat includes the current zoning classification of all lands within 160 feet of the subject property.

10. A list of the names and addresses of all owners of property located within 160 feet of the subject property, excluding road rights-of-way, according to the most recent Madison County tax roll, is attached hereto as Exhibit "E" and made a part hereof. That list does not include the Owner, which owns property other than the subject property within the said distance of 160 feet.

11. The subject property is presently zoned General Commercial District (C-2) according to the official zoning map of the City of Ridgeland, Mississippi.

12. The Petitioner requests that the subject property be rezoned and reclassified to a classification of Convenience Commercial District (C-3).

13. In addition, the Petitioner requests that it be granted a Conditional Use Permit to construct a climate controlled storage facility on the subject property, as authorized by Section 430.03.B of the Zoning Ordinance.

14. As previously mentioned, the Petitioner plans that the proposed climate controlled storage facility will include therein business offices to house the corporate headquarters of StorageMax. Such business and office use is allowed in the Convenience Commercial District (C-3). The proposed development, combining both a storage facility and a business office, may be considered a mixed use.

15. A site plan for the development of the subject property, consisting of multiple architectural drawings, is attached hereto as Exhibit "F" and made a part hereof. The proposed climate controlled storage facility will be three stories high and will feature internal elevators. All individual storage units will be accessed from inside the building.

16. The subject property is presently wooded, vacant, and undeveloped.

17. Rezoning and a Conditional Use Permit are requested in order to permit high-quality commercial development of the subject property, to transform undeveloped land into productive developed land, and to enhance the tax base of the

City of Ridgeland. The development proposed by the Petitioner will represent an investment of approximately seven million dollars.

18. StorageMax is a leader in the field of self-storage technology. It was founded a quarter-century ago, in 1992, by its President, Robert L. Lloyd. StorageMax has grown steadily so that it now operates 21 self-storage facilities in Mississippi and Alabama, with sixteen of those facilities being located in the Jackson Metropolitan Area, with four of those facilities being located in the area around Tupelo, and with one facility being located in the Midtown Historic District of Mobile, Alabama. The storage capacity of the StorageMax facilities is approximately 1,500,000 square feet. StorageMax was the first storage company in Mississippi to build climate controlled storage facilities and to offer 100% online rental services. StorageMax offers professional management. Most StorageMax facilities are constructed of brick, stone, split face block, and stucco materials designed to blend with the architecture of the respective individual neighborhoods. Such will be the case here, where the proposed facility will be known as StorageMax Renaissance and will feature a Mediterranean architectural style similar to that of Renaissance at Colony Park.

19. The Owner of the subject property has spoken with the owners of the existing office buildings on Newpointe Drive. Those Owners are supportive of the proposed climate controlled storage facility. The facility will have no adverse impact on Magnolia Lighting, the closest business, which lighting business is located a short distance to the north of the subject property, in the area northeast of the Newpointe Drive cul-de-sac.

20. There has been substantial change in the character of the general area of the subject property, and that change is continuing. The City of Ridgeland recently approved a Large Master Planned Commercial Development on the east side of Highland Colony Parkway a relatively short distance to the northwest of the subject property. Moreover, the City of Ridgeland is in the process of extending Lake Harbour Drive from the east side of Interstate Highway 55 to the west side of Interstate Highway 55 via a flyover above the interstate highway, which extension will intersect with Highland Colony Parkway near the northern end of Newpointe Drive. There is a public need for the requested rezoning that will bring high quality commercial development to the City of Ridgeland, especially when that rezoning is in accordance with the Future Land Use Map of the Comprehensive Plan of the City of Ridgeland. There is a definite

need for an attractive high-quality storage facility in the general neighborhood of the subject property.

21. Petitioner acknowledges that, in order to assure consideration of the request for a Conditional Use Permit, it must present proof as to all matters required to be proved by Section 600.09 of the Zoning Ordinance. Petitioner must answer the following questions in connection with filing this Petition.

- a. Why does the Petitioner claim that the requested land use fits the site and is compatible with adjacent properties?

The subject property is located southeast of the cul-de-sac at the south end of Newpointe Drive and west of the right-of-way of Interstate Highway 55 in the City of Ridgeland, Mississippi. The proposed development will have no adverse effect on Interstate Highway 55, on land across the interstate highway, on adjacent vacant property, or on existing office and other commercial buildings on Newpointe Drive. Those owners are supportive of the proposed development.

- b. How will the proposed use impact traffic on adjacent streets and highways?

There will be no access to the subject property from Interstate Highway 55. Newpointe Drive is adequate to handle the minimal traffic that will be generated by the climate controlled storage facility. Traditionally, only a minimal number of persons renting space in a climate controlled storage facility visit the facility at any one time.



- c. Will the requested land use cause an adverse effect (noise, glare, odor, traffic, use, encroachment, etc.) on abutting property or the permitted use thereof? Please explain.

No.

- d. What provision(s) have been made for ingress and egress to the subject property and structures located thereon with particular reference to automobile and pedestrian safety, traffic flow, and fire protection?

