

These are the cases for the December 21, 2022  
Planning Board Meeting @ 1:30 - 2 New Cases  
(4195 & 4196)



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

**FOR OFFICE USE ONLY**  
*RECEIVED*  
OCT 14 2022  
City of Jackson  
City Planning Administration  
**CASE NO.:** 4195  
**Ward #:** 7

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

**X** Rezoning From **C-1/C-2** To **C-3** || Use Permit || \_\_\_ Special Exception || \_\_\_ Variance(s)

**II. Subject Property Address:** 1990 Pleasant Ave., Jackson, MS 39203

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

**Current Zoning for property:** C-1/ C-2

**Tax Parcel Numbers:** 99-30

**III. Size of Property:** Lot Frontage 75 feet  
Lot Depth 505 feet  
Square footage/Acres 0.93 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 Have a (Venue) Events Place

**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.

*Caron Honey*  
Applicant's Signature

*Caron Honey*  
Property Owner's Signature

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

1990 Pleasant Ave Jackson, Mississippi

On this the 5<sup>th</sup> day of October, 2022.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Aaron Honey sucker

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 5<sup>th</sup> day of October, 2022.

**MY COMMISSION EXPIRES:**

March 31, 2024



Kathye Easley  
NOTARY PUBLIC

## **STATEMENT OF INTENT**

HONEYVILLE EVENT VENUE  
1990 PLEASANT AVE.  
JACKSON, MS 39203

MY INTENTION IS TO BRING BUSINESS TO THE COMMUNITY THAT WILL ENHANCE THE SURROUNDING AREA AND ACCOMMODATE THE ENTIRE FAMILY BY HAVING EVENTS THAT ARE MUCH NEEDED IN THAT AREA.

HOPEFULLY, THIS WILL HAVE A MUCH NEEDED IMPACT ON THE CITY OF JACKSON.

FOR ADDITIONAL CONCERNS OR QUESTIONS PLEASE CALL (601) 506-2540

AARON HONEYSUCKER  
OWNER/ MANAGER



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
 NOV 04 2022  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4196  
**Ward #:** 2

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

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

**II. Subject Property Address:** 1369 College Hill Dr., Jackson, MS 39209

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

**Current Zoning for property:** C-3

**Tax Parcel Numbers:** 808-28-1

**III. Size of Property:** Lot Frontage 700 feet  
 Lot Depth 602 feet  
 Square footage/Acres 7,000 sq feet structure on 9.68 acres  
 Improved or Unimproved? Improved  
 If improved, number of existing buildings? 1  
**Use of buildings:** Residential Commercial Industrial

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

To Get property to comply with both city and state requirements for cannabis Cultivation.

**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:**

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**

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

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

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

[Signature] \_\_\_\_\_

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 31<sup>st</sup> day of

October, 2022.

**MY COMMISSION EXPIRES:**

August 21, 2026



## Statement of Intent

November 3, 2022

**David Spradlin**  
Founder & CEO  
500 Capitol Mall, Suite 1550  
Sacramento, CA. 95814



On behalf of Sandhill, LLC, I would like to inform you of our interest and intent to modify the zoning of the property located at **1369 College Hill Drive**, in the City of Jackson (Parcel# 808-28-1) from Commercial-3 to Industrial, in order to bring the property into compliance with the **Mississippi Medical Cannabis Act (SB 2095)**. Sandhill, LLC's plans call for the construction of a roughly 40,000 square foot cultivation, manufacturing, and distribution facility, which will require the clearing of 3 of the 9.68 acres. Leaving significant buffers from neighboring parcels will mitigate any potential impacts as well as will lend to higher security at the site.

Sandhill, LLC estimates the creation of nearly 75 jobs between the construction and operational phases of this project. With an average pay of \$17.00 per hour and a minimum of 80% local hiring from within the City of Jackson.

Our plans call for 24 hour security monitoring of the premises as well as armed security on site during business hours. Security personnel will also patrol a perimeter of up to 10,000 feet around the property, adding to the security of not only the site but to the surrounding community.

We look forward to talking through any questions or concerns you may have about our plans for the property and even more so for the opportunity to show what a good neighbor a well ran cannabis operation can be not only to the neighboring property owners, but to the City of Jackson as a whole.

We look forward to hearing from you!

Sincerely,

