

These are the cases for the February 22, 2023 Planning Board Meeting @ 1:30 - 4 New Cases (4199-4202).



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

FOR OFFICE USE ONLY
City Planning Administration
CASE NO.: 4199
Ward #: 3

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

Rezoning From ___ To ___ [X] Use Permit || ___ Special Exception || ___ Variance(s)

II. Subject Property Address: 3246 Medgar Evers Blvd., Jackson, MS 39213

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

Current Zoning for property: C-3

Tax Parcel Number: 409-21

III. Size of Property: Lot Frontage 140 feet, Lot Depth 146.61 feet, Square footage/Acres 0.43 acres, Improved or Unimproved? Unimproved, Use of buildings: Commercial

IV. Purpose for requested Zoning Action: (Brief Description) To Open a Used Car Dealership

V. Are there any City Code Violations on this property? No

VI. Are there any Restrictive Covenants? No

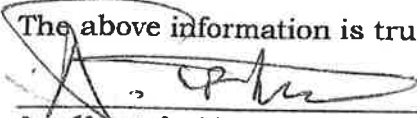
VII. Has there been any Zoning Action filed on this property in the past? No

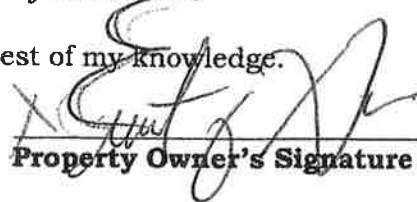
APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. 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


Property Owner's Signature

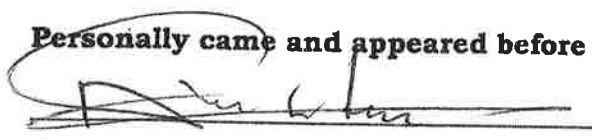
WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

3246 Medgar Evers Blvd Jackson, Mississippi 39213

On this the 28 day of November, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:





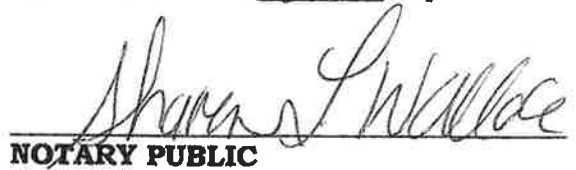
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28 day of

November, 2022.

MY COMMISSION EXPIRES:




NOTARY PUBLIC

Date 12/19/2022

Andrew Camphor

3234 Medgar Evers Blvd

Jackson MS 39213

601-940-8276 office

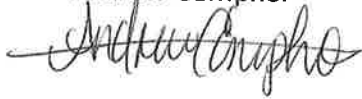
601-940-8276 cell

Dear Sir or Madame:

The property 3246 Medgar Ever Blvd has been used as a Moving Company in the past. I am trying to use this property as a used Car Dealership. I feel the used car dealership would be helpful to the city by providing an economics impact, also provide a service to the communities.

Thank You

Andrew Camphor

A handwritten signature in cursive script that reads "Andrew Camphor". The signature is written in black ink and is positioned below the printed name.



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

FOR OFFICE USE ONLY
RECEIVED
 DEC 30 2012
 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.

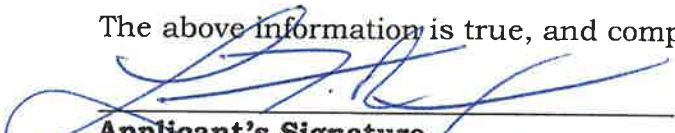
VII. Has there been any Zoning Action filed on this property in the past? NO
 If yes, please attach copies of agency findings and decisions.

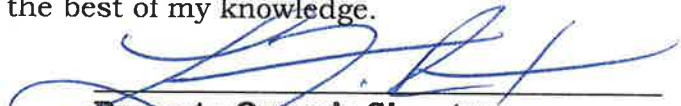
APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. 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.

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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:

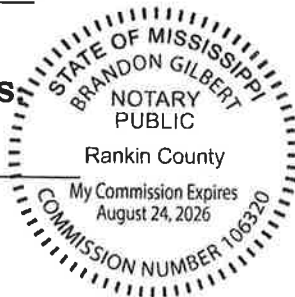
Leonard T Rankins


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 05 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4201
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: 0 Medgar Evers Boulevard (Parcel 732-37)

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

Current Zoning for property: C-3

Tax Parcel Number: 732 - 37

III. Size of Property:

Lot Frontage 179 feet
 Lot Depth 168.8 feet
 Square footage/Acres 0.45 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 do a used car dealership

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:

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

Stephen Wolfe
Applicant's Signature

Stephen Wolfe
Property Owner's Signature

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

732-37 Medger Evers Blvd Jackson, Mississippi

On this the 30 day of December, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Stephen Wolfe

Stephen Wolfe

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 30 day of December, 2022.

MY COMMISSION EXPIRES:

2/6/2026



Dearix D. Robinson
NOTARY PUBLIC

All Money Counts Automotive & Car Services

353 Kings Ridge Circle
Brandon, Mississippi 39047
(601) 720 - 7084

January 3, 2023

All Money Counts Automotive & Car Rentals will be located in the Medgar Evers Historic District in Jackson, Mississippi. The company will be owned by Stephen Wolfe and will provide its customers with fully insured and licensed automobiles ranging from simple cars to luxury ones. All Money Counts Automotive & Car Rentals will create job opportunities, generate tax and other revenues, and stimulate the growth and development of new and current businesses.

The company will be offering an exceptional online management system for customers to rent its cars from anywhere. Our services will allow both residents and visitors to travel anywhere they want with ease of getting around where public transport is absent and cab services are rare.

Whether our customers are considering buying or renting a vehicle All Money Counts Automotive & Car Rentals will cater to meet their needs and budgets.

Sincerely,

Stephen Wolfe
Owner



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

FOR OFFICE USE ONLY

RECEIVED
 JAN 12 2023

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: <u> R-1 </u>
Tax Parcel Numbers: <u> 306-122, 306-121, 301-120 & 306-128 </u>

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:

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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
ID # 34651
KATHYE EASLEY
Commission Expires
March 31, 2024
HINDS COUNTY
(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.