



**SPECIAL MEETING OF THE CITY COUNCIL
CITY OF JACKSON, MISSISSIPPI
JUNE 8, 2020
AGENDA
2:30 PM**

CALL TO ORDER BY THE PRESIDENT

PUBLIC HEARING

- 1. ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE. (WARD 7) (HILLMAN, LUMUMBA)**
- 2. ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE. (WARD 7) (HILLMAN, LUMUMBA)**
- 3. ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF-WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY. (WARD 7) (HILLMAN, LUMUMBA)**
- 4. ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF-WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY. (WARD 7) (HILLMAN, LUMUMBA)**
- 5. ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE.(WARD 7) (HILLMAN, LUMUMBA)**
- 6. ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO**

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SPECIAL AGENDA ITEMS

- 7. ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE. (WARD 7) (HILLMAN, LUMUMBA)**
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REPORTS FROM MEMBERS OR DEPARTMENT DIRECTORS

ANNOUNCEMENTS

ADJOURNMENT

OFFICE OF THE CITY ATTORNEY
2/29/20
Tel
CA

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 1
Agenda Date June 8,
2020
(Hillman, Lumumba)

WHEREAS, Campbell's Craft Donuts, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

IT IS THEREFORE, ORDERED that Campbell's Craft Donuts is hereby (*approved*) a variance from the Sign Ordinance regulations to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and grants the variance requested therein based on a finding that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will not*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

2/13/2020
DATE

POINTS	COMMENTS																																													
1. Brief Description/Purpose	To erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.																																													
2. Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A																																													
3. Who will be affected	N/A																																													
4. Benefits	N/A																																													
5. Schedule (beginning date)	N/A																																													
6. Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	1119 N. Jefferson St. (Ward 7)																																													
7. Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	Department of Planning & Development Signs & License Division																																													
8. COST	N/A																																													
9. Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A																																													
10. EBO participation	<table border="0"> <tr> <td>ABE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>AABE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>WBE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>HBE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>NABE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> </table>	ABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	AABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	WBE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	HBE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	NABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>
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NABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>																																						

Revised 2-04

STAFF RECOMMENDATION: APPROVE


Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM:  Jordan Hillman, Director
Department of Planning & Development

DATE: February 13, 2020

RE: Sign Variance

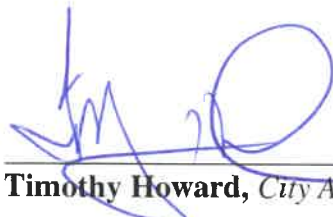
Campbell's Craft Donuts, located at 1119 N. Jefferson Street, is requesting a variance to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE is legally sufficient for placement in NOVUS Agenda.



Timothy Howard, *City Attorney*

Chandra Gayten, *Deputy City Attorney*

Date

OFFICE OF THE CITY ATTORNEY
2/24/20
CC

Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

February 13, 2020

Campbell's Craft Donuts
Mitchell Moore
1119 N. Jefferson Street
Jackson, MS 39202

Re: Campbell's Craft Donuts Sign Variance Application

Dear Mr. Moore:

This correspondence is to inform you that our office is currently processing the Sign Variance Application submitted on behalf of Campbell's Craft Donuts located at 1119 N. Jefferson Street.

Pursuant to Sec. 102-40 (5) of the City of Jackson Code of Ordinances, our office is required to inform the applicant or the applicant's representative of the staff's recommendation for a pending Sign Variance Application.

Your application and supporting documentation indicates that Campbell's Craft Donuts is requesting to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

The staff's recommendation, to the City Council, will be for approval of your sign variance request. Please understand that granting or denial of all Sign Variance request are by City Council approval only. If you have any comments, questions, or concerns please feel free to contact our office at (601) 960-1154.

Sincerely,

A handwritten signature in black ink that reads "Terry Coleman". The signature is written in a cursive style.

Terry Coleman, Manager
Signs & License Division

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

To whom it may concern:

The representative of 1119 North Jefferson Street is requesting building mounted signage for Campbell's Craft Donuts, a new donut shop opening in The Belhaven Town Center area. The Belhaven Town Center includes retail, entertainment, office and residential spaces. This area is going to be a lively center of activity for homeowners, visitors and businesses. Campbell's Craft Donuts is proposing signage that will be cohesive with the plans for this area as well as inviting to its customers and surrounding homeowners.

Campbell's Craft Donuts is in a CMU-1 zoning district. According to the code allowances, "projecting" or blade signs are restricted to 6 square feet. This is not enough area to make the visual impact that Campbell's Craft Donuts will need in order to be successful.

In order to have a successful business, Campbell's Craft Donuts will need to advertise to the surrounding clientele, therefore an impactful signage solution is necessary.

For marketing and aesthetic purposes, we are requesting a single blade sign for the business. The blade sign will be the Campbell's Craft Donuts logo fabricated out acrylic individual letters and mounted to an aluminum cabinet. The sign will be located on the northeast corner of the building.

Our proposal is aesthetically pleasing and unobtrusive to the surrounding area.

Thank you for your consideration and time.

David Turner being the managing representative of BTC Energy LLC, the owner of the property, hereby acknowledges this Letter of Intent in full and certifies this to be a true and accurate statement.



Date 2/5/20

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

FOR OFFICE USE ONLY

CASE NO.: _____

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: Campbells Craft Donuts, 1119 North Jefferson Street

II. Purpose for requested Sign Variance: (Brief Description)

The purpose of this requested sign variance is to provide adequate signage for Campbells Craft Donuts.

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO

If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? NO If yes, please attach copies

V. What is the Zoning classification of property? CMU-1
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: Business: Campbells Craft Donuts, Owner: Mitchell Moore

Mailing Address: 1119 North Jefferson Street

City: Jackson State: MS Zip: 39202

Contact Phone: 769-300-2740 Fax: N/A

Email: mitCHELL@campbellsbakery.ms

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SIGNS/LICENSE DIVISION

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, At Signs & Creative Inc.

Mailing Address: 4147 A Northview Dr.

City: Jackson State: MS Zip: 39206

Contact Phone: (601) 355-9595 Fax: N/A

Email: sallen@aplusigns.com, bhughes@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: BTC Energy, LLC Rep: David Turner

Mailing Address: 3100 Old Canton Road, Suite 202

City: Jackson State: MS Zip: 39216

Email: david@davidturnercompanies.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

 Variance(s) \$450.00

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FEB - 7 2020

SIGNS/LICENSE DIVISION

Sign Variance
App:

Campbells Craft
Donuts.

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

[Handwritten Signature]

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

1121 N. Jefferson St. Jackson, Mississippi

On this the 22 day of October, 2019.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

David Turner

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 acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22
Day of October, 2019.

MY COMMISSION EXPIRES:
May 19 2023

[Handwritten Signature]
NOTARY PUBLIC



RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

Letter of Intent

October 1, 2019

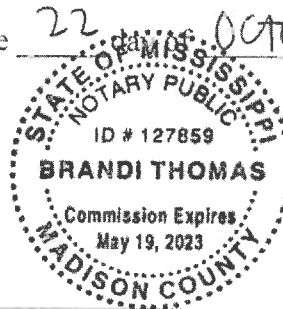
City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

State of: MISSISSIPPI

County of: MADISON

Sworn to and subscribed before me this the 22 day of October 2019.

Brandi Thomas
Notary Public



Seal



CITY OF JACKSON
ZONING DIVISION

Date 2-7-20

Zone CMU-1

Approved By JM

Note _____

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

CONTRACTOR/ERECTOR:		LOCATION/ADDRESS OF SIGN:	
Name <u>Scott Allen, A+ Signs & Creative</u>		Business Name <u>Campbell's Craft Donuts</u>	
Address <u>4147 A Northview DR.</u>		Business Address <u>1119 N. Jefferson St.</u>	
City <u>Jackson</u> State <u>MS</u> Zip <u>39206</u>		Owner's Name <u>Mitchell Moore</u>	
Phone <u>(601) 355-9595</u>		Phone <u>(769) 300-2790</u>	
Bonded and Insured Yes <input type="checkbox"/> No <input type="checkbox"/>		Privilege License # _____	
City of Jackson Privilege License # _____			
GROUND-MOUNTED:	BUILDING-MOUNTED:	TYPE OF LIGHTING:	
Overall Height _____	Height <u>84" Tall</u>	Internal <input type="checkbox"/> External <input checked="" type="checkbox"/>	
Height _____	Length <u>18" Wide</u>	UL# _____	
Length _____	Square Footage <u>7' x 1.5' = 10.5</u>	Sign Material Type: _____	
Square Footage _____	Wall Area <u>mounting to</u>	<u>Externally lighted</u>	
Wind Pressure _____	<u>corner of building -</u>	<u>blade sign - aluminum</u>	
Billboard <input type="checkbox"/>	<u>see frontage document</u>	<u>cabinet, acrylic</u>	
WORDING ON SIGN(S):		ZONING CLASS: <u>CMU-1</u>	
<u>"Campbell's Craft Donuts"</u>		Date Inspected: _____	
_____		APPROVED <input type="checkbox"/>	
_____		DISAPPROVED <input type="checkbox"/>	

Temporary Banner <input type="checkbox"/> Plot Drawings <input type="checkbox"/> Sign Drawings <input type="checkbox"/>			

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

[Signature]
Applicant's Signature

10/15/19
Date

Sign and License Division Manager

RECEIVED

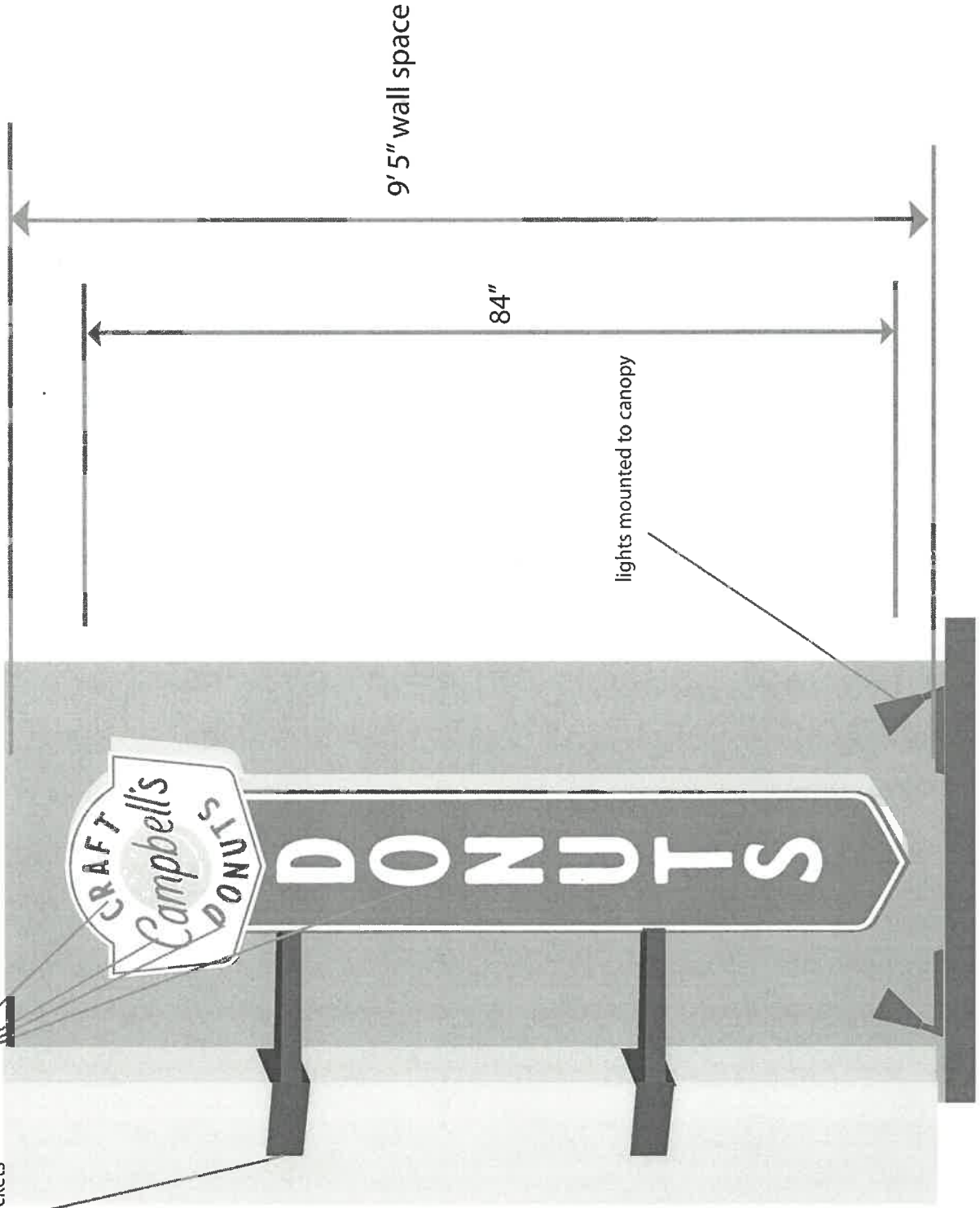
FEB - 7 2020

SIGNS/LICENSE DIVISION

Non-lighted with external lights

3/8" thick flat cut aluminum on stud mounts with spacers.