Traffic will easily be able to access the subject property from the cul-de-sac at the southern end of Newpointe Drive. There will be plenty of parking area. The subject property will not attract pedestrian traffic. The streets in the area, including Highland Colony Parkway and Newpointe Drive, are sufficient to handle the traffic flow that will be generated. Emergency vehicles, such as fire trucks, can easily reach the subject property. As previously mentioned in paragraph 15, all individual storage units will be accessed from inside the building.

- e. What provision(s) have been made to provide adequate off-street parking and loading areas in conformance with Section 37.02 Off-Street Parking of this Ordinance?

The site plan for the subject property, as designed by J. Alan Grant, AIA, of the architectural firm of Dean and Dean/Associates, meets the requirements of Section 37.02. The parking lot and the loading area are shown on the site plan.

- f. What provision(s) have been made for refuse storage areas and service areas to be screened from adjoining properties, and are the proposed improvements in conformance with Section 36.07 and Appendix "D"?

As is shown on the site plan, the refuse storage area will be at the southern end of the subject property, near undeveloped land and far away from any other existing uses. The refuse storage area will have a CMU and brick enclosure with steel gates and a non-see-through panels. There will be a loading dock and a service entrance area at the southern end of the proposed facility. The requirements of Section 36.07 and Appendix "D" will be met.

- g. What provision(s) have been made for controlling drainage and erosion on/from the proposed site?

The architect, in cooperation with an engineer, is designing the site so as to contain water runoff and so as to prevent erosion. Silt fencing will be utilized during construction. If a detention or retention pond is required, such can be placed on the triangular area south of the subject property, which area is owned by First Investment Company, the Owner of the subject property. The Petitioner and the Owner will follow all City guidelines and requirements for a properly landscaped site with all required on-site storm drainage and detention.

- h. What provision(s) have been made for the availability and connection of utilities?

All necessary utilities are available in this area. There will be no problem with connecting to existing utility lines.

- i. What provision(s) have been made for signage and lighting at the proposed site?

The facility will meet all signage and lighting requirements of the City of Ridgeland.

- j. Does the proposed land use comply with required yards, Landscape Ordinance, and Tree Ordinance? If not, please explain.

The facility will meet all of the said requirements.

- k. What provision(s) have been made with respect to hours of operation so as not to cause an adverse effect on neighboring properties?

The hours of operation for the climate controlled facility will be 6:00 a.m. until 9:00 p.m. Those hours and the minimal amount of traffic generated by the proposed facility mean that the facility will have no adverse affect on neighboring properties. There are no residences in close proximity. It should be noted that the property across the cul-de-sac at the southern end of Newpointe Drive is vacant and undeveloped.

- l. What provision(s) have been made to adequately address any concern for safety?

Because the facility will generate only a minimal amount of traffic, there should be no problem with traffic safety. The facility will be constructed in accordance with all building and other safety codes of the City of Ridgeland.

- m. What provision(s) have been made to address any negative impact on the capacity of public facilities?

The facility should have no negative impact on the capacity of public facilities.

- n. What provision(s) have been made to minimize environmental and economic impacts?

The facility, which is not a manufacturing facility, will not generate noise, glare, dust, emissions, or discharges. It should

have no negative environmental impact. The economic impact on the City of Ridgeland will be positive.

- o. Does the proposed land use encroach upon flood hazard zones or airport approach zones?

No.

- p. Are there any additional issues that should be addressed in this application?

The Petitioner and the Owner are not aware of any additional issues that need to be addressed. The proposed facility will be consistent with the traditional efforts of the City of Ridgeland to bring high-quality commercial development to the City. This development will have the additional beneficial effect of bringing a corporate headquarters for a major company to the City.

22. Petitioner acknowledges that, before this Petition may be approved, a public hearing must be held in accordance with Section 600.15 of the Zoning Ordinance. Petitioner understands that, at the public hearing, Petitioner will be required to provide proof in the form of testimony and documents in regard to each of the matters listed in the paragraphs 21a-21p.

23. Petitioner acknowledges that it must give at least fifteen (15) days' notice by certified mail, return receipt requested, to the owners of all property located within 160 feet of the subject property, excluding road rights-of-way, of the requests set forth in this Petition and of the date, time, and

place of the public hearing to be held on the request for rezoning and a Conditional Use Permit. The Petitioner understands that, except as otherwise determined, all certified mail receipts and any certified mail return receipts must be submitted prior to the public hearing.

24. Petitioner files herewith ten (10) legible copies of this Petition and all exhibits attached hereto.

25. Petitioner acknowledges that it has received a copy of the Procedural Rules of the City of Ridgeland Zoning Board, has read the same, and fully understands the requirements, rights, and duties, as set forth therein.

26. Petitioner believes that the reasons set forth in this Petition justify the granting of the requested rezoning and the requested Conditional Use Permit.

27. Petitioner would show that the planned use of the property would be in harmony with the general purpose and intent of the land uses permitted in the Convenience Commercial District (C-3) and would not be injurious to the neighborhood or detrimental to the public welfare.

