

These are the cases for the August 24, 2022  
Planning Board Meeting @ 1:30 - 5 Cases (4167 & 4180-4183).



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
JUL 15 2020  
City of Jackson  
City Planning Administration  
**CASE NO.:** 4167  
**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:** 0 Douglass Dr. (Parcel 540-344-1)

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

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

**Tax Parcel Numbers:** 540-344-1

**III. Size of Property:** Lot Frontage 65.51 ft front/ 200 feet back  
Lot Depth 572 feet  
Square footage/Acres 79.525 sq ft/ 1.8256 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)**  
Variance of lot width of 60' to width of 52'7" for each of 6,10,000 sq foot lots in a fenced and gated community with 6 upscale homes. The variance requested is related to engineering design requirements for effective drainage solutions, relative to the property's terrain

**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.

By: East Ridge, LLC  
Roy H. Liddell, member  
Applicant's Signature

By: East Ridge, LLC  
Roy H. Liddell, member  
Property Owner's Signature

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

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

On this the 13<sup>th</sup> day of July, 2022

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Roy H. Liddell  
Member, East Ridge, LLC

Roy H. Liddell  
Member, East Ridge, LLC

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 13<sup>th</sup> day of  
July, 2022

MY COMMISSION EXPIRES:

3/27/24



Carla M. Nelson  
NOTARY PUBLIC

**Statement of Intent:**

**Current market analysis indicates a demand for upscale residential homes with lots requiring reduced maintenance costs. There is minimal vacant acreage available in the northeast portion of the city of Jackson available to meet this demand. This property will be developed to result in 6 homes to meet this market demand, increasing annual property tax revenue by an estimated \$50,000. This zoning variance is requested related to engineering design requirements for effective drainage solutions, relative to the property's terrain to develop this property.**



**CITY OF JACKSON, MS**  
**Application for Zoning Action**  
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**RECEIVED**  
 JUN 23 2022  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4180  
**Ward #:** 7

**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:** 350 North Main Plaza suit F  
Jackson MS 39206

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

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

**Tax Parcel Number:** 430 - 16 - 4

**III. Size of Property:**

Lot Frontage 120 feet  
 Lot Depth 19.5 feet  
 Square footage/Acres 23,348.16 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)**

renting a unit for a tattoo and piercing parlor needing a  
we permit.

**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?**      *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**

4450 Old Canton Rd Ste 101 Jackson, Mississippi

On this the 15<sup>th</sup> day of June, 2022.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Sava P. Jackson, Jaquan M Jackson David Church

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** 15<sup>th</sup> **day of**

June, 2022.

[Signature]  
NOTARY PUBLIC

**MY COMMISSION EXPIRES:**



## Statement of Intent

Our intent is to obtain this Usage permit to run our family-owned tattoo and piercing parlor here in North Jackson. Our business has been established since 2017 and between us we have over 10 years of experience in the professional tattoo industry. This business opportunity would allow us to further improve our service experience.

In our strive for professionalism we have listed our business standards below.

1. No loitering, and this will also be posted outside of the business to notify the public.
2. By appointment ONLY.
3. Business hours are 9am to 5pm M-Su to avoid any odd hour foot traffic.
4. 18+ on ALL services (exception we do offer safe pediatric ear piercings only with parent consent and documentation)
5. IDs will be required before any service is rendered.

We recently started our "Ya get what ya give" initiative with our clients, and plan to implement it here in Jackson. With this initiative we let our clients choose a local charity of their choice, and the end of each month we draw and donate to chosen charity. The intended services we would offer are:

1. Piercing
2. Tattoo/body art. (excluding and gang or hate related tattoos)
3. Scar cover ups.
4. Permanent makeup.

Thank you,

Black Pearl Ink



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

**FOR OFFICE USE ONLY**

**RECEIVED**

JUN 30 2022

City of Jackson  
 City Planning Administration

**CASE NO.:** 4181

**Ward #:** 1

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

Rezoning From C2 To C3 ||  Use Permit ||  Special Exception ||  Variance(s)

**II. Subject Property Address:** 2095 Dunbarton Drive

Generally the southeast corner of Dunbarton Dr and River Ridge Dr

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

**Current Zoning for property:** C2

**Tax Parcel Number:** 590-57 - 590-57-2 - 590-57-4 - 590-57-5 - 590-57-3

**III. Size of Property:**

Lot Frontage 531 feet  
 Lot Depth 300 feet  
 Square footage/Acres 3.9 acres  
 Improved or Unimproved? Improved/Unimproved -  
 If improved, number of existing buildings? 1 - to be removed  
**Use of buildings:** Residential Commercial Industrial

