



**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF WEDNESDAY, MARCH 25, 2026
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 WEST MAIN STREET, 4:00 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES FOR DECEMBER 17, 2025
- V. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF VA 26-01 A REQUEST FOR A VARIANCE FROM THE REQUIREMENT TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM AT 106 DR MARTIN LUTHER KING JR DRIVE WEST IN A T-5C ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF VA 26-02 A REQUEST FOR A VARIANCE TO REDUCE THE FRONT YARD SETBACK FROM 25' TO 15' FOR LOTS 217 OF THE COUNTRY CLUB ESTATES PHASE 3-E SUBDIVISION IN A SD-2 ZONING DISTRICT.
- VI. PLANNER'S REPORT
- VII. ADJOURN

**APPROVED MINUTES OF THE MEETING OF
THE BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
DECEMBER 17, 2025**

Be it remembered that the members of the Board of Adjustments and Appeals of the City of Starkville held their regularly scheduled meeting on December 17, 2025, at 4:00 p.m. in the conference room on the 2nd floor of City Hall located at 110 West Main Street, Starkville, MS.

There being physically present were Bill Webb, Chairman, Ward 6; Amanda Jacobs, Ward 1; Dan Shipp, Ward 3; George Sills, Ward 4; and Emily Morris, Ward 7. Absent from the meeting were Vice Chairman Marco Nicovich, Ward 5 and Kurt Gaude, Ward 2. City Planner Daniel Havelin and Assistant City Planner Lyle McCaskey were both present at the meeting in person.

**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF WEDNESDAY, DECEMBER 17, 2025
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 WEST MAIN STREET, 4:00 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES FOR OCTOBER 22, 2025
- V. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF VA 25-03 A REQUEST FOR A VARIANCE TO REDUCE THE FRONT YARD SETBACK FROM 25' TO 15' FOR LOTS 227-234 OF THE COUNTRY CLUB ESTATES PHASE 3-E SUBDIVISION IN A SD-2 ZONING DISTRICT.
 - B. CONSIDERATION AND APPROVAL OF THE BOARD OF ADJUSTMENTS AND APPEALS 2026 MEETING SCHEDULE
- VI. PLANNER'S REPORT
- VII. ADJOURN

The Board considered the approval of the written agenda dated December 17, 2025 with the addition of item V. B. (adding the approval of the meeting schedule for 2026). Upon Mr. Sills's motion, seconded by Mr. Shipp, the Board voted unanimously to approve the written agenda with the amendment.

IV. APPROVAL OF THE MINUTES

A. APPROVAL OF THE UNAPPROVED MINUTES FOR OCTOBER 22, 2025.

The Board considered approving the October 22, 2025, Board of Adjustments and Appeals meeting minutes. Upon Mr. Sills's motion, seconded by Mr. Shipp, the Board voted unanimously to approve the minutes.

V. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF VA 25-03 A REQUEST FOR A VARIANCE TO REDUCE THE FRONT YARD SETBACK FROM 25' TO 15' FOR LOTS 227-234 OF THE COUNTRY CLUB ESTATES PHASE 3-E SUBDIVISION IN A SD-2 ZONING DISTRICT.

Daniel Havelin presented the request by Jordan Steele, Keith Stegall, and Frank Jones for a variance to reduce the front yard setback from 25' to 15' for Lots 227-234 of the Country Club Estates Phase 3-E subdivision. The applicants expressed the desire to move the house toward the street to increase the size of the backyard and move the house further away from the drainage ditch. A similar variance was approved on August 1, 2017, for Lots 238–26 for the block immediately south of the subject properties. The subject lots were part of a final plat process that started prior to the adoption of the Unified Development Code. Therefore, the setbacks established at the start of that process are the setbacks that are required. With a 15' setback, there is insufficient driveway length to accommodate a parked vehicle without obstructing the sidewalk or encroaching into the public right-of-way. Staff is recommending one condition of approval to address that issue

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code. 8 property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on November 26, 2025. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has no response to the notifications. If the request for Variance is recommended for approval or denial, the applicant's variance request will be heard by the Board of Aldermen at the January 6, 2026,

Chairman Webb opened the public hearing to citizen comments.

Frank Jones spoke in favor of the request.

