

**These are the cases for the October 26, 2022  
Planning Board Meeting @ 1:30 - 2 New Cases  
(4188 & 4189)**



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
SEP 02 2022  
City of Jackson  
City Planning Administration  
**CASE NO.:** 4188  
**Ward #:** 7

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

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

**II. Subject Property Address:** 4326 Council Circle, 4108 N. State St, 4114 N. State St

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

**Current Zoning for property:** R-1

**Tax Parcel Number:** 50-96 - 50-97 - 50-98

**III. Size of Property:**

Lot Frontage 187 feet

Lot Depth 200/140 feet

Square footage/Acres 30,556

Improved or Unimproved?

If improved, number of existing buildings?

**Use of buildings:** Residential Commercial Industrial

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

Convert zoning to align with Future Land Use Plans and to align with other properties. on N. State.

Submitted Site plan is to allow construction of 3 multi-Unit Buildings

**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 (3<sup>rd</sup>) 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**

519 Warrior Trail 4326 Coahoma Ct  
(Home Address) 4114 N. State St  
4108 N. State St **Jackson, Mississippi**

On this the 2nd day of September, 20 22.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

**Personally came and appeared before me, the within named:**

John Lewis

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**

September, 20 22.

**MY COMMISSION EXPIRES:**

March 03, 2026



[Signature]  
NOTARY PUBLIC

# Statement of Intent Application for Rezoning City of Jackson, MS

Robert Lewis(the "Applicant" and "Owner") requests a Rezoning of the approximately 30,778sqf/.7 Acres located at 4326 Council Circle (Parcel 50-96), 4108 N. State St(Parcel 50-97), and 4114 N. State St (50-98) (the Property) from R-1 Residential to NMU-1 (Neighborhood Mixed Use)to modify the conditions of zoning pertaining to the property to allow for 3 multi-tenant buildings (12 units).

The overall property use being proposed is in alignment with the currently published Jackson's Future Land Use Plan. The proposed site plan replaces older buildings with newer more efficient buildings that fit the needs of the evolving community. The proposed site plan provides safety and aesthetic enhancements by creating off street parking that is fenced and gated with controlled ingress/egress.





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

**FOR OFFICE USE ONLY**

SEP 18 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 411 feet  
Lot Depth 92 feet  
Square footage/Acres 37,812 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 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.*

**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 (3<sup>rd</sup>) 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.

City of Jackson Planning Department  
**Applicant's Signature**

\_\_\_\_\_  
**Property Owner's Signature**

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

\_\_\_\_\_  
**Parcels 154-23, 154-23-1 & 154-23-2 on Deer Park St.**

\_\_\_\_\_  
**Jackson, Mississippi**

On this the 29 day of September, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**MY COMMISSION EXPIRES:**

\_\_\_\_\_  
**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 person 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 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.