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

Applicant is seeking to rezone the property from C2 to C3 which is consistent with adjacent property to the north -

**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.

[Signature]  
Applicant's Signature

[Signature]  
Property Owner's Signature

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

2095 Dunbarton Street Jackson, Mississippi

On this the 27<sup>th</sup> day of June, 2022.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

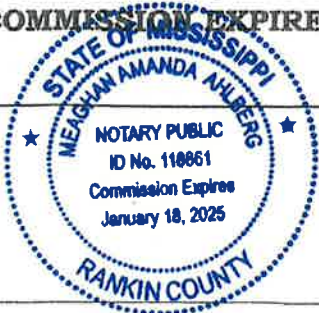
[Signature]

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 27<sup>th</sup> day of June, 2022.

[Signature]  
NOTARY PUBLIC

**MY COMMISSION EXPIRES:**





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

*[Handwritten Signature]*

Applicant's Signature

*[Handwritten Signature]*

Property Owner's Signature

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

*O Dunbarton, Vacant property*

**Jackson, Mississippi**

On this the 27 day of June, 20 22.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

RICHARD MILLER

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 27<sup>th</sup> day of**

June, 20 22.

**MY COMMISSION EXPIRES:**

May 21, 2026

William J. Withers II  
NOTARY PUBLIC



July 01, 2022

**Request for Zoning Change Application**

**2095 Dunbarton and adjacent vacant land**

**Parcels: 590-57, 590-57-2, 590-57-3, 590-57-4, 590-57-5**

**Jackson, MS**

**Property Owners: River Ridge, LLC & Riverview Properties, LLC**

**Applicant: River Ridge, LLC**

Submitted by noon on July 1, 2022 for Planning Board Hearing;

Date: August 24, 2022

Time: 1:30 P.M.

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

**Statement of Intent – Rezoning Application (From C-2 to C-3)**

**1. Applicant and Property Information**

River Ridge, LLC and Riverview Properties, LLC are the current owners of the property located at 2095 Dunbarton Street near the southeast corner of Dunbarton Street and River Ridge Street. The site is currently occupied by to two story office building that has housed a variety of private and government offices over the past four decades. Due to changing market conditions along the Lakeland corridor the building has been vacant for quite sometime and has fallen into considerable disrepair. The building will be demolished upon successful rezoning to help clean up the area and better market the Property. The character of the land use in this portion of the Lakeland corridor is changing and River Ridge 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. **We believe the proposed rezoning of this Property will enhance the City's redevelopment efforts.**

**2. Character of Land Use.**

The proposed land use change from C-2 to C-3 does not change the character of the surrounding land. The parcels in question are currently vacant and unsuitable for development with the current building in place. The property that adjoins these tracts to the north is already zoned C-3 and the adjacent property to the south, while zoned R-5, is in the river bottom and is unusable any development as it is not only is in the floodway but it is also twenty or so feet below the base flood elevation. This Property

sits on the southern end of what is essentially an island in the middle of pearl river flood basin and is bordered by two dead end streets.

Over the past decade there has been a substantial change in the character and property use of this area of the City. Quality office space is no longer in demand and expanding the usage of the Property to be consistent with the adjacent land will be beneficial to the City and surrounding neighborhood.

### **3. Evidence of Public Need**

The proposed zoning change will take a currently vacant and usable Property and create an opportunity for development that would contribute to the employment, development and tax base of the City as well as the healthy growth of the neighborhood. The Property sits at a critical intersection of the City and serves as a gateway to Jackson.

### **4. Conformance with Jackson's Future Land Use Plan**

The City of Jackson Future Land Use Plan calls for the neighborhood's continued growth as non-retail commercial property. The future land use plan map for that area is attached for your reference. **This proposed change from C-2 to C-3 is consistent with the City's Future Land Use Plan and will create an opportunity to clean up the existing land and provide opportunity for new high-quality development.**

Prepared by,

RIVER RIDGE, LLC



Robert Miller, Manager



**CITY OF JACKSON, MS**  
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 JUL 01 2020  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4182  
**Ward #:** 5

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

Rezoning From R1A To C1A ||  Use Permit ||  Special Exception ||  Variance(s)  
290-91 290-92

**II. Subject Property Address:** Parcels 220-91 and 220-92 on Ellis Ave.

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

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

**Tax Parcel Number:** 220 - 91 - 220-92

**III. Size of Property:** Lot Frontage \_\_\_\_\_ feet  
 Lot Depth \_\_\_\_\_ feet  
 Square footage/Acres 27,442.8 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)  
To open up a barber shop and create job opportunity for youths in the community.

**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.

Shawn Mayer  
Applicant's 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:**

Shawn Mayer

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**

June 30<sup>th</sup>, 2022.