steel brackets



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FEB - 7 2020

SIGNS/LICENSE DIVISION



RECEIVED
FEB - 7 2020
SIGN/LICENSE DIVISION

107'

27'



RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION



Hinds County

MISSISSIPPI
FOUNDED 1821 * POPULATION 248,643

[HindsCountyMs.com](#) [Database](#) [Back](#) [Print Page](#)

Landroll Detail

Parcel Number		Map Reference Number	
19-88		649.00 1 351.00	
Subdivision No.		Homestead Exemption Account Numbers	
1272			
Assessed Owner		Assessed Values	
BTC ENERGY LLC		Land Value	9,075
ATTN: DAVID TURNER		Improvement Value	11,174
700 N AGENCY LN		Total	20,249
RIDGELAND MS 39157		Appraised Values	
Location		Land Value	60,500
1119 N JEFFERSON ST		Improvement Value	74,490
21		Total	134,990
Legal Description		Building Info.	
LOT 1 BLK K NORTH PARK ADDN		Type	APT
Acreage Info.		Base Area	2,359
Cultivated Acres	0.00	Adjusted Area	2,370
Uncultivated Acres	0.00	Year Built	1949
		Deed Info.	
		Book & Page	7223-9983
		Date	11/13/2018

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ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

WHEREAS, Campbell's Craft Donuts, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

IT IS THEREFORE, ORDERED that Campbell's Craft Donuts is hereby (*denied*) a variance from the Sign Ordinance regulations to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has not*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and denies the variance requested therein based on a finding that no special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would not*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

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Date:

By: Coleman, Hillman, Lumumba

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8. COST	N/A																																													
9. Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A																																													
10. EBO participation	<table border="0"> <tr> <td>ABE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>AABE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>WBE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>HBE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>NABE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> </table>	ABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	AABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	WBE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	HBE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	NABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>
ABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>																																						
AABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>																																						
WBE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>																																						
HBE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>																																						
NABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>																																						

Revised 2-04

STAFF RECOMMENDATION: APPROVE


Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM:  Jordan Hillman, Director
Department of Planning & Development

DATE: February 13, 2020

RE: Sign Variance

Campbell's Craft Donuts, located at 1119 N. Jefferson Street, is requesting a variance to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE is legally sufficient for placement in NOVUS Agenda.



Timothy Howard, *City Attorney*
Chandra Gayten, *Deputy City Attorney* CG

2/24/20
Date

OFFICE OF THE CITY ATTORNEY
2/24/20
CG

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

FOR OFFICE USE ONLY

CASE NO.:

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: Campbells Craft Donuts, 1119 North Jefferson Street

II. Purpose for requested Sign Variance: (Brief Description)

The purpose of this requested sign variance is to provide adequate signage for Campbells Craft Donuts.

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO

If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? NO If yes, please attach copies

V. What is the Zoning classification of property? CMU-1
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: Business: Campbells Craft Donuts, Owner: Mitchell Moore

Mailing Address: 1119 North Jefferson Street

City: Jackson State: MS Zip: 39202

Contact Phone: 769-300-2740 Fax: N/A

Email: Mitchell@campbellsbakery.ms

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, At Signs & Creative Inc.

Mailing Address: 4147 A Northview Dr.

City: Jackson State: MS Zip: 39206

Contact Phone: (601) 355-9595 Fax: N/A

Email: sallen@aplusigns.com, bhughes@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: BTC Energy, LLC Rep: David Turner

Mailing Address: 3100 Old Canton Road, Suite 202

City: Jackson State: MS Zip: 39216

Email: david@davidturnercompanies.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

Variance(s) \$450.00

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

Sign Variance
App:

Campbells Craft
Donuts.

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

[Handwritten Signature]

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

1121 N. Jefferson St. Jackson, Mississippi

On this the 22 day of October, 2019.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

David Turner

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 acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22

Day of October, 2019.

MY COMMISSION EXPIRES:

May 19, 2023

[Handwritten Signature]
NOTARY PUBLIC



RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

Letter of Intent

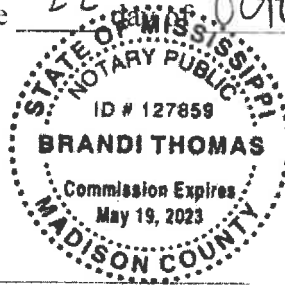
October 1, 2019

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

State of: MISSISSIPPI

County of: MADISON

Sworn to and subscribed before me this the 22 day of October 2019.



Brandi Thomas
Notary Public

Seal

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

To whom it may concern:

The representative of 1119 North Jefferson Street is requesting building mounted signage for Campbell's Craft Donuts, a new donut shop opening in The Belhaven Town Center area. The Belhaven Town Center includes retail, entertainment, office and residential spaces. This area is going to be a lively center of activity for homeowners, visitors and businesses. Campbell's Craft Donuts is proposing signage that will be cohesive with the plans for this area as well as inviting to its customers and surrounding homeowners.

Campbell's Craft Donuts is in a CMU-1 zoning district. According to the code allowances, "projecting" or blade signs are restricted to 6 square feet. This is not enough area to make the visual impact that Campbell's Craft Donuts will need in order to be successful.

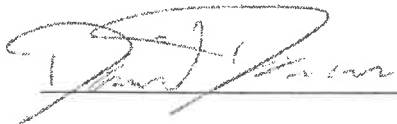
In order to have a successful business, Campbell's Craft Donuts will need to advertise to the surrounding clientele, therefore an impactful signage solution is necessary.

For marketing and aesthetic purposes, we are requesting a single blade sign for the business. The blade sign will be the Campbell's Craft Donuts logo fabricated out acrylic individual letters and mounted to an aluminum cabinet. The sign will be located on the northeast corner of the building.

Our proposal is aesthetically pleasing and unobtrusive to the surrounding area.

Thank you for your consideration and time.

David Turner being the managing representative of BTC Energy LLC, the owner of the property, hereby acknowledges this Letter of Intent in full and certifies this to be a true and accurate statement.



Date 2/5/20



CITY OF JACKSON
ZONING DIVISION
Date 2-7-20
Zone CMU-1
Approved By JM
Note _____

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

CONTRACTOR/ERECTOR:		LOCATION/ADDRESS OF SIGN:	
Name <u>Scott Allen, A+ Signs & Creative</u> Address <u>4147 A Northview DR.</u> City <u>Jackson</u> State <u>MS</u> Zip <u>39206</u> Phone <u>(601) 355-9595</u> Bonded and Insured Yes <input type="checkbox"/> No <input type="checkbox"/> City of Jackson Privilege License # _____		Business Name <u>Campbell's Craft Donuts</u> Business Address <u>1119 N. Jefferson St.</u> Owner's Name <u>Mitchell Moore</u> Phone <u>(709) 300-2790</u> Privilege License # _____	
GROUND-MOUNTED:	BUILDING-MOUNTED:	TYPE OF LIGHTING:	
Overall Height _____ Height _____ Length _____ Square Footage _____ Wind Pressure _____ Billboard <input type="checkbox"/>	Height <u>84" Tall</u> Length <u>18" Wide</u> Square Footage <u>7' x 1.5' = 10.5</u> Wall Area <u>mounting to corner of building - see frontage document</u>	Internal <input type="checkbox"/> External <input checked="" type="checkbox"/> UL# _____ Sign Material Type: <u>Externally lighted blade sign - aluminum cabinet, acrylic lettering.</u>	
WORDING ON SIGN(S):		ZONING CLASS: <u>CMU-1</u>	
<u>"Campbell's Craft Donuts"</u>		Date Inspected: _____	
Temporary Banner <input type="checkbox"/> Plot Drawings <input type="checkbox"/> Sign Drawings <input type="checkbox"/>		APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/>	

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

[Signature]
Applicant's Signature

10/15/19
Date

Sign and License Division Manager

RECEIVED

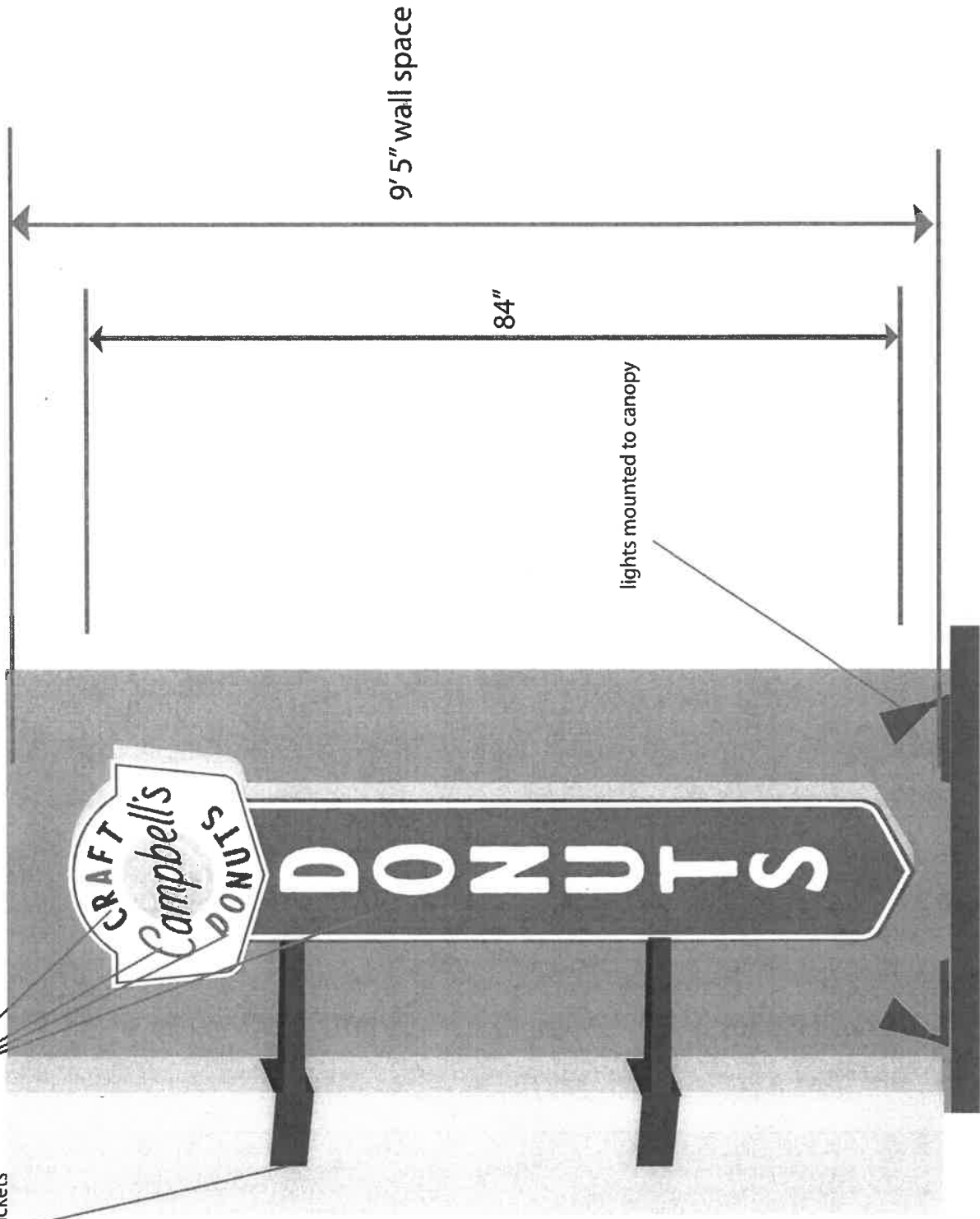
Non-lighted with external lights

FEB - 7 2020

3/8" thick flat cut aluminum on stud mounts with spacers.