Calling for and receiving no additional comments, Chairman Webb closed the public hearing and opened the item up for discussion.

After a discussion and upon Mr. Sills's motion, duly seconded by Ms. Jacobs, the Board voted unanimously to recommend approval of the request with the following staff recommended condition:

1. Any front facing garage door shall be setback a minimum of 20' from the right-of-way

B. CONSIDERATION AND APPROVAL OF THE BOARD OF ADJUSTMENTS AND APPEALS 2026 MEETING SCHEDULE

Daniel Havelin presented the draft Board of Adjustments and Appeals 2026 Meeting Schedule. After a discussion and upon Mr. Shipp's motion, duly seconded by Ms. Jacobs, the Board voted unanimously to approve the 2026 meeting schedule.

VI. ADJOURNMENT

After discussion, Mr. Shipp moved to adjourn, which was seconded by Ms. Jacobs. The Board unanimously voted to adjourn until 4:00 p.m. on January 28, 2026, in the second-floor conference room at 110 West Main Street, Starkville, MS.

Bill Webb, Chairman

Daniel Havelin, City Planner



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
BOARD OF ADJUSTMENTS & APPEALS
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Board of Adjustments & Appeals
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public hearing and consideration of VA 26-01 a request for a variance from the requirement to install an automatic fire sprinkler system at 106 Dr Martin Luther King Jr Drive West in a T-5C zoning district.
Date: March 25, 2026

The purpose of this report is to provide information regarding Variance Request by Francis Tran on behalf of Far Out Motel for a variance from the requirement to install an automatic fire sprinkler system at 106 Dr Martin Luther King Jr Drive West. The building is located on a lot zoned T-5C with parcel number 118P-00-084.00. Please see attachments 1- 3.

SUMMARY

The applicant, Francis Tran on behalf of Far Out Motel, is requesting a variance from the requirement to install an automatic fire sprinkler system for an existing motel located at 106 Dr. Martin Luther King Jr. Drive West (Parcel No. 118P-00-084.00) within the T-5C zoning district.

The applicant states that the structure has operated as a motel since its original construction and predates current sprinkler requirements; however, recent work has occurred. The applicant started extensive interior work without required permits. The applicant claims that work was limited to necessary remedial repairs. The applicant also states that the work was limited to repairs addressing deterioration and water damage rather than a full renovation.

The applicant indicates that installation of a compliant sprinkler system would require substantial upgrades, including replacement of water infrastructure and extensive interior demolition, and has proposed alternative fire safety measures such as a monitored fire alarm system, hard-wired smoke detectors, emergency lighting, exit signage, and fire extinguishers in lieu of full sprinkler installation.

FIRE MARSHAL DETERMINATION

The Fire Marshal determined that the subject property, an existing Group R-1 (motel) occupancy, underwent extensive interior work without required permits, including removal of interior walls, electrical systems, plumbing systems, mechanical systems, and life-safety features such as fire alarms and emergency lighting. A Stop Work Order was issued after the unpermitted work was identified.

Based on the scope of work, the project qualifies as a Level 3 alteration under the International Existing Building Code (IEBC), as more than 50 percent of the building area was affected. Under IEBC requirements, Level 3 alterations trigger compliance with current life-safety standards, including automatic fire sprinkler systems where required.

The Fire Marshal further determined that:

1. The building is classified as Group R-1 (hotel/motel occupancy), which requires automatic sprinkler protection under the International Fire Code (IFC).
2. The City of Starkville Unified Development Code (UDC) imposes additional local requirements, including sprinkler installation when alterations exceed 25 percent of the building area.
3. The scope of work exceeds both thresholds, independently triggering the requirement for a sprinkler system under adopted codes and local ordinance requirements.

The Fire Marshal further determined that the requested variance cannot be supported from a life-safety and code enforcement standpoint. Variances are not appropriate where they would reduce required fire protection systems, create a life-safety hazard to occupants, or conflict with adopted codes and ordinances.

The subject property operates as a motel (Group R-1 occupancy), which presents an elevated life-safety risk due to transient occupants unfamiliar with the building, sleeping occupants, and the potential for delayed emergency response. The International Existing Building Code (IEBC), International Fire Code (IFC), and International Building Code (IBC) establish minimum life-safety standards and are not intended to be waived based on cost or construction difficulty.

