

These are the cases for our June 28, 2023 Planning Board Meeting - 5 new cases 4208 - 4212.



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

FOR OFFICE USE ONLY  
**RECEIVED**  
MAY 03 2023  
City of Jackson  
City Planning Administration  
CASE NO.: 4208  
Ward #: 7

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

Rezoning From C-3 To Cm1-1v  Use Permit ||  Special Exception ||  Variance(s)

**II. Subject Property Address:** 0 PASCAGOVA STREET

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

Current Zoning for property: C-3

Tax Parcel Number: 140 - - 3

**III. Size of Property:** Lot Frontage 226.6 feet  
Lot Depth 270.3 feet  
Square footage/Acres 0.94 acres  
Improved or Unimproved? Unimproved  
If improved, number of existing buildings?       
**Use of buildings:** Residential Commercial Industrial

**IV. Purpose for requested Zoning Action:** *(Brief Description)*  
I WANT TO PUT AN EVENT CENTER AT THIS LOCATION FOR ENTERTAINMENT

**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**

0 PASCAGOCA STREET Jackson, Mississippi

On this the 19 day of APRIL, 2023.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Selka M. Sweet

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 19 day of

April, 2023.

**MY COMMISSION EXPIRES:**

11/10/2026



[Signature]  
NOTARY PUBLIC

## LETTER OF INTENT

The area between Jackson State University and downtown in the Capitol City is one that could benefit from increase in entertainment venues, restaurants and hotels.

The history of this area which is the heart of Jackson has great potential. The Salvation Army burned down and the hill was vacant with no plans. I visualized a hub for the west side. The view is beautiful and a perfect site for seminars, reunions and weddings.

My family are lifetime residents of Jackson and much of my young years were spent picking up pecans from the trees that lined the street, spending time in the blues spots and enjoying the hot spot that are now gone.

The 1.09 acre at 0 Pascagoula Street with the proposed Inn on Tiger Hill will provide entertainment, housing and restaurant space which will benefit the center of the city. The change in zoning to recreation will allow one to have activities such as music, plays and comedy shows.

There needs to be a focal point to the area which could provide a mini convention center site. The venue planned is approximately one block from the train station. There is a major restaurant, hotel, culinary school and various offices in the area now; however, no facility geared toward bringing in tourists, residents and students. There is a need for increased recreation in the area for all to enjoy what was once there.

A zoning on the hill to recreation will enhance the area.



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 MAY 03 2023  
 City of Jackson  
 City Planning Administration  
 CASE NO.: 4209  
 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:** 590 Raymond Rd Jackson, Mississippi 39204

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

**Current Zoning for property:** C-3

**Tax Parcel Number:** 220 - 20

**III. Size of Property:**

Lot Frontage 398,374 feet  
 Lot Depth 976.29 feet  
 Square footage/Acres 108,878/9.14 ← this should be 7.87 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)**

Zoning Action is requested to use the property as a Community Sports Complex/Recreation Center

**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

[Signature]  
Property Owner's Signature

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

590 Raymond Rd. Jackson, Mississippi

On this the 3<sup>rd</sup> day of May, 2023.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Ronnie Crudup, Jr.                      Ronnie Crudup, Sr.

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 3<sup>rd</sup> day of May, 2023.

**MY COMMISSION EXPIRES:**  
Aug 4, 2026

[Signature]  
NOTARY PUBLIC





New Horizon Ministries, Inc.

May 2, 2023

To: Department of Planning & Development  
City of Jackson Zoning

### Statement of Intent

This letter serves as New Horizon Ministries, Inc. formal intent to request a Zoning-Use Permit for the property located at 590 Raymond Rd, Jackson, Mississippi. The legal description for the Parcel # 220-20 is:

BEG N/S RAYMOND RD 195 FT E OF SE COR LOT 1 HARVEY PLACE THENCE N 400 FT W 195 FT N 590.61 FT E 440 FT S 91.21 E 4 FT S 891.4 FT W 249 FT TO BEG LESS TO CITY FOR ST IN SW ¼ SW 1/4 SEC 8 T5 R1E

The subject property was initially zoned for Sam's Warehouse and is now owned by New Horizon Ministries, Inc. The applicant seeks to rezone the 110,000 square foot property to be used as a Community Sport Complex/Recreational Center identified as "The Ark" in accordance with the requirements of the City of Jackson Zoning Ordinance. Playing sports can help residents manage their physical and mental health status and stay healthy. Recreational sport facilities also provide for a boost to the local economy and bring communities together. Most importantly, "The Ark" will provide the youth residents of the community a much-needed safe place to enjoy recreational and competitive sporting events. The subject property details regarding the use proposed are provided on the site plan included with this application. Below are the responses to the required criteria from the City of Jackson zoning ordinance:

1. Whether the proposed use is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking and other uses: The proposed use is compatible with the policy and intent of the comprehensive plan within the prescribed character area relative to density, bulk and intensity of structures, parking and other uses.
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.
3. Whether the proposed use will not adversely affect vehicular or pedestrian traffic in the vicinity: The proposed use will not adversely affect vehicular or pedestrian traffic. The mix of uses and intensity of development located in the immediate area is consistent with the use proposal in this application, particularly due to the adjacency to Interstate 20. The proposed use is suitable in view of the use and development of the adjacent and nearby properties.
4. Whether the proposed use can be accommodated by existing or proposed public services and facilities including, but not limited to, water, sanitary sewer, streets, drainage, police and fire protection, and schools. All necessary utilities are available to the property: The proposed use does not require additional services and can be accommodated by existing services and facilities.
5. Whether the proposed use is in conformity with the policy and intent of the City of Jackson comprehensive plan: The proposed use is in conformity with the policy and intent of the comprehensive plan within the prescribed character area relative to density, bulk and intensity of structures, parking and other uses.
6. The proposed use will not be hazardous, detrimental, or disturbing to present surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference, or other nuisances: The proposed use will not cause an excessive or burdensome nuisance to existing properties in the vicinity.

Thank you.



**CITY OF JACKSON, MS**  
**Application for Zoning Action**  
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**FOR OFFICE USE ONLY**  
**RECEIVED**  
**MAY 04 2023**  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4210  
**Ward #:** 5

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

Rezoning From C80-C1 To C80-C3 ||  Use Permit || \_\_\_ Special Exception || \_\_\_ Variance(s)

**II. Subject Property Address:** 3301 Highway 80 W., Jackson, MS 39203

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

**Current Zoning for property:** C80-C1

**Tax Parcel Numbers:** 698-550

**III. Size of Property:**

Lot Frontage 405.8 feet  
 Lot Depth 324.95 feet  
 Square footage/Acres 1.88 acres  
 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 Have a Sports Bar & Cigar Lounge

**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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**DECLARATION:**

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

John F. Strong  
**Applicant's Signature**

\_\_\_\_\_  
**Property Owner's Signature**

**WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at**  
3301 Highway 80 W., Jackson, MS 39203

On this the 3<sup>rd</sup> day of May, 2023.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

John F. Strong

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 3<sup>rd</sup> day of May, 2023.

**MY COMMISSION EXPIRES:**

3-31-24

Kathye Easley  
**NOTARY PUBLIC**





**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.

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

\_\_\_\_\_  
Applicant's Signature

*[Handwritten Signature]*  
\_\_\_\_\_  
Property Owner's Signature

**WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at**  
3301 Highway 80 W., Jackson, MS 39203

On this the 28<sup>th</sup> day of April, 2023.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Joseph R Meach

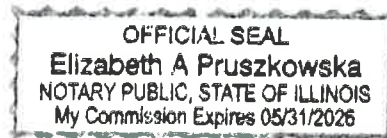
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE**, this the 28<sup>th</sup> day of April, 2023.

