



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

FOR OFFICE USE ONLY
RECEIVED
 NOV 17 2021
 City of Jackson
 City Planning Administration
CASE NO.: 4156
Ward #: 4

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

Rezoning From R1 To I1 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 0 McRAVEN RD., JACKSON, MS 39209

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

Current Zoning for property: R1 - RESIDENTIAL

Tax Parcel Number: 825 - 410 -

III. Size of Property:

Lot Frontage 918 feet
 Lot Depth 390 feet
 Square footage/Acres 13.12
 Improved or Unimproved? UNIMPROVED
 If improved, number of existing buildings?
Use of buildings: Residential Commercial Industrial

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

AN OFFER TO PURCHASE FROM D+B CONSTRUCTION IS CONTINGENT UPON REZONING.

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.

Jill Bailiff Reyes
Applicant's Signature

Jill Bailiff Reyes
Property Owner's Signature

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

O - McRAVEN RD. Jackson, Mississippi

On this the 25 day of Oct, 2021.

STATE OF MISSISSIPPI FLORIDA
COUNTY OF HINDS SARASOTA

Personally came and appeared before me, the within named:

Jill Bailiff Reyes

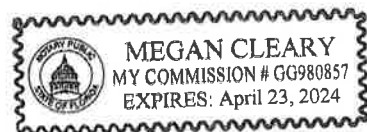
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 25 day of Oct, 2021.

MY COMMISSION EXPIRES:

04/23/24

[Signature]
NOTARY PUBLIC



10/25/2021

LETTER OF INTENT

City of Jackson Zoning Department
219 S. President St.
Jackson, MS 39201

To Whom It May Concern:

Please accept the enclosed application for re-zoning, supporting documentation and fee.

This application is being submitted for the purposes of completing a land sale of undeveloped 13.2 acre parcel within Jackson city limits. The sale is contingent upon re-zoning the land from Residential to Commercial or Industrial. The adjacent properties are a mix of commercial, industrial and residential.

The prospective buyer is D&B Construction, a fiber optic line installation company. Their intended use, as specified in the purchase contract (enclosed), is to store their equipment on the land while working in the local area.

Our realtor, Mr. Keith Polk of LandMax Reality, will represent this application in person at the zoning hearing. With the necessary time for the newspaper publication and the Thanksgiving, Christmas and New Year holidays, I have notified the city council and adjacent land owner that the hearing will be on January 26th, 2022.

I am assisting the applicant, my elderly mother who is the Deed owner. Although she is the requestor of this re-zoning, please contact me if you have any questions or if she needs to provide additional information.

Sincerely,



Lisa G. Reyes
3856 Hillside Dr., Ypsilanti, MI 48197
734.383.5472 (cell)



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 DEC 02 2021
 City of Jackson
 City Planning Administration
CASE NO.: 4157
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: 4660 Highway 80 West, Jackson MS 39209

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

Current Zoning for property: C80-C3

Tax Parcel Number: 822 - 365

III. Size of Property:

Lot Frontage 100 feet
 Lot Depth 200 feet
 Square footage/Acres 16,552.8 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)*

An extension of the existing 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.

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

Freddie Davis

Applicant's Signature

Freddie Davis

Property Owner's Signature

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

4660 Highway 80 West

Jackson, Mississippi

On this the *6* day of *July*, 20*21*.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Freddie Davis

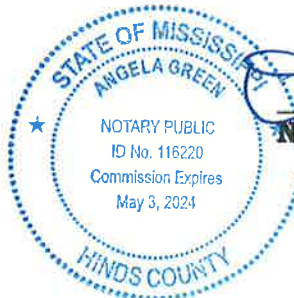
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the *6th* day of

July, 20 *21*.

MY COMMISSION EXPIRES:

5-3-2021



Angela Green
NOTARY PUBLIC

Statement of Intent:

The property is located at 4660 Highway 80 West, Jackson, MS 39209. The intent of this letter to inform of my interest in expanding upon my business to operate a crematory.



CITY OF JACKSON, MS
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 DEC 03 2021
 City of Jackson
 City Planning Administration
CASE NO.: 4158
Ward #: 1

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

Rezoning From R-1A To NMU-1 | Use Permit | Special Exception | Variance(s)

II. Subject Property Address: 4562 North State Street

(Block H, Lots 1, 2,3,& 5 G.I. Subdivision)

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

Current Zoning for property:	<u>R-1A- Single Family Residential District</u>	
	<u>433</u>	<u>181</u>
	<u>433</u>	<u>182</u>
Tax Parcel Number:	<u>433</u>	<u>183</u>
	<u>433</u>	<u>185</u>

III. Size of Property:

268.6 (Northside Dr.)
 Lot Frontage 229.6 (N State St.) feet
 Lot Depth 150 feet
 Square footage/Acres 60,992.85' / 1.4 acres
 Improved or Unimproved? unimproved
 If improved, number of existing buildings? N/A
Use of buildings: Residential Commercial Industrial

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

Rezoning of parcels to Neighborhood Mixed Use (NMU-1) so as to allow for the development of multifamily apartments and/or condominiums to better fit the changing character of the neighborhood.

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

If yes, please give details and dates of violations:

Parcel 433-183 has a nuisance code violation according to the City GIS map.

