THESE ARE THE CASES FOR THE SEPTEMBER 28, 2022

PLANNING BOARD MEETING @ 1:30 P. M.

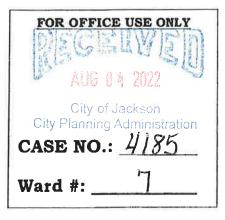
3 NEW CASES 4185-4187



CITY OF JACKSON, MS

Application for Zoning Action

Application Must Be Signed By Owner of Property



II. Subject Prop	erty Address: 833 North Jeff Jackson, MS 39 eet number and name or description	erson, 9202	
	current Zoning for property:	Residential (R1)	- Dacant toty
	Tax Parcel Number:	_ 23 _ 18	
III. Size of Prope	Lot Frontage 60 Lot Depth 160 Square footage/Acres Improved or Unimprove If improved, number of Use of buildings:	.22 acres_d?_Improved_existing buildings?	_ nercial Industrial
ezoning is being sought to usinesses as part of the per natch the zoning of Urban evelopment. V. Are there any	equested Zoning Action: (Brief I allow a compatible land use of property (parcel 2 lestrian friendly neighborhood fabric. Rezoning Foxes (parcel 23-21) located directly behind the parcel City Code Violations on this padetails and dates of violations:	23-18) to NMU1. This allows for l would be consistent with other zo property allowing the owners to c	nings on the street and would
	Restrictive Covenants? No nany Zoning Action filed on t		700 900

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.

hall alex	Leslie M. Com
Applicant's Signature	Property Owner's Signature
WITNESS THE SIGNATURE(S) of the owner	er(s) of the subject property located at
833 houth Jeffersen	Jackson, Mississippi
On this the 2nd day of August	, 20_22
STATE OF MISSISSIPPI COUNTY OF HENDS MADISON	
Personally came and appeared before me,	the within named: JUSIU K. Gibson
who signed and delivered the above and fore	egoing instrument as and for their free act and deed who acknowledged to me that they are the owner(s)
GIVEN UNDER MY HAND AND OFFICIAL S	SEAL OF OFFICE, this the 2nd day of
August , 20 22.	Roo Hade
MY COMMISSION EXPIRES ARY PURS	NOTARY PUBLIC
11-11-22 in 10 # 110706	
LEE FRALEY	
Commission Expires Nov. 11, 2022	
NON COUNT	- 3 -

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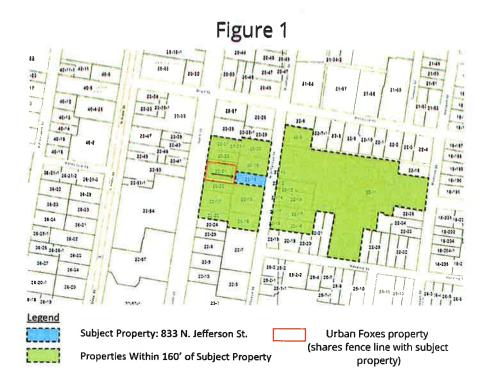
The above information is true, and complete to the best of my knowledge. Applicant's Signature Property Owner's Signature
WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at 33 North High Jackson, Mississippi On this the 4 day of Argust , 20 22
STATE OF MISSISSIPPI COUNTY OF HINDS
Personally came and appeared before me, the within named:
Cody Lox al Milly West
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
MY COMMISSION EXPIRES: NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC Segres Feb. 20, 2023

Statement of Intent

Cody Cox and Molly West, owners of Urban Foxes LLC, request zoning action for property located at 833 North Jefferson St., Jackson, MS 39202 (parcel 23-18) a .22 acre property. The property was purchased on August 4, 2022 being previously owned by Kim & Dale Gibson. Changing the zoning from Residential (R1) to Neighborhood Mixed Use (NMU1) would allow for low intensity commercial use integrating with the pedestrian friendly neighborhood fabric continuing to develop in Belhaven Heights.

Rezoning parcel 23-18 would be compatible with the zoning of properties located on the same block on Jefferson and consistent with recent zoning action including 852, 836 & 902 N Jefferson St. An NMU1 zoning would also match the zoning of the Urban Foxes changed in 2019. The Urban Foxes location, 826 North Street, Jackson, MS 39202 (parcel 23-21), shares a fence line with the property (as depicted on Figure 1). This would allow for a combination of parcels for development of new business spaces e.g. retail and the addition of dedicated small community and meeting spaces for Urban Foxes. Businesses located on the property would operate with respect to being in a neighborhood setting, with normal hours proposed to be from 7am – 8pm.

Urban Foxes celebrated three years this past May. All of the local support has been so appreciated and we have included a few examples in this application packet. Being part of the Belhaven community in a walkable residential location, and being engaged with Jackson, filled with doers and creatives is an honor. We want to be here to offer a place to come together, and it's been amazing to see the community driven ideas created in the space. It's moved us beyond a small batch bakery and coffee shop. Thank you for consideration of this request as we pursue ways to continue to serve the city.