**MY COMMISSION EXPIRES:**

05/31/2026

*[Handwritten Signature]*  
\_\_\_\_\_  
**NOTARY PUBLIC**



## **Letter of Intent**

Boomerang Bar and Grill, LLC is a Sports Bar that will offer an entertainment venue along the Highway 80 Corridor. By occupying 3301 Hwy 80 W., it will prevent this property from becoming a blighted eye sore to the community.

Security Measures are: well lighted parking lot, security cameras inside and outside, no loitering on the premises, security guards, metal detectors, and it will be fenced in with 2 motorized gates.

Hours of Operation: Sun-Wed 11:00AM-10:00PM

Thur. 11:00AM-12AM

Fri-Sat. 11:00AM-2AM



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 MAY 05 2023  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4212  
**Ward #:** 4

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

Rezoning From C-1 To C-2 ||  Use Permit ||  Special Exception ||  Variance(s)

**II. Subject Property Address:** 4775 Old Canton Road, Jackson, MS 39211

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

<b>Current Zoning for property:</b> <u>C-1</u>
<b>Tax Parcel Number:</b> <u>511</u> - <u>538</u> - <u>1</u>

**III. Size of Property:**

Lot Frontage 131.00 feet  
 Lot Depth 120.64 feet  
 Square footage/Acres .346 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)**

The Applicant requests that 4775 Old Canton Road be rezoned from C-1 (Restricted Commercial) to C-2 (Limited Commercial) to be more consistent with the changing character of the neighborhood that is becoming more intensively commercial and to serve the public need for more properties to be zoned C-2 as well as to conform to the City's Comprehensive Plan and Future Land Use Plan and Map that show this area being zoned Community Mixed-Use District.

**V. Are there any City Code Violations on this property?**

*If yes, please give details and dates of violations:*

None known.

None

**VI. Are there any Restrictive Covenants?** known *If yes, please attach copies of Covenants.*

**VII. Has there been any Zoning Action filed on this property in the past?** None known.

*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.

\_\_\_\_\_  
**Applicant's Signature**

Scott Noblitt  
**Property Owner's Signature**

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

4775 Old Canton Road **Jackson, Mississippi**

On this the 4<sup>th</sup> day of May, 2023.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

\_\_\_\_\_  
Scott Noblitt

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 4<sup>th</sup> day of May, 2023.

**MY COMMISSION EXPIRES:**  
June 30, 2026

Christina Salazar  
**NOTARY PUBLIC**





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

[Signature]  
Applicant's Signature

\_\_\_\_\_  
Property Owner's Signature

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

4775 Old Canton Road Jackson, Mississippi

On this the 4<sup>th</sup> day of May, 2023

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Michael Kinard \_\_\_\_\_

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 4 day of**

May, 2023

**MY COMMISSION EXPIRES:**

10/15/2025



[Signature]  
NOTARY PUBLIC

## ROOTDOWN 4, LLC'S STATEMENT OF INTENT

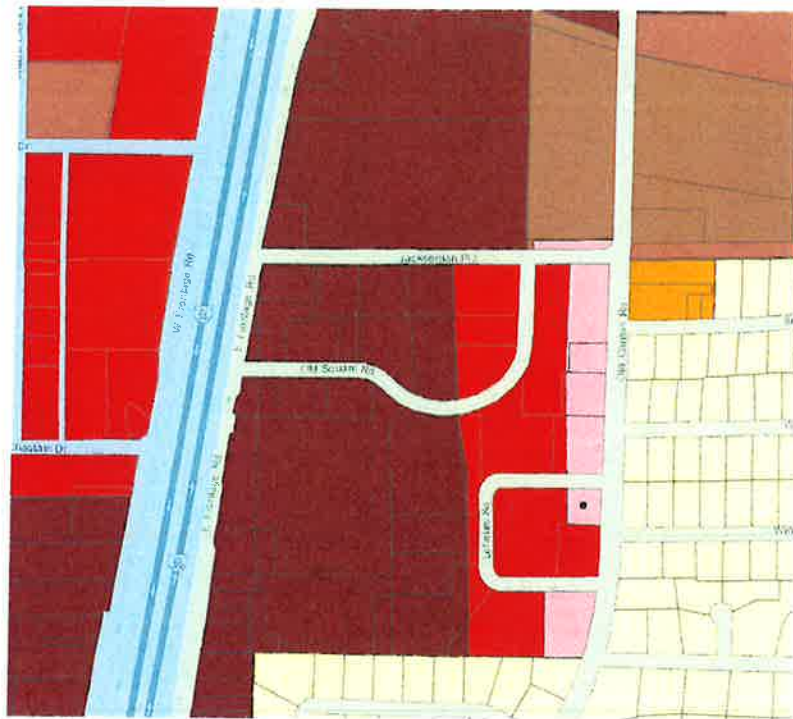
Rootdown 4, LLC is requesting that the City of Jackson rezone 4775 Old Canton Road from C-1 (restricted commercial district) to C-2 (limited commercial district). There has been substantial change in the land use character of the surrounding area that justifies rezoning the property, and there is a public need for additional property zoned C-2.

### 1. THE LAND USE CHARACTER OF THE SURROUNDING AREA HAS CHANGED JUSTIFYING REZONING TO C-2.

The subject property needs to be rezoned from C-1 to C-2 for the property to be consistent with the changing character of the neighborhood that is becoming more intensively commercial. This is especially true considering that the subject property was previously used for years as a bank by its prior owner, Valley Bank, which is not a permitted use in the C-1 zone. Personal and commercial services, which are the services provided by a bank and a medical cannabis dispensary under the City's Zoning Ordinance, are allowed in C-1A, C-2, C-3, NMU-1, and CMU-1 zones.

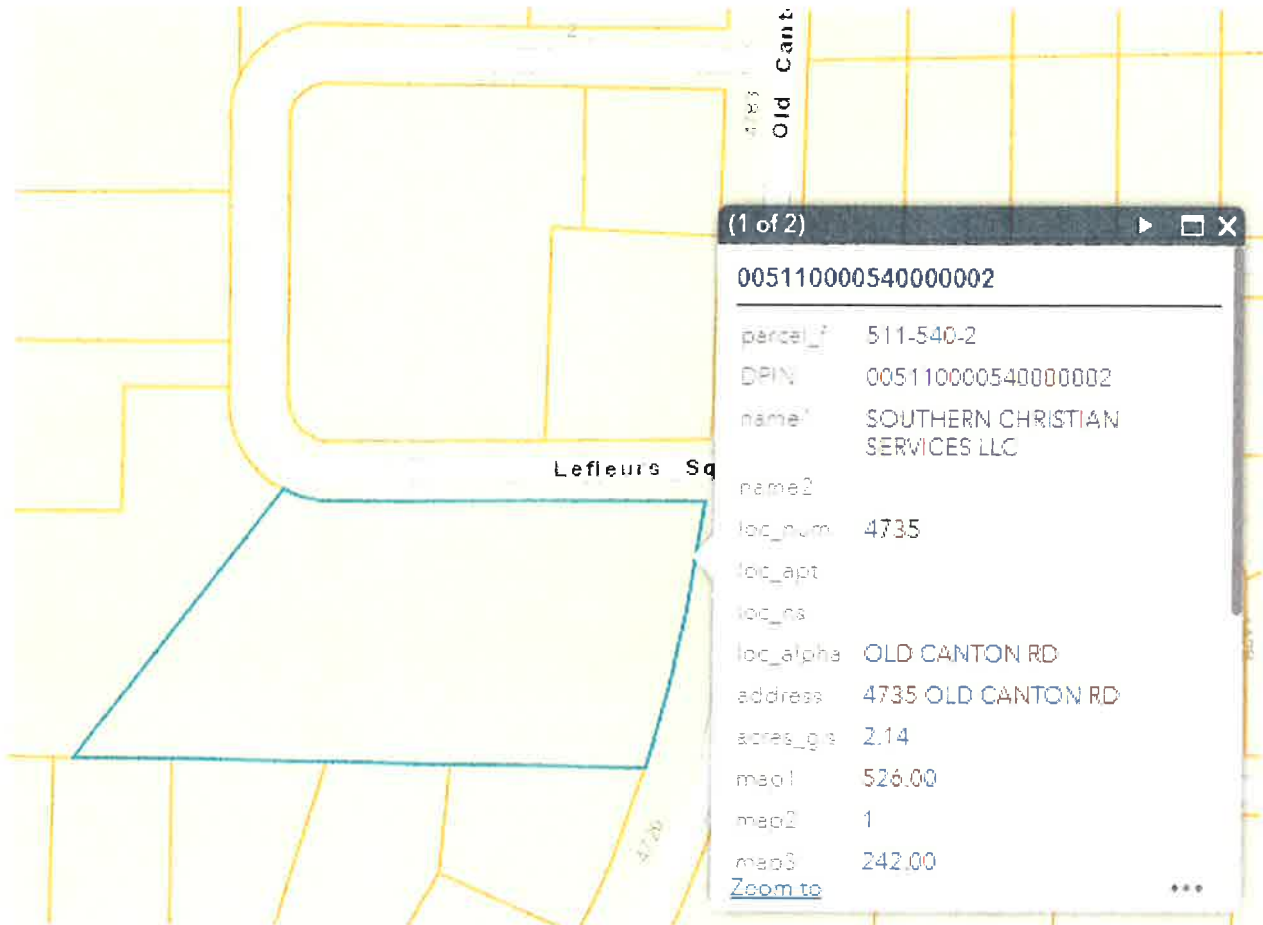
Furthermore, the subject property is already surrounded by other C-2 properties (as shown on the zoning map below in **Figure 1**) to its immediate south, west and north. In fact, there are multiple parcels fronting Old Canton Road that are split-zoned both C-1 and C-2 even though there is one building on each parcel. And there are only two parcels on Old Canton Road that are zoned solely C-1; one of them is the subject property at 4775 Old Canton Road.

