

These are the cases for the November 15, 2023
Planning Board Meeting @ 1:30
4 New Cases (4231-4234)



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

RECEIVED
FOR OFFICE USE ONLY
OCT 05 2023
City of Jackson
City Planning Administration
CASE NO.: 4231
Ward #: 5

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: 1651 University Blvd - Suite B

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

Current Zoning for property: CBO-C2

Tax Parcel Number: 166 - 1 -

III. Size of Property:

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

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

To open a general restaurant

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 # 4226)

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.

James Williams
Applicant's Signature

[Signature]
Property Owner's Signature

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

1651 University Blvd Sweet B Jackson, Mississippi

On this the 22 day of August, 20 23.

**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 22 day of

August, 20 23.

MY COMMISSION EXPIRES:

7-9-27

[Signature]
NOTARY PUBLIC



October 5, 2023

I would like to open a general restaurant at 1651 University Blvd. – Suite B. I would love your support.

Thanks,

Earnest Williams



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

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RECEIVED
 OCT 05 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4232
Ward #: 4

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

Rezoning From Light Industrial To Multi Family Residential || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 5420 Lynch Street Ext., Jackson, Ms 39209

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

Current Zoning for property: Light Industrial

Tax Parcel Number: 825 - 4837

III. Size of Property: Lot Frontage 200 feet
 Lot Depth 450 feet
 Square footage/Acres 108,900 sqft / 2.5 acres
 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)
To Convert an essentially vacant office building into a low income housing 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.

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

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

5420 Lynch St. Ext Jackson, Mississippi 39209

On this the 5th day of October, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Kenneth Mack Robinson

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 23.

MY COMMISSION EXPIRES:

November 1, 2024

[Signature]
NOTARY PUBLIC



STATEMENT OF INTENT

The general area surrounding Robinson Industries' property has declined over the last number of years relative to any new and viable businesses coming into this portion of Lynch St. Extension. There are only a few businesses across this stretch of Lynch St that have been able to survive from Robinson Rd. to Wiggins Rd. The general area of this portion of Lynch St. is what I would call, "blighted."

There are no low income housing projects that we are aware of for many miles from our location, so we feel that such a facility is badly needed, especially for persons working in a 5 to 7 mile radius. Our understanding is that in the Jackson area, housing units such as what we propose are generally in short supply, as these facilities are under built at present.

Adjoining us to the East is grown up, vacant property, and there is only a small amount of vacant land all the way to Robinson Rd., that has no structures on it. Having a housing unit will bring more people to the area who may be prospects for some of the remaining businesses. We see no harm that a housing unit could possibly do to our neighbors.

My desire is to convert a non performing office building into low income housing, and to assist our Residents in every way possible to access any and all government support available to them in this very difficult environment. Any assistance that our Residents are able to acquire from any government entity can greatly enhance their quality of life issues.! I consider it my responsibility to assist them in every way possible that can result in a better quality of life for them.! My heart goes out to the people who are barely existing in this life.!

Regarding providing assistance to our potential Residents, John Wilder, the property manager, has a Niece who is extremely well educated in the government programs that can be available to our Residents, and she is standing by to meet with them on an individual basis, to assist them to any government support they are able to qualify for.

**Mack Robinson
President of Robinson Industries, Inc.**



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

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RECEIVED
 OCT 05 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4233
Ward #: 3

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

Rezoning From C-3 To CMU-1 | Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 3243 Medgar Evers Blvd Jackson, MS 39213

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

Current Zoning for property: C-3

Tax Parcel Number: 409 - 4 - _____

III. Size of Property:

Lot Frontage 239.6 feet
 Lot Depth 128.2 feet
 Square footage/Acres 12 ft
 Improved or Unimproved? _____
 If improved, number of existing buildings? _____
Use of buildings: Residential Commercial Industrial

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

Building Improvements and Create more development improvements for business success and opportunities for growth.

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.

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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 Burns
Applicant's Signature

Clifton Burns
Property Owner's Signature

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

_____ **Jackson, Mississippi**

On this the 5th day of October, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Clifton Burns 10-5-23

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 October, 2023.

MY COMMISSION EXPIRES:



Jennifer West
NOTARY PUBLIC

FREEDOM CORNER SPORT BAR & GRILL

3243 MEDGAR EVERS BLVD
JACKSON, MS 239213

Clifton Burns

601-502-3365

fatburns01@yahoo.com

October 05, 2023

Statement of Intent

Please accept his letter on behalf of, Mr. Clifton Burns for the request to change to the current zoning of the said property: 3243 Medgar Evers Blvd, Jackson, MS 39213.

The property is currently used as:

General Services and Commercial

The proposed use of the Property is:

A Redevelopment for Better Variety of Land Useage to Service the Community and the City of Jackson. 703-A CMU-1 Community Mixed-Use

Please note the attached supporting documents in regards to the request to change the current zoning.

If you have any questions or concerns please contact;
Mr. Clifton Burns, fatburns01@yahoo.com or 601-502-3365.



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

FOR OFFICE USE ONLY
RECEIVED
 OCT 06 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4234
Ward #: 4

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

Rezoning From C-2 To C-3 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: Highway 18, JACKSON MS, PARCEL NO. 835-46

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

Current Zoning for property: C2

Tax Parcel Number: 835 - 46

III. Size of Property: Lot Frontage 462.7 feet
 Lot Depth 1202.25 feet
 Square footage/Acres 16.48
 Improved or Unimproved? UNIMPROVED
 If improved, number of existing buildings?
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
CHANGE TO: GENERAL COMMERCIAL: VET. CLINICS & KENNELS. TO PROVIDE MEDICAL CARE, SOCIALIZATION & TRAINING FOR ADOPTABLE DOGS + CATS IN A FACILITY THAT FOSTERS POSITIVE INTERACTION WITH THE SURROUNDING COMMUNITY. 16 ACRE LOT WAS SELECTED TO GIVE PLENTY OF BUFFER SPACE.

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:

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

Ann Somers
Applicant's Signature

Property Owner's Signature

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

Highway 18 W. **Jackson, Mississippi**

On this the 5 day of OCTOBER, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Ann Somers _____

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, 2023.

MY COMMISSION EXPIRES:
11/10/25

Michaela Thann
NOTARY PUBLIC



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.

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

Applicant's Signature

Joseph R. Meck

Property Owner's Signature

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

16.18 AC +/- on HWY 18 W Jackson, Mississippi

On this the 5th day of October, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Joseph R. Meck

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, 2023.

MY COMMISSION EXPIRES:

June 22, 2026

Bethany Bowser

NOTARY PUBLIC



Statement of Intent:

This 16-acre lot will be utilized to give abandoned dogs and cats a temporary home that provides shelter, veterinary care and human contact to prepare them for adoption into homes around the Jackson metro area. In addition, some animals will be transported to homes in the Northeast through our adoption partners, so that every adoptable dog or cat can have a forever home. We anticipate housing up to 75 cats and 200 dogs at any given time. CARA has been helping Mississippi pets for over 20 years and is currently located on Flag Chapel Road in Jackson. This new land and facility will allow CARA to be more appealing and accessible to the public, with a community room for education and outreach.