SIGNS/LICENSE DIVISION

steel brackets



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FEB - 7 2020

SIGNS/LICENSE DIVISION



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FEB - 7 2020

SIGNSLICENSE DIVISION

107'

27'

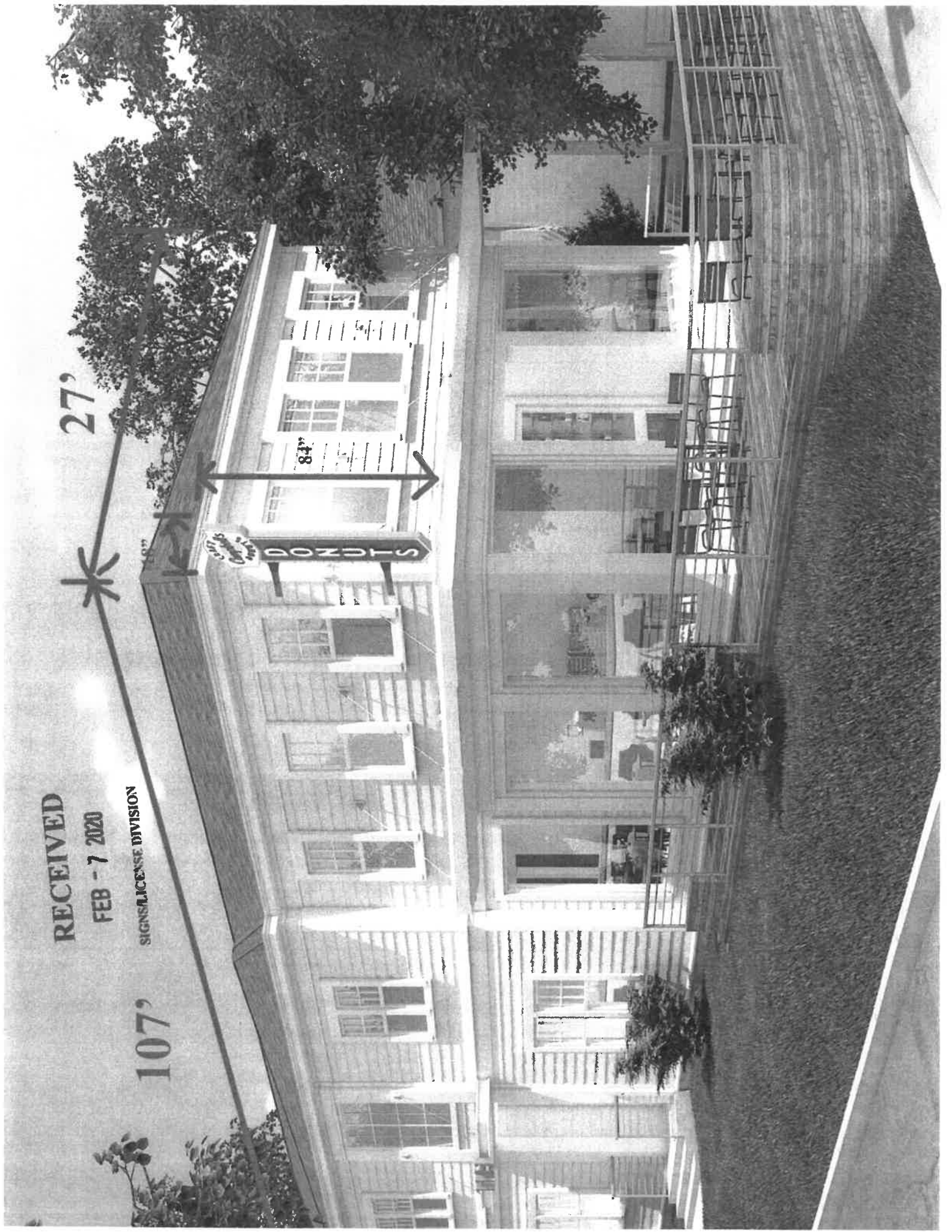


18"

18"

DOZIS

84'



RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION



Hinds County

MISSISSIPPI
FOUNDED 1821 * POPULATION 248,643

[HindsCountyMs.com](#) [Database](#) [Back](#) [Print Page](#)

Landroll Detail

Parcel Number		Map Reference Number	
19-88		649.00 1 351.00	<ul style="list-style-type: none"> ● View Map ● Property Taxes ● Gis Map
Subdivision No.		Homestead Exemption Account Numbers	
1272			
Assessed Owner		Assessed Values	
BTC ENERGY LLC		Land Value	9,075
ATTN: DAVID TURNER		Improvement Value	11,174
700 N AGENCY LN		Total	20,249
RIDGELAND MS 39157		Appraised Values	
Location		Land Value	60,500
1119 N JEFFERSON ST		Improvement Value	74,490
21		Total	134,990
Legal Description		Building Info.	
LOT 1 BLK K NORTH PARK ADDN		Type	APT
		Base Area	2,359
		Adjusted Area	2,370
		Year Built	1949
		Deed Info.	
		Book & Page	7223-9983
		Date	11/13/2018
Acreage Info.			
Cultivated Acres	0.00		
Uncultivated Acres	0.00		

[Back](#) [Search](#)



OFFICE OF THE CITY ATTORNEY
6/10/20
CW

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF-WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 3
Agenda Date June 8,
2020
(Hillman, Lumumba)

WHEREAS, PJ's Coffee of New Orleans, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect a 15 sq. ft. monument sign at six feet in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way.

IT IS THEREFORE, ORDERED that PJ's Coffee of New Orleans is hereby *(approved)* a variance from the Sign Ordinance regulations to erect a 15 sq. ft. monument sign at six feet in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant *(has not)* met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and grants the variance requested therein based on a finding that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance *(would)* deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested *(will not)* confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

3/4/2020
DATE

POINTS		COMMENTS	
1.	Brief Description/Purpose	To erect a 15 sq. ft. monument sign at 6 ft. in height at five feet from the public right-of-way within a UTC zone which require monument signs be ten ft. from the public right-of-way.	
2.	Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A	
3.	Who will be affected	N/A	
4.	Benefits	N/A	
5.	Schedule (beginning date)	N/A	
6.	Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	3100 Old Canton Rd. (Ward 7)	
7.	Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	Department of Planning & Development Signs & License Division	
8.	COST	N/A	
9.	Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A	
10.	EBO participation	ABE _____ % AABE _____ % WBE _____ % HBE _____ % NABE _____ %	WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u>

Revised 2-04

STAFF RECOMMENDATION: DISAPPROVE

Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM: *JH* Jordan Hillman, Director
Department of Planning & Development

DATE: March 4, 2020

RE: Sign Variance

PJ's Coffee of New Orleans, located at 3100 Old Canton Road, is requesting a variance to erect a 15 sq. ft. monument sign at six feet in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way.

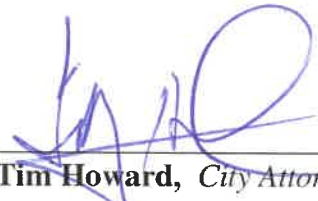
Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY
3/10/20
Ch

OFFICE OF THE CITY ATTORNEY

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY is legally sufficient for placement in NOVUS Agenda.



Tim Howard, *City Attorney*

Chandra Gayten, *Deputy City Attorney* Ch

3/10/20

Date

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJS p.1

FOR OFFICE USE ONLY

CASE NO.: _____

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: 3100 Old Canton Road,
PJS Coffee

II. Purpose for requested Sign Variance: (Brief Description)

Monument sign will need to be displayed closer to the property line than technically allowed per code because of the new large multi-use trail in front of property.

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO

If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? NO If yes, please attach copies

V. What is the Zoning classification of property? UTC
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: PJS Coffee, owner: Jack & Anne Stanton

Mailing Address: 3100 Old Canton Road

City: Jackson State: MS Zip: 39216

Contact Phone: (504) 858-5779 Fax: N/A

Email: jack@jacksonbrew.com

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJs p2

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, A+ Signs and Creative Inc.

Mailing Address: 4147-A Northview Drive

City: Jackson State: MS Zip: 39206

Contact Phone: 601-355-9595 Fax: N/A

Email: sallen@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: Wilson Hood

Mailing Address: 3100 Old Canton Rd, Suite 200

City: Jackson State: MS Zip: 39216

Email: jwilsonhood@gmail.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

 Variance(s) \$450.00

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJS P-3

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

J. Wilson Hood

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

3100 Old Cantor Rd Jackson, MS 39216 Jackson, Mississippi

On this the 20th day of February, 2020.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

J. Wilson Hood

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 acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th

Day of February, 2020.

MY COMMISSION EXPIRES: 6-20-20



Laurie K Holloway
NOTARY PUBLIC

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

To whom it may concern:

The representative of 3100 Old Canton Road is requesting a monument sign for PJ's Coffee of New Orleans, a new coffee shop opening in the Fondren area. PJ's is in a UTC zoning area which includes retail, entertainment, office and residential spaces. This area is a lively center of activity for homeowners, visitors and businesses. PJ's Coffee of New Orleans is proposing a monument sign that will be visually accessible and inviting to its surrounding clientele.


According to code ordinances, ground mounted signage in the UTC zoning district must be set back ten feet from the property line. This poses a unique problem for this property which has a very large multiuse trail that pushes back the access point into the parking lot significantly. If this sign were to be ten feet back from the property line, it would *not* be readily viewable from Old Canton Road. *For PJ's to be a successful business, the proposed monument sign will need to make visual impact to the surrounding thoroughfares.*

For marketing and aesthetic purposes, we are requesting a monument sign set back approximately 5 feet from the property line. The sign will feature the PJ's logo fabricated out of hand painted, high-density urethane material. The sign panels will be attached to an attractive aluminum structure which will measure six feet in height total.

Our proposal is aesthetically pleasing and unobtrusive to the surrounding area. In order to have a successful business, PJ's Coffee will need to advertise to the surrounding clientele, therefore an impactful signage solution is necessary.

Thank you for your consideration and time.

Wilson Hood being the owner of the property, hereby acknowledges this Letter of Intent in full and certifies this to be a true and accurate statement.

 Date 2/27/20

RECEIVED

FEB 27 2020

Letter of Intent

SIGNS/LICENSE DIVISION

February 3, 2020

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

State of: Mississippi

County of: Hinds

Sworn to and subscribed before me this the 24 day of February 2020.


Notary Public

Seal



Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

March 5, 2020

PJ's Coffee of New Orleans
Jack and Anne Stanton
3100 Old Canton Road
Jackson, MS 39216

Re: PJ's Coffee of New Orleans Sign Variance Application

Dear Mr./Mrs. Stanton:

This correspondence is to inform you that our office is currently processing the Sign Variance Application submitted on behalf of PJ's Coffee of New Orleans located at 3100 Old Canton Road.

Pursuant to Sec. 102-40 (5) of the City of Jackson Code of Ordinances, our office is required to inform the applicant or the applicant's representative of the staff's recommendation for a pending Sign Variance Application.

Your application and supporting documentation indicates that PJ's Coffee of New Orleans is requesting to erect a 15 sq. ft. monument sign at 6 ft. in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way.