Given the extent of unpermitted construction, the determination of a Level 3 alteration, and the applicability of adopted codes and local ordinance requirements, the Fire Marshal found that there is no basis for granting a variance from the required automatic fire sprinkler system and recommends denial of the request.

VARIANCE REQUEST FROM

The applicant is requesting a variance from the requirement to install an automatic fire sprinkler system as required by the City's adopted building and fire codes, as enforced through the Unified Development Code. The subject property is classified as a motel use (Group R-1 occupancy), for which automatic sprinkler systems are typically required to ensure compliance with life-safety standards.

IEBC Section 904.1.4 (Fire Protection):

Groups: A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2. Work areas shall be provided with automatic sprinkler protection where all of the following conditions occur.

1. The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction.
2. The building site has sufficient municipal water supply for design and installation of an automatic sprinkler system.

UDC Section 17.2.2 Deletions, Additions, And Modifications to Adopted Technical Codes

E. The 2024 Edition of the International Existing Building Code

Fire Protection. 803.2.1.1 Supplemental Automatic Sprinkler System Requirements shall be modified to require where the work area on any floor exceeds 25 percent of

that floor area, Section 803.2.1 shall apply to the entire floor on which the work area is located.

CRITERIA FOR VARIANCE REVIEW AND APPROVAL (Section 3.7.1)

3.7.1. Criteria for variance review and approval.

- A. **Special Conditions.** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures, and buildings in the surrounding area.
- B. **Literal Interpretation.** That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.
- C. **Hardship.** That the hardship has not resulted from the actions of the applicant.
- D. **Special Privilege.** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district.
- E. **Minimum Variance.** That granting the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- F. **Consistency with Comprehensive Plan.** That the granting of the variance will be consistent with the general purpose, intent, goals, objectives, and policies of the Comprehensive Plan and this code and will not be injurious to surrounding areas or otherwise detrimental to the public welfare.

STAFF ANALYSIS OF CRITERIA FOR APPROVAL

3.7.1. Criteria for variance review and approval.

- A. **Special Conditions.** Staff finds that no special conditions or circumstances exist that are unique to the land, structure, or building. The subject property is located in a developed urban area and is similar to other motel properties that are required to comply with current fire protection standards. The conditions cited by the applicant are related to the extent of renovation and associated costs, which are not unique to the property.
- B. **Literal Interpretation.** Staff finds that the literal interpretation of the Code does not deprive the applicant of rights commonly enjoyed by other properties in the same district. The requirement to install an automatic fire sprinkler system is applied uniformly to similar structures and uses, particularly those classified as Group R-1 occupancies.
- C. **Hardship.** Staff finds that any hardship is self-created. The Fire Marshal determined that the building underwent substantial interior alterations without required permits, resulting in a Level 3 alteration that triggers compliance with current life-safety codes. Financial considerations and costs associated with bringing the structure into compliance do not constitute a valid hardship under the Unified Development Code.
- D. **Special Privilege.** Staff finds that granting the requested variance would confer a special privilege by allowing the applicant to operate without required fire protection systems, which are mandated for similar properties. This would result in unequal application of the Code.
- E. **Minimum Variance.** Staff finds that the request is not the minimum variance necessary, as it seeks complete relief from the requirement to install an automatic fire

sprinkler system. The request does not propose a reduced or alternative compliance approach that would maintain equivalent life-safety protections.

- F. **Consistency with Comprehensive Plan.** Staff finds that granting the variance would be inconsistent with the general purpose and intent of the Comprehensive Plan and Unified Development Code, particularly as it relates to protecting public health, safety, and welfare. The reduction of required fire protection systems in a Group R-1 occupancy presents an increased risk to occupants, adjacent properties, and emergency responders.

NOTIFICATION

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code.

1. 7 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on March 6, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received no phone calls for or against this request.