28. The required filing fee of \$150.00 has been paid with the filing of this Petition.

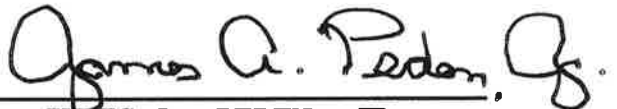
THIS is the 24th day of August, 2017.

Respectfully submitted,

STORAGE PARK PROPERTIES, LLC D/B/A  
STORAGEMAX, PETITIONER

FIRST INVESTMENT COMPANY, OWNER

STENNETT, WILKINSON & PEDEN,  
ATTORNEYS FOR PETITIONER AND OWNER

BY:   
JAMES A. PEDEN, JR.

JAMES A. PEDEN, JR., MSB NO. 4086  
STENNETT, WILKINSON & PEDEN  
Post Office Box 13308  
Jackson, Mississippi 39236-3308  
Telephone: 601/206-1816

LEGAL DESCRIPTION

A tract of land located and situated in the Southeast Quarter (SE 1/4) of Section 25, Township 7 North, Range 1 East, City of Ridgeland, Madison County, Mississippi, and being part of Block B of Brame's Addition, Part 3, as recorded on Plat Cabinet A, Slide 87, and part of Block A of Brame's Addition, as recorded in Plat Book 3, at Page 16, all on the land records in the office of the Chancery Clerk of Madison County, Mississippi, and being more particularly described as follows:

Commence at an iron bar marking the southwest corner of Lot 1, Block A of the aforesaid Brame's Addition, Part 3, and run thence south 88 degrees 33 minutes 25 seconds east, along the south boundary of Block A of the aforesaid Brame's Addition, Part 3, 9.28 feet; run thence south 0 degrees 13 minutes 48 seconds east, 50.02 feet to the north boundary of Block B of the aforesaid Brame's Addition, Part 3; run thence south 88 degrees 33 minutes 25 seconds east along the north boundary of the aforesaid Block B and Block C of the aforesaid Brame's Addition, Part 3, 765.26 feet to the western right-of-way line of Interstate Highway 55, as recorded in Deed Book 439, at Page 600, on the land records in the office of the Chancery Clerk of Madison County, Mississippi; run thence south 19 degrees 22 minutes 21 seconds west, along the western right-of-way line of Interstate Highway 55, 387.45 feet to the southeast corner of the Freeman Properties, LLC property, as recorded in Deed Book 520, at Page 881, on the land records in the office of the Chancery Clerk of Madison County, Mississippi, and the POINT OF BEGINNING for the property herein described; continue thence south 19 degrees 22 minutes 21 seconds



west, along the said western right-of-way line of Interstate Highway 55, 395.26 feet to the north boundary of Lot 14, Block A of the aforesaid Brame's Addition; run thence north 88 degrees 33 minutes 25 seconds west, along the north boundary of said Lot 14, 181.53 feet to the northeast corner of Lot 6, Block A of the aforesaid Brame's Addition; continue thence north 88 degrees 33 minutes 25 seconds west, along the north boundary of said Lot 6, 110.00 feet; run thence north 17 degrees 29 minutes 59 seconds east, 362.59 feet; run thence northeasterly, counterclockwise, along the arc of a curve, 167.84 feet to the southwest corner of the aforesaid Freeman Properties, LLC property, said curve having the following characteristics: central angle of 91 degrees 35 minutes 00 seconds, radius of 105.00 feet, and chord bearing and distance of north 61 degrees 42 minutes 32 seconds east, 150.53 feet; run thence south 74 degrees 04 minutes 55 seconds east, along the southern boundary of the aforesaid Freeman Properties, LLC property, 188.19 feet to the POINT OF BEGINNING; containing 2.63 acres, more or less.



BOOK 3154 PAGE 387 DOC 01 TY W  
INST # 748310 MADISON COUNTY MS.  
This instrument was filed for  
record 12/11/14 at 3:44:23 PM  
RONNY LOTT, C.C. BY: CMH D.C.

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**Prepared By:**

Richard Wise, MS Bar # 7336  
1022 Highland Colony Parkway, Suite 300  
Ridgeland, MS 39157  
Telephone: 601-853-8005  
[rick@hcballey.com](mailto:rick@hcballey.com)

**Return To:**

Richard Wise, MS Bar # 7336 *2200 #619*  
1022 Highland Colony Parkway, Suite 300  
Ridgeland, MS 39157  
Telephone: 601-853-8005  
[rick@hcballey.com](mailto:rick@hcballey.com)

**Indexing Instructions:** \_\_\_\_\_

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State of Mississippi  
County of Madison

## Quitclaim Deed

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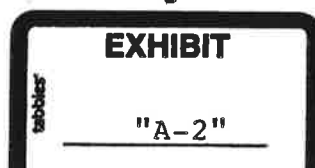
For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