The staff's recommendation, to the City Council, will be for disapproval of your sign variance request. Please understand that granting or denial of all Sign Variance request are by City Council approval only. If you have any comments, questions, or concerns please feel free to contact our office at (601) 960-1154.

Sincerely,

A handwritten signature in black ink that reads "Terry Coleman". The signature is written in a cursive, flowing style.

Terry Coleman, Manager
Signs & License Division



RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

PJ'S COFFEE MONUMENT

ZONING DIVISION

Date 2/27/20

Zone UTC

Approved By JM

Note

DATE RECEIVED IN OFFICE:

Form with sections: CONTRACTOR/ERECTOR, LOCATION/ADDRESS OF SIGN, GROUND-MOUNTED, BUILDING-MOUNTED, TYPE OF LIGHTING, WORDING ON SIGN(S), ZONING CLASS, and checkboxes for Temporary Banner, Plot Drawings, Sign Drawings.

I hereby certify that I have read this application and that all information contained herein is true and correct, that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner's agent for the herein described work

Signature: [Handwritten Signature] Date: 1/15/20

Applicant's Signature

Date

Sign and License Division Manager



SIGN PROOF FOR APPROVAL
Casey Jennings - 1/15/2019

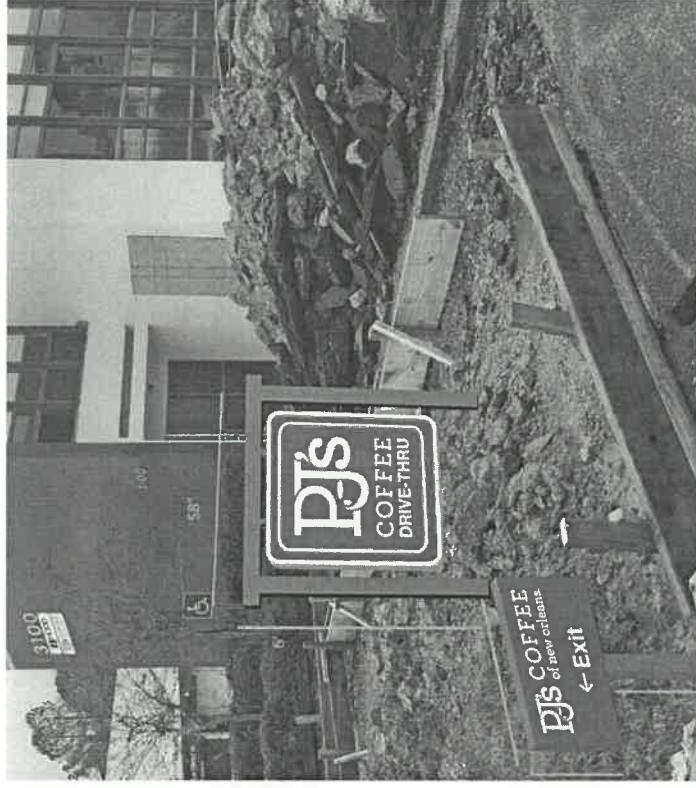
RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJ's MONUMENT SIGN

4.25' x 3.75', 2 sided, routed HDU panel, painted white, raised
PMS 2613C purple relief
"Drive-Thru" painted
fabricated 4" square aluminum tubing
quantity 2 HDU panels mounted back to back



Please review carefully. Unless noted, no revisions will be made. If revisions are requested, please email us. If this meets approval as is, please sign and email. Your approval indicates that with the completion of all noted corrections, we will not be held responsible for any errors.

This design is property of A Plus Signs & Creative and for it's use only.

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION



Hinds County

MISSISSIPPI
FOUNDED 1821 * POPULATION 248,643

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Landroll Detail

Parcel Number		Map Reference Number	
2-16		579.00 1 28.00	
		<input type="radio"/> View Map <input type="radio"/> Property Taxes <input type="radio"/> Gis Map	
Subdivision No.		Homestead Exemption Account Numbers	
1376			
Assessed Owner		Assessed Values	
HOOD FONDREN PROPERTY LLC		Land Value 28,820	
P O BOX 4931		Improvement Value 42,812	
JACKSON MS 39296		Total 71,632	
Location		Appraised Values	
3100 OLD CANTON RD		Land Value 192,130	
Legal Description		Improvement Value 285,410	
BEG E S OLD CANTON RD 155.58 FT SW LY FROM		Total 477,540	
S S BLK B WOODLAND HILLS EXT THENCE SW LY 91.5 FT SE LY 206.95 FT NE LY 79.35 FT N 81.48 FT W 196.76 FT TO BEG IN LOT 20 ODENEAL SY		Building Info.	
		Type BANK	
		Base Area 2,821	
		Adjusted Area 5,513	
		Year Built 1955	
		Deed Info.	
		Book & Page 7202-1420	
		Date 01/30/2017	
Acreage Info.			
Cultivated Acres	0.00		
Uncultivated Acres	0.00		

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OFFICE OF THE CITY ATTORNEY
3/10/20
CC

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF-WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 4
Agenda Date June 8, 2020
(Hillman, Lumumba)

WHEREAS, PJ's Coffee of New Orleans, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect a monument sign at 21 square feet and three building signs totaling 315 square feet within a UTC zone which only allows a total of 15 square feet for building signage and 15 square feet for monument.

IT IS THEREFORE, ORDERED that Homewood Suites is hereby (*denied*) a variance from the Sign Ordinance regulations to erect a monument sign at 21 square feet and three building signs totaling 315 square feet within a UTC zone which only allows a total of 15 square feet for building signage and 15 square feet for monument, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has not*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and denies the variance requested therein based on a finding that no special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would not*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

3/4/2020
DATE

POINTS		COMMENTS	
1.	Brief Description/Purpose	To erect a 15 sq. ft. monument sign at 6 ft. in height at five feet from the public right-of-way within a UTC zone which require monument signs be ten ft. from the public right-of-way.	
2.	Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A	
3.	Who will be affected	N/A	
4.	Benefits	N/A	
5.	Schedule (beginning date)	N/A	
6.	Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	3100 Old Canton Rd. (Ward 7)	
7.	Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	Department of Planning & Development Signs & License Division	
8.	COST	N/A	
9.	Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A	
10.	EBO participation	ABE _____ % AABE _____ % WBE _____ % HBE _____ % NABE _____ %	WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u>

Revised 2-04

STAFF RECOMMENDATION: DISAPPROVE

Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM: Jordan Hillman, Director
Department of Planning & Development

DATE: March 4, 2020

RE: Sign Variance

PJ's Coffee of New Orleans, located at 3100 Old Canton Road, is requesting a variance to erect a 15 sq. ft. monument sign at six feet in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way.


Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756


OFFICE OF THE CITY ATTORNEY

OFFICE OF THE CITY ATTORNEY
TCS
3/10/20
CA

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY is legally sufficient for placement in NOVUS Agenda.



Tim Howard, City Attorney

Chandra Gayten, Deputy City Attorney 

3/10/20

Date

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJS p.1

FOR OFFICE USE ONLY

CASE NO.: _____

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: 3100 Old Canton Road,
PJS Coffee

II. Purpose for requested Sign Variance: (Brief Description)

Monument sign will need to be displayed closer to
the property line than technically allowed per code
because of the new large multi-use trail in front of property.

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO
If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? NO If yes, please attach copies

V. What is the Zoning classification of property? UTC
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: PJS Coffee, owner: Jack & Anne Stanton

Mailing Address: 3100 Old Canton Road

City: Jackson State: MS Zip: 39216

Contact Phone: (504) 858-5779 Fax: N/A

Email: jack@jacksonbrew.com

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJs p2

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, A+ Signs and Creative Inc.

Mailing Address: 4147-A Northview Drive

City: Jackson State: MS Zip: 39206

Contact Phone: (601)-355-9595 Fax: N/A

Email: sallen@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: Wilson Hood

Mailing Address: 3100 Old Canton Rd, Suite 200

City: Jackson State: MS Zip: 39216

Email: jwilsonhood@gmail.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

_____ Variance(s) \$450.00

RECEIVED

FEB 27 2020

PJS p.3

SIGNS/LICENSE DIVISION

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

J. Wilson Hood

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

3100 Old Canton Rd Jackson, MS 39216 Jackson, Mississippi

On this the 20th day of February, 2020.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

J. Wilson Hood

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 acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th

Day of February, 2020.

MY COMMISSION EXPIRES
6-20-20



Laurie K. Holloway
NOTARY PUBLIC

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

To whom it may concern:

The representative of 3100 Old Canton Road is requesting a monument sign for PJ's Coffee of New Orleans, a new coffee shop opening in the Fondren area. PJ's is in a UTC zoning area which includes retail, entertainment, office and residential spaces. This area is a lively center of activity for homeowners, visitors and businesses. PJ's Coffee of New Orleans is proposing a monument sign that will be visually accessible and inviting to its surrounding clientele.


According to code ordinances, ground mounted signage in the UTC zoning district must be set back ten feet from the property line. This poses a unique problem for this property which has a very large multiuse trail that pushes back the access point into the parking lot significantly. If this sign were to be ten feet back from the property line, it would *not* be readily viewable from Old Canton Road. *For PJ's to be a successful business, the proposed monument sign will need to make visual impact to the surrounding thoroughfares.*

For marketing and aesthetic purposes, we are requesting a monument sign set back approximately 5 feet from the property line. The sign will feature the PJ's logo fabricated out of hand painted, high-density urethane material. The sign panels will be attached to an attractive aluminum structure which will measure six feet in height total.

Our proposal is aesthetically pleasing and unobtrusive to the surrounding area. In order to have a successful business, PJ's Coffee will need to advertise to the surrounding clientele, therefore an impactful signage solution is necessary.

Thank you for your consideration and time.

Wilson Hood being the owner of the property, hereby acknowledges this Letter of Intent in full and certifies this to be a true and accurate statement.

 _____ Date 2/24/20

RECEIVED

FEB 27 2020

Letter of Intent

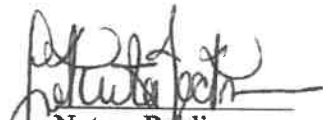
SIGNS/LICENSE DIVISION

February 3, 2020

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

State of: Mississippi
County of: Hinds

Sworn to and subscribed before me this the 24 day of February 2020.


Notary Public

Seal





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FEB 27 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

PJ'S COFFEE MONUMENT
ZONING DIVISION
Date 2/27/20
Zone UTC
Approved By JM
Note

DATE RECEIVED IN OFFICE:

CONTRACTOR/ERECTOR: Name Scott Allen, A+ Signs and Creative
Address 4147- A Northview Drive
City Jackson State MS Zip 39206
Phone 601-355-9595
Bonded and Insured Yes No
City of Jackson Privilege License #
LOCATION/ADDRESS OF SIGN: Business Name PJ's Coffee of New Orleans
Business Address 3100 Old Canton Road
Owner's Name Jack and Anne Stanton
Phone 504-858 5779
Privilege License # applied for
GROUND-MOUNTED: Overall Height 6'
Height 4.25'
Length 3.75'
Square Footage 15 square feet total
Wind Pressure
Billboard
BUILDING-MOUNTED: Height
Length
Square Footage
Wall Area
TYPE OF LIGHTING: Internal External
UL#
Sign Material Type: HDU Monument
Externally Lighted HDU panels
Mounted to freestanding
aluminum structure. Total Height
with structure is 6'.
WORDING ON SIGN(S): PJ's coffee logo text that reads "Drive- Thru"
ZONING CLASS: UTC
Date Inspected:
APPROVED
DISAPPROVED
Temporary Banner Plot Drawings Sign Drawings

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Signature 1/15/20

Applicant's Signature

Date

Sign and License Division Manager



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FEB 27 2020

SIGNS/LICENSE DIVISION

PJ's MONUMENT SIGN

4.25' x 3.75', 2 sided, routed HDU panel, painted white, raised
PMS 2613C purple relief
"Drive-Thru" painted
fabricated 4" square aluminum tubing
quantity 2 HDU panels mounted back to back



Please review carefully. Unless noted, no revisions will be made. If revisions are requested, please email us. If this meets approval as is, please sign and email. Your approval indicates that with the completion of all noted corrections, we will not be held responsible for any errors.