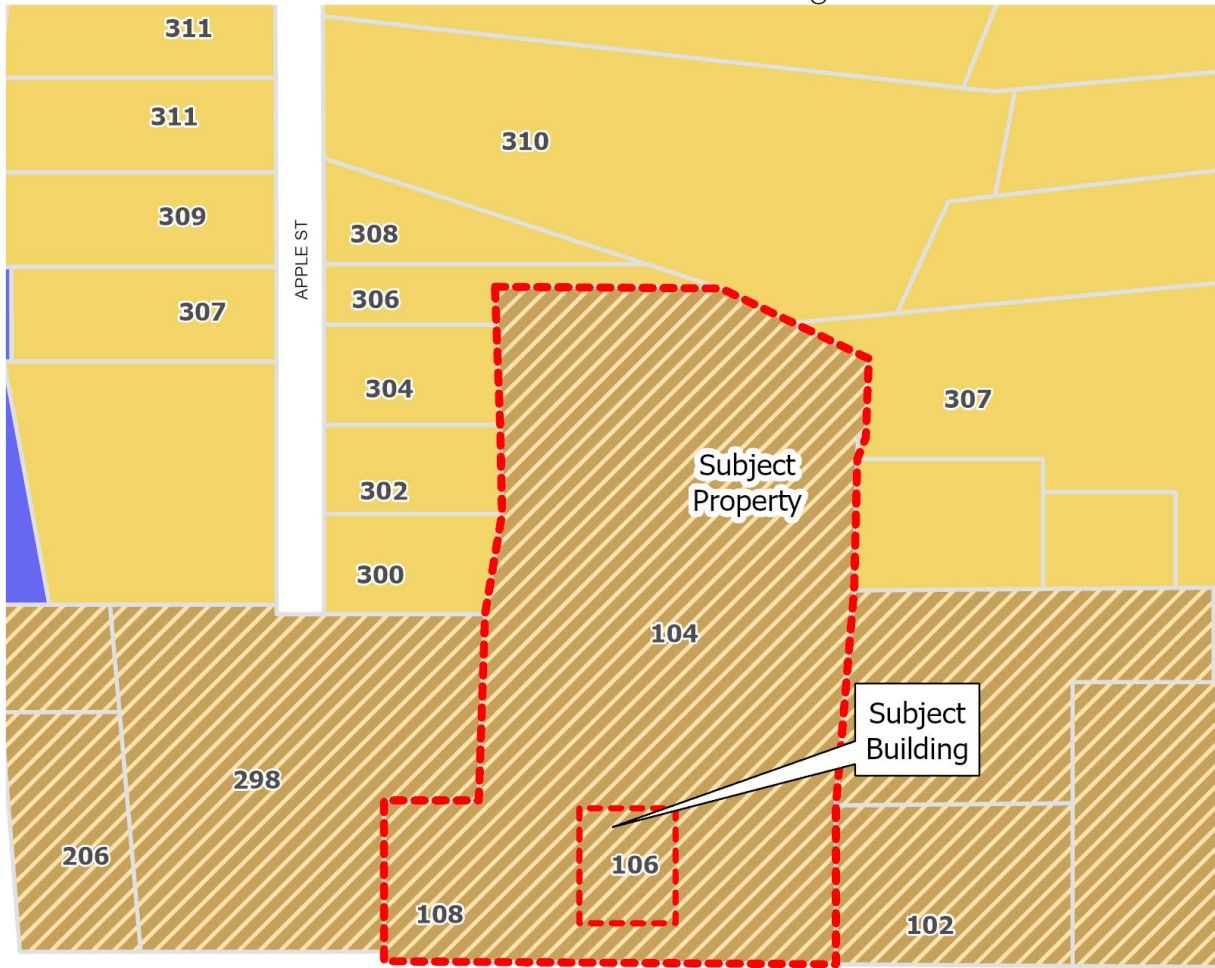
CONDITIONS OF APPROVAL

Not applicable. Staff recommends denial of the requested variance, as the request does not meet the criteria for approval in Section 3.7.1 of the Unified Development Code and would result in reduced life-safety protections inconsistent with adopted building and fire codes.