CITY OF JACKSON, MS

Application for Zoning Action Application Must Be Signed By Owner of Property

FOR OFFICE USE ONLY
AUG 0 5 2022
City of Jackson City Planning Administration
CASE NO.: <u>4186</u>

Ward #: _

I. Subject Property Address:5020 North State St.				
	Jackson, MS 39206			
((Street number and name or description of location if property is a vacant lot)			
	Current Zoning for property:3			
	Tax Parcel Numbers:			
II. Size of Pro	Lot Frontage 4322 feet Lot Depth 274.3 feet Square footage/Acres 2.5 acres Improved or Unimproved? Improved If improved, number of existing buildings? 1 Use of buildings: Residential Commercial Industrial			
-	r requested Zoning Action: (Brief Description) rate a Liquor Store			
	ny City Code Violations on this property?No ive details and dates of violations:			
	*			

The Court In

APPLICATION MUST BE PILID.

to be suchuled on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth 14th) 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") Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

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The above information is true, and complete to the best of my knowledge.
Applicant's Signature Property Owner's Signature
WITHESS THE SIGNATURE(S) of the owner(s) of the subject property located at
5020 N State St. Jackson, Mississippi
On this the 5 day of August 20 20
STATE OF MISSISSIPPI COUNTY OF HINDS
Personally came and appeared before me, the within named:
Isaac Byrd
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 500 day of
August 2022.
MY COMMISSION EXPIRES: HOTARY PUBLIC
e av Pus
D # 127273
TONI BEX
Commission Expires
March
will cor.

Letter of Intent

To whom it may concern,

I am submitting this letter of intent for the "Use Permit" application for the purpose of opening a liquor store at 5020 N. State Street. A liquor store closed in the same strip mall; therefore, I would like to open one of my own to fill the void.

Sincerely,

Isaac Byrd III



CITY OF JACKSON, MS

Application for Zoning Action Application Must Be Signed By Owner of Property

FOR OFFICE	E USE ONLY
AUG 05 City of Jac	
City Planning Ad	ministration
Ward #:	1

I. Please choose one	e or more of the following Zoning Action Requests:	
Rezoning From	To Special Exception	Variance(s
II. Subject Property	Address: 1039 & County Line RD,	suite 102
Jockson, MS (Street no	39211 umber and name or description of location if property is a vacant lo	t)
Curre	nt Zoning for property: <u>C-3</u>	
Тах	Parcel Number: <u>738</u> - 9	
III. Size of Property:	Lot Frontage feet Lot Depth feet Square footage/Acres feet Improved or Unimproved? feet If improved, number of existing buildings? Use of buildings: Residential Commercial	Industrial
	sted Zoning Action: (Brief Description) Smoke Shop Vape Shap	
	Code Violations on this property?	
	rictive Covenants? If yes, please attach copies of (Covenants.
	y Zoning Action filed on this property in the past? h copies of agency findings and decisions.	

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the subject property, make photographs and ob- preparation of its report to the Planning Board and	
The above information is true, and complete to the	e best of my knowledge.
Many July MT 25	Property Owner's Signature
Applicant's Signature	Property Owner's Signature
	by 5 RNersCRE. EDM
WITNESS THE SIGNATURE(S) of the owner(s) of	the subject property located at
1039 & rounty Line RD. suite 102	
On this the Of day of August	. 20 7 7
STATE OF MISSISSIPPI COUNTY OF HINDS	
Personally came and appeared before me, the w	rithin named:
Osoma Wasser	Merry Thomas
who signed and delivered the above and foregoing on the day and year therein mentioned, and who a of the subject property as described in this Zoning	acknowledged to me that they are the owner(s)
GIVEN UNDER MY HAND AND OFFICIAL SEAL O	OF OFFICE, this the day of
August, 20_22.	
MY COMMISSION EXPIRES:	NOTARY PUBLIC
Jan 30,2023	OF MISS
	DANIEL BARHAM
	Commission F.

To Whom It May Concern,

I am asking for a Use Permit to open a vape shop, Cloudy Vapes. There are many vacancies in this shopping center. The location we are looking to lease is not located near a residential area. There are no vape shops near this location. This shopping center is well-trafficked area and my business could bring an increase in revenue to the Meadowbrook shopping area. There is suitable parking for this business. This business will accommodate existing public services. There will be no hazardous, detrimental, or present to surrounding land from this business. The floor plan that I am looking to inhabit has a total square footage of 2200 sq. feet. This is a justifiable amount of space for a vape shop. The estimate building capacity is _____. Thank you for your time and consideration.

Best Regards,