



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
APR 05 2024  
City of Jackson  
City Planning Administration

**CASE NO.:** 4255  
**Ward #:** 4

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

Rezoning From C80-C2 to C80-R4 To      ||  Use Permit ||  Special Exception ||  Variance(s)

**II. Subject Property Address:** 0 Highway 90

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

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

**Tax Parcel Number:** 820 - 955 -     

**III. Size of Property:**

Lot Frontage 670 feet  
Lot Depth 782 feet  
Square footage/Acres 9.0  
Improved or Unimproved? Unimproved  
If improved, number of existing buildings?       
**Use of buildings:** Residential Commercial Industrial

**IV. Purpose for requested Zoning Action: (Brief Description)**

to allow for the construction of a 34 unit multi-family apartment complex

**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 (3rd) 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.

D - S -  
Applicant's Signature

[Signature]  
Property Owner's Signature

**WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at**  
0 Hwy 90 Jackson, Mississippi

On this the 20 day of March, 2024.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

David Strange Russell Bourland

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** 20th **day of** March, 2024.

**MY COMMISSION EXPIRES:**  
6/14/28

Tabatha Rivers  
NOTARY PUBLIC



# Statement of Intent

Parcel Number 820-955 contains 9 acres more or less located on Hwy 80 approximately 500 feet east of Shaw Road and abutting Park Wind Apartments. The subject parcel is owned by Trico Investments, LLC and is under an option to purchase by Rowanoak Development for the purpose of developing a 34 unit multifamily apartment complex. The total development cost is \$8,000,000.00 and will provide much needed affordable housing as well as sales and property tax to the City of Jackson.

For reasons unknown the Hinds County Tax Assessor has the parcel divided into two tracts of land one which appears to be .5 acres( although it says 6 acres) and another that appears to be 8.5 acres( although it says 9 acres) but both tracts have the same parcel number: 820-955. Upon information and believe the City of Jackson GIS mapping for Zoning utilized this same data set and also showed the tract as two parcels same as above. For some inexplicable reason the City of Jackson GIS zoning map showed the smaller parcel of being zoned C80-R4 while the larger portion was zoned C80-C2, again this is one parcel and not two. Additionally, once a zoning confirmation was requested on the subject parcel, a zoning determination letter was issued by the City of Jackson without regard to the portion showing as C80-R4 and thereafter the GIS map was amended to now show both portions zoned C80-C2 without notice of any such change.

Rowanoak Development had checked the GIS zoning map in negotiating to acquire the subject property and had concluded based upon the then available GIS mapping the subject property was zoned C80-R4 which allowed multifamily developments. However, given the conflicting zoning classifications, previously published on the GIS mapping tools and to clarify the zoning , Rowanoak Development is requesting the entirety of parcel 820-955 be rezoned to C80-R4 to allow for the development of the Apartment complex as described above. This zoning is consistent with existing zoning in the area as the adjacent parcel is zoned C80-R4 with remaining properties being large undeveloped tracts of land zoned C80-C2.