Attachment 1- VA 26-01 Aerial

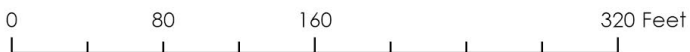
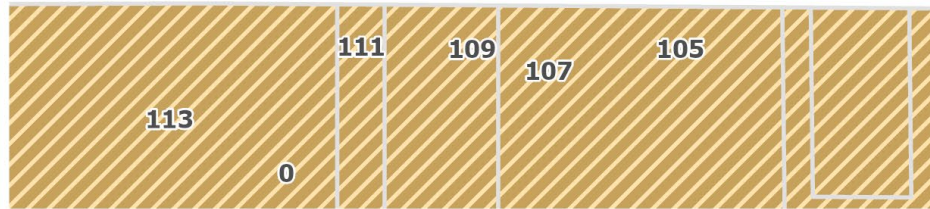


Attachment 2- VA 26-01 Zoning



DR MARTIN
LUTHER KING
JR DR W

-  Parcels
-  S-E Special Educational
-  T-5C Corridor Form-based District
-  TN-E Traditional Neighborhood-Existing
-  Subject Property





THE CITY OF STARKVILLE
PLANNING DEPARTMENT
BOARD OF ADJUSTMENTS & APPEALS
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Board of Adjustments & Appeals
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public hearing and consideration of VA 26-02 a request for a variance to reduce the front yard setback from 25' to 15' for Lots 217 of the Country Club Estates Phase 3-E subdivision in a SD-2 zoning district.
Date: March 25, 2026

The purpose of this report is to provide information regarding a Variance request by Frank Jones for a variance to reduce the front yard setback from 25' to 15' for Lots 217 of the Country Club Estates Phase 3-E subdivision. The lot is in an SD-2 zoning district with the parcel number 106-14-013.02. Please see attachments 1- 6.

SUMMARY

The applicant is requesting a variance to reduce the required front setback from 25 feet to 15 feet in order to move the proposed house closer to the street (attachment 4). The stated reason for the request is to improve drainage conditions on the lot (attachment 5 and 6).

The slope affecting the lot was shown on the original subdivision plat and infrastructure plans. The applicant is also the developer of the subdivision and was involved in the design and construction of the infrastructure. As a result, the conditions affecting the lot were known prior to development.

All other homes on the east side of the street meet the required 25-foot front setback (attachment 3). Approval of this request would result in one home being located significantly closer to the street than others in the immediate area.

There have been two other variance requests to reduce the front yard setback for lots in the subdivision. Those two requests were for entire blocks within the neighborhood. This request is very different because it is for one lot along a street that has existing housing and houses currently being built. All of those houses are meeting the 25-foot front setback. This house would be unique in that it will be 10 feet closer to the road than any other house on the street.

One potential impact of the requested front setback reduction is a decrease in available space for required on-site parking. With a street facing garage door located only 15 feet from the front property line, there is insufficient driveway length to accommodate a parked vehicle without obstructing the sidewalk or encroaching into the public right-of-way. To address this issue, staff recommends that any approval of the variance include a condition requiring all street-facing garage doors to be set back a minimum of 20 feet from the public right-of-way. The applicant's current site plan would meet this requirement.

Based on the analysis of the criteria contained in Section 3.7.1 staff recommends denial of the request. If the variance request were to be approved, Staff recommends attaching the following condition:

1. Any front facing garage door shall be setback a minimum of 20' from the right-of-way.

If the Board of Adjustments and Appeals recommends approval or denial of the variance, the request will be forwarded to the Board of Aldermen for consideration at the April 7, 2026 meeting.

VARIANCE REQUEST FROM

The subject lot was part of a final plat process that started prior to the adoption of the Unified Development Code. Therefore, the setbacks established at the start of that process are the setbacks that are required. Section 1.11.3.A states "Any development approvals granted before the effective date of this Code in accordance with the procedures outlined in the City's previous Code, the Subdivision Regulations and/or other related regulations shall remain valid until their expiration date. Developments with valid approvals or permits may be carried out in accordance with the terms and conditions of their approval and the development standards in effect at the time of approval, provided the permit or approval is valid and has not expired." The setbacks for the subject lots as shown on the approved final plat (attachment 3) are as follows:

FRONT SETBACK: 25'

REAR SETBACK: 20'

MAXIMUM BUILDING HEIGHT: 35'

SIDE SETBACK: 10'

CRITERIA FOR VARIANCE REVIEW AND APPROVAL (Section 3.7.1)

3.7.1. Criteria for variance review and approval.

- A. **Special Conditions.** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures, and buildings in the surrounding area.
- B. **Literal Interpretation.** That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.
- C. **Hardship.** That the hardship has not resulted from the actions of the applicant.
- D. **Special Privilege.** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district.
- E. **Minimum Variance.** That granting the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- F. **Consistency with Comprehensive Plan.** That the granting of the variance will be consistent with the general purpose, intent, goals, objectives, and policies of the Comprehensive Plan and this code and will not be injurious to surrounding areas or otherwise detrimental to the public welfare.

