

These are the cases for the November 16, 2022
 Planning Board Meeting @ 1:30 5 New Cases (4190-4194)
 Plus Case 4189 for Deer Park St. that was tabled at
 last meeting.



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

FOR OFFICE USE ONLY

SEP 20 2022
 City of Jackson
 City Planning Commission

CASE NO.: 4190
 Ward #: 3

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

Rezoning From I1 To C3 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 911 Palmyra Street
JACKSON MS 39203
 (Street number and name or description of location if property is a vacant lot)

Current Zoning for property: I1 + I2

Tax Parcel Number: 91 - 41 - 4

III. Size of Property: Lot Frontage 200 feet
 Lot Depth 460 feet
 Square footage/Acres 2 acres
 Improved or Unimproved? Unimproved
 If improved, number of existing buildings? 1
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
Personal Care Home. This property has already been used in the past as a nursing 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? N/A If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? N/A
 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 by:

Geovon Martin
Applicant's Signature

David Grant Carla Jetton
Property Owner's Signature
It's Representative

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

911 Palmyra Street Jackson, Mississippi

On this the 19th day of September, 2022.

⁵⁻⁰
~~STATE OF MISSISSIPPI~~ GEORGIA
~~COUNTY OF HINDS~~ COBB

Personally came and appeared before me, the within named:

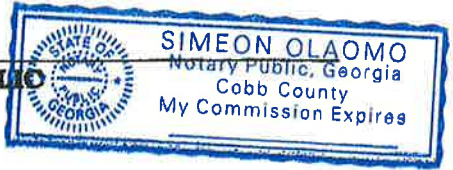
GEOVON MARTIN

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 19th day of SEPTEMBER, 2022.

MY COMMISSION EXPIRES:
02-02-2025

[Signature]
NOTARY PUBLIC



STATEMENT OF INTENT

To Whom It May Concern:

We are interested in turning the property located at:

911 Palmyra Street

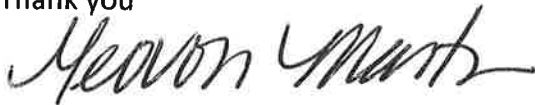
Jackson MS 39204

Into a Personal Care Facility/ Assisted Living Facility. We are currently a Community Mental Health Center located in North Jackson. We have been operating in Jackson since 2013. We are interested in turning the above location into a housing facility to help stabilize a growing statewide problem. Over the years, we have seen an increase in non-stable housing for the long term persistent mentally ill population. Over the past few years, a lot of facilities have been closed down due Covid and being noncompliant on a state level. Because we are doing things decent and in order, we are going through the proper steps in getting this property zoned correctly.

In the past, this facility has been used as a Goodwill Center, transitional housing, Rehab facility, as well as being credentialed as a residential facility with DMH. It appears that the previous occupants did not go through the correct channels in getting this property zoned correctly as it is already set up as a housing facility.

We are trying to get started renovating this property as quickly as possible. Currently the property is vacant and squatters are doing more and more damage to this building each day. We already have lenders in place to help us rehab and revitalize this property. It's going to take about \$800,000 to complete the renovations to this building. We are also interested in acquiring the property next door. It appears to be a huge eye sore filled with old cars, junk, and plastic.

Thank you



Geovon Martin



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

FOR OFFICE USE ONLY
RECEIVED
 OCT 06 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4191
Ward #: 1

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

Rezoning From R-4, C-1, C-2 **To** C-3 || **Use Permit** || **Special Exception** || **Variance(s)**

II. Subject Property Address: 1415/1417 Lelia Dr., 1425/1435 Lelia Dr., 1445 Lelia Dr., 2525 Lakeward Dr., 2510 Lakeland Terrace

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

Current Zoning for property: R-4, C-1, C-2

Tax Parcel Number: Parcels 542-26 (R-4), 542-28 (C-1), 542-30 (C-1), 542-32 (C-1), 542-34 (C-1), 542-36 (C-2), 542-42 (C-2)

III. Size of Property: Lot Frontage ±579* feet
 Lot Depth ±150** feet
 Square footage/Acres 3.82 acre
 Improved or Unimproved? Improved
 If improved, number of existing buildings? 5
Use of buildings: Residential **Commercial** Industrial

IV. Purpose for requested Zoning Action: *(Brief Description)*
Rezoning tax parcel 542-26, 542-28, 542-30, 542-32, 542-34, 542-36, 542-42 to C-3 General Commercial district

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? Not to petitioner's knowledge
If yes, please attach copies of agency findings and decisions.

