



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

**RECEIVED**  
**FOR OFFICE USE ONLY**  
AUG 18 2023  
City of Jackson  
City Planning Administration  
CASE NO.: 4227  
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:** 4608 Old Bxram Rd  
Jackson, MS 39212  
*(Street number and name or description of location if property is a vacant lot)*

Current Zoning for property: R1 Single Residential

Tax Parcel Number: 871 - 80 -     

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

**IV. Purpose for requested Zoning Action:** *(Brief Description)*  
use permit to put a manufactured homes  
on my property.

**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.

Earlene H. Oge  
Applicant's Signature

Earlene H. Oge  
Property Owner's Signature

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

Earlene H. Oge Jackson, Mississippi

On this the 27<sup>th</sup> day of July, 2023.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

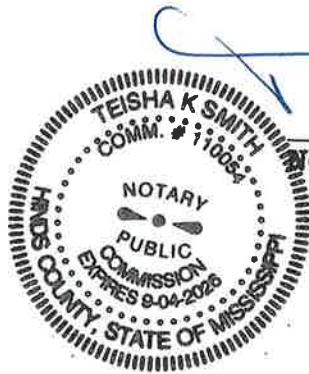
Earlene H Oge

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 July, 2023.

**MY COMMISSION EXPIRES:**

9.4.2024



Teisha K Smith  
NOTARY PUBLIC

8/10/2023

I, Earlene Hulett (Oge) am asking for a Use Permit to allow me to place a new manufactured home on property located at 4608 Old Byram Rd., Jackson, MS 39212

I am looking to reside in this home as a primary resident.

Please approve this Use Permit with all privileges and authority that come with it,

Thanks,

Earline H. Oge



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 SEP 01 2023  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4228  
**Ward #:** 1

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

Rezoning From R1 To R2 ||  Use Permit ||  Special Exception ||  Variance(s)

**II. Subject Property Address:** 0 Old Canton Road, Jackson, MS

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

**Current Zoning for property:** R1

**Tax Parcel Number:** 564 - 16

**III. Size of Property:** Lot Frontage 100 feet  
 Lot Depth ~ 159.5 feet  
 Square footage/Acres 14215  
 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)*  
Residential Duplex

**V. Are there any City Code Violations on this property?** None known  
 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?** Yes  
 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**

0 Old Canton Road Jackson, Mississippi

On this the 31st day of August, 2023.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Kristi Kirkwood

Kristi Kirkwood

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 31st day of August, 2023.

MY COMMISSION EXPIRES:  


[Signature]  
NOTARY PUBLIC

## STATEMENT OF INTENT

The subject parcel, Lot 1, Block B, Canton Club Subdivision, Part 1, also known as 0 Old Canton Road, Jackson, Mississippi, or parcel 564-16, is currently vacant and does not include any improvements. This parcel is located at the intersection of Old Canton Road and Canton Club Circle.

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 R1 to R2 and utilize the property for its highest and best use as a duplex development.

Approval of this application would not be considered spot zoning. On October 17, 2022, the City Council approved the rezoning of a similar parcel with restrictive covenants in the same Ward with the same specifications included herein in Case Number #4183, parcel number 507-2. Duplexes are also directly across the street.

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 and Canton Club Circle 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 duplexes 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 duplex foundation.

Proposing the addition of duplexes 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.



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 City Planning Administration

**CASE NO.:** 4229  
**Ward #:** 5

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

Rezoning From C80-C3 To C80-MU  Use Permit |  Special Exception |  Variance(s)

**II. Subject Property Address:** 2901 Highway 80 W., Jackson, MS 39209

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

**Current Zoning for property:** C80-C3

**Tax Parcel Numbers:** 635-35

**III. Size of Property:** Lot Frontage \_\_\_\_\_ feet  
 Lot Depth \_\_\_\_\_ feet  
 Square footage/Acres 10,000  
 Improved or Unimproved? \_\_\_\_\_  
 If improved, number of existing buildings? \_\_\_\_\_  
**Use of buildings:** Residential  Commercial  Industrial

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

**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. *CME Properties, LLC*

Harvey Williams  
Applicant's Signature

Billy H. McQueen  
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at 2901 Highway 80 W. Jackson, Mississippi

On this the 30<sup>th</sup> day of August, 2023.

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Harvey Williams

Billy H. McQueen

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<sup>th</sup> day of August, 2023.



[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
June 14, 2024



## STATEMENT OF INTENT

**For Property 2901 Highway 80 W., Jackson, MS 39204**

I, Harvey Williams, plan to use property listed above as a place of worship, event hall, children's daycare, vendor's park, automobile repair shop, automobile dealership, and/ or a massage therapy salon.

A handwritten signature in blue ink that reads "Harvey Williams". The signature is written in a cursive style and is positioned above a horizontal line.

Applicant: Harvey Williams



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 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4230  
**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:** 23 OakCreek Place, Jackson, MS, 39211

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

**Current Zoning for property:** \_\_\_\_\_

**Tax Parcel Number:** \_\_\_\_\_ 750 - 94

**III. Size of Property:**

Lot Frontage \_\_\_\_\_ feet  
 Lot Depth \_\_\_\_\_ feet  
 Square footage/Acres 0.42 Acres  
 Improved or Unimproved? \_\_\_\_\_  
 If improved, number of existing buildings? \_\_\_\_\_  
**Use of buildings:** Residential Commercial Industrial

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

Applying for special exception for residential  
daycard

**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.

Dalerikya Freeman  
Applicant's Signature

Dalerikya Freeman  
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:**

Dalerikya 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 31 day of

August, 2023.

**MY COMMISSION EXPIRES:**

1/4/25



Darquita Burrell  
NOTARY PUBLIC

## Statement of Intent

The property, located at 23 Oakcreek Place, Jackson MS, 39211, is currently being used as a residential dwelling. If approved for special exception zoning, a portion of the home will also be used as a family childcare center.

Thank you,  
Dalerikya Freeman