Yakir der Shan  
NOTARY PUBLIC

**MY COMMISSION EXPIRES:**





June 8, 2022

To whom it may concern:

The purpose of the conversion of this property to commercial property is to open my own barbershop. I have always wanted to own my own barbershop since I was a child. I have been cutting hair since I was ten years old, and it became a dream of mine to one day own multiple barbershops in the same community I grew up in. With the opening of this barbershop on Ellis Avenue, not only will it provide convenience for locals of the community, but it will also provide and create job opportunities for males and females in this community as well as the metro area to accomplish their dreams and goals the same way that I accomplished mine. My plan is to have at least five professional barbers, two stylists, and two nail technicians. I will ensure that my business will always stay clean and meet all rules, regulations, and requirements of not only the city of Jackson but the neighborhood associations of Jackson as well.

Sincerely,

---



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
 JUL 01 2020  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4183  
**Ward #:** 1

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

Rezoning From **R1A** To **R2** ||  Use Permit ||  Special Exception ||  Variance(s)

**II. Subject Property Address:** Lot 1 Briarwood Addn Pt 1, Jackson, MS 39211

**also known as 5016 Old Canton Road, Jackson, MS 39211**

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

**Current Zoning for property:** R1A

**Tax Parcel Number:** 507 - 2

**III. Size of Property:** Lot Frontage 130.5' feet  
 Lot Depth 107.7' feet  
 Square footage/Acres <acre  
 Improved or Unimproved? Unimproved  
 If improved, number of existing buildings?       
**Use of buildings:**  Residential     Commercial     Industrial

**IV. Purpose for requested Zoning Action:** *(Brief Description)*  
For construction of a new residential duplex. The previous owner had a special exception for commercial use. The use proposed now will produce less traffic and be more in line with the current residential base.

**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.*

**VII. Has there been any Zoning Action filed on this property in the past?** Unknown  
*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 Authorized Signer  
obo Luxe Homes, LLC

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

5016 Old Canton Rd, Jackson, MS 39211

Jackson, Mississippi

On this the 22nd day of June, 20 22

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Lahillarie Christon Reese

Lahillarie Christon Reese

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 22nd day of June, 20 22.

**MY COMMISSION EXPIRES:**

10/13/25

[Signature]  
NOTARY PUBLIC



## STATEMENT OF INTENT

The subject parcel, Lot 1 Briarwood Addition Part 1, also known as 5016 Old Canton Road, Jackson, Mississippi, is currently vacant and does not include any improvements. This parcel is located at the intersection of Old Canton Road and Ashley Drive.

Petitioner asserts that there has been substantial change in the land use character of the surrounding area that justifies rezoning the property. Further, there is a public need for additional property in the proposed area in accordance with the request in Petitioner's application since the City Council's previous action granting a special exception for commercial use.

Petitioner desires to rezone the property from R1A with its current special exception for commercial use to R2 and utilize the property for its highest and best use as a 2-unit town home development.

The proposed residential layout is an infill parcel which utilizes a compact development pattern and the site plan encourages smart growth by taking advantage of existing surrounding infrastructure and complies with the Comprehensive Plan adopted by the City Council on March 2, 2004.

The proposed rezoning includes using existing adjacent roads such as Old Canton Road, Ashley Drive, and Pimlico Street for vehicular access, existing water, sanitary sewer, storm sewer and electricity.

The proposed architecture within the site is intended to retain character as a unique place within the eclectic metropolitan area. Adding town homes adjacent to Old Canton Road will provide consistency to the housing type in the vicinity while providing a visual buffer to further strengthen this transition of density between the current single-family homes to the south and compliment the surrounding community.

The landscape is intended to be drought tolerant species utilized to conserve water and be colorful for all growing seasons providing year-round interest. Shade trees are proposed around the site along with understory planting for screening and privacy around the proposed town home foundation.

Proposing single family attached town homes increases the housing product diversity within the metro area and offers a different type of residential home than what is currently prevalent within the immediate area. The proposed rezoning will complement surrounding architecture in size, scale, design and use.

Residents will have access to a full range of public infrastructure, adjacent parks, schools, and jobs. Furthermore, commercial services needed for sustainable, healthy living that are within 1/4 of a mile and are within a walkable distance along the I-55 corridor.

The proposed zoning will not affect any existing physiographic features since the site is located adjacent to an existing arterial roadway (Old Canton Road). The site is suitable for urban re-development based on availability of facilities.

By granting the Petitioner's rezoning permit, the City will double its ad valorem tax collections by increasing the number of taxable citizens from 1 to 2; therefore, affording the citizens of Jackson, Mississippi more tax dollars for infrastructure improvements and increased availability to City services.