**Figure 1:**



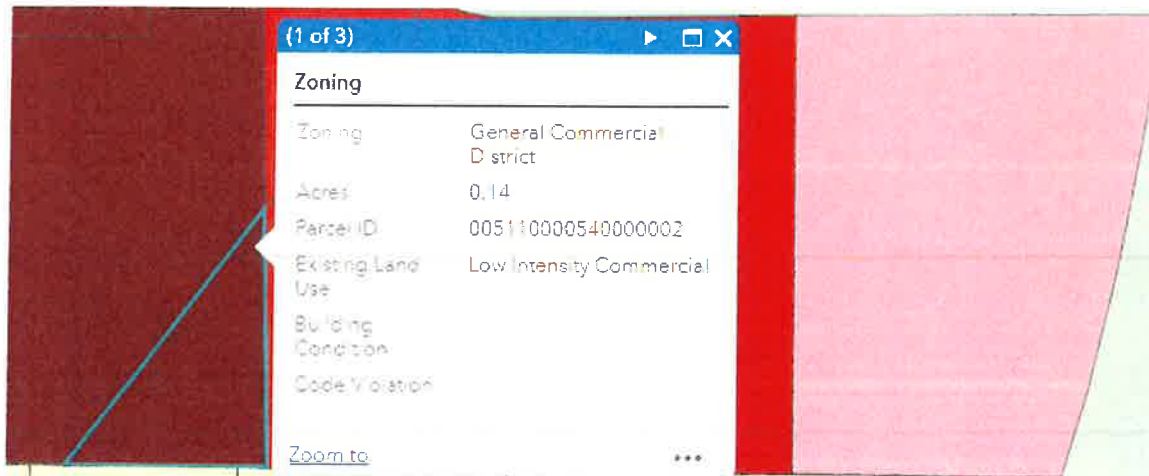
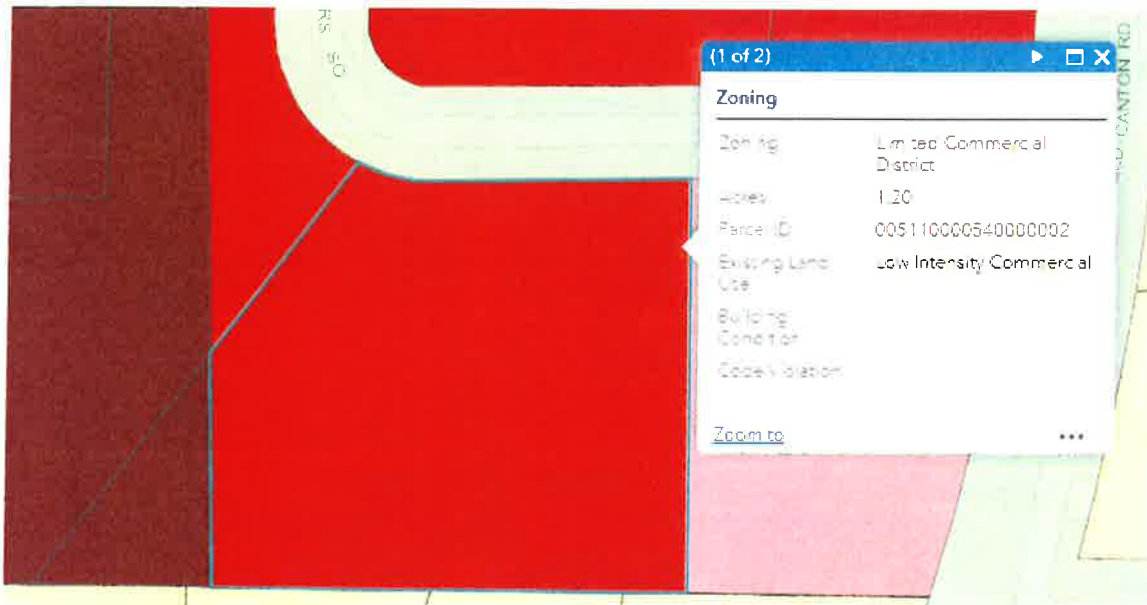
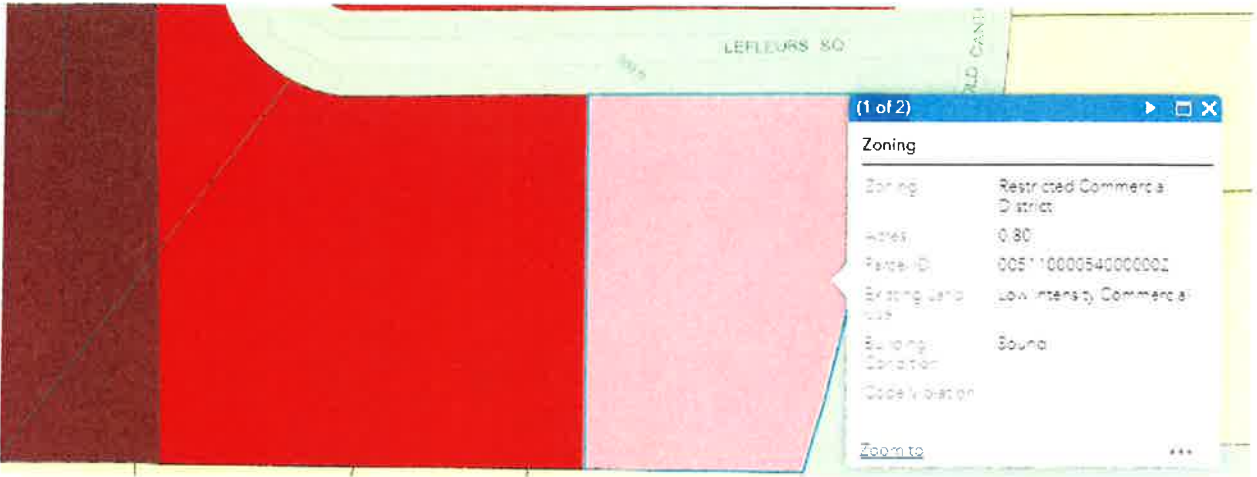
For example, as shown on **Figure 2** below, the Southern Christian Services building in the LeFleurs Square subdivision is located on one tax parcel (Parcel ID 005110000540000002).

