

I am requesting records related to zoning land use classifications for the following properties:

- Parcel # 108522140 0000200 (2875 Stanton Road S)
- Parcel # 108515000 0000700 (2400 Stateline Road W)
- Parcel # 108522120 0000200 (Bob Pelts Industrial Park Sec B Lot 2)
- Parcel # 108522000 0001400 (2650 Stanton Road)
- Parcel # 108522000 0001401 (2650 Stanton Road)
- Parcel # 108521000 0001400 (3240 Stanton Road)
- Parcel #
- Any additional parcels acquired, developed, or approved for use by xAI, MZX Tech LLC, or affiliated entities since January 1, 2023

1. For 2875 Stanton Road S Parcel # 108522140 0000200: Complete zoning history and all zoning-related applications from January 1, 2000 to present, including:

- Current and past zoning classifications
- Zoning overlays
- Zoning variances
- Any conditional or special use applications, permits, or statuses assigned
- Any submitted applications for rezoning

For all other parcels:

- The same documents as listed above, from January 1, 2023 to present.

2. Public Notice and Community Input

- Any public notices or notification letters issued for zoning actions involving these parcels.
- Any records of waived notice requirements

If any portion of this request is unavailable, does not exist, or is exempt from disclosure, please inform me in writing and specify the reason for nondisclosure. I am requesting that these records be provided electronically, if possible

I am requesting access to and copies of any and all records, documents, or correspondence from January 1, 2022 to present that pertain to:

1. Any signed or proposed Non-Disclosure Agreements (NDAs) or other confidentiality or non-disparagement agreements involving the City of Southaven, any elected or appointed city official, or city staff member, and any of the following entities or individuals:
  - MZX Tech LLC
  - xAI
  - ET SOUTHAVEN V LLC
  - Olymbec USA LLC
  - Olymbec Southaven LLC
  - Trinity Consultants
  - Any other contractors, agents, or subsidiaries acting on behalf of the above entities in connection with the facility located at or near 2875 Stanton Road, 2400 Stateline Rd, or other associated parcels
2. Any records documenting the existence of such agreements, even if the full content is exempt from disclosure.

If any responsive documents are withheld in whole or in part, please cite the specific exemption(s). I am requesting that these records be provided electronically, if possible. If any portion of this request is unclear or overly broad, I am happy to work with you to narrow or clarify the request.

Thank you for your time and assistance.

City has no record of NDA.  
on file.

**Kayla Pearson**

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**Subject:** Public Record Request- 2875 Stanton Road

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**From:** Debbie Bounds

**To:** Kayla Pearson

**Subject:** RE: Public Record Request- 2875 Stanton Road

I have no records pertaining to the record's request for 2875 Stanton Road.

*Debbie Bounds  
City of Southaven  
Planning and Development  
8710 Northwest Dr. | Southaven, MS 38671  
Office 662-393-0111  
[dbounds@southaven.org](mailto:dbounds@southaven.org)*



**Kayla Pearson**

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**Subject:** Public Record Request- 2400 Stateline Road West

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**From:** Whitney Choat

**To:** Kayla Pearson

**Subject:** Public Record Request- 2400 Stateline Road w

This site is an existing warehouse with storage and distribution with GXO. The proposed use of a data center involves storage of chips and shelving so there is not a secondary site plan approval process. It is my understanding that they may have some work to be done on the rear of the site but we have not gotten to that stage just yet. They are in the process of submitting plans to the building department for the interior build out but I am not sure if that has happened yet. Land disturbance permits are for sites that are planning to do dirt and grading work and due to this being an existing site with parking and a building already, there is not process needed for a land use permit. Until they submit plans, we will not have a GC named but that will come from the details provided by Ashlyn or Mary.

Regards,

Whitney S. Choat-Cook, AICP  
Director of Planning and Development  
City of Southaven

## Kayla Pearson

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**Subject:** FW: Public Record Request-

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**From:** Kayla Pearson

**Sent:** Thursday, January 22, 2026 4:08 PM

**To:**

**Cc:** Ashley Ford <aford@southaven.org>

**Subject:** Public Record Request-

Good afternoon,

Your public records request has been partially filled. We will need an additional 7 business days to completely fill this request. This is only the time allotted, not a determined time it will take to be filled. I will be in contact as soon as this request is completed.

Thank you for your patience and have a great rest of your day

*Kayla Pearson*  
*Deputy Clerk*



*City Clerk's Office | City of Southaven*

*8710 Northwest Drive | Southaven, MS 38671 | [kpearson@southaven.org](mailto:kpearson@southaven.org)*

*Office: 662.280.6554 | Fax: 662-280-6556 | [www.southaven.org](http://www.southaven.org)*

\* requested 7 additional  
business days \*  
New Deadline:   
2-2-26