

This is the case for the April 26, 2023 Planning Board Meeting @ 1:30 1 New Case (4207).



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
MAR 03 2023  
City of Jackson  
City Planning Administration  
**CASE NO.:** 4207  
**Ward #:** 7

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

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

**II. Subject Property Address:** 804, 814, 818 & 823 N. Jefferson St.,  
and 920, 924, 927, 928, 935, 937, 0 Harding St. (2)  
*(Street number and name or description of location if property is a vacant lot)*

**Current Zoning for property:** R-1

**Tax Parcel Numbers:** 22-19, 22-18, 22-17, 23-16, 22-20, 22-21  
25-4, 22-22, 25-7, 25-8, 25-7-1 & 25-49 (Total of 12)

**III. Size of Property:** Lot Frontage See Attachment feet (total for all 12 parcels)  
Lot Depth \_\_\_\_\_ feet (total for all 12 parcels)  
Square footage/Acres \_\_\_\_\_ (total for all 12 parcels)  
Improved or Unimproved? \_\_\_\_\_ (for all 12 parcels)  
If improved, number of existing buildings? \_\_\_\_\_  
**Use of buildings:** Residential Commercial Industrial

**IV. Purpose for requested Zoning Action:** *(Brief Description)*  
Accessory Parking for businesses located at 730, 750 and 752 N. Jefferson St. plus parking for the Oaks House Museum and Urban Foxes at 833 N. Jefferson St. & Duplex at 818 N. Jefferson.

**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.*

Exhibit A

	Address	Parcels	Current	Lot Frontage	Lot Depth	Sq Foot	Improved or Un	# of bldgs	Use of bldgs	Proposed	Special Use	Owner
1	804 N Jefferson St	22-19	R1	100	184	18,400	U	0	n/a	NMU-1	X	Heights Trust Holdings
2	814 N Jefferson St	22-18	R1	60.75	234	14,216	I	2	Residential	NMU-1		Flash Properties
3	818 N Jefferson St	22-17	R1	60.75	234	14,216	I	1	Residential	NMU-1		Myers Welch Properties
4	823 N Jefferson St	23-16	R1	151.3	160	24,208	I	1	Museum	NMU-1		Colonial Dames of America
5	920 Harding St	22-20	R1	50	92	4,600	I	1	Residential	NMU-1		Alexander Harding Street
6	924 Harding St	22-21	R1	45	220.5	9,923	I	1	Residential	NMU-1		R. Arnold Smith
7	928 Harding St	22-22	R1	45	220.5	9,923	I	1	Residential	NMU-1		R. Arnold Smith
8	927 Harding St	25-4	R1	62	120	7,440	I	1	Residential	NMU-1		Myers Welch Properties
9	935 Harding St	25-7	R1	60	100	6,000	I	1	Residential	NMU-1		Myers Welch Properties
10	0 Harding St	25-7-1	R1	60	75	4,500	U	0	Residential	NMU-1		Myers Welch Properties
11	937 Harding St	25-8	R1	50	175	8,750	I	1	Residential	NMU-1		Alexander Harding Street
12	0 Harding St	25-49	R1	50	175	8,750	U	0	Residential	NMU-1		Alexander Harding Street

**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**

804 N Jefferson, 924 + 928 Harding Jackson, Mississippi

On this the 2<sup>nd</sup> day of March, 20 23.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

R. Arnold Smith DBA Alexander Harding Street

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<sup>nd</sup> day of MARCH, 20 23.

**MY COMMISSION EXPIRES:**  
7-30-2024

[Signature]  
NOTARY PUBLIC



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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**

920 Harding, 937 Harding, 0 Harding St Jackson, Mississippi

On this the 2nd day of March, 20 23.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

R. Arnoldsmith DBA Heights Trust Holdings

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.

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

Jennifer Welch  
Applicant's Signature

Greg Welch  
Property Owner's Signature

**WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at**  
814 N Jefferson St Jackson, Mississippi

On this the 2 day of March, 20 23.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Jennifer Welch DBA Flash Properties

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.