**Figure 2:**



But the City's Zoning Map (**Figures 3a, 3b and 3c**) shows that this one parcel has three (3) different zoning classifications – the portion facing Old Canton Road is zoned C-1, and then the two western portions of this one parcel are zoned C-2 and C-3.

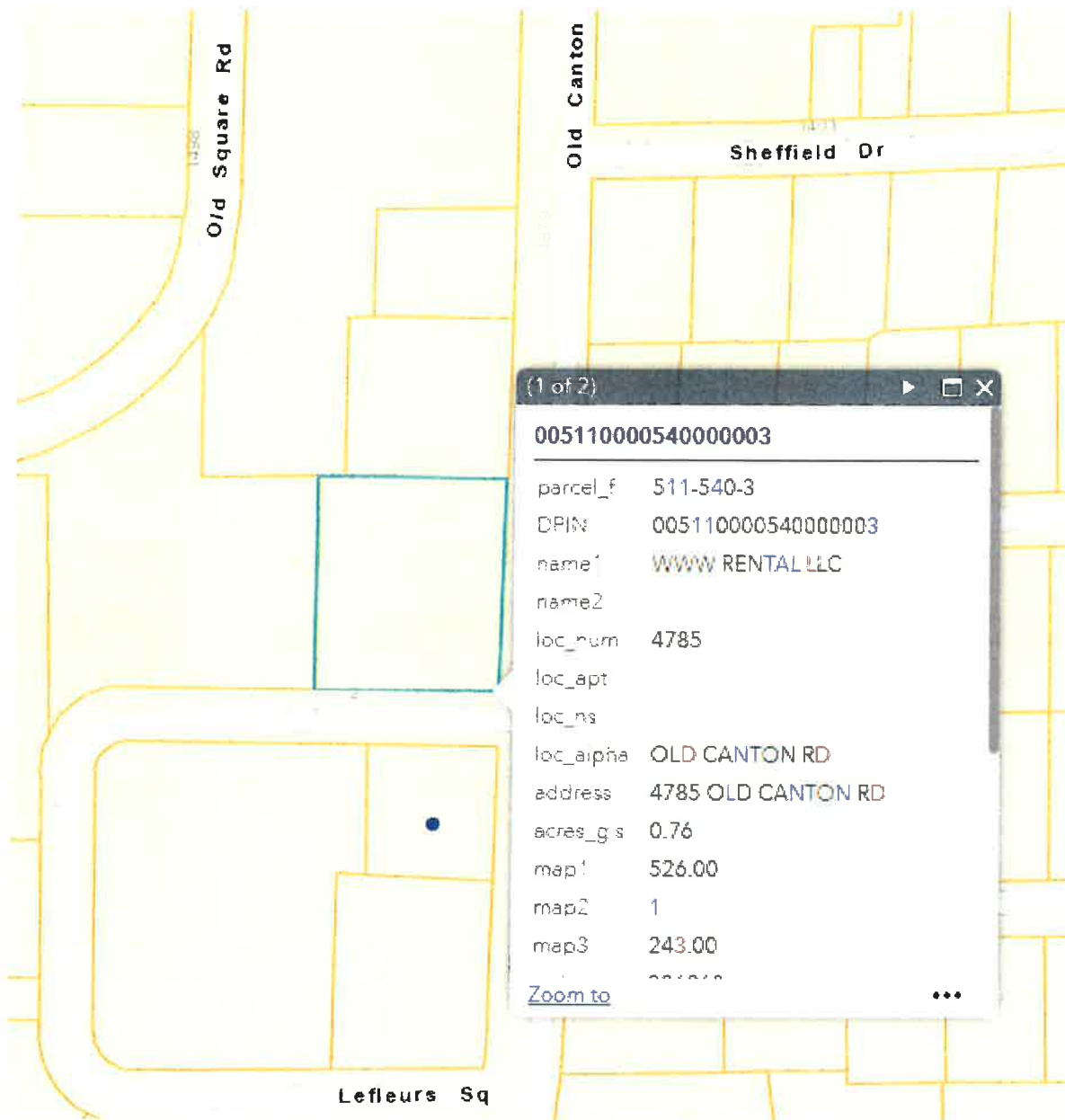
Figures 3a, 3b & 3c:





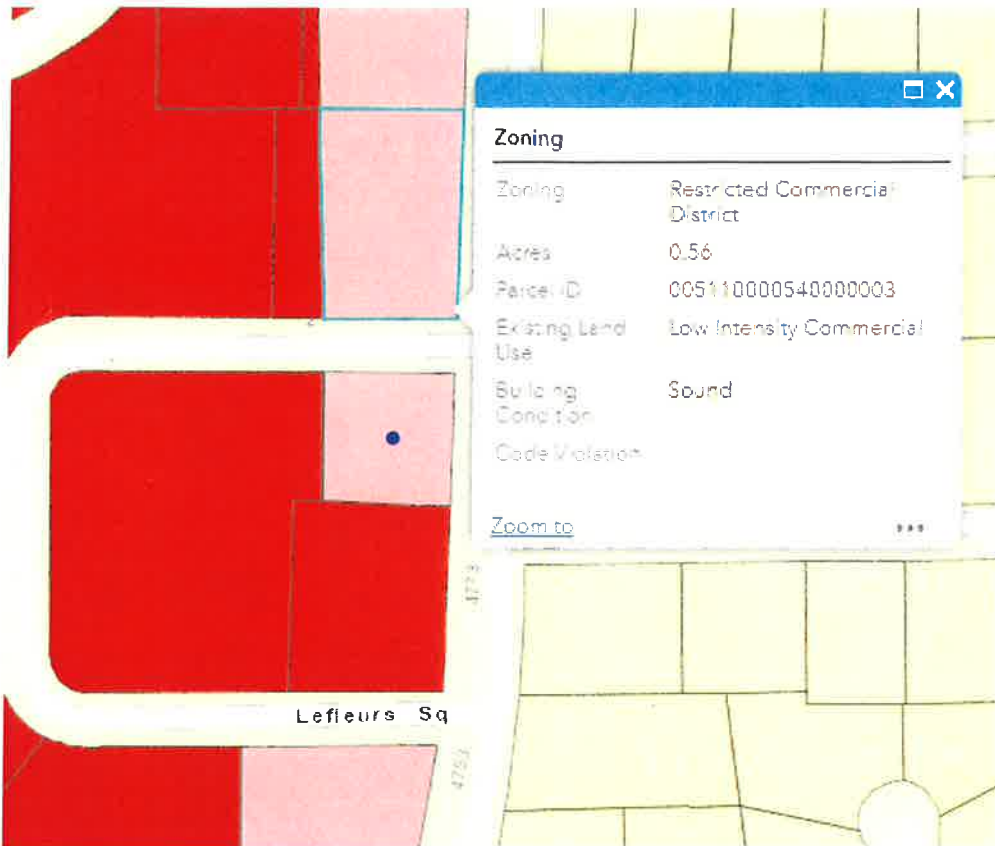
Additionally, as show in **Figure 4** below, the parcel immediately to the north (Parcel ID 005110000540000003) of Rootdown’s parcel is a single parcel with a single building.

**Figure 4:**



However, just like the Southern Christian Services parcel, this parcel is also split under the zoning map as C-1 and C-2 as demonstrated in **Figures 5a and 5b**.