STAFF ANALYSIS OF CRITERIA FOR APPROVAL

3.7.1. Criteria for variance review and approval.

- A. **Special Conditions.** Staff finds that the slope on the property does not constitute a special condition unique to this lot, as similar topographic conditions were identified and addressed during the subdivision design process.
- B. **Literal Interpretation.** Staff finds that enforcing the 25-foot front setback does not deprive the applicant of rights commonly enjoyed by other properties. All other homes on the east side of the street are meeting the same setback requirement.
- C. **Hardship.** Staff finds that the hardship is self-imposed. The applicant developed the subdivision and was aware of the lot conditions, including the slope, at the time the infrastructure and plat were designed.
- D. **Special Privilege.** Granting this variance would allow the applicant to construct a home closer to the street than any other home on the east side of the street, which would constitute a special privilege not granted to other property owners in the same area.
- E. **Minimum Variance.** Staff finds that the requested reduction of 10 feet is not the minimum necessary, as the lot can still be reasonably developed in compliance with the required setback.
- F. **Consistency with Comprehensive Plan.** Staff finds that the request would disrupt the established development pattern along the east side of the street and is not consistent with maintaining a uniform streetscape.

NOTIFICATION

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code.

1. 13 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on February 21, 2026.
3. A sign was posted on the property in a conspicuous location.

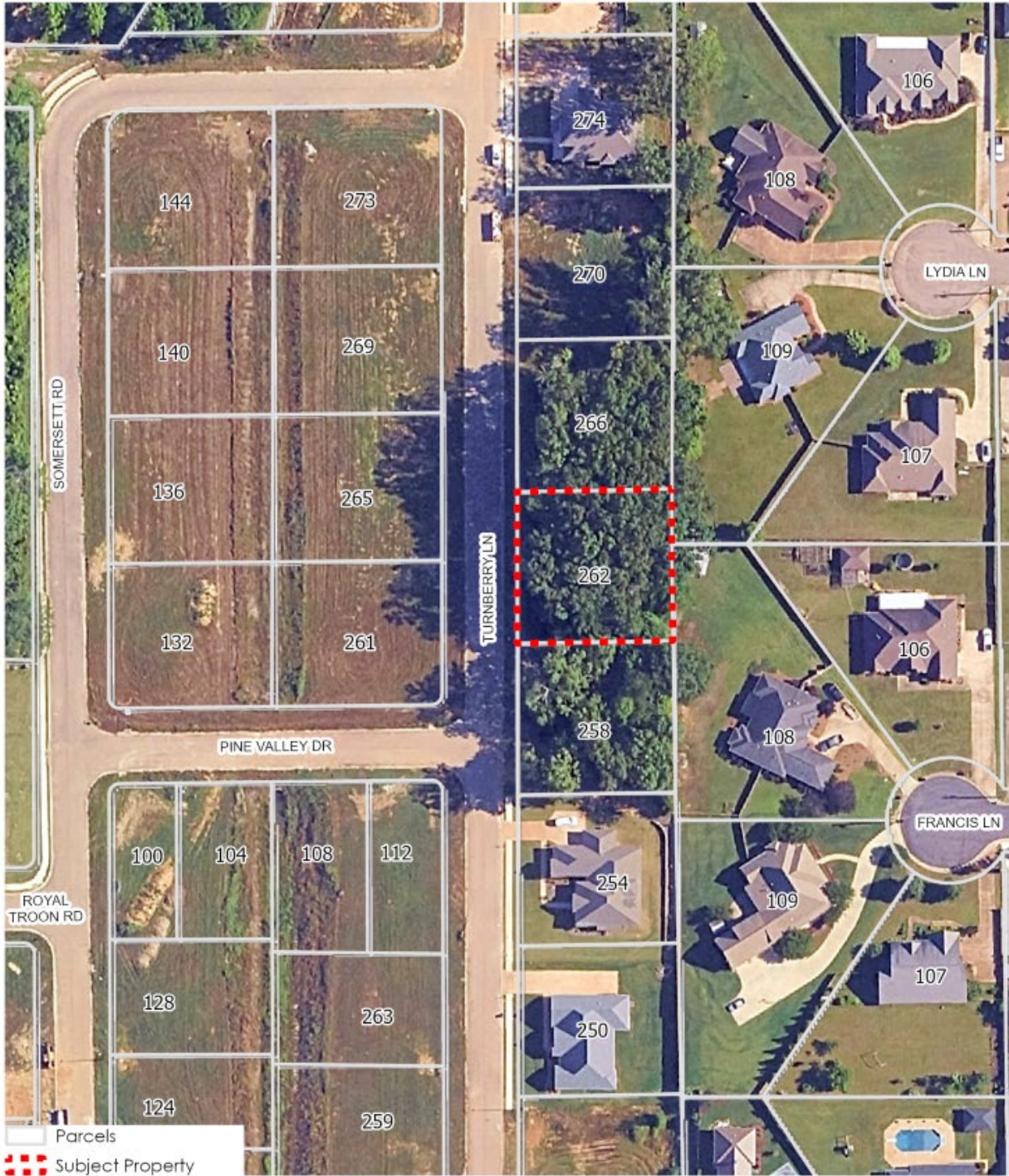
As of this date, the Planning Office has received no response to the notification.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a variance by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, and successors. The following conditions of approval are recommended by the Planning Department:

