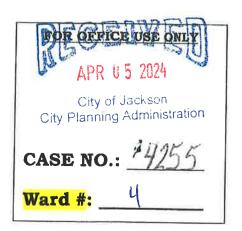
THIS IS THE CASE FOR THE MAY 22, 2024 PLANNING BOARD MEETING @ 1:30 - 1 CASE #4255



CITY OF JACKSON, MS

Application for Zoning Action Application Must Be Signed By Owner of Property



Rezoning Fro	se one or more of the following Zoning Action Requests: (30-C2 to C30-R4) mTo Use Permit Special Exception Variance perty Address:O Hishway 20
(St	reet number and name or description of location if property is a vacant lot)
[•	Current Zoning for property:
	Tax Parcel Number: 820 - 955 -
III. Size of Prope	Lot Frontagefeet Lot Depthfeet Square footage/Acres
V. Purpose for re	equested Zoning Action: (Brief Description) for the Controvion of a 34 unit moltificanty complex
. Are there any	City Code Violations on this property?
I. Are there any	Restrictive Covenants? NO If yes, please attach copies of Covenants.
II. Has there be	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
Applicant's Signature	All M. Maneres Member
	Property Owner's Signature
WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
0 Hwy 30	Jackson, Mississippi
On this the 22 day of	
STATE OF MISSISSIPPI COUNTY OF HINDS	
Personally came and appeared before me, the	within named:
	Pussell Bounland
of the subject property as described in this Zonia	ng instrument as and for their free act and deed o acknowledged to me that they are the owner(s) ng Action Application.
GIVEN UNDER MY HAND AND OFFICIAL SEAL	OF OFFICE, this the day of
March, 20,24.	1
MY COMMISSION EXPIRES:	Jabatha Kirlen
1 1 1 20 100	NOTARY PUBLIC
TABATHA RIVERS	
Commission Expires	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
June 14, 2028	
%OBACO.3	

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 and 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.