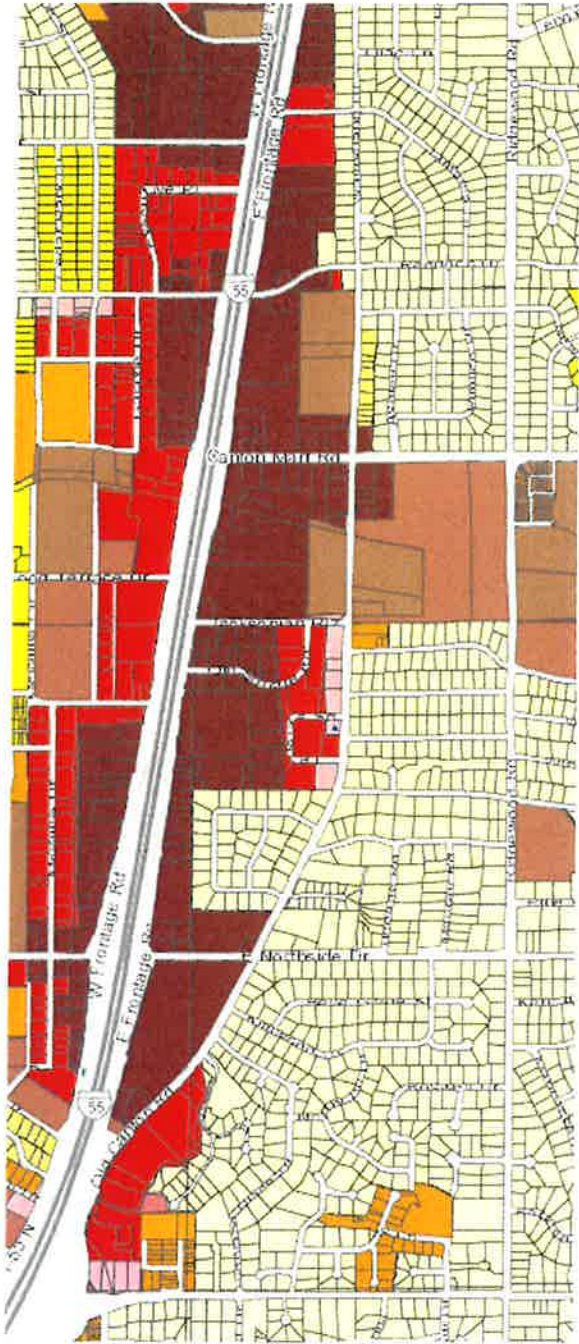
Figures 5a and 5b:



These split-zoned properties are further justification to rezone the subject property to C-2, as they are clear evidence of the changing character of the neighborhood.

The character of the area is clearly and overwhelmingly more consistent with a C-2 zoning classification. Note that the properties fronting Lefleurs Square are either entirely or partially zoned C-2. Most of the land in the immediate vicinity of the subject property on Old Canton Road, Old Square Road and Jacksonian Plaza (to the north) and west to I-55 is zoned either C-2 or C-3 (general commercial district), and the uses in this area are becoming more intensively commercial. Further to the south of the property is a residential neighborhood – Maywood Subdivision – but it is bounded on three sides by the commercial zoned areas in the LeFleurs Square area, along Northside Drive and E. Frontage Road. In fact, a review of the City’s zoning map in **Figure 6** for the area starting at Old Canton Road’s origin (at Meadowbrook and I-55 North) and continuing north across Canton Mart Road to Wayneland Drive, demonstrates unequivocally that with the exception of the Lefleurs Square area where the property proposed to be rezoned is located, all of the single-family residentially-zoned areas (yellow) on either side of Old Canton and Wayneland Drive abut or are directly across from C-2 (red) or C-3 (dark brown) zoned areas, instead of C-1 (pink).

**Figure 6:**

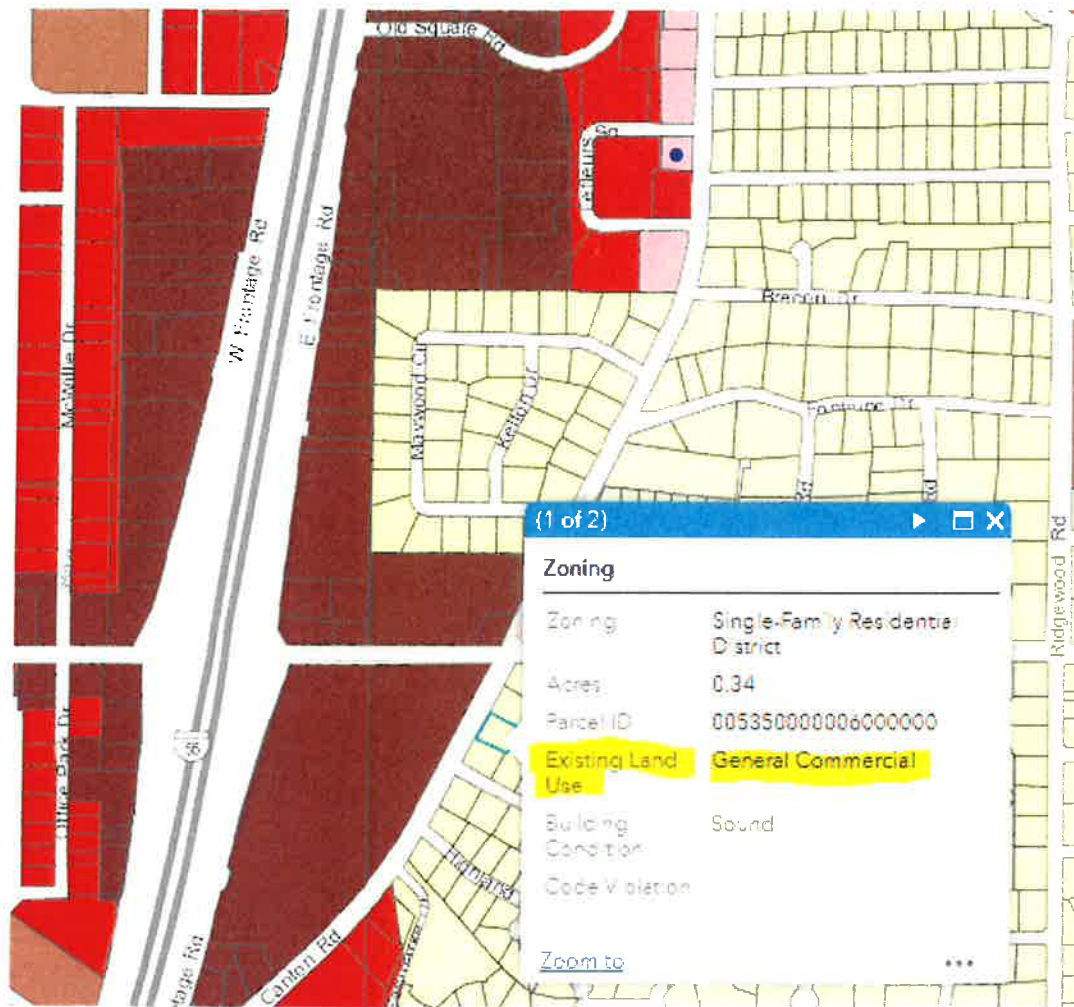


Approximately thirty-five years ago, MDOT completed a flyover to Interstate 55, connecting Old Canton Road with both East and West Frontage Road, allowing direct access from Old Canton Road to I-55, increasing the commercial activity in this area tremendously. The planned use for this property would be consistent with the purposes of the C-2 zoning district in that it would address the daily needs of the surrounding residential community.