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**MY COMMISSION EXPIRES:**  
7-30-2024

Stephen D. Hodges  
NOTARY PUBLIC



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

Gary Welch  
Applicant's Signature

Gary Welch  
Property Owner's Signature

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

818 N Jefferson, 927 + 935 Harding, 0 Harding Jackson, Mississippi

On this the 2nd day of March, 20 23.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Jennifer Welch DBA Myers Welch Properties

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.

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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**

823 N Jefferson St Jackson, Mississippi

On this the 2nd day of March, 2023.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Jennifer Welch, Oaks Museum  
Chair of the Board

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 March, 2023.

**MY COMMISSION EXPIRES:**  
7-30-2024

*[Signature]*  
NOTARY PUBLIC



## STATEMENT OF INTENT

Applicant seeks to have twelve (12) subject parcels rezoned from R-1 to NMU-1 Neighborhood Mixed-Use and Exhibit A provides a full list of the parcels and parties in this rezoning request. The City of Jackson's Zoning Ordinance provides the following regarding the NMU-1 Neighborhood Mixed-Use District:

The purpose of the NMU-1 Neighborhood Mixed-Use District is to accommodate the development of residential uses along with compatible, low-intensity commercial uses to serve adjacent residential areas.

The City's Future Land Use Plan shows a number of the subject parcels as neighborhood mixed-use. Therefore, rezoning of the subject parcels to NMU-1 Neighborhood Mixed-Use does not conflict with the City's Future Land Use Plan and in fact furthers the City's desired goal of a mixed-use neighborhood with low-intensity commercial uses serving the adjacent residential properties.

There has been a substantial change in the land use character of the surrounding area that justifies rezoning these parcels and a public need for additional property in that area zoned in accordance with the request in said application since any previous City Council action. As detailed below, a number of properties along North Jefferson Street in Belhaven Heights, between Harding Street and Bellevue Place, have recently been rezoned to NMU-1 in order to conform with the City's goal of a mixed-use neighborhood:

Parcel 22-6 was rezoned from R-1 to NMU-1 to allow a homeowner to legally operate an architectural business while also residing at the property.

Parcel 23-18 was rezoned from R-1 to NMU-1 to allow a local business, Urban Foxes, to expand.

Parcel 22-14 was rezoned from R-1 to NMU-1 to come into zoning compliance because it historically had three rental units located on the property.

Parcel 22-13 was rezoned from R-1 to NMU-1 to convert a single family house to a duplex.

Parcel 22-17 is currently a single family house in need of extensive capital to restore. Applicant seeks to use historic tax credits to convert the existing house to a duplex. Because the residence already has two front doors, it can be converted to a duplex without a substantial change to its exterior character.

In addition to the rezoning, Applicant requests a Use Permit for Parcel 22-19, which is currently a vacant lot, to be used as a Surface Parking Lot in order to provide accessory parking for surrounding parcels, including the commercial tenants of Sunflower Oven, Pink Evolution, and MS Votes, plus parking for the Oaks House Museum (Parcel 23-16) and Urban Foxes's business located at Parcel 23-18.

Other parcels in the vicinity of Parcels 22-17 and 22-19 are managed by Jennifer Welch DBA Vesica Real Estate and are included in this application with the anticipation that this area continues

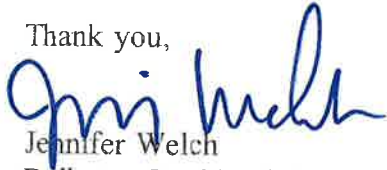


to attract small businesses, non-profits and/or cottage industries in line with the City's goal of low-intensity commercial uses serving the adjacent residential properties.

Therefore, Applicant requests that the Planning Board recommend approval of the subject parcels' rezoning to NMU-1 Neighborhood Mixed-Use District and that a Use Permit be granted for the vacant Parcel 22-19 to be used as a Surface Parking Lot.

If you have any questions or would like to discuss, please feel free to call or email me.

Thank you,

A handwritten signature in blue ink, appearing to read "Jennifer Welch". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "Welch".

Jennifer Welch

Belhaven Residential

Vesica Real Estate

Jennifer@vesica.us

601-988-7683