This design is property of A Plus Signs & Creative and for it's use only.

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SIGNS/LICENSE DIVISION



Hinds County

MISSISSIPPI
FOUNDED 1821 * POPULATION 248,643

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Landroll Detail

Parcel Number		Map Reference Number	
2-16		579.00 1 28.00	
		<input type="radio"/> View Map <input type="radio"/> Property Taxes <input type="radio"/> Gis Map	
Subdivision No.		Homestead Exemption Account Numbers	
1376			
Assessed Owner		Assessed Values	
HOOD FONDREN PROPERTY LLC		Land Value 28,820	
P O BOX 4931		Improvement Value 42,812	
JACKSON MS 39296		Total 71,632	
Location		Appraised Values	
3100 OLD CANTON RD		Land Value 192,130	
Legal Description		Improvement Value 285,410	
BEG E S OLD CANTON RD 155.58 FT SW/LY FROM		Total 477,540	
S/S BLK B WOODLAND HILLS EXT THENCE SW/LY 91.5 FT SE/LY 206.95 FT NE/LY 79.35 FT N 81.48 FT W 196.76 FT TO BEG IN LOT 20 ODENEAL SY		Building Info.	
		Type BANK	
		Base Area 2,821	
		Adjusted Area 5,513	
		Year Built 1955	
		Deed Info.	
		Book & Page 7202-1420	
		Date 01/30/2017	
Acreage Info.			
Cultivated Acres	0.00		
Uncultivated Acres	0.00		

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Monday, February 03, 2020 [Contact Webmaster](#) [Phone Numbers](#) [Map to our Office](#)
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OFFICE OF THE CITY ATTORNEY
3/13/20
(6)

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 5
Agenda Date June 8,
2020
(Hillman, Lumumba)

WHEREAS, Nursery Rhymes, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

IT IS THEREFORE, ORDERED that Nursery Rhymes is hereby (*approved*) a variance from the Sign Ordinance regulations to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and grants the variance requested therein based on a finding that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will not*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

2/24/2020
DATE

POINTS		COMMENTS							
1.	Brief Description/Purpose	To erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.							
2.	Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A							
3.	Who will be affected	N/A							
4.	Benefits	N/A							
5.	Schedule (beginning date)	N/A							
6.	Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	1254 Eastover Dr. (Ward 7)							
7.	Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	City Department - Depart of Planning & Dev. Signs & License Div.							
8.	COST	N/A							
9.	Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A							
10.	EBO participation	ABE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>
		AABE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>
		WBE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>
		HBE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>
		NABE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>

Revised 2-04

Staff Recommendation: APPROVE


Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM:  Jordan Hillman, Director
Department of Planning & Development

DATE: February 24, 2020

RE: Sign Variance

Nursery Rhymes, located at 1254 Eastover Drive, is requesting a variance to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

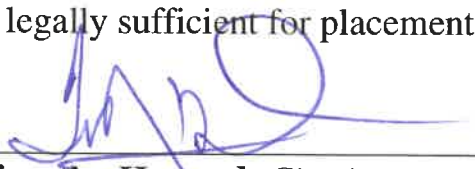
Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY
3/3/20
Ca

OFFICE OF THE CITY ATTORNEY

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE is legally sufficient for placement in NOVUS Agenda.



Timothy Howard, *City Attorney*
Chandra Gayten, *Deputy City Attorney* Ca

3/3/20

Date

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FEB 14 2020
SIGNS/LICENSE DIVISION



FOR OFFICE USE ONLY

CASE NO.: _____

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: 1254 Eastover Dr, Ste 180
Jackson, MS 39211

II. Purpose for requested Sign Variance: (Brief Description)

Signage allowance too small for facade of
store front

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO
If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? No If yes, please attach copies

V. What is the Zoning classification of property? CMU-1
if yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: Ted Duckworth (Nursery Rhymes)

Mailing Address: 308 E Pearl St Ste 200

City: Jackson State: MS Zip: 39201

Contact Phone 601 914-0800 Fax: _____

Email: ted@duckworthrealty.com

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FEB 14 2020

SIGNS/LICENSE DIVISION

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, A+ Signs & Creative

Mailing Address: 4147-A Northview Dr.

City: JACKSON State: MS Zip: 39206

Contact Phone: 601-355-9595 Fax: N/A

Email: Sallen@aplusigns.com ; jwebb@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: Ted Duckworth

Mailing Address: 308 E Pearl St #200

City: JACKSON State: MS Zip: 39201

Email: ted@duckworthrealty.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

Variance(s) \$450.00

RECEIVED

FEB 14 2020

SIGNS/LICENSE DIVISION

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

[Handwritten Signature]

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

1254 Eastover Drive Ste 180 Jackson, Mississippi

On this the 31ST day of January, 2020.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Teal Duckworth

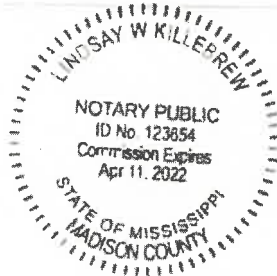
Who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31ST

Day of January, 2020.

MY COMMISSION EXPIRES:

Lindsay W. Killip
NOTARY PUBLIC



RECEIVED
FEB 14 2020
SIGNS/LICENSE DIVISION

Letter of Intent

January 31, 2020

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

To Whom It May Concern:

The representative of Nursery Rhymes, a retail store located in the District at Eastover at 1250 Eastover Drive, is requesting a building mounted sign and a blade sign for her storefront. The District at Eastover includes retail, restaurants, office and residential spaces, and has become a lively center of activity for residents in the District as well as those nearby. The owner/developers of the District at Eastover, are proposing signage that will be cohesive with the existing signage in the area.

Nursery Rhymes is in a CMU-1 zoning district. According to the code allowances, building signs in this district are limited to 15 sq ft. This would not allow the building mounted sign to be big enough to make the visual impact needed to attract customers, or fit in with the existing signage and branding that already exists in the area. A larger, more impactful, building mounted sign is necessary in order for the business to be a successful and productive addition to the community.

For branding and aesthetic purposes, we are requesting a back lit, and face lit, channel letter sign with a channeled moon shaped logo. The channel letters will spell out the name of the business, and we believe will effectively draw customers. The proposed sign is 60"h x 144"w, coming to 60 sq ft. The sign will be on the front façade of the business suite, located above the storefront.

We believe our proposal is aesthetically pleasing, unobtrusive, and a cohesive, pleasant addition to the District at Eastover's development area.

Thank you for your consideration and time.

RECEIVED

FEB 14 2020

SIGNS/LICENSE DIVISION

Ted Duckworth, being the managing representative of Duckworth Realty, owner of the property, hereby acknowledges this Letter of Intent in full and certifies it to be a true and accurate statement.

 Date 1/31/2020

Sworn to and subscribed before me this the 31st day of January 2020.


Notary Public

My Commission Expires



Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

February 24, 2020

Nursery Rhymes
Janice Fulton
1254 Eastover Drive #180
Jackson, MS 39211

Re: Nursery Rhymes Sign Variance Application

Dear Ms. Fulton:

This correspondence is to inform you that our office is currently processing the Sign Variance Application submitted on behalf of Nursery Rhymes located at 1254 Eastover Drive.

Pursuant to Sec. 102-40 (5) of the City of Jackson Code of Ordinances, our office is required to inform the applicant or the applicant's representative of the staff's recommendation for a pending Sign Variance Application.

Your application and supporting documentation indicates that Nursery Rhymes is requesting to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

The staff's recommendation, to the City Council, will be for approval of your sign variance request. Please understand that granting or denial of all Sign Variance request are by City Council approval only. If you have any comments, questions, or concerns please feel free to contact our office at (601) 960-1154.

Sincerely,

A handwritten signature in black ink that reads "Terry Coleman". The signature is written in a cursive style.

Terry Coleman, Manager
Signs & License Division



RECEIVED

FEB 14 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

Form with sections: CONTRACTOR/ERECTOR, LOCATION/ADDRESS OF SIGN, GROUND-MOUNTED, BUILDING-MOUNTED, TYPE OF LIGHTING, WORDING ON SIGN(S), ZONING CLASS, Date Inspected, APPROVED, DISAPPROVED, Temporary Banner, Plot Drawings, Sign Drawings.

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner agent for the herein described work.

Signature: Scott Allen, Date: 2/6/20

Sign and License Division Manager



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FEB 14 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
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I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner agent for the herein described work.

Signature: Scott Allen 2/6/20
Applicant's Signature Date

Sign and License Division Manager



SIGN PROOF FOR APPROVAL
Casey Jennings - 1/20/2020

Day Mockup



Night Mockup

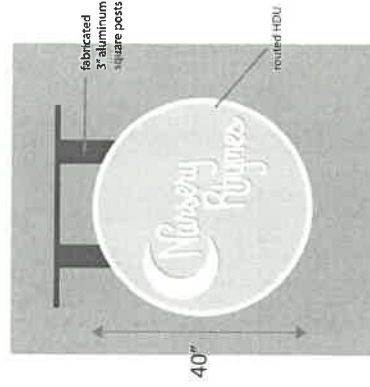
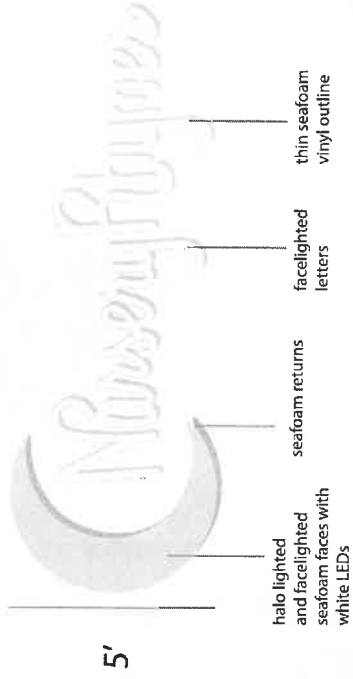


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FEB - 3 2020
SIGNS/LICENSE DIVISION

