



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

FOR OFFICE USE ONLY
<b>RECEIVED</b>
MAY 10 2024
City of Jackson City Planning Administration
CASE NO.: <u>4256</u>
Ward #: <u>5</u>

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

Rezoning From R-4 To C-1A ||  Use Permit ||  Special Exception ||  Variance(s)

**II. Subject Property Address:** 1254 Macon Street, Jackson, Mississippi 39209  
and Parking Lot located across the street  
*(Street number and name or description of location if property is a vacant lot)*

Current Zoning for property: <u>R-4</u>
Tax Parcel Number: <u>159</u> <u>173</u> <u>159</u> - <u>177</u> - <u>1</u>

**III. Size of Property:** Lot Frontage 50 feet  
Lot Depth 140 feet  
Square footage/Acres 0.49 acres  
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)*  
To operate a Neighborhood Restaurant and to utilize the paved vacant lot across the street as off-street parking

**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.

Roy L. Dixon, Jr.  
Applicant's Signature

Roy L. Dixon, Jr.  
Property Owner's Signature

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

1254 Macon St, Jackson, Ms 39209 Jackson, Mississippi

On this the 30th day of April, 20 24.

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Roy L. Dixon, Jr.

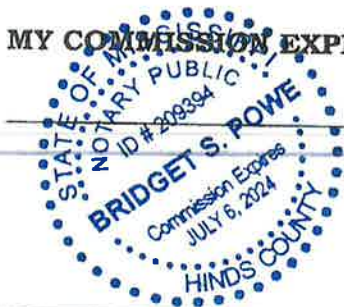
Roy L. Dixon, Jr.

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 30th day of April, 20 24.

MY COMMISSION EXPIRES:

Bridget J. P.  
NOTARY PUBLIC



Roy L. Dixon, Jr.  
Maxine's Old Country Kitchen  
1254 Macon Street Jackson, Mississippi 39209

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**Statement of Intent**

Dear City of Jackson Planning Committee:

I am writing to formally request a C-1A (Restricted Commercial) rezoning with a use permit to maintain operations of Maxine's Old Country Kitchen, and a Use Permit for the parking located across the street, both which are located in a residential area.

As the owner of Maxine's Old Country Kitchen located at 1254 Macon Street, Jackson, Mississippi, I would like to continue operating my establishment in its current location. Our restaurant has been an integral part of the community for 30 years, providing residents with a unique dining experience and contributing to the local economy.

While I understand that zoning regulations typically prohibit commercial activities in residential areas, I believe that granting this exception is justified for the following reasons:

1. Community Support: Our restaurant has received overwhelming support from the local community. Many residents have expressed their appreciation for the dining options we provide, as well as the positive impact we have on the neighborhood's vibrancy.
2. Economic Benefit: Our restaurant has created job opportunities for local residents. By allowing us to continue operating, we can continue to contribute to the local economy and provide employment opportunities.
3. Minimal Disruption: Our restaurant operates during limited hours and strictly adheres to noise control regulations. We have also implemented measures to minimize traffic congestion and ensure the safety and security of our patrons and neighboring residents.
4. Unique Offering: Our restaurant offers specialized southern cuisine that is not readily available in other establishments within the vicinity. By maintaining our presence in the neighborhood, we provide residents with a unique dining experience that enhances the local culinary scene.

In light of these reasons, I kindly request the City Planning Committee to consider granting a rezoning from residential, to allowing us to maintain our restaurant in the residential area. We are committed to working closely with the community and adhering to any additional conditions or requirements set forth by the committee to ensure the harmonious coexistence of our establishment with the residential neighborhood.

Thank you for your time and consideration. I look forward to the opportunity to discuss this matter further and provide any additional information that may be required.

Sincerely,

/s/ Roy L. Dixon, Jr.

Roy L. Dixon, Jr., Applicant

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