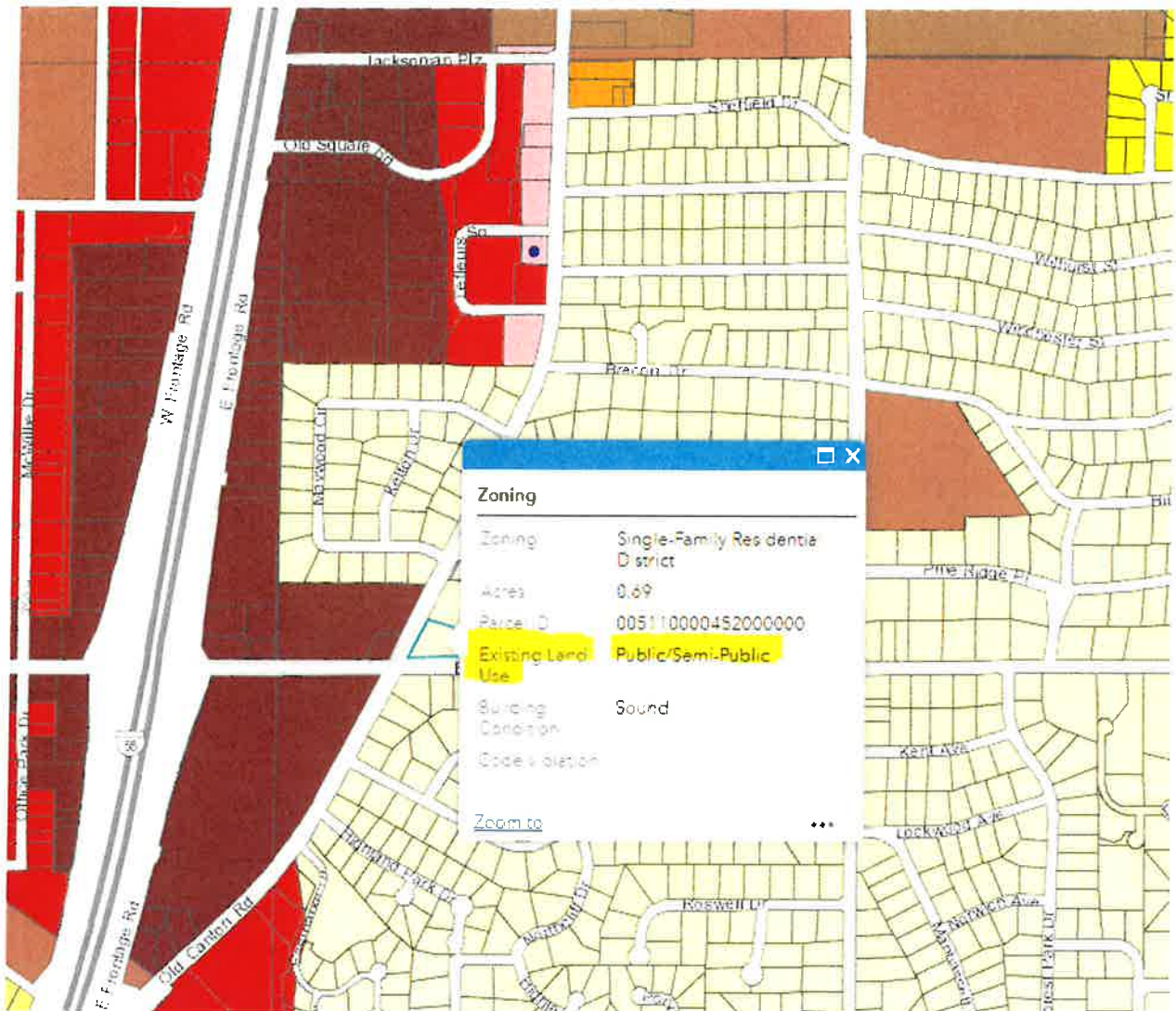


Furthermore, this area has experienced extensive commercial development in recent history. Historically, the west side of Old Canton Road has been zoned commercial, and its owners have engaged in commercial uses. But the east side of Old Canton Road has, until recently, remained primarily residential; however, over the last five to ten years, the east side of Old Canton Road has been engaging in general (not even restricted or limited) commercial uses and experienced rezonings from residential to commercial zoning districts. As demonstrated in the below figures, the Bridal House by Woo (4570 Old Canton Rd. in **Figure 7**) and Bellwether Community Church (1310 Northside Dr. in **Figure 8**) and are both located on the east side of Old Canton Road, but the uses engaged in on those properties are “general commercial” and “public/semi-public use” respectively. And it is the applicant’s understanding that these properties have been rezoned recently although the zoning map does not reflect that change. These commercial uses are surrounded by residential areas and are much more intense than what Rootdown 4, LLC is seeking, and Rootdown’s property is surrounded by C-2 zoned property.

**Bridal House by Woo (Figure 7):**



**Bellwether Community Church (Figure 8):**



**2. THERE IS A PUBLIC NEED FOR C-2 ZONED PROPERTY.**

A public need for the rezoning also exists. The C-2 district allows for the development of neighborhood type stores, services, and commercial centers that address the daily needs of the surrounding residential community. *Sec. 702.04, City of Jackson Zoning Ordinance*. There is a high demand and need for the types of businesses permitted by a C-2 zoning classification, including a medical cannabis dispensary.

There is little to no vacant acreage available for development in the immediate area that is suitable for Rootdown’s needed use and that complies with the restrictions regulated by the State under the Mississippi Cannabis Act (the “Act”). Pursuant to the Act, absent a waiver, a



cannabis dispensary must be 1,000 feet away from churches, schools and daycares. The red circles shown in **Figure 9** below represent the areas that are zoned out due to the existence of churches, schools and daycares. As indicated, this leaves very minimal potential space available for development, sale or lease. Of the roughly 16,000,000 square feet shown in **Figure 9**, less than roughly 1% comprises potentially viable vacant parcels, and none of these parcels are for sale. In fact, according to CoStar and LoopNet, as shown in **Figure 10** and **Figure 11** there are zero spaces for sale or for lease in the immediate area that are not zoned out by restrictions in the Act. In addition, many of the areas where space could potentially become available have owners that are prohibited from leasing to dispensaries due to federal regulations.