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:

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

Elizabeth Brister / Bill Brister
Applicant's Signature

Elizabeth Brister
Property Owner's Signature

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

4562 North State Street

Jackson, Mississippi

On this the 3 day of December, 2021

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Elizabeth Brister

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**

December, 2021.

MY COMMISSION EXPIRES:

02/19/2023



Dwanda S. Goins
NOTARY PUBLIC

December 3, 2021

Request for Zoning Change Application
4562 North State Street
Parcels 433-181, 433-182, 433-183, 433-185
Jackson, Mississippi
Design 4 Good, LLC

Submitted by noon on December 3, 2021 for Planning Board Hearing;

Date: January 26, 2022 Time 1:30pm

Place: 200 S. President Street – Warren A. Hood Building –
Andrew Jackson Conference Room – 1st Floor.

Statement of Intent – Rezoning Application (From R-1A to NMU-1)

1. Applicant Information – Development Plans

Design 4 Good, LLC owns the property at 2562 North State Street on the corner of North State Street and Northside Drive. The site was previously occupied by a single-story house that housed a dentist office prior to its demolition in 2020. Design 4 Goods interest is to invest in their neighborhood by providing safe, market-rate housing. The character of the land use in this portion of the neighborhood is changing as described below from a strictly commercial or residential use to mixed-use districts. Design 4 Good seeks a zoning change for this property to achieve a better fit for the current character of the surrounding area and for the City's Future Land Use Plan.

A development plan is currently underway and an initial site plan is included herein (attached) and shows a multifamily housing complex consisting of ten (10) two-bedroom units and a landscaped garden.

We believe the proposed rezoning of this property will enhance the City's redevelopment efforts.

2. Character of Land Use

This proposed land use change from R1A to NMU-1 does not change the character of the surrounding land. The lots in question, 2562 North State Street, are currently vacant and adjoined by, but separated from single family residential (R1-A) to the east by a creek. Property to the south is R-1A but transitions to C-2 and C-3 Commercial uses. The property to the west across North State Street is zoned C-3 and Commercial Mixed-Use (CMU-1).

Over the past few years there has been a rapid pattern of change in the infrastructure and the property use of this area of the City. New bike lanes and walking paths were added that link the area (and this site) to neighborhoods north and south changing the character to a more walkable scale. Multiple properties have been changed from single use zones to mixed-



use zoning districts. The following cases are a sampling of the approved zoning change cases in the immediate area:

Case No. 4053	06/17/2019	From C-2 to CMU-1
Case No. 4045	03/18/2019	From C-2 to CMU-1
Case No. 4070	11/21/2019	From I-1 to CMU-1

Zoning Changes within 2 miles of subject property.

Case No. 3932	04/18/2016	From SUD to NMU-1
Case No. 4062	10/21/2019	From R-3, C-1, and C-2 to CMU-1
Case No. 4063	11/21/2019	From R-4 & C-2 to CMU-1

Zoning Changes have also been granted in support of this use change:

Case No. 3980	08/21/2017	From R-1 to R-4, Townhouses
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3. Evidence of Public Need

This proposed zoning change will take a currently vacant property, not viable for single family residences, and create an opportunity for Multifamily development that would contribute to the tax base of the City and the healthy growth of the neighborhood. The property sits at a critical intersection of the City and serves as a gateway between neighborhoods.

4. Conformance with Jackson's Future Land Use Plan

The City of Jackson Future Land Use Plan calls for the neighborhood to become a Community Mixed-Use Center (see Future Land Use Plan attached). **This proposed change from R-1A to NMU-1 is consistent with the City's Future Land Use Plan and will create a transition from the higher density Commercial Mixed-Use districts south along North State Street to the low-density residential uses to the north and east.**

Prepared by,



Roy Decker, FAIA



CITY OF JACKSON, MS
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 DEC 03 2021
 City of Jackson
 City Planning Administration
CASE NO.: 4159
Ward #: 1

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: 1411 Old Saware Rd Jackson, MS 39211

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

Current Zoning for property: C-3

Tax Parcel Number: 511 - 475 - 6

III. Size of Property:

Lot Frontage feet
 Lot Depth 125 feet
 Square footage/Acres 4100 sqft / .46 acres
 Improved or Unimproved?
 If improved, number of existing buildings?
Use of buildings: Residential **Commercial** Industrial

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

To allow the use of the property for a new, professional and vibrant tattoo parlor

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

Katy Kelly
Applicant's Signature

Contracted buyer - Kimberly Ledford
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject

Wend Young
from Charlotte
South
Jackson, Mississippi

On this the 2nd day of December, 20 21.

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 2nd day of December, 20 21.

MY COMMISSION EXPIRES:
July 25, 2023

Katie Hardin
NOTARY PUBLIC



Kamberly Ledford
239 Mandarin Drive
Brandon, MS 39047

To whom this may concern,

I, Kamberly Ledford, am requesting a use permit to allow me the use of commercial property at 1411 Old Square Rd for a new, professional and vibrant tattoo parlor. I intend to serve as a body art, beauty and body modification, scar camouflaging and other imperfections just to name a few. I feel that we can bring life and opportunity to the area and create a symmetry with the surrounding business; allowing the local area to become a more appealing area for visitors of all social classes whether they are locals or just visiting our city. I also hope by running an upscale, successful, lasting parlor and updating the facade of the property, we can help make the area more attractive to the other potential business and continue the development and diversification of the district.