



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

FOR OFFICE USE ONLY
RECEIVED
DEC 31 2019
City of Jackson
City Planning Administration
CASE NO.: 4083
Ward #: 1

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

X Rezoning From R1A To R3 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: Lots 18, 19, 20, 21, and 22 of Waterstone S/D Part 2, Jacksons MS

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

Current Zoning for property: R1A
Tax Parcel Number:

- Parcels:
450-3-20
21
22
23
24

III. Size of Property: Lot Frontage 492 (total of all 5 lots) feet
Lot Depth 120 feet
Square footage/Acres 59,040 sf (1.36 acres)
Improved or Unimproved? unimproved
If improved, number of existing buildings?
Use of buildings: n/a Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
Five (5) existing R1A lots are being re-platted for construction of 8 zero lot line townhomes
SEE ATTACHED ELEVATION

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? 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.

*H.C. Bailey, Jr.*  
**Applicant's Signature**  
Waterstone Inc, by H. C. Bailey, Jr, Pres.

*H.C. Bailey, Jr.*  
**Property Owner's Signature**  
Waterstone Inc., by H. C. Bailey, Jr., Pres.

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

Lots 18, 19, 20, 21, and 22, Waterstone SD Part 2 **Jackson, Mississippi**

On this the 16<sup>th</sup> day of DEC, 20 19.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

H C Bailey, Jr

H C Bailey, Jr

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

12/16, 2019.

**MY COMMISSION EXPIRES:**

9/22/2023

*Katherine D. Sandell*  
**NOTARY PUBLIC**



**Statement of Intent in Support of Application for  
Re-Zoning of Waterstone S/D Lots**

Waterstone Subdivision is a gated residential development in Jackson's Ward 7. There are currently 20 lots in Waterstone. All lots are currently zoned R1A (single family residential). Of the current 20 lots, 13 are built out and 7 are undeveloped. Waterstone Inc., the undersigned applicant, is the owner of all 7 undeveloped lots. The applicant seeks to re-zone 5 of the undeveloped lots from R1A (Single Family Residential) to R3 (Townhouse and Zero Lot Line Residential). Upon approval of the requested re-zoning, applicant intends to re-plat the 5 existing lots into 8 Townhouse lots. A preliminary site plan is attached to this affidavit as Exhibit "A".

The existing homes in Waterstone are a minimum of 2500 square feet on lots that are approximately 10,000 square feet each. The proposed new Townhouses will also be a minimum of 2500 square feet on lots of approximately 5500 square feet each.

The area proposed for re-zoning is within the walled and gated confines of Waterstone Subdivision. All current owners in Waterstone are in support of the proposed re-zoning.

Waterstone Inc. believes that there is an evolving market in Jackson for high-quality homes in a secure environment where seniors can age in place. Townhomes on the undeveloped lots in Waterstone are ideal for this underserved market.

Waterstone Inc.

  
H. C. Bailey, Jr., President



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**Application for Zoning Action**  
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**RECEIVED**  
 JAN 03 2020  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4084  
**Ward #:** 3

**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:** 3430 Cardinal St

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

**Current Zoning for property:** R4

**Tax Parcel Number:** 409 - 232 - \_\_\_\_\_

**III. Size of Property:** Lot Frontage 50 feet  
 Lot Depth 120 feet  
 Square footage/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)*  
Building of an accessory structure to be used as residence / living quarters

**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.

Jessica Keller  
Applicant's Signature

Connie A. Lee  
Property Owner's Signature

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

Regions Bank Jackson, Mississippi

On this the 3 day of January, 2020.

**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 3 day of January, 2020.

**MY COMMISSION EXPIRES:**  
08-01-2023

Jaquela Willis  
NOTARY PUBLIC

### **Statement of Intent**

My name is Jessica Allen and I currently reside at 3430 Cardinal Street, Jackson, MS 39213. It is my intent to build an accessory structure that will be used as a residence/ living quarters.