**Figure 9:**

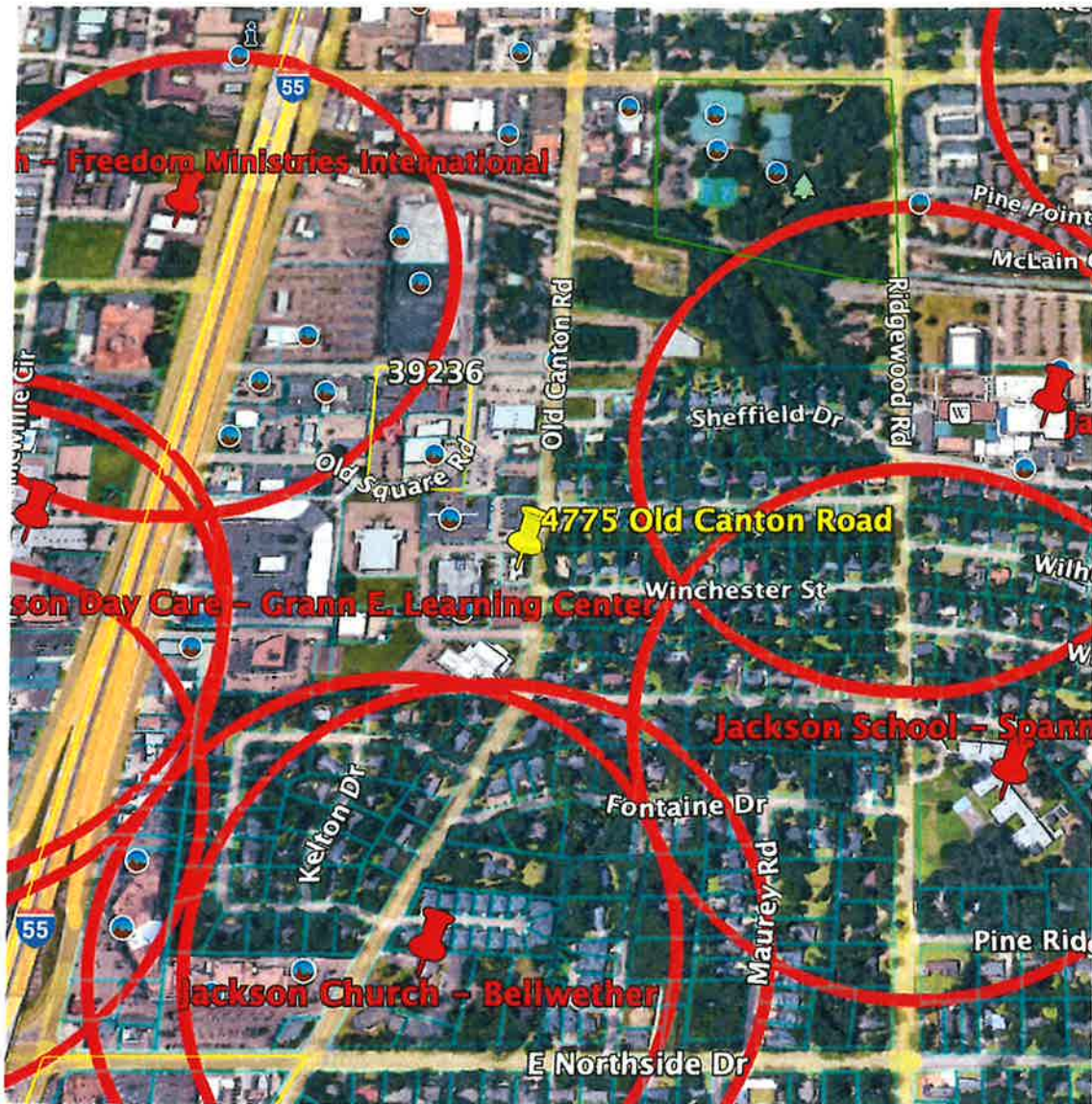
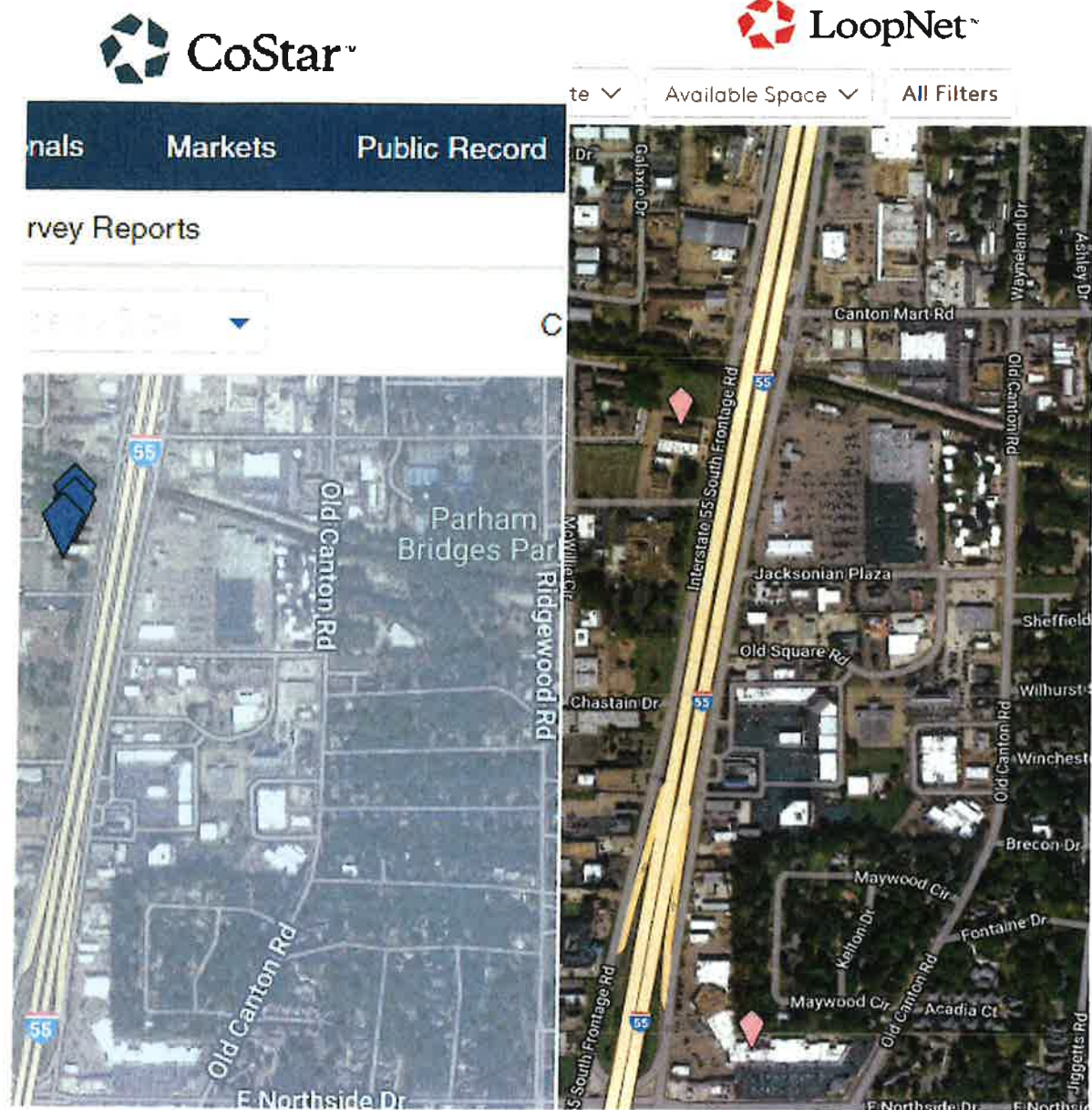




Figure 10 (Co-Star) and Figure 11 (LoopNet):



The public needs additional property to be rezoned to the requested classification for the daily needs of the residents to be served. The subject property is located near the interstate in the heart of the primary growth area for uses falling within the C-2 zoning classification, and there is no available vacant acreage for development, sale or lease in the area suitable for the proposed use.

**3. REZONING THIS PROPERTY TO C-2 IS CONSISTENT WITH THE CITY'S FUTURE LAND USE PLAN.**

Additionally, the rezoning request conforms to the City's of Jackson's Comprehensive Plan and Future Land Use Plan and Map. The area between I-55 and Old Canton Road is projected to be

rezoned “Community mixed-use center,” referred to as “CMU-1.” Notably, the City of Jackson’s Medical Cannabis Guidance (Rev. February 28, 2022) provides that a Medical Cannabis Dispensary falls under the existing listed use of “Personal and commercial services” or “Retail Business,” both of which are allowed in the CMU-1 zone. This mixed-use district will allow for the development of a mix of residential, institutional and commercial uses within the same district, which supports the daily lives of residents and builds strong neighborhoods, fulfilling the goals and objectives of the City’s Comprehensive Plan. *See Article VII-A Mixed Use District, Sec. 701-A General Provisions.* The rezoning of this property to C-2 will accommodate the “development of residential uses along with compatible, low intensity commercial uses to serve adjacent residential areas,” which is the purpose of the CMU-1. The C-2 use proposed for this property is consistent with the CMU-1 Permitted Uses, e.g., Retail stores, excluding establishments selling firearms or explosives (above 3,000 square feet of floor area). *See Art. VII-A, Community Mixed-Use District, Pedestrian-Oriented, Sec. 703-01-A Uses Permitted, City of Jackson Zoning Ordinance*

**4. THE PROPERTY IS CURRENTLY ZONED COMMERCIAL, WHICH IS CONSISTENT WITH THE REQUIREMENTS OF THE MISSISSIPPI MEDICAL CANNABIS ACT.**

Finally, the property that is the subject of this application is zoned commercial, consistent with the Act (SB 2095, 2022 Regular Session). Without conceding whether the City can legally prohibit dispensaries within certain commercial zones such as C-1 when general law specifically allows dispensaries in commercial zones, in an effort to conform to the City’s Zoning Ordinance and to serve the public need, Rootdown seeks to rezone the subject property to C-2, which is still a low intensity commercial zone.

