

These are the cases for the December 15, 2021
Planning Board Meeting @ 1:30 - 4 New Cases
(4152 - 4155)



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

FOR OFFICE USE ONLY
RECEIVED
OCT 15 2021
City of Jackson
City Planning Administration
CASE NO.: 4152
Ward #: 2

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

Rezoning From C-3 To R-7 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 5330 N State Street

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

Current Zoning for property: C-3

Tax Parcel Number: 500 - 1000 - _____

III. Size of Property:

Lot Frontage 406.45 feet

Lot Depth 442.39 feet

Square footage/Acres 2.8 acre

Improved or Unimproved? unimproved

If improved, number of existing buildings? _____

Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

Rezoning of a portion of parcel 500-1000 to expand mobile home community. It was changed from R-7 to C-3 in 2003 to build a self-storage facility, but we wish to convert it to its original use as a mobile home community

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? yes

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.

n/a
Applicant's Signature

Justin J. Peterson
Property Owner's Signature

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

5330 N. State St. **Jackson, Mississippi**

On this the 15TH day of October, 2021.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

n/a

Justin J. Peterson

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 15TH day of October, 2021.

MY COMMISSION EXPIRES:

May 13, 2024



Nicole F. Stewart
NOTARY PUBLIC

October 15, 2021

VIA HAND DELIVERY

Ms. Ester L. Ainsworth
Zoning Administrator
City of Jackson
200 S. President St. Room 204
Jackson, MS 39205-0017

Re: Rezoning Request – A Portion of Tax Parcel 500-1000– Statement of Intent

To Whom It May Concern:

Please accept this letter as applicant Homewood Company, L.L.C.'s statement of intent for its requested rezoning of a ±2.8 acre portion of tax parcel 500-1000 (said ±2.8 acres, the "Subject Property"). The Subject Property is depicted on the siteplan attached hereto as Exhibit "A." A legal description of the Subject Property is attached hereto as Exhibit "C."

I am General Counsel of StateStreet Group ("SSG"), a real estate developer based in downtown Jackson. I am also Manager of the applicant, Homewood Company, L.L.C., which is an affiliate of SSG. Homewood Company, L.L.C. owns Homewood Manor Mobile Home Community located at 5330 North State Street in Jackson. Homewood Manor is a mobile home community constructed in the early 1970s and situated on a 10.226 acre parcel.

Except for the Subject Property, Homewood Manor is currently zoned R-7 (Mobile Home Park Residential). In 2004, the city rezoned the Subject Property from R-7 to C-3 (General Commercial), at applicant's request, so as to allow for applicant's development and operation of a self-storage facility on the Subject Property. See December 18, 2003 Planning Board approval, attached hereto as Exhibit "B." Applicant ultimately did not develop the Subject Property, however.

Applicant now requests to rezone the Subject Property back to its original R-7 classification. This would be consistent with the zoning of the rest of Homewood Manor and would allow Homewood Company (or an affiliate) to develop the Subject Property into additional mobile home lots, which applicant has determined to be an appropriate use that is consistent with the current character of the area and meets a market need.

For the above reasons, and as will be further demonstrated at the hearing of this matter, Homewood Company's requested rezoning should be granted because there was a mistake in the original zoning, and/or the character of the surrounding area has changed to such an extent as to justify the requested rezoning, and there is a public need for the requested rezoning.

Thank you in advance for your consideration of this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin J. Peterson". The signature is fluid and cursive, with the first name "Justin" and last name "Peterson" clearly legible.

Justin J. Peterson
General Counsel & Manager, StateStreet Group, L.L.C.
Manager, Homewood Company, L.L.C.



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

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 NOV 01 2021
 City of Jackson
 City Planning Administration
CASE NO.: 4153
Ward #: 4

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

C-1/R-1
 Rezoning From C-1A || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 4728 Clinton Blvd.
Jackson, MS
 (Street number and name or description of location if property is a vacant lot)

Current Zoning for property: C-1

Tax Parcel Number: 636 - 23 - _____

III. Size of Property: Lot Frontage 207.45 feet
 Lot Depth 185 feet
 Square footage/Acres 1.24 acres
 Improved or Unimproved? Unimproved
 If improved, number of existing buildings? 0
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
See Attachment

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.

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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.

Clifton Cummins
Applicant's Signature

Clifton Cummins *M. Jones*
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
407 West Northside, Jackson, MS 39206 Jackson, Mississippi

On this the 25th day of October, 2021.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

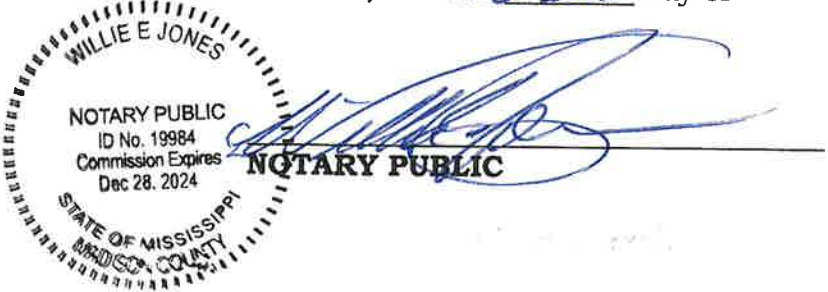
Clifton Cummins

Clifton Cummins

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 25th day of October, 2021.

