

These are the cases for the February 22, 2023 Planning Board Meeting @ 1:30 - 2 New Cases (4200 & 4202). Cases 4199 & 4201 had to be removed due to lot size.



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

FOR OFFICE USE ONLY
RECEIVED
DEC 30 2022
City of Jackson
City Planning Administration
CASE NO.: 4200
Ward #: 3

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

Rezoning From R1A To C1-A || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 4528 Hanging Mass Rd. Jackson, MS 39206

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

Current Zoning for property: R1A

Tax Parcel Number: 525 - 8

III. Size of Property:

Lot Frontage 120 feet
Lot Depth 305 feet
Square footage/Acres 0.8 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)

PROPERTY IS TO BE USED AS A RESTAURANT
PROPERTY IS CURRENTLY VACANT AND WILL BE USED TO BUILD A NEW RESTAURANT ESTABLISHMENT

V. Are there any City Code Violations on this property? NO (VACANT LOT)

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? NO If yes, please attach copies of Covenants.

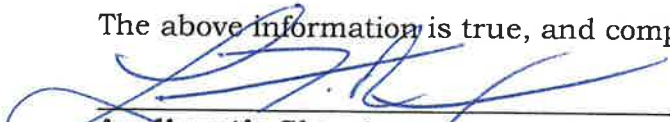
VII. Has there been any Zoning Action filed on this property in the past? NO
If yes, please attach copies of agency findings and decisions.

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.


Applicant's Signature
Rankins Properties, LLC


Property Owner's Signature

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

4528 Hanging Moss Rd Jackson, MS 39206 **Jackson, Mississippi**

On this the 29th day of December, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Leonard T Rankins

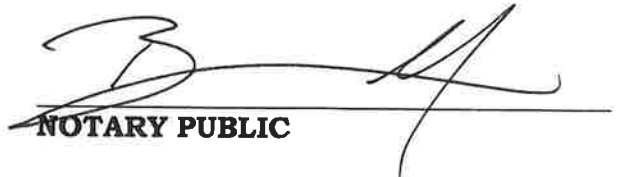
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th day of December, 2022.

MY COMMISSION EXPIRES

08/24/2026




NOTARY PUBLIC

I, Lamond Rankins, am submitting this statement of intent; to notify whomever of my intention of taking what is currently a vacant over grown dump lot and turning it into a prosperous neighborhood restaurant. I think my restaurant can benefit both the neighborhood as well as the city. This will be done through the hiring of personnel to work the establishment and additional tax money for the city.

Thanks in advance to whomever this may concern,



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

FOR OFFICE USE ONLY
RECEIVED
 JAN 12 2013
 City of Jackson
 City Planning Administration
CASE NO.: 4202
Ward #: 4

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: 4306 Halsey Ave. (Parcel 306-122), 0 Halsey Ave (Parcel 306-121), 0 Halsey Ave (Parcel 306-120) & 4311 Officer Thomas Catching Dr (Parcel 306-128)

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

Current Zoning for property: R-1

Tax Parcel Numbers: 306-122, 306-121, 301-120 & 306-128

III. Size of Property:

Lot Frontage 55 feet each
 Lot Depth 120 feet each
 Square footage/Acres 0.62 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 allow for the placement of a manufactured home on each of the above properties
(See Statement of Intent for Specific Details of Request)

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.

Johnny Addison
Applicant's Signature

Johnny Addison
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
4306 Halsey Ave. (Parcel 306-122) 0 Halsey Ave (Parcel 306-121), 0 Halsey Ave (Parcel 306-120) & 4311 Officer Thomas Catching Dr (Parcel 306-128)

On this the 12th day of January, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Johnny Addison

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 12th day of January, 2023.

MY COMMISSION EXPIRES:
3-31-24

Kathye Easley
NOTARY PUBLIC



(Official Seal)

STATEMENT OF INTENT

The attainment of quality and affordable housing is an issue that continues to plague many cities and is increasingly becoming more and more elusive for many Americans. The rising costs associated with housing are a major barrier to the people becoming homeowners or renters which has contributed to the increase in the number families and individuals who are homeless. Local policies in some instances are impediments to options for a variety of housing types that could meet the diverse financial situations and housing needs of residents in the communities.

The City of Jackson like many other cities have modified their regulations to allow manufactured housing as an alternative to addressing the shortage of affordable and quality housing. Inherent in the policy changes are the acknowledgements of the advantages associated with manufactured housing:

- Cost - Manufactured housing units are more cost effective when compared to traditional housing. They are a realistic option for first time homeowners and/or for persons with limited budgets.
- Customization – Potential owners are more able to control the design of a home that is more suitable to their budgets and living space preferences.
- End to end process- There is a much shorter timeframe between the purchasing and being able to move into a manufactured home when compared to the timeframe associated with a “conventional” housing unit.

Our organization, Rosemont Human Services, Inc., is partnering with City of Jackson and the MS Manufactured Housing Association to develop a demonstration site that will consist of four (4) manufactured housing units in the Community. In order to develop the site (4306 Halsey Ave. (Parcel 306-122) 0 Halsey Ave (Parcel 306-121), 0 Halsey Ave (Parcel 306-120) & 4311 Officer Thomas Catching Dr (Parcel 306-128) in a manner that is reflective of the exiting residential lots in the area, we are requesting the required Use Permit to allow for the placement of the manufactured housing units on the subject properties.