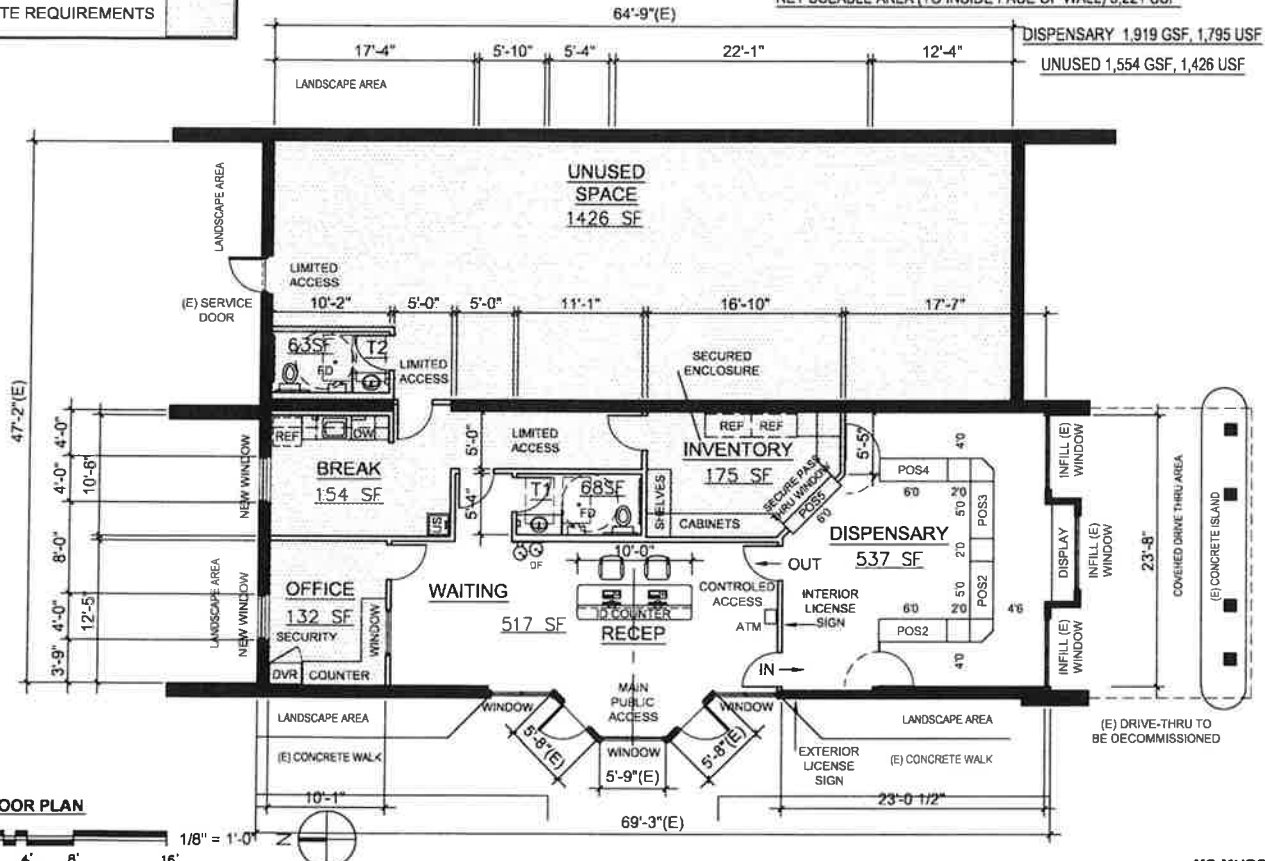


SHADED AREA INDICATES LIMITED ACCESS AREA PER STATE REQUIREMENTS

GROSS AREA (TO OUTSIDE FACE OF EXTERIOR WALL) 3,470 GSF

NET USEABLE AREA (TO INSIDE FACE OF WALL) 3,221 USF

DISPENSARY 1,919 GSF, 1,795 USF  
 UNUSED 1,554 GSF, 1,426 USF



APPLICATION FLOOR PLAN



MJ MEDICAL DISPENSARY  
 4775 OLD CANTON ROAD  
 JACKSON, MS

02/15/2023

MS MUDD, LLC







ROOTDOWN 4, LLC'S RENDERINGS





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

**RECEIVED**  
 FOR OFFICE USE ONLY  
 MAY 05 2023  
 City of Jackson  
 City Planning Administration  
 CASE NO.: 4212  
 Ward #: 1

**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:** 6370 Ridgewood Ct Dr, Jackson, MS 39211, USA

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

<b>Current Zoning for property:</b> <u>Commercial (C3)</u>
<b>Tax Parcel Number:</b> <u>738</u> - <u>9</u> - <u>8</u>

**III. Size of Property:**

Lot Frontage 270' feet  
 Lot Depth 152' feet  
 Square footage/Acres                       
 Improved or Unimproved? improved  
 If improved, number of existing buildings?  
**Use of buildings:** Residential  Commercial  Industrial

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

Requesting permit for an amusement park, use listed on 702.05.1 (a), on the Zoning Ordinance.

**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.

*[Handwritten Signature]*  
Applicant's Signature

Property Owner's Signature

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

Jackson, Mississippi

On this the 2 day of May, 2023.

STATE OF ~~MISSISSIPPI~~ <sup>Texas</sup>  
COUNTY OF ~~HINDS~~ <sup>Harris</sup>

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

Bobby Jay Oshields

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.

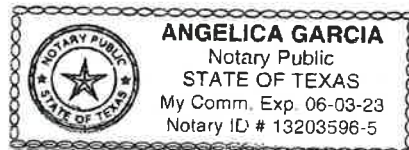
**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the** 2 **day of**

May, 2023.

*[Handwritten Signature]*  
NOTARY PUBLIC

**MY COMMISSION EXPIRES:**

06/03/2023





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

[Signature]  
Applicant's Signature

[Signature]  
Property Owner's Signature  
Mark S. Yrigar, EVP Leasing/Development  
on behalf of Ridgewood Jackson MS LLC

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

6370 Ridgewood Ct Dr., Jackson, MS 39211 Jackson, Mississippi

On this the 4<sup>th</sup> day of May, 2023

[Signature]

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally came and appeared before me, the within named:

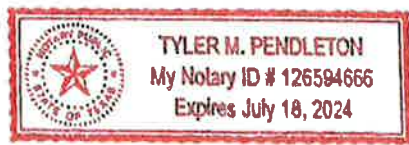
Gina Marie Soto

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GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 2 day of May, 2023.

MY COMMISSION EXPIRES:  
7-18-2024

[Signature]  
NOTARY PUBLIC



## **STATEMENT OF INTENT**

### **USE PERMIT**

**Address:** 6370 Ridgewood Ct Dr, Jackson, MS 39211, USA

My intention is to bring business to the community that will enhance the surrounding area and accommodate the entire family by having an amusement park to have fun with their kids.

Hopefully, this will have a much-needed impact on the city of Jackson.

For additional concern please call 432 530 8491.

UA Jackson MS, LLC.; Jay OShields & Ginamarie Soto.

Owner / Manager



Bobby Jay O'Shields



Ginamarie Soto