Nursery Rhymes

Painted Pantone 566 U

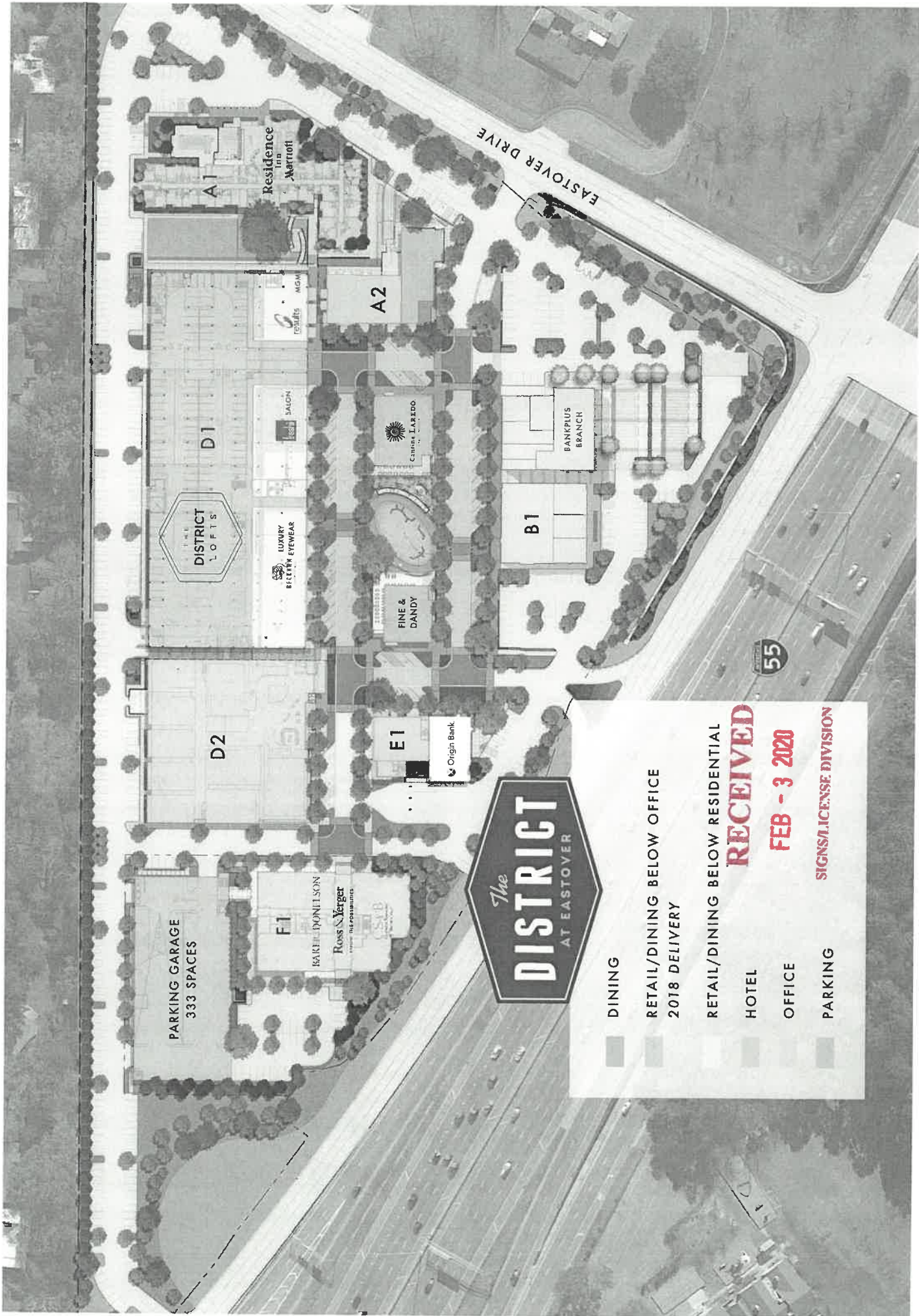
12'



2 sided, rouled HDU panel, painted raised white relief Pantone 566 U background

Please review carefully. Unless noted, no revisions will be made. If revisions are requested, please email us. If this meets approval as is, please sign and email. Your approval indicates that with the completion of all noted corrections, we will not be held responsible for any errors.

This design is property of A Plus Signs & Creative and for its use only.



The
DISTRICT
AT EASTOVER

- DINING
- RETAIL/DINING BELOW OFFICE
- 2018 DELIVERY
- RETAIL/DINING BELOW RESIDENTIAL
- HOTEL
- OFFICE
- PARKING

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SIGNS/LICENSE DIVISION

PARKING GARAGE
333 SPACES

BAKER DONALDSON
Ross & Yarger
STB

DISTRICT
LOFTS

LUXURY
EYEWEAR

SALON

CINEMA
LABEDO

FINE &
DANDY

E1
Origin Bank

BANKPLUS
BRANCH

A1
Residence
Inn
by
Marriott

A2

B1

D2

EASTOVER DRIVE

55

Landroll Detail

Parcel Number		Map Reference Number	
451-8-11		567.00 1 186.11	
Subdivision No.		Homestead Exemption Account Numbers	
3796			
Assessed Owner			
ARLINGTON DISTRICT LIVING LLC			
ATTN: DAVID G ELLIS			
2117 SECOND AVE N			
BIRMINGHAM AL 35203			
Location			
1254 EASTOVER DRIVE			
Legal Description			
LOT 10 THE DISTRICT AT EASTOVER			
Assessed Values			
Land Value		104,630	
Improvement Value		2,114,790	
Total		2,219,420	
Appraised Values			
Land Value		697,530	
Improvement Value		14,098,600	
Total		14,796,130	
Building Info.			
Type		APT	
Base Area		59,840	
Adjusted Area		210,916	
Year Built		2017	
Deed Info.			
Book & Page		7183-2538	
Date		10/20/2015	
Acreage Info.			
Cultivated Acres		0.00	
Uncultivated Acres		0.00	

Back Search

RECEIVED

FEB - 6 2020

SIGNS/LICENSE DIVISION

OFFICE OF THE CITY ATTORNEY
3/3/20
cc

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 6
Agenda Date June 8,
2020
(Hillman, Lumumba)

WHEREAS, Nursery Rhymes, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

IT IS THEREFORE, ORDERED that Nursery Rhymes is hereby (*denied*) a variance from the Sign Ordinance regulations to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has not*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and denies the variance requested therein based on a finding that no special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would not*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

2/24/2020

DATE

POINTS		COMMENTS	
1.	Brief Description/Purpose	To erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.	
2.	Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A	
3.	Who will be affected	N/A	
4.	Benefits	N/A	
5.	Schedule (beginning date)	N/A	
6.	Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	1254 Eastover Dr. (Ward 7)	
7.	Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	City Department - Depart of Planning & Dev. Signs & License Div.	
8.	COST	N/A	
9.	Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A	
10.	EBO participation	ABE _____ % AABE _____ % WBE _____ % HBE _____ % NABE _____ %	WAIVER yes ___ no ___ N/A ___ WAIVER yes ___ no ___ N/A ___ WAIVER yes ___ no ___ N/A ___ WAIVER yes ___ no ___ N/A ___ WAIVER yes ___ no ___ N/A ___

Revised 2-04

Staff Recommendation: APPROVE


Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM:  Jordan Hillman, Director
Department of Planning & Development

DATE: February 24, 2020

RE: Sign Variance

Nursery Rhymes, located at 1254 Eastover Drive, is requesting a variance to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building.

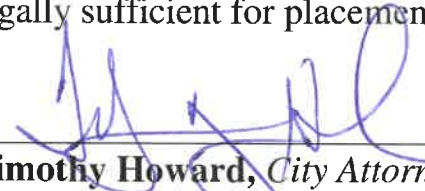
Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY

OFFICE OF THE CITY ATTORNEY
3/3/20
CA

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE is legally sufficient for placement in NOVUS Agenda.



Timothy Howard, *City Attorney*
Chandra Gayten, *Deputy City Attorney* ca

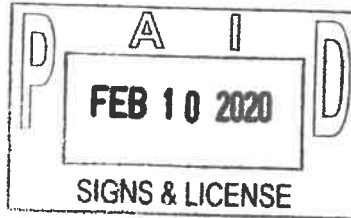
3/3/20

Date

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FEB 14 2020

SIGNS/LICENSE DIVISION



FOR OFFICE USE ONLY

CASE NO.:

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: 1254 Eastover Dr., Ste 180
Jackson, MS 39211

II. Purpose for requested Sign Variance: (Brief Description)

Signage allowance too small for facade of
store front

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? No
If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? No If yes, please attach copies

V. What is the Zoning classification of property? CMU-1
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: Ted Duckworth (Nursery Rhymes)

Mailing Address: 308 E Pearl St Ste 200

City: Jackson State: MS Zip: 39201

Contact Phone: 601 914-0800 Fax:

Email: ted@duckworthrealty.com

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FEB 14 2020

SIGNS/LICENSE DIVISION

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, A+ Signs & Creative

Mailing Address: 4147-A Northview Dr.

City: Jackson State: MS Zip: 39206

Contact Phone: 601-355-9595 Fax: N/A

Email: Sallen@aplusigns.com ; jwebb@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: Ted Duckworth

Mailing Address: 308 E Pearl St # 200

City: Jackson State: MS Zip: 39201

Email: ted@duckworthrealty.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

Variance(s) \$450.00

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FEB 14 2020

SIGNS/LICENSE DIVISION

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

[Signature]
WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
1254 Eastover Drive Ste 180 Jackson, Mississippi

On this the 31ST day of January, 2020.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Teal Duckworth

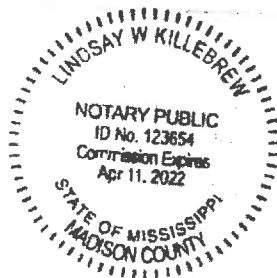
Who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31ST

Day of January, 2020.

MY COMMISSION EXPIRES:

Lindsay W. Killebrew
NOTARY PUBLIC



RECEIVED

FEB 14 2020

SIGNS/LICENSE DIVISION

Letter of Intent

January 31, 2020

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

To Whom It May Concern:

The representative of Nursery Rhymes, a retail store located in the District at Eastover at 1250 Eastover Drive, is requesting a building mounted sign and a blade sign for her storefront. The District at Eastover includes retail, restaurants, office and residential spaces, and has become a lively center of activity for residents in the District as well as those nearby. The owner/developers of the District at Eastover, are proposing signage that will be cohesive with the existing signage in the area.

Nursery Rhymes is in a CMU-1 zoning district. According to the code allowances, building signs in this district are limited to 15 sq ft. This would not allow the building mounted sign to be big enough to make the visual impact needed to attract customers, or fit in with the existing signage and branding that already exists in the area. A larger, more impactful, building mounted sign is necessary in order for the business to be a successful and productive addition to the community.

For branding and aesthetic purposes, we are requesting a back lit, and face lit, channel letter sign with a channeled moon shaped logo. The channel letters will spell out the name of the business, and we believe will effectively draw customers. The proposed sign is 60"h x 144"w, coming to 60 sq ft. The sign will be on the front façade of the business suite, located above the storefront.

We believe our proposal is aesthetically pleasing, unobtrusive, and a cohesive, pleasant addition to the District at Eastover's development area.

Thank you for your consideration and time.

RECEIVED

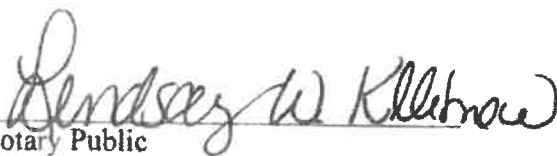
FEB 14 2020

SIGNS/LICENSE DIVISION

Ted Duckworth, being the managing representative of Duckworth Realty, owner of the property, hereby acknowledges this Letter of Intent in full and certifies it to be a true and accurate statement.

 Date 1/31/2020

Sworn to and subscribed before me this the 31st day of January 2020.


Notary Public

My Commission Expires



Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

February 24, 2020

Nursery Rhymes

Janice Fulton

1254 Eastover Drive #180

Jackson, MS 39211

Re: Nursery Rhymes Sign Variance Application

Dear Ms. Fulton:

This correspondence is to inform you that our office is currently processing the Sign Variance Application submitted on behalf of Nursery Rhymes located at 1254 Eastover Drive.

Pursuant to Sec. 102-40 (5) of the City of Jackson Code of Ordinances, our office is required to inform the applicant or the applicant's representative of the staff's recommendation for a pending Sign Variance Application.

Your application and supporting documentation indicates that Nursery Rhymes is requesting to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

The staff's recommendation, to the City Council, will be for approval of your sign variance request. Please understand that granting or denial of all Sign Variance request are by City Council approval only. If you have any comments, questions, or concerns please feel free to contact our office at (601) 960-1154.

Sincerely,

Terry Coleman, Manager
Signs & License Division



RECEIVED

FEB 14 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

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I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner agent for the herein described work.

Applicant's Signature: [Signature] Date: 2/14/20

Sign and License Division Manager



RECEIVED

FEB 14 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

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I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner agent for the herein described work.