*±579 feet in aggregate along Lelia Drive. ±300 feet in aggregate along Lakeland Terrace.

**Depth of each lot is ±150 feet.

***See attachment "A" hereto.

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

Justin G. Peterson
Applicant's Signature

Justin G. Peterson
Property Owner's Signature
Capitol Magnolia, L.L.C.

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

1415/1417 Lelia Dr., 1425/1435 Lelia Dr., 1445 Lelia Dr., 2525 Lakewood Dr., 2510 Lakeland Terrace
Jackson, Mississippi

On this the 5th day of October, 20 22.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Justin Peterson

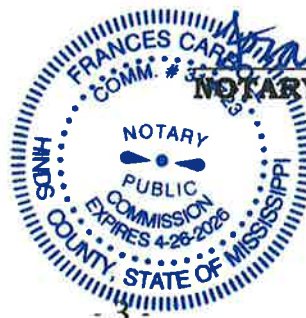
Justin Peterson

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 5th day of October, 20 22.

MY COMMISSION EXPIRES:

4/26/2024



Frances Carroll
NOTARY PUBLIC

September 12, 2022

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 – Tax Parcels 542-26, 542-28, 542-30, 542-34, 542-36,
542-42– Statement of Intent**

To Whom It May Concern:

Please accept this letter as applicant Capitol Magnolia, L.L.C.’s statement of intent for its requested rezoning of tax parcels 542-26, 542-28, 542-30, 542-34, 542-36, 542-42 (said ± 3.82 acres, the “Subject Property”). The Subject Property is depicted on the survey (overlay) attached hereto as Exhibit “A.” An excerpt from the Zoning Map is attached hereto as Exhibit “B.” A legal description of the Subject Property is attached hereto as Exhibit “C.”

I am Manager of StateStreet Group, L.L.C. (“SSG”), a real estate developer based in downtown Jackson. I am also Manager of the applicant, Capitol Magnolia, L.L.C., which is an affiliate of SSG. Capitol Magnolia, L.L.C. owns the Subject Property located at 1415/1417 Lelia Dr., 1425/1435 Lelia Dr., 1445 Lelia Dr., 2525 Lakeward Dr., and 2510 Lakeland Terrace in Jackson.

Constructed upon the Subject Property are five (5) commercial buildings, four (4) of which were previously operated together as “New Summit School.” One of the “school” buildings has since been leased to a church (the remaining “school” buildings are vacant). The commercial building has been leased for office use, with the remaining tenant being a dental clinic. The Subject Property’s current zoning is primarily C-2 (Limited Commercial) and C-1 (Restricted Commercial), with the northwest corner zoned R-4 (Multi-Family Residential).

Applicant requests to rezone the Subject Property to C-3 General Commercial classification. This would allow for the Subject Property to be re-developed as new apartments, or alternative uses that may be permitted by C-3.¹ These contemplated uses are consistent with the current character of the area and meet a market need. Applicant notes that the property directly across Lelia Drive already contains uses (service station,

¹ Any alternative uses would most likely be uses already permitted under the existing C-2 zoning.

retail, office) consistent with the requested C-3 zoning. Applicant further notes that the City recently approved a use permit for 1430 Lelia Drive, which is zoned C-2, to allow for the development of apartments. See Exhibit "D" attached hereto. And a portion of the Subject Property's existing zoning (R-4) permits apartment construction by right.

For the above reasons, and as will be further demonstrated at the hearing of this matter, Capitol Magnolia'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 a long horizontal stroke at the end.

Justin J. Peterson
Manager, Capitol Magnolia, L.L.C.