MY COMMISSION EXPIRES:
12/28/24



STATEMENT OF INTENT

**4728 CLINTON BLVD
JACKSON, MS 39209
PARCEL #636-23**

Current zoning of C-1 is too limited and does not allow for property owner to expand current business proposal. Property owner is seeking to build and construct a small building for the purpose of a take-out restaurant. Large lot of almost an acre will be an addition to community needs and prosperity. Property owner believes with a zoning classification of C-1A this can be achieved. In addition property owner has the financial means to consummate this investment with an additional tax incentive and employment prospective.

Thank you for your help.

**Clinton Cummings
C & L Real Estate Holdings, LL**



CITY OF JACKSON, MS
Application for Zoning Action
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RECEIVED
 NOV 03 2021
 City of Jackson
 City Planning Administration
CASE NO.: 4154
Ward #: 4

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

Rezoning From C2 To SUD || Use Permit || Special Exception || Variance(s)
C3

II. Subject Property Address: 0 Highway 181

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

Current Zoning for property: C2 & C3

Tax Parcel Number: 835 - 55 - _____

III. Size of Property:

Lot Frontage _____ feet
 Lot Depth _____ feet
 Square footage/Acres 15.1 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 develop property as a cemetery

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? Yes

If yes, please attach copies of agency findings and decisions.

Case # 3953 (2016)
 Case withdrawn

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DECLARATION:

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

Audrey B. Wiley
Applicant's Signature

Audrey B. Wiley
Property Owner's Signature

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

Parcel 835-55 Hwy 18 Jackson, Mississippi

On this the 3rd day of November, 2021.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Audrey B. Wiley

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 November, 2021.

MY COMMISSION EXPIRES:

3-31-24

Kathye Easley
NOTARY PUBLIC

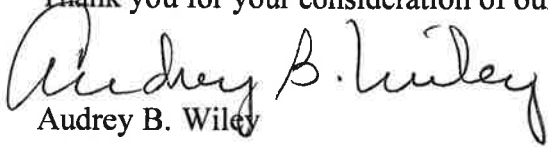


October 28, 2021

Dear Planning Board Members:

My family and I have been blessed to be able to provide families with compassionate and quality funeral services for more than fifty (50) years. In recent years, we have seen the dire need to provide access to a quality resting place for our loved ones. It is our desire to create a memorial space that is accessible and meets the needs of the families we serve. It also our intent to create a facility on our adjacent property that will serve as an office and a memorial center for the people we will serve. In order to provide this much needed eternal garden of rest and mausoleum, the property will need to be rezoned from C-2 (Limited) Commercial District and C-3 (General) Commercial District to SUD –Special Use District.

Thank you for your consideration of our request.

A handwritten signature in cursive script that reads "Audrey B. Wiley". The signature is written in black ink and is positioned above the printed name.

Audrey B. Wiley



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

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 NOV 05 2021
 City of Jackson
 City Planning Administration
CASE NO.: 4155
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: 3801 Officer Thomas Catchings Sr, Dr.
Jackson, MS 39209

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

Current Zoning for property: R-1

Tax Parcel Number: 305 - 49 - 39

III. Size of Property:

Lot Frontage 62 feet
 Lot Depth 198 feet
 Square footage/Acres 12,276 sf
 Improved or Unimproved? Improved
 If improved, number of existing buildings? 1
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: *(Brief Description)*

The applicant is requesting a Special Exception for a residential community facility.

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.

Andrew Frame
Applicant's Signature

Johnny Addison
Property Owner's Signature

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

3801 Officer Thomas Catchings Sr. Dr. Jackson, Mississippi

On this the 5th day of November, 20 21.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Andrew Frame

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 5th **day of**

November, 20 21.

MY COMMISSION EXPIRES:

June 3, 2022

Sha'Derricka T. Houston
NOTARY PUBLIC



Statement of Intent
Rosemont Human Services
Application for Special Exception for a residential community facility
November 5, 2021

Statement of Intent

The applicant, Rosemont Human Services, Inc., is proposing to convert a vacant, single-family structure into a residential community facility. The proposed community facility will include office space, a computer room, meeting space, a small kitchen, and an outdoor gazebo, and will be used a resource center for people in the community. The facility will be able to host small community meetings as well as provide a space for various nonprofits and government agencies to utilize to reach people in the area. The proposed use is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking and other uses. The proposed use will also not be detrimental to the continued use, value, or development of properties in the vicinity.