

These are the cases for the December 18, 2019
Planning Board Meeting @ 1:30 - 3 New Cases
(4078 - 4080) -



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

FOR OFFICE USE ONLY
RECEIVED
OCT 28 2019
City of Jackson
City Planning Administration
CASE NO.: 4078
Ward #: 5

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

___ Rezoning From C80-C2 To C-3 || Use Permit || ___ Special Exception || ___ Variance(s)

II. Subject Property Address: 1500 Highway 80 West

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

Current Zoning for property: C80-C2

Tax Parcel Number: 163 - 348 -

III. Size of Property:

Lot Frontage 190.62 feet
Lot Depth 279.91 feet
Square footage/Acres 1.6 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)

Operate a Use Car Lot

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.

Jeffery N. Reed
Applicant's Signature

Henry J. Rosenthal
Property Owner's Signature

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

1500 Hwy 80 W, Jackson, MS 39204 Jackson, Mississippi

On this the 10th day of Oct, 20 19.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Jeffery N. Reed

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 10th day of Oct, 20 19.

MY COMMISSION EXPIRES:
2/15/21



Sharon W. Burton
NOTARY PUBLIC

10/25/2019

CITY OF JACKSON, MS
DEPARTMENT OF PLANNING AD DEVELOPMENT
ZONING DIVISION

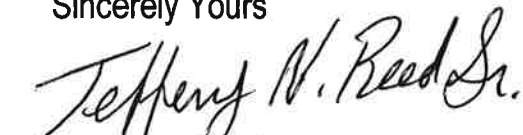
LETTER OF INTENT: 1500 HWY 80, W

To Whom It May Concern:

My name is Jeffery N. Reed Sr. I would like to get this property rezone back to what is was before 2009, which was a used auto sales lot. We have for the past two years have giving back to the community by having back to school events in which, we have free entertainment, food, school supplies and uniforms.

I feel that it would benefit the community more if we can continue with this, if we could generate more funds in which to do so.

Sincerely Yours


Jeffery N. Reed Sr.



CITY OF JACKSON, MS
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RECEIVED
 OCT 29 2019
 City of Jackson
 City Planning Administration
CASE NO.: 4079
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: 3971 Meadwolane Dr.
Jackson, MS 39206
(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: R-1

Tax Parcel Number: 427 - 44 -

III. Size of Property: Lot Frontage 90 feet
 Lot Depth 192 feet
 Square footage/Acres 17,280
 Improved or Unimproved? _____
 If improved, number of existing buildings? 1
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: *(Brief Description)*
To build two car garage and a security fence

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.

Gregory Bellier
Applicant's Signature

Gregory Bellier
Property Owner's Signature

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

3971 Meadowlane Dr, Jackson, Ms Jackson, Mississippi

On this the 25 day of October, 2019.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Gregory Bellier

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 25 day of October, 2019.

Danielle Kurshada Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Aug 19, 2023



Statement of Intent

My name is Gregory Tolliver and I am applying for a variance 25 ft side yard setback that's on a corner lot. The intent is to add a two-car garage and a security fence to the already existing resident at 3971 Meadowlane Dr., Jackson, MS 39206.


Gregory Tolliver
601-750-6814



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

FOR OFFICE USE ONLY
RECEIVED
 OCT 30 2019
 City of Jackson
 City Planning Administration
CASE NO.: 4080
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: 258 E. Northside Dr. Jackson, MS 39206

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

Current Zoning for property: R1-A

Tax Parcel Number: 433 - 75 -

III. Size of Property: Lot Frontage 75 feet
 Lot Depth 160.55 feet
 Square footage/Acres 12,041 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 get a use permit for transitional housing for occupancy
between 7-12 persons.

V. Are there any City Code Violations on this property? Not that we are aware of.
 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

258 E. NORTHSIDE DR. JACKSON MS 39206 Jackson, Mississippi

On this the 29th day of October, 2019.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

DANIEL AWABDY

Mark Thompson

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 October, 2019.

MY COMMISSION EXPIRES:

July 5, 2022



Janelle Hederman
NOTARY PUBLIC

October 23, 2019

To Whom it May Concern,

We are requesting a zoning change for 258 E. Northside Dr. Jackson MS 39206 from residential to a transitional housing 7-12 occupants. We operate a ministry out of this home that helps men with life controlling issues. We are in a lease agreement and the landlord is fully supportive of this zoning change request.

Thank You,

CareCenter Ministries

Pastor Daniel Awabdy

(214)679-8846