**Retsub Partners, L.P., Curtis Partners, L.P., CJB Partners, L.P., H. C. Bailey, Jr., William C. Bailey, and  
Catherine J. Bailey  
1022 Highland Colony Parkway, Suite 300  
Ridgeland MS 39157  
Telephone # 601-853-8005**

as Grantor(s), do(es) hereby grant, bargain, sell, convey and quitclaim unto:

**First Investment Company  
1022 Highland Colony Parkway, Suite 300  
Ridgeland MS 39157  
Telephone # 601-853-8005**

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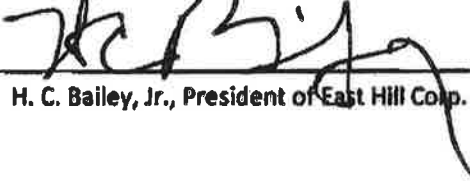
as Grantee, the land and property more particularly described in the attached Exhibit "A" made a part hereof and incorporated by reference herein.

This conveyance is made in furtherance of the plan of reorganization described in the Disclosure Statement for Exchange of Notes by First Investment Company dated October 31, 2014.

Witness the signature of the Grantor(s) this the 31<sup>st</sup> day of October, 2014.

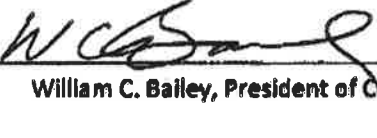
**Retsub Partners L.P.**

By: East Hill Corporation, its General Partner

By:   
H. C. Bailey, Jr., President of East Hill Corp.

**Curtis Partners L.P.**

By: Curtis Corporation, its General Partner

By:   
William C. Bailey, President of Curtis Corp.

**CJB Partners L.P.**

By: CJB Corporation, its General Partner

By:   
Catherine J. Bailey, Vice President of CJB Corp.

  
H. C. Bailey, Jr.

  
William C. Bailey

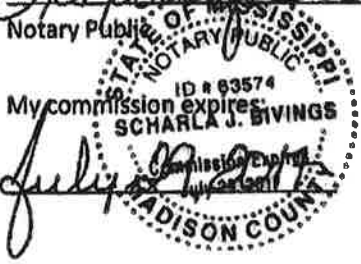
Catherine J. Bailey  
Catherine J. Bailey

State of Mississippi  
County of Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31<sup>st</sup> day of Oct, 2014, within my jurisdiction, the within named H. C. Bailey, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the entity upon behalf of which he acted, executed the above and foregoing instrument; after first having been duly authorized so to do.

Given under my hand and seal of office this the 31<sup>st</sup> day of October, 2014.

Scharla J. Bivings  
Notary Public

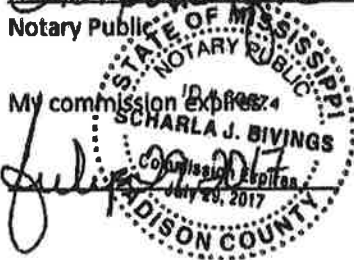


State of Mississippi  
County of Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31<sup>st</sup> day of Oct, 2014, within my jurisdiction, the within named William C. Bailey, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Given under my hand and seal of office this the 31<sup>st</sup> day of October, 2014.

Scharla J. Bivings  
Notary Public

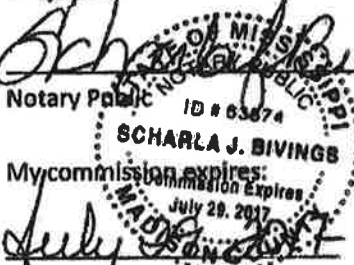


State of Mississippi  
County of Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31<sup>st</sup> day of Oct, 2014, within my jurisdiction, the within named Catherine J. Bailey, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that she executed the same in her representative capacity, and that by her signature on the instrument, and as the act and deed of the entity upon behalf of which she acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Given under my hand and seal of office this the 31<sup>st</sup> day of October, 2014.

Scharla J. Bivings  
Notary Public



State of Mississippi  
County of Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31<sup>st</sup> day of Oct, 2014, within my jurisdiction, the within named H. C. Bailey, Jr., who acknowledged that he executed the above and foregoing instrument.

Given under my hand and seal of office this the 31<sup>st</sup> day of October, 2014.

20 14

Scharla J. Bivings  
Notary Public

My commission expires:  
July 29, 2017



State of Mississippi  
County of Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of Oct, 20 14, within my jurisdiction, the within named William C. Bailey, who acknowledged that he executed the above and foregoing instrument.

Given under my hand and seal of office this the 31st day of October, 20 14.

Scharla J. Bivings  
Notary Public

My commission expires:  
July 29, 2017



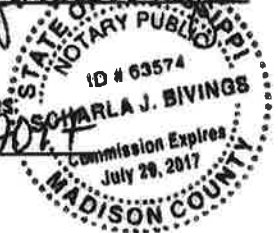
State of Mississippi  
County of Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of Oct, 20 14, within my jurisdiction, the within named Catherine J. Bailey, who acknowledged that she executed the above and foregoing instrument.

Given under my hand and seal of office this the 31st day of October, 20 14.