Applicant's Signature: [Signature] Date: 2/6/20

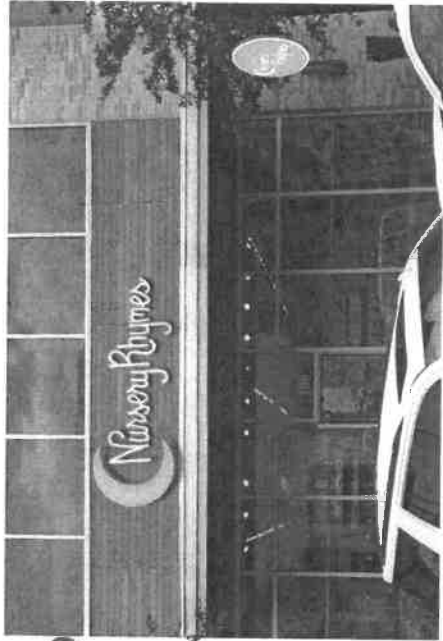
Sign and License Division Manager



SIGN PROOF FOR APPROVAL

Casey Jennings - 1/20/2020

Day Mockup



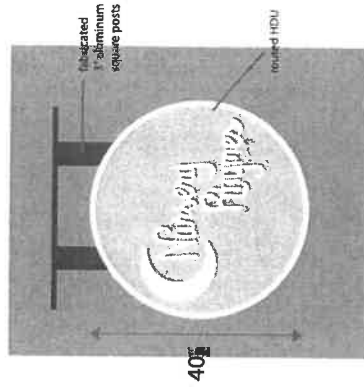
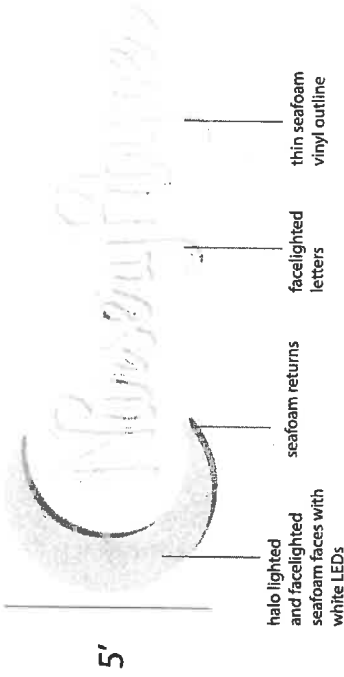
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Nursery Rhymes

Painted Pantone 566 U

12'



2 sided, rounded HDU panel, painted raised white relief, Pantone 566 U background

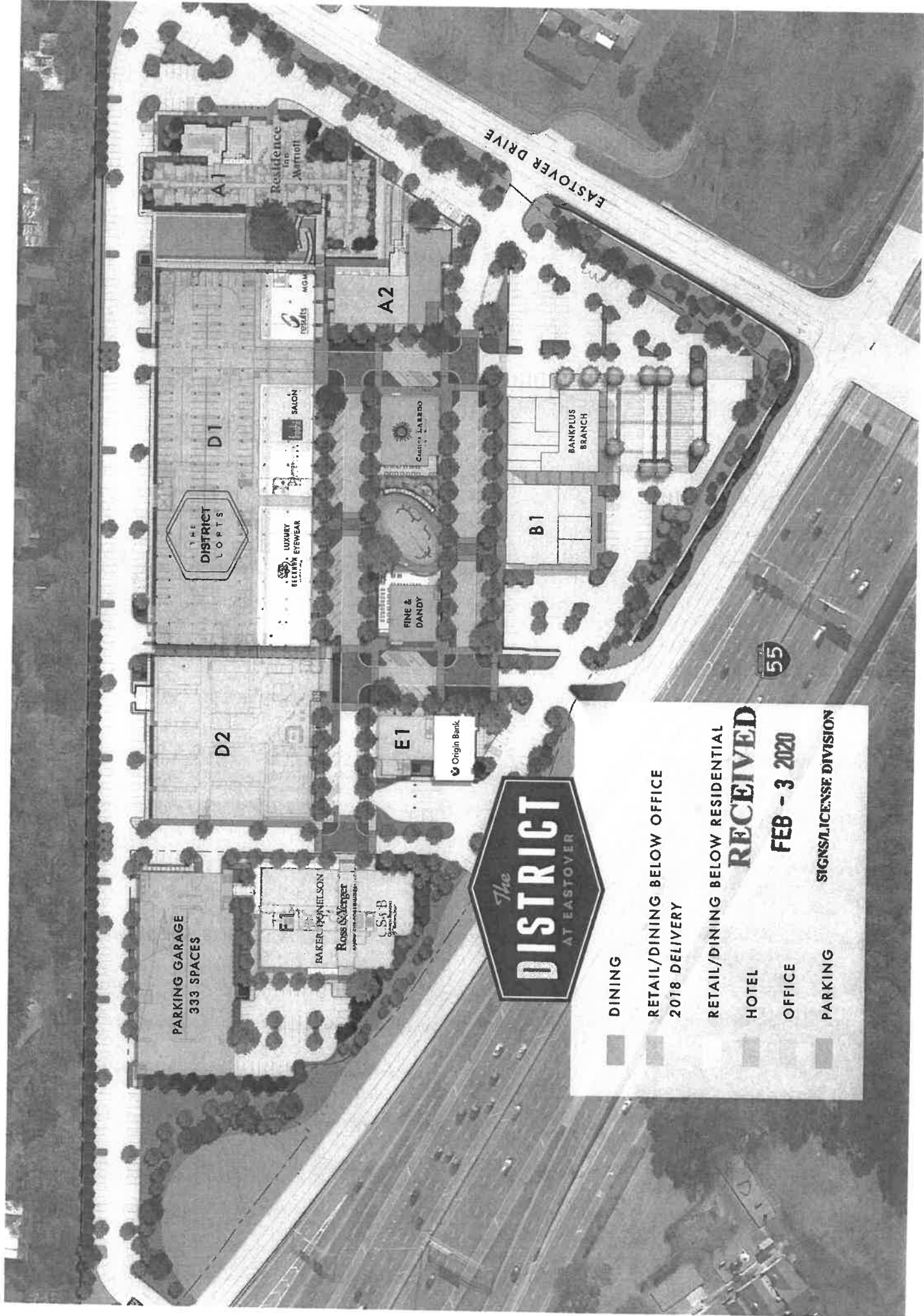
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SIGN LICENSE DIVISION

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This design is property of A Plus Signs & Creative and for its use only.



The
DISTRICT
AT EASTOVER

DINING

RETAIL/DINING BELOW OFFICE
2018 DELIVERY

RETAIL/DINING BELOW RESIDENTIAL
RECEIVED
FEB - 3 2020

HOTEL

OFFICE

PARKING

SIGNS/LICENSE DIVISION

PARKING GARAGE
333 SPACES

D2

D1

THE DISTRICT
LOFTS

LUXURY
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B1

BANKPLUS
BRANCH

E1

Origin Bank

BAKER DONNELSON

Ross & Singer

CSFB

F1

EASTOVER DRIVE

55

Landroll Detail

Parcel Number		Map Reference Number	
451-8-11		567.00 1 186.11	
Subdivision No.		<input type="radio"/> View Map <input type="radio"/> Property Taxes <input type="radio"/> Gis Map	
3796		Homestead Exemption Account Numbers	
Assessed Owner			
ARLINGTON DISTRICT LIVING LLC			
ATTN: DAVID G ELLIS			
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Uncultivated Acres		0.00	
Back Search			

RECEIVED

FEB - 6 2020

SIGNS/LICENSE DIVISION

OFFICE OF THE CITY ATTORNEY
2/29/20
Tel
CA

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 7
Agenda Date June 8, 2020
(Hillman, Lumumba)

WHEREAS, Campbell's Craft Donuts, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

IT IS THEREFORE, ORDERED that Campbell's Craft Donuts is hereby (*approved*) a variance from the Sign Ordinance regulations to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and grants the variance requested therein based on a finding that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will not*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

2/13/2020
DATE

POINTS	COMMENTS																																													
1. Brief Description/Purpose	To erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.																																													
2. Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A																																													
3. Who will be affected	N/A																																													
4. Benefits	N/A																																													
5. Schedule (beginning date)	N/A																																													
6. Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	1119 N. Jefferson St. (Ward 7)																																													
7. Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	Department of Planning & Development Signs & License Division																																													
8. COST	N/A																																													
9. Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A																																													
10. EBO participation	<table border="0"> <tr> <td>ABE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>AABE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>WBE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>HBE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> <tr> <td>NABE</td> <td>_____ %</td> <td>WAIVER</td> <td>yes</td> <td>___</td> <td>no</td> <td>___</td> <td>N/A</td> <td><u>X</u></td> </tr> </table>	ABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	AABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	WBE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	HBE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>	NABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>
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NABE	_____ %	WAIVER	yes	___	no	___	N/A	<u>X</u>																																						

Revised 2-04

STAFF RECOMMENDATION: APPROVE


Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM:  Jordan Hillman, Director
Department of Planning & Development

DATE: February 13, 2020

RE: Sign Variance

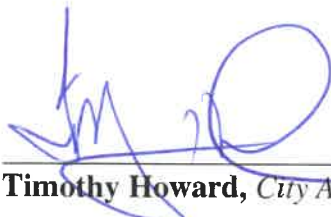
Campbell's Craft Donuts, located at 1119 N. Jefferson Street, is requesting a variance to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE is legally sufficient for placement in NOVUS Agenda.



Timothy Howard, *City Attorney*

Chandra Gayten, *Deputy City Attorney*

2/24/20

Date

OFFICE OF THE CITY ATTORNEY
2/24/20
CC

Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

February 13, 2020

Campbell's Craft Donuts
Mitchell Moore
1119 N. Jefferson Street
Jackson, MS 39202

Re: Campbell's Craft Donuts Sign Variance Application

Dear Mr. Moore:

This correspondence is to inform you that our office is currently processing the Sign Variance Application submitted on behalf of Campbell's Craft Donuts located at 1119 N. Jefferson Street.

Pursuant to Sec. 102-40 (5) of the City of Jackson Code of Ordinances, our office is required to inform the applicant or the applicant's representative of the staff's recommendation for a pending Sign Variance Application.

Your application and supporting documentation indicates that Campbell's Craft Donuts is requesting to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

The staff's recommendation, to the City Council, will be for approval of your sign variance request. Please understand that granting or denial of all Sign Variance request are by City Council approval only. If you have any comments, questions, or concerns please feel free to contact our office at (601) 960-1154.

Sincerely,

A handwritten signature in black ink that reads "Terry Coleman".

Terry Coleman, Manager
Signs & License Division

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

To whom it may concern:

The representative of 1119 North Jefferson Street is requesting building mounted signage for Campbell's Craft Donuts, a new donut shop opening in The Belhaven Town Center area. The Belhaven Town Center includes retail, entertainment, office and residential spaces. This area is going to be a lively center of activity for homeowners, visitors and businesses. Campbell's Craft Donuts is proposing signage that will be cohesive with the plans for this area as well as inviting to its customers and surrounding homeowners.

Campbell's Craft Donuts is in a CMU-1 zoning district. According to the code allowances, "projecting" or blade signs are restricted to 6 square feet. This is not enough area to make the visual impact that Campbell's Craft Donuts will need in order to be successful.

In order to have a successful business, Campbell's Craft Donuts will need to advertise to the surrounding clientele, therefore an impactful signage solution is necessary.

For marketing and aesthetic purposes, we are requesting a single blade sign for the business. The blade sign will be the Campbell's Craft Donuts logo fabricated out acrylic individual letters and mounted to an aluminum cabinet. The sign will be located on the northeast corner of the building.

Our proposal is aesthetically pleasing and unobtrusive to the surrounding area.

Thank you for your consideration and time.

David Turner being the managing representative of BTC Energy LLC, the owner of the property, hereby acknowledges this Letter of Intent in full and certifies this to be a true and accurate statement.



Date 2/5/20

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

FOR OFFICE USE ONLY

CASE NO.: _____

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: Campbells Craft Donuts, 1119 North Jefferson Street

II. Purpose for requested Sign Variance: (Brief Description)

The purpose of this requested sign variance is to provide adequate signage for Campbells Craft Donuts.

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO

If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? NO If yes, please attach copies

V. What is the Zoning classification of property? CMU-1
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: Business: Campbells Craft Donuts, Owner: Mitchell Moore

Mailing Address: 1119 North Jefferson Street

City: Jackson State: MS Zip: 39202

Contact Phone: 769-300-2740 Fax: N/A

Email: mitche11@campbellsbakery.ms

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, At Signs & Creative Inc.

Mailing Address: 4147 A Northview Dr.

