



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

FOR OFFICE USE ONLY
 FEB 02 2024
 City of Jackson
 City Planning Administration
CASE NO.: 4248
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: 1625 E. Countyline Rd., Jackson, MS 39211

Suite 540

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

Current Zoning for property: C-2

Tax Parcel Number: 750-26

III. Size of Property: Lot Frontage 223.28 feet
 Lot Depth 455.83 feet
 Square footage/Acres 7.1 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 do a premium cigar retail shop and lounge for social events and creating a great social environment.

V. Are there any City Code Violations on this property? Not that I know of
 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.

Kendrick Freeman
Applicant's Signature

Property Owner's Signature

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

1625 E. County Line Rd. Suite 540 Jackson, MS 39211

On this the 30 day of January, 2024.

STATE OF MISSISSIPPI
COUNTY OF ~~HINDS~~ Rankin

Personally came and appeared before me, the within named:


Kendrick Freeman

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 30 day of

January, 2024.

MY COMMISSION EXPIRES:
03/27/2025

Gloria Hobson
NOTARY PUBLIC


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

Applicant's Signature

Danielle Leslie

Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
1625 E. County Line Road, Suite 540 Jackson, Mississippi

On this the 30 day of January, 2024

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Danielle Leslie

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 30th day of JANUARY, 2024

MY COMMISSION EXPIRES:
CRAIG E. FROSCHE
LA. BAR NO. 19580

Craig E. Frosc

NOTARY PUBLIC

MY COMMISSION IS FOR LIFE

PURE SMOKE LLC

1625 E County Line Rd Suite 540 Jackson, MS 39211

Dear Sir/Ma'am

Hello,

Pure Smoke is happy to inform the community that we intend to bring a Premium Cigar experience to the Pear Orchard Village shopping center. We will sell name brand cigars and accessories with a great social environment.

Pure Smoke LLC



CITY OF JACKSON, MS
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RECEIVED
 FEB 02 2024
 City of Jackson
 City Planning Administration
CASE NO.: 4249
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: 846 North President Street Jxn. Ms. 39202

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

Current Zoning for property: C3

Tax Parcel Number: 40 - 11 - 1

III. Size of Property: Lot Frontage 58.59 feet
 Lot Depth 89.28 feet
 Square footage/Acres 2400
 Improved or Unimproved? Unimproved
 If improved, number of existing buildings?
Use of buildings: Residential **Commercial** Industrial

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

Event Venue

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.

Kenneth Wm. Rowan
Applicant's Signature

Kenneth Wm. Rowan
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
846 North President Street Jackson, MS. 39202 **Jackson, Mississippi**

On this the 29th day of January, 20 24.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

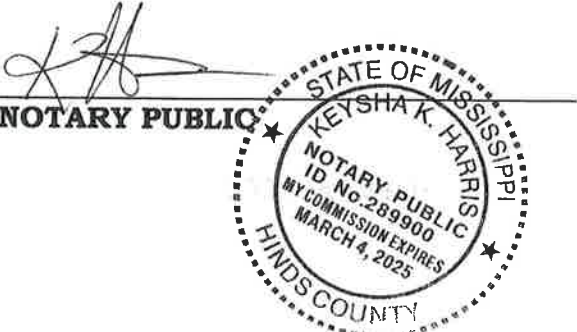
Personally came and appeared before me, the within named:

Kenneth V. Rowan

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 29th day of January, 2024.

MY COMMISSION EXPIRES:
March 4, 2025



01-25-2024

Kenneth & Betty Rowan
846 North President Street
Jackson, Ms. 39202

Statement of Intent:

We intend to operate an Event Venue at 846 North President Street Jackson, Ms. 39202. The Events we welcome at the Venue are Meetings, Lunches, Dinners, Parties: Birthday, Anniversary, Retirement etc. The property is gated in the rear so we do not have any foot traffic on the property. We are requiring the Renter / Host to have a greeter at the entrance to monitor the attendees. The greeter will be in place to make sure each person was invited to the event and enter and exit safely.

Kenneth Rowan
601-201-7128



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

FOR OFFICE USE ONLY
RECEIVED
 JAN 30 2024
 City of Jackson
 City Planning Administration
CASE NO.: 4250
Ward #: 3

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

Rezoning From R1 To NMU || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 4246 W Capitol St Jackson MS, 4240 W Capitol St Jackson MS, 4232 W Capitol St Jackson MS

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

Current Zoning for property: Residential R1

Tax Parcel Number: Parcel 118-25 - 4234 West Capitol Street
Parcel 118-26 - 4240 West Captiol Street
Parcel 118-27 - 4246 West Capitol Street

III. Size of Property:

Lot Frontage _____ feet
 Lot Depth _____ feet
 Square footage/Acres 26,800 Sq Feet
 Improved or Unimproved? Improved
 If improved, number of existing buildings? _____
Use of buildings: Residential Commercial Industrial

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

The properties have been un-kept for a long time and are beyond repair.
 We aim to develop beautiful homes, and commercial opportunities that inspire growth in the neighborhood

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.

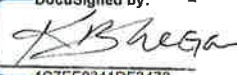
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The above information is true, and complete to the best of my knowledge.

Kassam Bhegani

DocuSigned by:

 4C7EE9341DF3470...

Applicant's Signature

Khaleel White

DocuSigned by:

 7197CCB6B786469...