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

FOR OFFICE USE ONLY

RECEIVED
 OCT 06 2022

City of Jackson
 City Planning Administration

CASE NO.: 4192

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: 5070 Parkway Drive, Jackson MS 39211

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

Current Zoning for property: C-2

Tax Parcel Number: 559 - 1040 -

III. Size of Property: Lot Frontage Approx. 60 feet
 Lot Depth Approx. 250 feet
 Square footage/Acres .13774
 Improved or Unimproved? N/A
 If improved, number of existing buildings?
Use of buildings: Residential Commercial Industrial

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

Tennant of the subject property wishes to open a liquor store.

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? Yes *If yes, please attach copies of Covenants.*
 See Exhibit A

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.

V.B. Bell
Applicant's Signature

[Signature]
Property Owner's Signature

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

5070 Parkway Dr. Jackson, Mississippi

On this the 5th day of October, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named;

Vipulkumar Patel

Michael Wimberly

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 October, 2022.

MY COMMISSION EXPIRES:

September 27, 2026



Alisha Pace
NOTARY PUBLIC

STATEMENT OF INTENT

This letter serves to establish the intent of Aayodhya LLC, d/b/a Colonial Wine and Spirits, tenant, and LBD Properties, LLC, Landlord, concerning their efforts to apply for a "Use Permit Request" with the Jackson City Planning Board. Below are the set forth reasons as to why said Use Permit Request is sought in this instance.

Summary of Reasons for Use Permit Request Application

LBD Properties, LLC is the owner of the property known as "Colonial Mart", with a street address of 5068 Parkway Dr, Jackson, MS 39211. The property consists of a "strip mall" in which LBD Properties, LLC leases one-story storefronts for commercial use. Said strip mall has been a productive enterprise for several years.

The subject property on which the strip mall lies has a zoning classification of C-2. Said classification authorizes the commercial sale of alcoholic *beer* beverages, but does not authorize the sale of liquor in any fashion. Aayodhya LLC, d/b/a Colonial Wine and Spirits, desires to lease one of LBD Properties, LLC's storefronts in order to establish a liquor store within the Colonial Mart strip mall. However, in order to do so, the parties must first be granted a Use Permit Request from the Jackson City Planning Board before liquor store operations may begin.

Benefits from the Grant of the Use Permit Request

Our capitalist-driven markets thrive on healthy competition. The residents of Jackson within the surrounding area of Colonial Mart will benefit from the competitive prices of neighboring liquor store competitors with the introduction of Aayodhya LLC, d/b/a Colonial Wine and Spirit's liquor store.

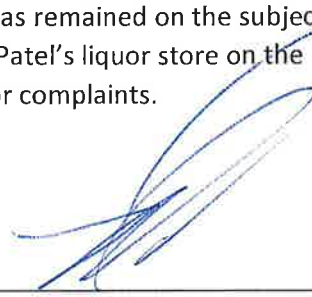
Further, the risk-benefit factor of a liquor store within this area is minimal. Should this Use Permit Request be granted, Patel's liquor store (5070 Parkway Place, Jackson MS 39211) will neighbor a JPD Precinct (JPD Precinct 4, 5080 Parkway Place, Jackson MS 39211), *sharing a wall* with said Precinct. The existence of this Precinct within the Colonial Mart strip mall causes a plethora of police vehicles to be housed in the parking lot of Colonial Mart, appeasing any concerns of unacceptable behavior or people that may attempt to loiter the location.

In addition, the subject property also houses a bar known as "LD's Beer Run", which was formed with the Secretary of State's Office in 2014. Any stereotypical issues or complaints that could be anticipated with the establishment of a liquor store would also be the same issues and complaints of an establishment such as LD's Beer Run. The fact that LD's Beer Run has remained on the subject property successfully for eight (8) consecutive years bolsters the claim that Patel's liquor store on the same subject property would share similar success with minimal issues or complaints.

For the reasons above, this Use Permit Request should be granted.



Applicant



Applicant



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

FOR OFFICE USE ONLY
RECEIVED
 OCT 13 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4193
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: 2425 & 2427 Martin L. King Dr. and
1039 Marine St. Jackson, MS 39213
(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: R-2

Tax Parcel Numbers: 108-2-60, 108-2-61 & 108-2-58

III. Size of Property: Lot Frontage 60 feet
 Lot Depth 175.5 feet
 Square footage/Acres 11,458 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)*
Local After School Program

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?
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.

