

THESE ARE THE CASES FOR THE MARCH 22, 2023
 PLANNING BOARD MEETING @ 1:30
 2 NEW CASES 4203 & 4205



Case 4204 was withdrawn
 Case 4206 (Eden Downs) will
 be on the April 26th agenda

FOR OFFICE USE ONLY

RECEIVED
 JAN 20 2023
 City of Jackson
 City Planning Administration

CASE NO.: 4203

Ward #: 4

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

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: 5129 Andover Dr

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

Current Zoning for property: R1

Tax Parcel Number: 640 - 428 -

III. Size of Property:

Lot Frontage 86.5 feet
 Lot Depth 98 feet
 Square footage/Acres 8,477 sq. ft.
 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 operate a residential community facility

V. Are there any City Code Violations on this property? n/a

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? ___ 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.

Harvey Williams Sr.
Applicant's Signature

Harvey Williams Sr.
Property Owner's Signature

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

5129 Andover Dr. Jackson, Mississippi

On this the 26th day of January, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Mistique Gray

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 26th day of January, 20 23.

MY COMMISSION EXPIRES:

8/09/2026

Mistique Gray
NOTARY PUBLIC



STATEMENT OF INTENT

MY INTENT IS TO BUILD A RESIDENTIAL COMMUNITY FACILITY
WHERE VARIOUS TYPES OF EVENTS CAN BE HELD. NO LOITERING
WILL BE ALLOWED. TRASH AND LOUD NOISES WILL NOT BE AN
ISSUE. IT WILL BE A SAFE ENVIROMENT FOR FAMILIES AND THE
COMMUNITY.



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

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RECEIVED

FEB 07 2023

City of Jackson
City Planning Administration

CASE NO.: 4205

Ward #: 3

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: 4429 N. STATE ST. JACKSON, MS 39206

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

Current Zoning for property: C-3

Tax Parcel Number: 430 - 42

III. Size of Property: Lot Frontage 142.61 feet
 Lot Depth 237.36 feet
 Square footage/Acres 0.74 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)*
Use permit for operation of a convenience store & tobacco
paraphernalia retail business

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
4409-4487 North State Street (Northwood Shopping Center) Jackson, Mississippi

On this the 3rd day of February, 2023.

STATE OF ~~MISSISSIPPI~~ Georgia
COUNTY OF ~~HINDS~~ Dekalb

Personally came and appeared before me, the within named:

Fritz McPhail, Manager of BRC Russellville, LLC

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 3rd day of
February, 2023.

MY COMMISSION EXPIRES:

7-26-25

[Signature]
NOTARY PUBLIC

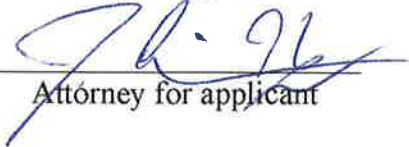


STATEMENT OF INTENT

I, Mohammed Alqadhi, owner of Smoky Guys d/b/a Vape Empire, am requesting a Use Permit from the City of Jackson to operate a vape/tobacco/convenience store located at 4429 N. State St., Jackson, MS 39206.

Mohammed Alqadhi, Applicant

By:



Attorney for applicant