



**FOR OFFICE USE ONLY**

RECEIVED

FEB 29 2024

City of Jackson  
City Planning Administration

**CASE NO.:** 4253

**Ward #:** 2

**CITY OF JACKSON, MS**  
**Application for Zoning Action**  
 Application Must Be Signed By Owner of Property

**I. Please choose one or more of the following Zoning Action Requests:**

\_\_\_ Rezoning From \_\_\_ To \_\_\_ ||  Use Permit || \_\_\_ Special Exception || \_\_\_ Variance(s)

**II. Subject Property Address:** 4456 West Northside Drive, Jackson, MS 39209

*(Street number and name or description of location if property is a vacant lot)*

**Current Zoning for property:** C3

**Tax Parcel Number:** 803-5, 803-5-2, 803-5-3, and 803-10. The

**III. Size of Property:** Lot Frontage 131 feet  
 Lot Depth \_\_\_\_\_ feet  
 Square footage/Acres 4.72 acres  
 Improved or Unimproved? Improved  
 If improved, number of existing buildings? 5  
**Use of buildings:** Residential  Commercial Industrial

**IV. Purpose for requested Zoning Action: (Brief Description)**  
We would like to also use the property to provide emergency shelter for victims of domestic violence, sexual assault, dating violence and stalking.

**V. Are there any City Code Violations on this property?** No  
*If yes, please give details and dates of violations:*

**VI. Are there any Restrictive Covenants?** No *If yes, please attach copies of Covenants.*

**VII. Has there been any Zoning Action filed on this property in the past?** No  
*If yes, please attach copies of agency findings and decisions.*

**APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE** to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3<sup>rd</sup>) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

**DECLARATION:**

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

The above information is true, and complete to the best of my knowledge.

*[Signature]*  
Applicant's Signature

*[Signature]*  
Property Owner's Signature

**WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at**

4456 West Northside Drive, SA Jackson, Mississippi

On this the 28 day of February, 20 24.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

**Personally came and appeared before me, the within named:**

*[Signature]*

*[Signature]*

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the** 28<sup>th</sup> **day of**

February, 20 24.

**MY COMMISSION EXPIRES:**  
2/18/2027

*[Signature]*  
NOTARY PUBLIC





P.O. BOX 1243, Brandon, MS 39043  
769-208-8166

### Statement of Intent

Dear Sir or Madame:

This letter serves as notification that Carter's Compassionate Transitional and Supportive Housing dba Hagar's House is requesting a use permit at our property, 4456 West Northside Drive, Jackson, MS 39209, to provide emergency shelter services for women with and without children who are homeless because of fleeing from domestic violence, sexual assault, dating violence and stalking. We want to provide this housing in conjunction with the transitional housing services that we are currently providing for victims of intimate partner violence. Domestic violence is one of the leading causes of women and children becoming homeless. In addition, there is presently only one emergency shelter in Jackson that is providing domestic violence and abuse shelter programming. Therefore, adding our emergency shelter is going to aid the public need for more safe havens for victims of domestic violence, sexual assault, dating violence, and stalking.

Sincerely,

A handwritten signature in cursive script that reads "Aleicha Carter".

Aleicha Carter, LPC-S  
Founder and Executive Director

Email: [cctash2018@gmail.com](mailto:cctash2018@gmail.com); Website: [carterscompassionate.org](http://carterscompassionate.org)



**CITY OF JACKSON, MS**  
**Application for Zoning Action**  
**Application Must Be Signed By Owner of Property**

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 FEB 28 2024  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4254  
**Ward #:** 5

**I. Please choose one or more of the following Zoning Action Requests:**

     Rezoning From      To      ||  Use Permit ||      Special Exception ||      Variance(s)

**II. Subject Property Address:** 2365 W Highway 80  
JACKSON, MS 39204  
*(Street number and name or description of location if property is a vacant lot)*

**Current Zoning for property:** C80-C2

**Tax Parcel Number:** 02200 - 00008 - 000001

**III. Size of Property:** Lot Frontage 235.52 feet  
 Lot Depth 257.0 ± feet  
 Square footage/Acres 52,388 1.2 AC  
 Improved or Unimproved? IMPROVED  
 If improved, number of existing buildings? 1  
**Use of buildings:** Residential Commercial Industrial

**IV. Purpose for requested Zoning Action:** *(Brief Description)*  
PERMIT TO OPERATE A NEW FAST FOOD RESTAURANT WITH  
A DRIVE THRU WINDOW IN C80-C2 ZONED PROPERTY

**V. Are there any City Code Violations on this property?** NO  
*If yes, please give details and dates of violations:*

**VI. Are there any Restrictive Covenants?** NO *If yes, please attach copies of Covenants.*

**VII. Has there been any Zoning Action filed on this property in the past?** NO  
*If yes, please attach copies of agency findings and decisions.*

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The above information is true, and complete to the best of my knowledge.

[Signature]  
Applicant's Signature

PEREGRINE REKTY, LLC  
BY: [Signature]  
Property Owner's Signature  
MANJOT GILL

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at  
2365 W. Hwy 80 Jackson, Mississippi

On this the \_\_\_\_\_ day of FEBRUARY, 2024.

STATE OF ~~MISSISSIPPI~~ FLORIDA  
COUNTY OF ~~HINDS~~

Personally came and appeared before me, the within named:

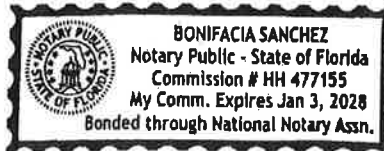
Manjot Gill

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26<sup>th</sup> day of Feb, 2024.

MY COMMISSION EXPIRES:  
01/03/2028

[Signature]  
NOTARY PUBLIC





**ST. JOHN**  
& ASSOCIATES

Jack's Family Restaurant  
Jackson, Mississippi  
February 21, 2024

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## **Statement of Intent**

Jack's Family Restaurant is eager to serve the community of Jackson, Mississippi with dine-in and drive-thru services. The Use Permit Request in hand includes the approval of a drive-thru window on the proposed restaurant detailed in this submission. The proposed development is located at northern portion of the site for the former Metro Inn complex. For more than ten years, the property has been vacant and fallen into a state of disrepair. Necessary steps have been taken to ensure this proposed development will uphold the character of existing, adjacent developments. Means of entry onto the site are being improved to warrant efficient traffic flow. Approval of this request would allow Jack's Family Restaurant to bring additional value to the City of Jackson by adding diversity in dining services along Highway 80. The proposed project complies with the city's existing comprehensive plan and will provide a benefit to the general public, without detriment to the surrounding properties.