Scharla J. Bivings  
Notary Public

My commission expires:  
July 29, 2017



**Exhibit "A"**

**Quitclaim Deed From**

**Retsub Partners, L.P., Curtis Partners, L.P., CJB Partners, L.P., William  
C. Curtis, Catherine J. Bailey, and H. C. Bailey, Jr.**

**(Madison County)**

A parcel of land containing 12.6390 acres, more or less, situated in a part of the Southeast One-Quarter (SE1/4) of Section 23, Township 7 North, Range 1 East, Madison County, Mississippi, also being a part of the Brum's Addition, Part 3 as recorded in Plat Book 3 at Page 36 of the Madison County Land Records, also being a part of Brum's Addition, as recorded in Plat Book 3 at Page 16 of the Madison County Land Record, being more particularly described by notes and bounds as follows:

Commence at a One-Half (1/2) iron rod found in place on July 12, 1996 marking the Southwest Corner of Block A, Brum's Addition, Part 3 as recorded in plat Book 3 at Page 36 of the Madison County Land Records, run thence South 87 degrees 21 minutes 32.9 seconds East for a distance of 9.230 feet; run thence South 00 degrees 13 minutes 48 seconds East for a distance of 24.812 feet; run thence South 00 degrees 13 minutes 48.0 seconds East for a distance of 25.611 feet to a point marking the POINT OF BEGINNING of the following described parcel of land:

From the POINT OF BEGINNING run thence South 23 degrees 10 minutes 25 seconds East for a distance of 800.383 feet to a point on the West right-of-way line of a paved Public roadway known as Interstate Highway No. 55; run thence South 19 degrees 22 minutes 00.0 seconds West along the last mentioned right-of-way line for a distance of 1008.120 feet to a point that is 100.00 feet Westward of and perpendicular to the centerline of the West turn of said Interstate Highway No. 55 at Highway Survey Station 05+00; continue thence South 29 degrees 00 minutes 00.0 seconds West along the last mentioned right-of-way line for a distance of 290.154 feet to a point on the East line of Lot 3, Brum's Addition; run thence North 00 degrees 13 minutes 48 seconds West along the East line of Lots 3, 4, 5 and 6 for a distance of 470.019 feet to a point at the Northwest Corner of Lot 6, Brum's Addition for a distance of 316.300 feet to a point at the Northwest Corner of Lot 6, Brum's Addition; run thence North 00 degrees 13 minutes 48 seconds West along the West line of Lots 7 and 8, Brum's Addition for a distance of 295.000 feet to a point at the Northwest Corner of Lot 8, Brum's Addition; run thence North 28 degrees 33 minutes 25 seconds West along the South line of a vacated street (street vacated as per Deed Book 305 at Page 576 of the Madison County Land Records) for a distance of 10.729 feet; run thence North 00 degrees 13 minutes 48.0 seconds West along the West line of lots 10 and 11 of Brum's Addition, Part 3 for a distance of 430.021 feet to the POINT OF BEGINNING.

**PARCEL 2:**

All of Grantor's right, title and interest in and to the South half of that certain street vacated by the City of Ridgeland by ordinance adopted on May 19, 1992, a copy of which is on file in the office of the aforesaid Chancery Clerk's office in Book 305 at Page 576, which street abuts the north side of the above described parcel of land.

**PARCEL 3:**

All of Grantor's right in and to those certain easements granted The Bailey Company, Ltd., and Plant Realty Trust by Cary B. Cross, W. Mac Elliott and Edward W. Moore, by instrument dated September 1, 1992 and of record in the office of the aforesaid Chancery Clerk in Book 307 at Page 141.

**PARCEL 4:**

All of Grantor's right, title and interest in and to that certain easement for utilities and access granted The Bailey Company, Ltd., and Plant Realty Trust by Joseph Bartunek, dated September 11, 1992 and of record in the office of the aforesaid Chancery Clerk in Book 307 at Page 190.

# ***STORAGE MAX***<sup>TM</sup>

*Have you reached your Max?*

**August 14<sup>th</sup>, 2017**

City of Ridgeland  
304 US-51  
Ridgeland, MS 39157

**RE: Rezoning Representation**

Dear Planning and Zoning Department,

I, Robert L. Lloyd, hereby consent for James A. Peden of Stennett, Wilkinson & Peden to represent myself and Storage Park Properties, LLC, DBA, StorageMax, in the rezoning hearing of Parcel #071G-25D-006/00.00 in the City of Ridgeland.

Best Regards,



Robert L. Lloyd





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**H. C. (Buster) Bailey, Jr., President**  
**1022 Highland Colony Parkway, Suite 300**  
**Ridgeland, MS 39157**

**Tel 601.853.8001**  
**Fax 601.510.9637**  
**[buster@hcbailey.com](mailto:buster@hcbailey.com)**

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## **First Investment Company**

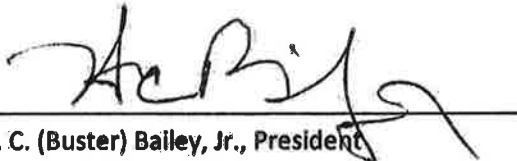
August 15, 2017

To Whom It May Concern:

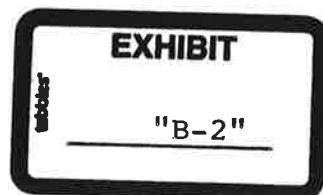
Please be advised that Mr. James Peden is fully authorized to act on behalf of and as attorney for First Investment Company in any and all matters involving zoning applications in the City of Ridgeland Mississippi.

