



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

FOR OFFICE USE ONLY
RECEIVED
JAN 20 2023
City of Jackson
City Planning Administration
CASE NO.: 4203
Ward #: 4

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: 5129 Andover Dr

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

Current Zoning for property: R1

Tax Parcel Number: 640 - 428 -

III. Size of Property: Lot Frontage 86.5 feet
Lot Depth 98 feet
Square footage/Acres 8,477 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 operate a residential community facility

V. Are there any City Code Violations on this property? n/a
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? 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.

Harvey Williams Sr.
Applicant's Signature

Harvey Williams Sr.
Property Owner's Signature

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

5129 Andover Dr. Jackson, Mississippi

On this the 26th day of January, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Mistique Gray

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 26th day of

January, 20 23.

MY COMMISSION EXPIRES:

8/09/2026

Mistique Gray
NOTARY PUBLIC



STATEMENT OF INTENT

MY INTENT IS TO BUILD A RESIDENTIAL COMMUNITY FACILITY
WHERE VARIOUS TYPES OF EVENTS CAN BE HELD. NO LOITERING
WILL BE ALLOWED. TRASH AND LOUD NOISES WILL NOT BE AN
ISSUE. IT WILL BE A SAFE ENVIROMENT FOR FAMILIES AND THE
COMMUNITY.



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<p>FOR OFFICE USE ONLY</p> <p><i>RECEIVED</i></p> <p align="center">FEB 13 2013</p> <p align="center">City of Jackson City Planning Administration</p> <p>CASE NO.: <u>4204</u></p> <p>Ward #: <u>1</u></p>

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: Woodland Hill's Shopping Center

663 Duling Ave. Jackson, MS 39216

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

<p>Current Zoning for property: <u> C-2 </u></p>

<p>Tax Parcel Numbers: <u> 47 </u> - <u> 27 </u> - <u> </u></p>

III. Size of Property:

Lot Frontage 397.77 feet
 Lot Depth 306 feet
 Square footage/Acres 3,458 2.2 acres
 Improved or Unimproved? Improved
 If improved, number of existing buildings? 1 with multiple tenants
Use of buildings: Residential Commercial Industrial

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

Use Permit to operate a premium cigar shop

V. Are there any City Code Violations on this property? Not to applicant's knowledge

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 of any

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.

Salah Saleh
Applicant's Signature

[Signature]
Property Owner's Signature

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

663 Duling AVE Jackson, Mississippi

On this the 20 day of Dec, 20 22

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Salah. A. Saleh

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 20 day of

Dec, 20 22

MY COMMISSION EXPIRES:
June, 18, 2023

NOTARY PUBLIC



Mailing Address:
P.O. Box 650
Jackson, Mississippi 39205
Telephone: (601) 965-1900
Facsimile: (601) 965-1901



Joseph G. Baladi
Direct 601-965-1801
Email jbaladi@watkins-eager.com

January 26, 2023

RE: User Permit: Statement of Intent

To whom it may concern:

Mr. Hayef Saleh is applying for a use permit to operate a premium cigar and beer retail establishment in the vacant space near Brent's Drugs and Fondren Cellars liquor store. As noted, the space is currently vacant and Mr. Saleh is a current business owner in the Fondren area who would like to increase his investment in this area. We believe a premium cigar shop with potentially craft beer sales nicely compliments the surrounding businesses and is in line with the current establishments. The requested use permit is permitted under the City of Jackson Zoning Ordinance dated November 17, 2022, on pages 63-64. This letter is to notify you of Mr. Saleh's intent and hope for your acceptance of this establishment.

Sincerely,

Joseph G. Baladi

JGB/ljs
Enclosures



CITY OF JACKSON, MS
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FOR OFFICE USE ONLY
 RECEIVED
 FEB 07 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4205
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: 4429 N. 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 Number: 430 - 42

III. Size of Property:

Lot Frontage 142.61 feet
 Lot Depth 237.36 feet
 Square footage/Acres 0.74 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)

Use permit for operation of a convenience store & tobacco paraphernalia retail business

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.

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
4409-4487 North State Street (Northwood Shopping Center) Jackson, Mississippi

On this the 3rd day of February, 2023.

STATE OF ~~MISSISSIPPI~~ Georgia
COUNTY OF ~~HINDS~~ Dekalb

Personally came and appeared before me, the within named:

Fritz McPhail, Manager of BRC Russellville, LLC

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 3rd day of
February, 2023.

MY COMMISSION EXPIRES:

7-26-25

[Signature]
NOTARY PUBLIC

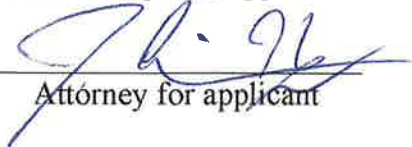


STATEMENT OF INTENT

I, Mohammed Alqadhi, owner of Smoky Guys d/b/a Vape Empire, am requesting a Use Permit from the City of Jackson to operate a vape/tobacco/convenience store located at 4429 N. State St., Jackson, MS 39206.

Mohammed Alqadhi, Applicant

By:



Attorney for applicant



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 FEB 09 2023
 City of Jackson
 City Planning Administration

CASE NO.: 4206
Ward #: 4

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: 529 EDEN DOWNS RD JACKSON MS 39209

BEG NW COR SW 1/4 NE 1/4 SEC 21 T5N R1W E 670.5 FT N 47.18 FT TO POB E 670.5 FT N
 1/2 LOT 5 HENDERSON EST PTN (BEING PARCEL 2) 212.18 FT W 670.5 FT S 212.18 FT TO POB PT E

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

Current Zoning for property: R-1

Tax Parcel Number: 844 - 195 - 2

III. Size of Property: Lot Frontage 210 feet
 Lot Depth 670 feet
 Square footage/Acres 3.25
 Improved or Unimproved? u
 If improved, number of existing buildings?
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: *(Brief Description)*
 PLACEMENT OF A NEW MANUFACTURED HOUSING UNIT

V. Are there any City Code Violations on this property?
If yes, please give details and dates of violations:
 NOT AWARE OF ANY OTHER THAN CONDITIONAL USE

VI. Are there any Restrictive Covenants? N/A *If yes, please attach copies of Covenants.*

VII. Has there been any Zoning Action filed on this property in the past? UNAWARE
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.

Kristen Bradley
Applicant's Signature

Property Owner's Signature

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

529 EDEN DOWNS RD **Jackson, Mississippi**

On this the 25 day of JANUARY, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Kristen Bradley

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 25th day of

January, 2023.

Kineta M. Washington
NOTARY PUBLIC

MY COMMISSION EXPIRES:

3/2/2024



Please accept this request for a Use Permit to install a Manufactured Home on my property located at 529 Eden Downs Rd Jackson, MS 39209. The unit meets the requirement for a Dwelling, Manufactured Home as defined in the Zoning Ordinance. The Unit was built in compliance with the National Manufactured Housing Construction and Safety Standards Act. The unit will be installed by Hayden Home Center at Byram Home Center. The unit will not adversely affect the surrounding properties nor otherwise be detrimental to the public welfare.

Respectfully,

A handwritten signature in black ink, appearing to read "Kristen T. Bradley", with a long, sweeping flourish extending to the right.

Kristen T. Bradley

21586 Spear Valley Lane

Porter, TX 77365