

THESE IS THE CASE FOR THE OCTOBER 26, 2022
PLANNING BOARD MEETING @ 1:30 - 1 New Case 4188



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

FOR OFFICE USE ONLY
RECEIVED
SEP 02 2022
City of Jackson
City Planning Administration
CASE NO.: 4188
Ward #: 7

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

Rezoning From R-1 To NMU-1 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 4326 Council Circle, 4108 N. State St, 4114 N. State St

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

Current Zoning for property: R-1

Tax Parcel Number: 50-96 - 50-97 - 50-98

III. Size of Property: Lot Frontage 187 feet
Lot Depth 200/140 feet
Square footage/Acres 30,556
Improved or Unimproved? _____
If improved, number of existing buildings? _____
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
Convert zoning to align with Future Land Use Plans and to align with other properties. on N. State.
Submitted Site plan is to allow construction of 3 multi-Unit Buildings

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.

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

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

519 Warrior Trail 4326 Council Ct
(Home Address) 4114 N. State St
4608 N. State St **Jackson, Mississippi**

On this the 2nd day of September, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

John Lewis

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 2nd day of September, 2022.

MY COMMISSION EXPIRES:

March 03, 2026

[Signature]
NOTARY PUBLIC



Statement of Intent Application for Rezoning City of Jackson, MS

Robert Lewis(the "Applicant" and "Owner") requests a Rezoning of the approximately 30,778sqf/.7 Acres located at 4326 Council Circle (Parcel 50-96), 4108 N. State St(Parcel 50-97), and 4114 N. State St (50-98) (the Property) from R-1 Residential to NMU-1 (Neighborhood Mixed Use)to modify the conditions of zoning pertaining to the property to allow for 3 multi-tenant buildings (12 units).

The overall property use being proposed is in alignment with the currently published Jackson's Future Land Use Plan. The proposed site plan replaces older buildings with newer more efficient buildings that fit the needs of the evolving community.The proposed site plan provides safety and aesthetic enhancements by creating off street parking that is fenced and gated with controlled ingress/egress.