Attached hereto is a copy of the deed by which First Investment Company acquired the property known as Lot 3 of Newpoint Business Park, PPIN # 5746, tax parcel #071G-25D-006/00.00.

Sincerely,



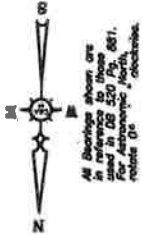
H. C. (Buster) Bailey, Jr., President



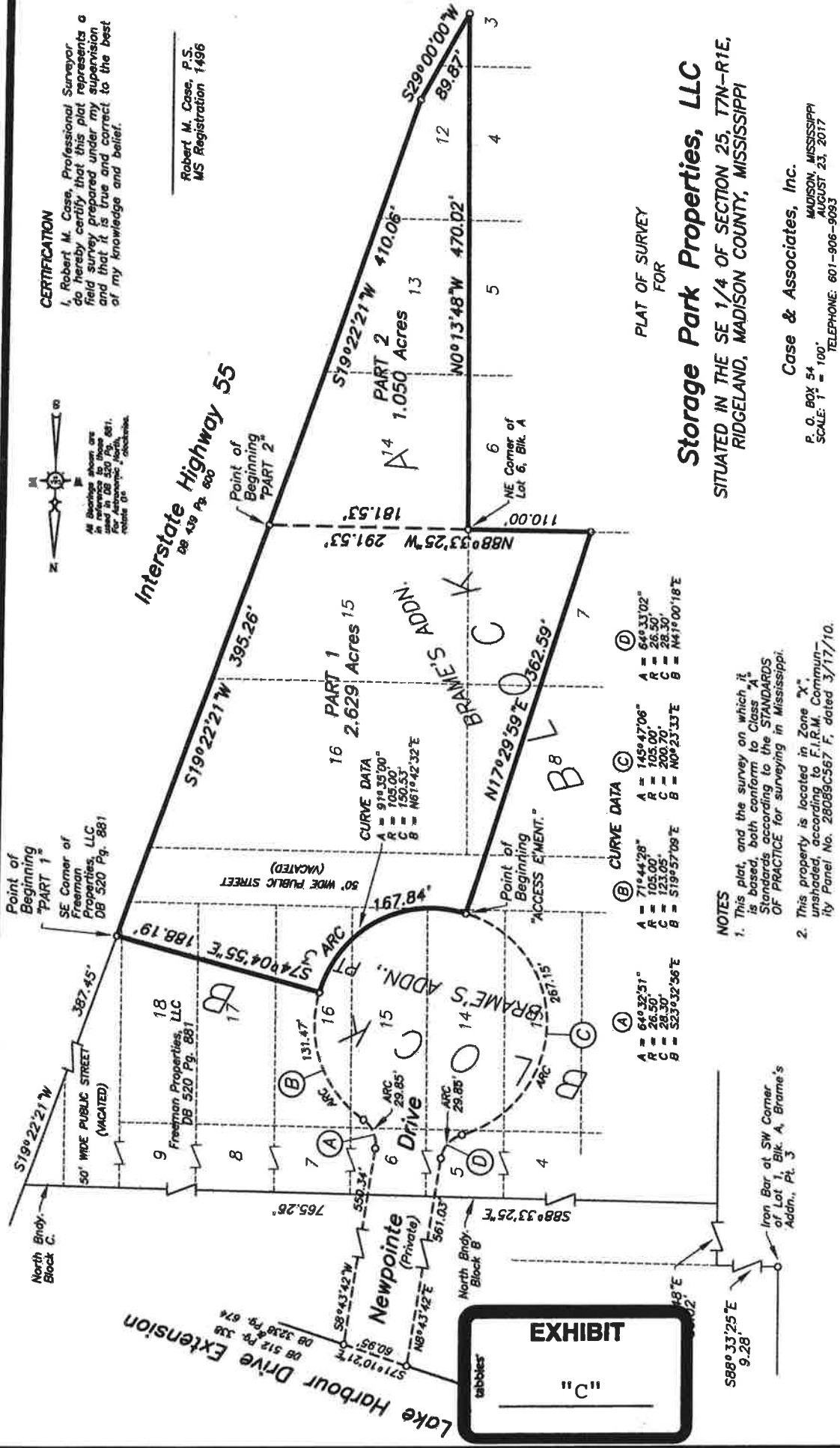
**CERTIFICATION**

I, Robert M. Case, Professional Surveyor do hereby certify that this plat represents a field survey prepared under my supervision and that it is true and correct to the best of my knowledge and belief.

