

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

FOR OFFICE USE ONLY
RECEIVED
AUG 04 2022
City of Jackson
City Planning Administration
CASE NO.: 4185
Ward #: 7

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

Rezoning From R1 To NMU1 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 833 North Jefferson,
Jackson, MS 39202

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

Current Zoning for property: Residential (R1)

Tax Parcel Number: _____ 23 - 18

III. Size of Property: Lot Frontage 60 feet
Lot Depth 160 feet
Square footage/Acres .22 acres
Improved or Unimproved? Improved
If improved, number of existing buildings? _____
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
Rezoning is being sought to allow a compatible land use of property (parcel 23-18) to NMU1. This allows for low intensity commercial businesses as part of the pedestrian friendly neighborhood fabric. Rezoning would be consistent with other zonings on the street and would match the zoning of Urban Foxes (parcel 23-21) located directly behind the property allowing the owners to combine parcels for expansion & development.

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? Not aware
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.

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

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

833 North Jefferson, Jackson, Mississippi

On this the 2nd day of August, 2022.

STATE OF MISSISSIPPI
COUNTY OF ~~HINDS~~ MADISON

Personally came and appeared before me, the within named:

Dale Anthony Gibson & Leslie K. Gibson

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 2nd day of August, 2022.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES
11-11-22



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

William O. Holly West
Applicant's Signature

William O. Holly West
Property Owner's Signature

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

833 North Stiget Jackson, Mississippi

On this the 4 day of August, 20 22.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Cody Cox and Molly 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 4 day of August, 20 22.

MY COMMISSION EXPIRES:

Andrew D. Segrest
NOTARY PUBLIC



Note: This is included since ownership of property changed to applicant 1 day prior to application

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.

Figure 1



Legend



Subject Property: 833 N. Jefferson St.

Properties Within 160' of Subject Property



Urban Foxes property
(shares fence line with subject property)



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 AUG 05 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4186
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: 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: C-3

Tax Parcel Numbers: 517-800

III. Size of Property:

Lot Frontage 432.2 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

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

To Operate a Liquor Store

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 (3rd) 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.

[Signature]
Applicant's Signature

Edmond Hopoli
Property Owner's Signature

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

5020 N State St. Jackson, Mississippi

On this the 5th day of August, 2022

**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 5th **day of**

August, 2022.

Tom Bex
NOTARY PUBLIC

MY COMMISSION EXPIRES:



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,

A handwritten signature in black ink, appearing to read "Isaac Byrd III". The signature is stylized with a large initial "I" and "B".

Isaac Byrd III



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CASE NO.: 4187
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: 1039 E County Line RD, suite 102
Jackson, MS 39211

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

Current Zoning for property: C-3

Tax Parcel Number: 738 - 9 -

III. Size of Property:

Lot Frontage 1090 feet
 Lot Depth 835 feet
 Square footage/Acres 16.8
 Improved or Unimproved? Unimproved
 If improved, number of existing buildings? ___
Use of buildings: Residential Commercial Industrial

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

vacant smoke shop / Vape Shop

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.

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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
by SRIVERSCRE. com

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

1039 E county Line RD. suite 102 Jackson, Mississippi

On this the 04 day of August, 2022

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Osama Nasser

Merry Thomas

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 4 day of August, 2022.

[Signature]

MY COMMISSION EXPIRES:
Jan 30, 2023

NOTARY PUBLIC



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,

X 