1. Any front facing garage door shall be setback a minimum of 20' from the right-of-way.

Attachment 1- VA 26-02 Aerial







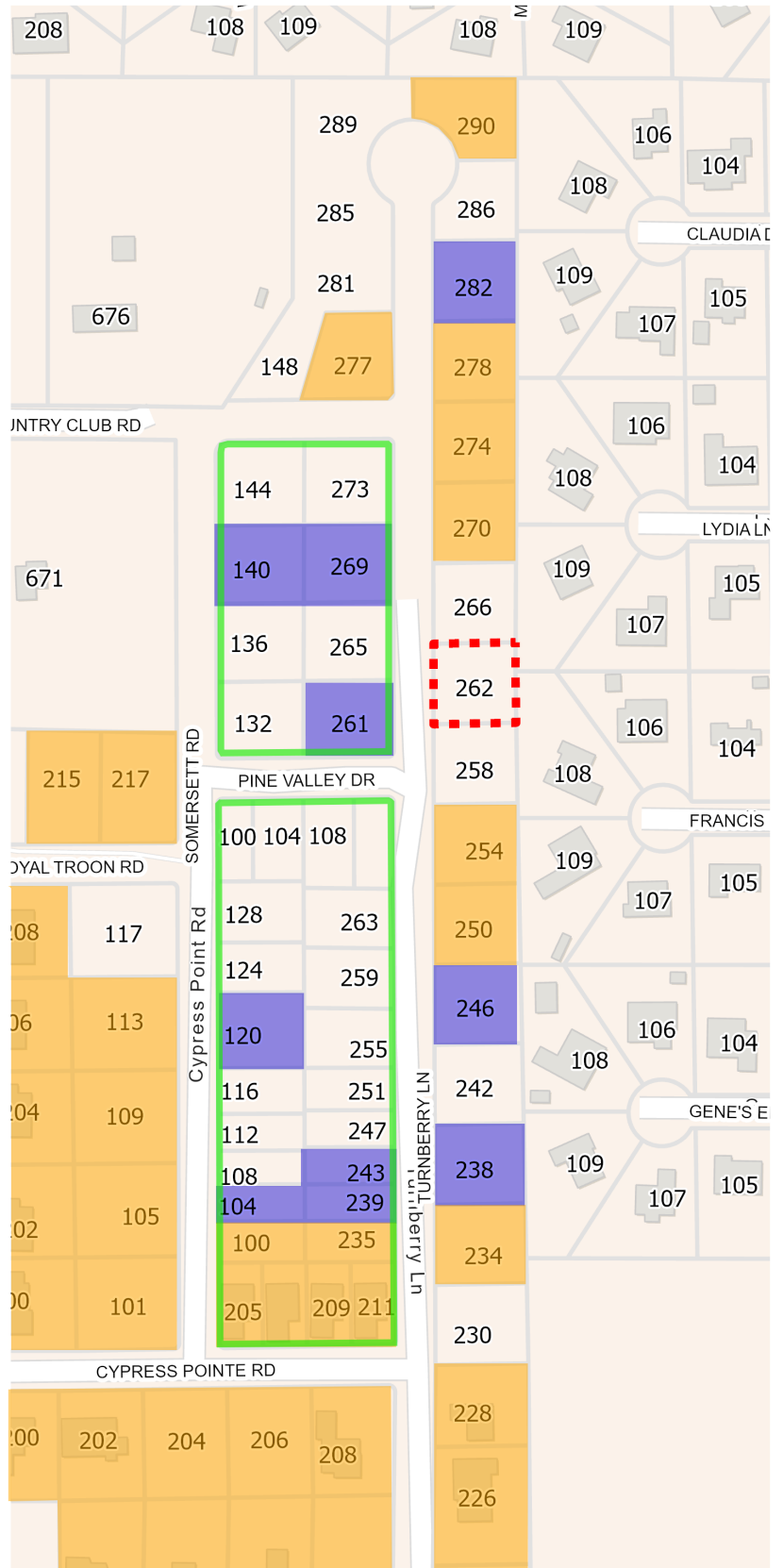
HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 2- VA 26-02 Zoning