Robert M. Case, P.S.  
MS Registration 1496



All bearings shown are in reference to True North. For Astronomic, Magnetic, or obsolete.



**CURVE DATA**

A	= 919.35'00"
R	= 105.00'
C	= 150.33'
B	= N61°42'32"E

**CURVE DATA (C)**

A	= 145°47'06"
R	= 105.00'
C	= 200.70'
B	= N0°23'33"E

**CURVE DATA (A)**

A	= 64°32'51"
R	= 26.50'
C	= 28.30'
B	= S23°32'56"E

**CURVE DATA (D)**

A	= 64°33'02"
R	= 26.50'
C	= 28.30'
B	= N41°00'18"E

PLAT OF SURVEY  
FOR

**Storage Park Properties, LLC**

SITUATED IN THE SE 1/4 OF SECTION 25, 17N-R1E,  
RIDGELAND, MADISON COUNTY, MISSISSIPPI

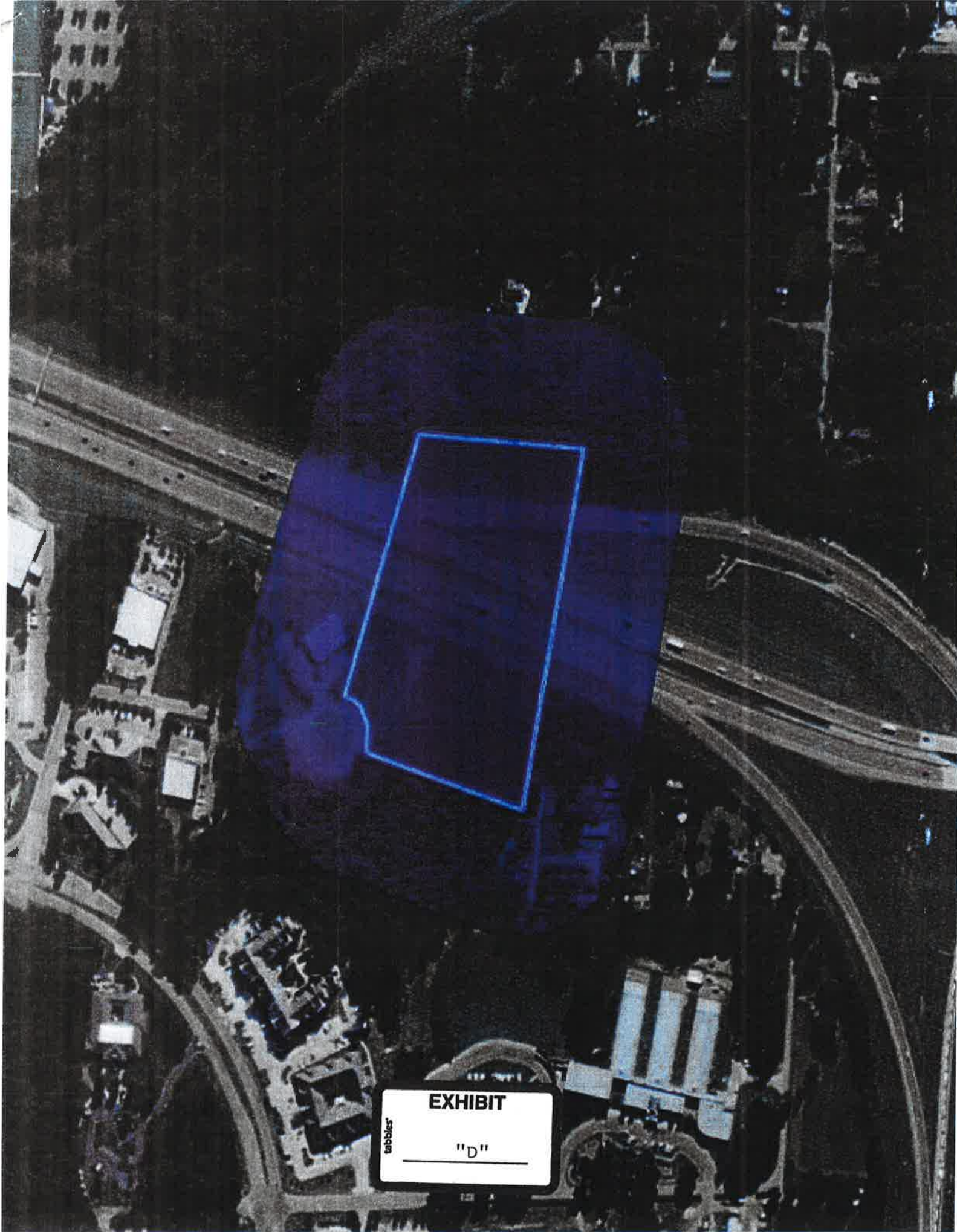
Case & Associates, Inc.