Property Owner's Signature

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

4246 W Capitol St, 4240 W Capitol St, & 4232 W Capitol St

Jackson, Mississippi

On this the 18th 19th Jan day of January, 2024

Tennessee Jan
STATE OF MISSISSIPPI
COUNTY OF HINDS *Williamson*

Personally came and appeared before me, the within named:

Kassam Bhegani

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 18th 19th Jan day of January, 2024

MY COMMISSION EXPIRES:

10-25-2026




NOTARY PUBLIC

STATEMENT OF INTENT

Dear City of Jackson Zoning Department,

I trust this letter finds you well. On behalf of 2K Developments LLC, we are excited to present our proposal for the rezoning and redevelopment of three adjacent properties into a cohesive, community-focused space. Our vision extends beyond simple property development; we aspire to revitalize and uplift the local community through our Tandem-Plex concept.

Rezoning Proposal: We seek your support in rezoning these three properties into a Neighborhood Mixed-Use (NMU1) designation. Our intention is to transform these un-kept properties, currently serving as eyesores, into a vibrant hub that offers both housing and business opportunities. Our approach is not just about generating income; our core values, investment strategy and entire business model is anchored in making a positive impact on the community we serve.

Tandem-Plex Concept: Our Tandem-Plex concept revolves around providing ownership and business opportunities in a safe, sustainable environment. Each parcel offers over 7500 square feet of buildable space, creating a foundation for a thriving community. Our focus is on inclusivity, serving families, professionals, entrepreneurs, and students alike.

Sustainable Features: We are committed to incorporating sustainable features in our development, including external water storage to address potential utility failures and shared utility hookups to reduce tenant costs. Additionally, we are exploring amenities such as solar power, energy reserves, smart home systems, and security systems for each property.

Community Impact: Our mission is to contribute to the economic and social fabric of the neighborhood. By redeveloping these properties, we aim to attract a network of like-minded individuals, fostering a sense of community and revitalizing an area that has been largely overlooked.

Flexible Approach: Understanding the importance of alignment with city regulations and needs, we are open to feedback and adjustments. Should NMU1 zoning not be the most suitable, we are prepared to develop the three units individually under R2 zoning.

We sincerely appreciate your consideration of our proposal and look forward to the opportunity to discuss how we can collaborate to create a positive impact on the local community. Please let us know how we can best align our vision with the city's objectives.

Thank you for your time and consideration.

Khaleel White
479-713-0820



CITY OF JACKSON, MS
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 FEB 02 2024
 City of Jackson
 City Planning Administration
CASE NO.: 4251
Ward #: 6

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

Rezoning From R1 To C1-A || Use Permit || Special Exception || Variance(s)

II. Subject Property Address:

451 McDowell Park Circle
Jackson, Ms 39204

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

Current Zoning for property: Res

Tax Parcel Number: 630 - 363 - _____

III. Size of Property:

Lot Frontage 113 feet
 Lot Depth 102.25 feet
 Square footage/Acres 12,196.5 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 be rezoned from residential to commercial

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

Kimberly A Course
Applicant's Signature

Kimberly A Course
Property Owner's Signature

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

451 McDowell Park Circle Jackson, Mississippi

On this the 1st day of Feb., 20 24.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

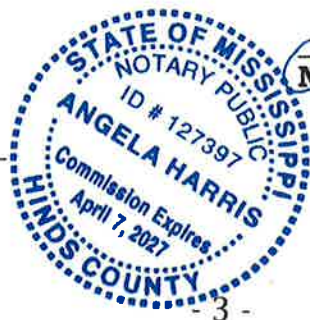
Kimberly Ann Course

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 1st day of February, 20 24.

MY COMMISSION EXPIRES:

April 7, 2027



Angela Harris
NOTARY PUBLIC

11-9-2023

To whom this may concern, I Kimberly Ann Course have intention on rezoning my property at 451 Mcdowell Park Circle Jackson, Ms 39204 from residential daycare use to commercial daycare use. If anyone have any questions feel free to contact me @769-220-5223.



CITY OF JACKSON, MS
Application for Zoning Action
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FOR OFFICE USE ONLY
RECEIVED
 FEB 02 2024
 City of Jackson
 City Planning Administration
CASE NO.: 4252
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: 4311 McDear Ave Jackson, MS 39209

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

Current Zoning for property: R-1

Tax Parcel Number: 306 - 276 -

III. Size of Property:

Lot Frontage 110 feet
 Lot Depth 115 feet
 Square footage/Acres 13,068 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 come into compliance with the zoning ordinance I am applying for a small private kennel for no more than 3 dogs

V. Are there any City Code Violations on this property? Yes

If yes, please give details and dates of violations:

Zoning violation for too many dogs. Currently have 3 dogs

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.

Kembra
Applicant's Signature

John B. Avery
Property Owner's Signature

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

4311 McCain Ave 39209 Jackson, Mississippi

On this the 28 day of January, 20 24.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

John B. Avery

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 29th day of

January, 20 24.

MY COMMISSION EXPIRES: *

April 27, 2025



John B. Avery
NOTARY PUBLIC

Statement of Intent

I am applying for a Special Exception to operate a private kennel for 4311 McCain Ave. Jackson, MS 39209. I have 3 dogs that would be a part of this kennel. I will keep them safely enclosed and they will not be any trouble to the surrounding neighbors. I would appreciate your support.

Thanks,

Kendra Avery