Attachment 3- Completed and Under Construction House Lots

-  Completed Houses
-  Under Construction
-  Previous Variances
-  Subject Property



Attachment 4- Site Plan

FRAN

COUNTRY CLUB ESTATES
STARKVILLE MS
LOT #12 213



TURKIDERRY LANE

PLOT PLAN

1" = 20'

Attachment 5- Engineering Letter



206 OLD WEST POINT RD.
STARKVILLE, MS 39759
PHONE 662-323-2296
SPRINGERMS@BELLSOUTH.NET

February 24, 2026

Frank Jones
franktjones58@gmail.com

**RE: LOTS 216, 217, 218
COUNTRY CLUB ESTATES**

Dear Mr. Jones:

After review of the above referenced lots and house plans, I would recommend locating these houses as close as possible to the front set back line. Adequate drainage should be maintained around the structure given the expansive soils in the vicinity of Starkville. Providing surface drainage with the limited space available and the surrounding topography will be difficult if these houses are centered on these lots.

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

Sincerely,

A handwritten signature in blue ink that reads 'Holland Cox'.

Holland Cox, P.E.
SPRINGER ENGINEERING, INC.

HC/rr

Attachment 6- Application

VARIANCE APPLICATION
 City of Starkville
 110 West Main Street
 Starkville, MS 39759
 Ph:662.323.2525
 Email: planning@cityofstarkville.org



APPLICANT'S INFORMATION

Name: Frank Jones **Phone:** 662-769-8115
Company: Frank Jones Development LLC
Name: _____
Email: franktjones58@gmail.com
Address: 230 King Richard Road, Starkville, MS 39759

PROPERTY OWNER'S INFORMATION (IF NOT APPLICANT)

Name: Frank Jones **Phone:** 662-769-8115
Email: franktjones58@gmail.com
Address: 230 King Richard Road, Starkville, MS 39759

PROPERTY INFORMATION

Property Address: 262 Turnberry Lane, Starkville, MS 39759
Parcel Number: 106-14-013.02 **Current Zone District:** SD-2

PROJECT INFORMATION

Project Name: Frank Jones Development

Project Description:

Lot 217 in Country Club Estates - Phase 3E located within the City of Starkville, Oktibbeha County, Mississippi as shown on the Subdivision Plat filed September 26, 2022 and recorded on Slide 359B in the office of the Chancery Clerk of Oktibbeha County, Mississippi.

We would like to move the houses for this lot forward 10 feet due to the steep slope located on the back of the lot. After talking with our engineer, the drainage on this lot would be much easier to control by moving the house forward 10 feet. After moving it forward, there would still be 30+ feet from the back of the curb to the front of the house. This would also increase the rear set back tot 30+ feet from 20, thus the extra 10 feet would give us ample room to optimize drainage. See attached letter from engineer.

Applicant's Signature: Franklin T Jones
Date: 02/25/2026

Property Owner's Signature: Franklin T Jones
Date: 02/25/2026