Yolanda Bell
Applicant's Signature

Yolanda Bell
Property Owner's Signature

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

2425 Martin L. King Dr and 1039 Marine St Jackson, Mississippi

On this the 6 day of Oct., 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

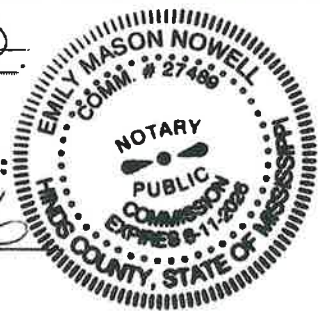
Personally came and appeared before me, the within named:

Yolanda Bell

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 6 day of Oct., 2022.

MY COMMISSION EXPIRES:
6-11-2026



Emily Mason Nowell
NOTARY PUBLIC

Statement of Intent

I, Yolanda Bell, intend to use the property at 2425 Martin L. King and the adjoining property at 1039 Marine Street as a Preschool Learning Center and Afterschool program. I am a licensed veteran teacher of 26 years. I am also a National Board Certified teacher with a Specialist Degree in Elementary Education. The community at large is severely underserved in the area of quality early childhood education. I grew up in this community and would like to teach and serve in the same.

Yolanda Bell



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

FOR OFFICE USE ONLY
 OCT 07 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4194
Ward #: 2

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

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

II. Subject Property Address: Parcel # 2859 935 located off

Highway 49 North on right hand side of the road after passing
 (Street number and name or description of location if property is a vacant lot) Natchez Trace.

Current Zoning for property: SR

Tax Parcel Number: 2859 - 935 -

III. Size of Property: Lot Frontage 296.3 feet
 Lot Depth 625.9 feet
 Square footage/Acres 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)
To construct a Parts house and open Bay parking in rear

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.

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

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

Parcel # 2859 935 on Hwy 49 Jackson, Mississippi

On this the 6 day of October, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Lonnie Wilkerson Lonnie Wilkerson

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 October, 2022.

MY COMMISSION EXPIRES:
July 5 2025

[Signature]
NOTARY PUBLIC
ID # 78174
ELIZABETH BLEDSOE
Commission Expires July 5, 2025
WASHINGTON COUNTY

Statement of Intent:

The intended purpose for the subject property is to be developed into a diesel mechanic facility, including a diesel parts department. This purposed development would bring a variety of job opportunities to the community, along with giving back a more affordable place of business to deal with right within the community.



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

FOR OFFICE USE ONLY
RECEIVED
 SEP 26 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4189
Ward #: 5

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

Rezoning from R-2 To R-2A || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: Parcels 154-23, 154-23-1 & 154-23-2 on Deer Park St.

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

Current Zoning for property: R-2

Tax Parcel Numbers: 154-23, 154-23-1 & 154-23-2

III. Size of Property: Lot Frontage _____ feet
 Lot Depth _____ feet
 Square footage/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 for the construction of seven (7) single-family residential units
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.

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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

_____ **Jackson, Mississippi**

On this the 13th day of October, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Chloe Dotson

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 13th day of October, 2022.



Yalonda Shaw
NOTARY PUBLIC

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.

The City of Jackson is partnering with the MS Manufactured Housing Association to develop a demonstration site that will consist of seven (7) manufactured housing units in the Deer Park Community. The minimum lot size for R-2 zoned properties is 7,500 sq. ft. which is not compatible to the much smaller lots in the immediate area. In order to develop the site in a manner that is reflective of the exiting residential lots in the area, the City is proposing to rezone the subject properties (154-23, 154-23-1 & 154-23-2) from the current zoning of R-2 (Single & Two Family) Residential District to R-2A (Single-Family) Residential District. The R-2A Zoning classification requires a lot size of 5,000 sq. ft. which is more characteristic of the smaller residential lot sizes in the area.

If there are any questions, please email Ms. Ester Ainsworth at eainsworth@jacksonms.gov or Ms. Dotson via email at cdotson@jacksonms.gov