P. O. BOX 54  
MADISON, MISSISSIPPI  
AUGUST 23, 2017  
SCALE: 1" = 100'  
TELEPHONE: 601-906-9093

**NOTES**

- This plat and the survey on which it is based, both conform to Class "A" Standards according to the STANDARDS OF PRACTICE for surveying in Mississippi.
- This property is located in Zone "X", unshaded, according to F.I.R.M. Community Panel No. 28089C567 F, dated 3/17/10.





tabbles

**EXHIBIT**

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C-3

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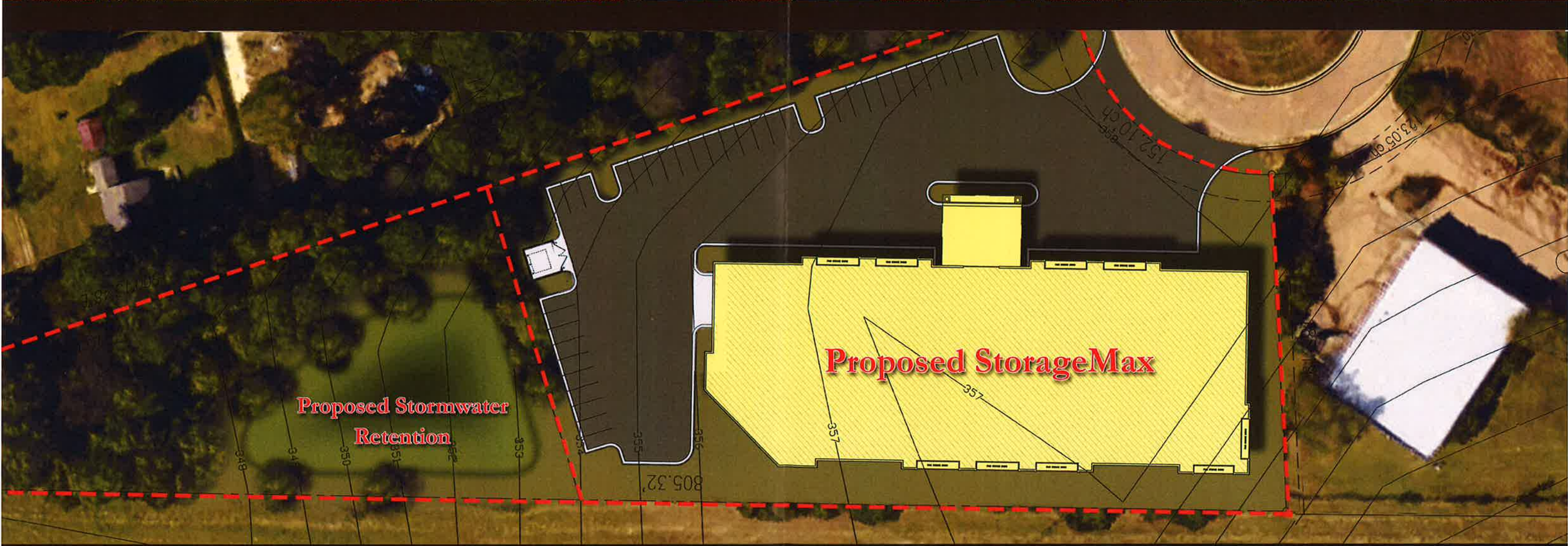
LISTING OF SURROUNDING PROPERTY OWNERS

Set forth below is a list of the names and addresses of all owners of property located within 160 feet of the subject property, excluding road rights-of-way, according to the most recent Madison County tax roll. The list includes corresponding tax parcel numbers.

<u>Tax Parcel No.</u>	<u>Name and Address of Owner</u>
071G-25D-014/00.00	Cenith P. Washington 960-B Glastonbury Circle Ridgeland, Mississippi 39157
071G-25D-013/00.00	Ed Collier c/o Rosella Smith Post Office Box 33 Mineral Springs, Arkansas 71851
071G-25D-010/00.00	Allah Mae Houston, et al 388 Brame Road Ridgeland, Mississippi 39157
071G-25D-005/01.00	Paul D. Whitfield Pamela W. Whitfield Post Office Box 361 Nesbit, Mississippi 38651
071G-25D-073/00.00; 071G-25D-070/00.00; 071G-25D-067/00.00; 071G-25D-075/00.00; 071G-25D-076/00.00; and 971G-25D-077/00.00	City of Ridgeland ATTN: Paula Tierce, City Clerk Post Office Box 217 Ridgeland, Mississippi 39157
071G-25D-068/00.00 and 071G-25D-064/00.00	George S. Smith 1519 Jones Avenue Jackson, Mississippi 39204



There are no registered neighborhood associations having geographical boundaries within 1,000 feet of the subject property.



StorageMax ~ Renaissance Sign Building  
New Pointe Office Park  
Highland Colony Parkway ~ Interstate 55  
Ridgeland, MS



Dean and Dean Associates  
architects



**Proposed StorageMax**

**STORAGEMAX**

**StorageMax ~ Renaissance Sign Building**  
**New Pointe Office Park**  
Highland Colony Parkway ~ Interstate 55  
Ridgeland, MS



Dean and Dean Associates  
architects

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