City: Jackson State: MS Zip: 39206

Contact Phone: (601) 355-9595 Fax: N/A

Email: sallen@aplusigns.com, bhughes@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: BTC Energy, LLC Rep: David Turner

Mailing Address: 3100 Old Canton Road, Suite 202

City: Jackson State: MS Zip: 39216

Email: david@davidturnercompanies.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

 Variance(s) \$450.00

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

Sign Variance
App:

Campbells Craft
Donuts.

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

[Handwritten Signature]

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

1121 N. Jefferson St. Jackson, Mississippi

On this the 22 day of October, 2019.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

David Turner

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 acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22
Day of October, 2019.

MY COMMISSION EXPIRES:
May 19 2023

[Handwritten Signature]
NOTARY PUBLIC



RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

Letter of Intent

October 1, 2019

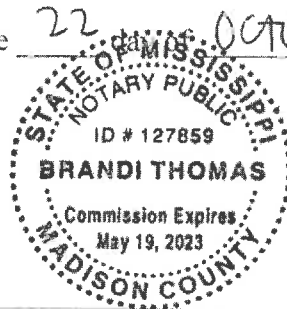
City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

State of: MISSISSIPPI

County of: MADISON

Sworn to and subscribed before me this the 22 day of October 2019.

Brandi Thomas
Notary Public



Seal



CITY OF JACKSON
ZONING DIVISION

Date 2-7-20

Zone CMU-1

Approved By JM

Note _____

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

CONTRACTOR/ERECTOR:		LOCATION/ADDRESS OF SIGN:	
Name <u>Scott Allen, A+ Signs & Creative</u>		Business Name <u>Campbell's Craft Donuts</u>	
Address <u>4147 A Northview DR.</u>		Business Address <u>1119 N. Jefferson St.</u>	
City <u>Jackson</u> State <u>MS</u> Zip <u>39206</u>		Owner's Name <u>Mitchell Moore</u>	
Phone <u>(601) 355-9595</u>		Phone <u>(769) 300-2790</u>	
Bonded and Insured Yes <input type="checkbox"/> No <input type="checkbox"/>		Privilege License # _____	
City of Jackson Privilege License # _____			
GROUND-MOUNTED:	BUILDING-MOUNTED:	TYPE OF LIGHTING:	
Overall Height _____	Height <u>84" Tall</u>	Internal <input type="checkbox"/> External <input checked="" type="checkbox"/>	
Height _____	Length <u>18" Wide</u>	UL# _____	
Length _____	Square Footage <u>7' x 1.5' = 10.5</u>	Sign Material Type: _____	
Square Footage _____	Wall Area <u>mounting to</u>	<u>Externally lighted</u>	
Wind Pressure _____	<u>corner of building -</u>	<u>blade sign - aluminum</u>	
Billboard <input type="checkbox"/>	<u>see frontage document</u>	<u>cabinet, acrylic</u>	
WORDING ON SIGN(S):		ZONING CLASS: <u>CMU-1</u>	
<u>"Campbell's Craft Donuts"</u>		Date Inspected: _____	
_____		APPROVED <input type="checkbox"/>	
_____		DISAPPROVED <input type="checkbox"/>	

Temporary Banner <input type="checkbox"/> Plot Drawings <input type="checkbox"/> Sign Drawings <input type="checkbox"/>			

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

[Signature]
Applicant's Signature

10/15/19
Date

Sign and License Division Manager

RECEIVED

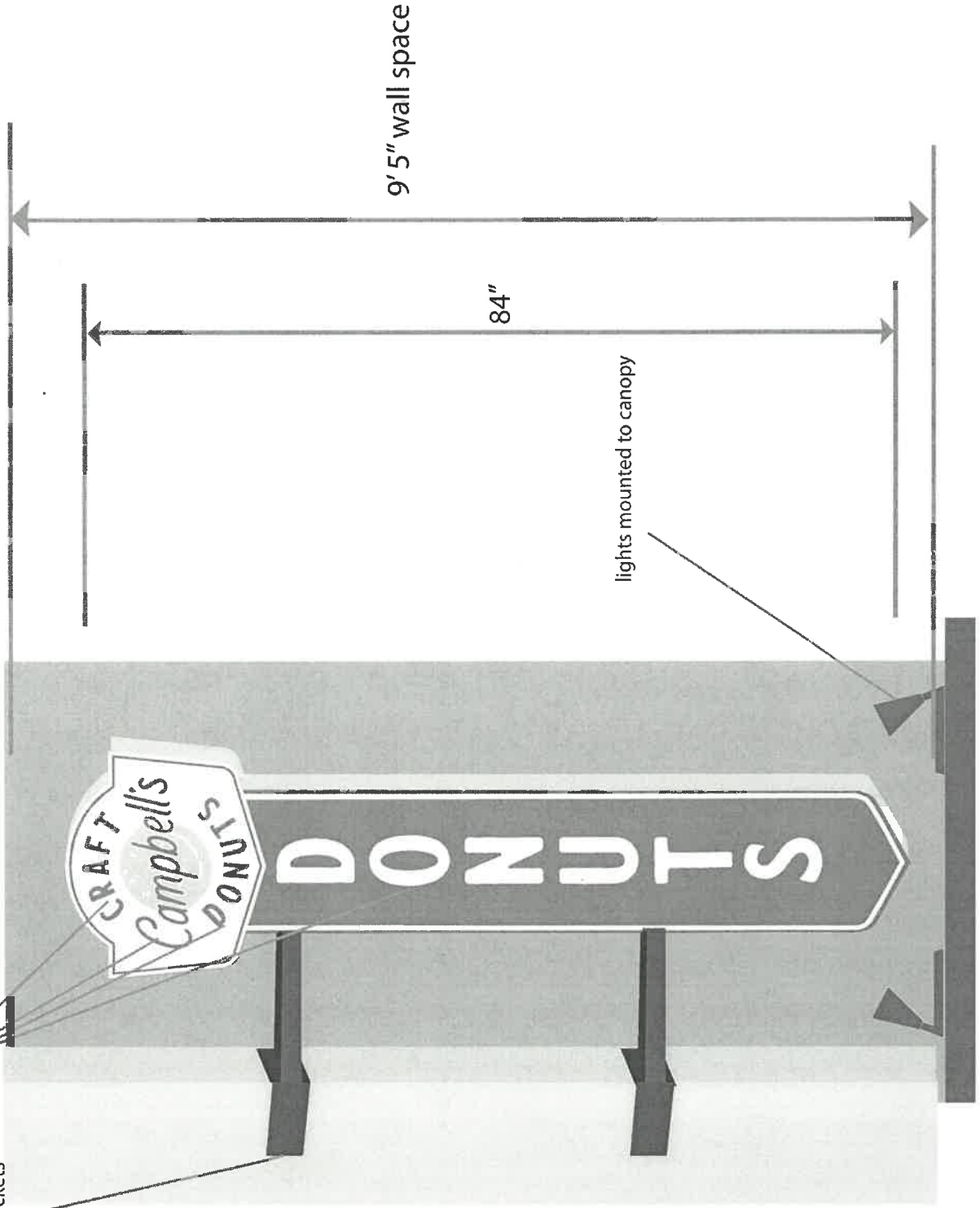
FEB - 7 2020

SIGNS/LICENSE DIVISION

Non-lighted with external lights

3/8" thick flat cut aluminum on stud mounts with spacers.

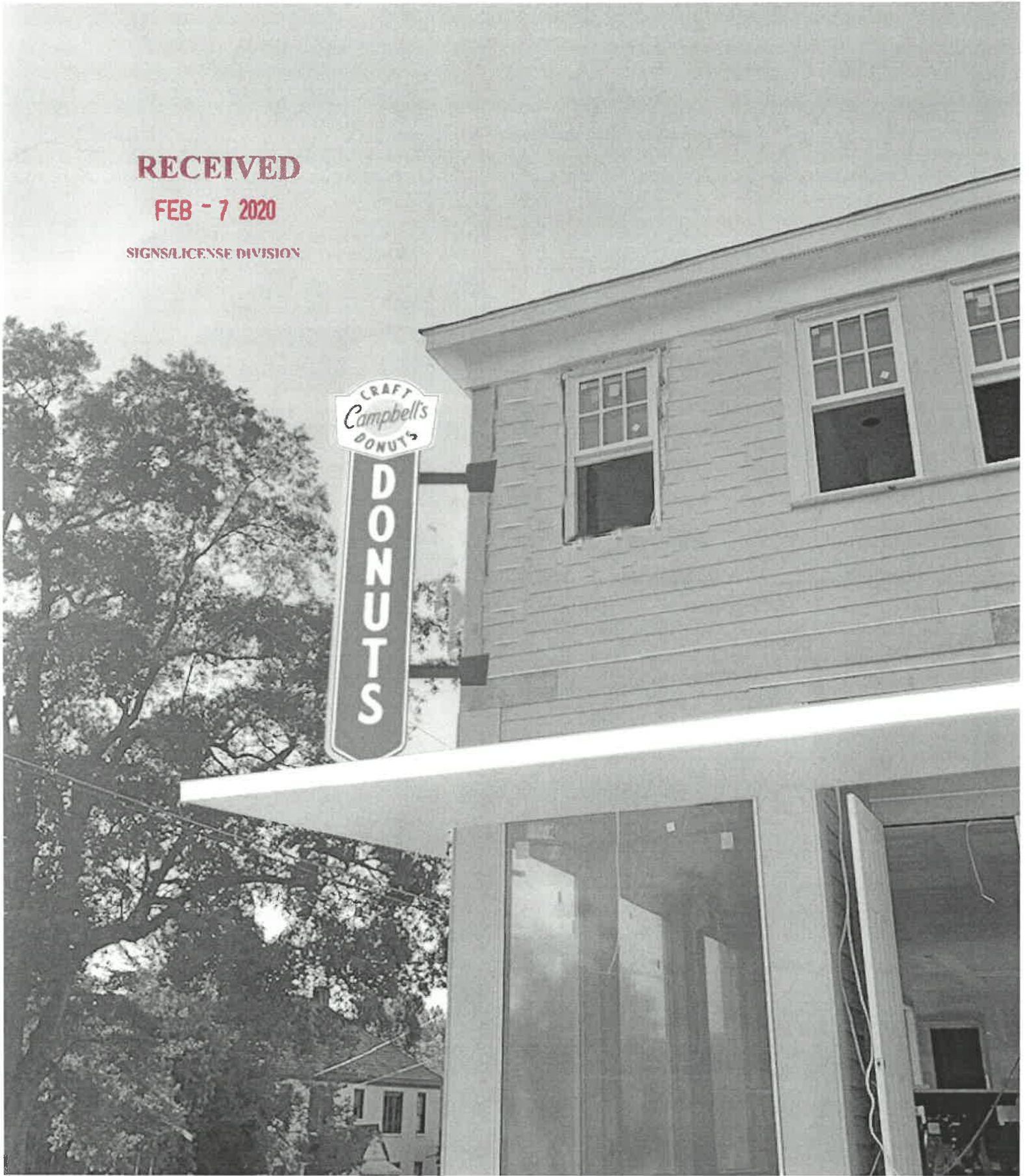
steel brackets



RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION



RECEIVED
FEB - 7 2020
SIGN/LICENSE DIVISION

107'

27'



RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION



Hinds County MISSISSIPPI FOUNDED 1821 * POPULATION 248,643

HindsCountyMs.com Database Back Print Page

Landroll Detail

Parcel Number		Map Reference Number	
19-88		649.00 1 351.00	
Subdivision No.		Homestead Exemption Account Numbers	
1272			
Assessed Owner		Assessed Values	
BTC ENERGY LLC		Land Value	9,075
ATTN: DAVID TURNER		Improvement Value	11,174
700 N AGENCY LN		Total	20,249
RIDGELAND MS 39157		Appraised Values	
Location		Land Value	60,500
1119 N JEFFERSON ST		Improvement Value	74,490
21		Total	134,990
Legal Description		Building Info.	
LOT 1 BLK K NORTH PARK ADDN		Type	APT
Acreage Info.		Base Area	2,359
Cultivated Acres	0.00	Adjusted Area	2,370
Uncultivated Acres	0.00	Year Built	1949
		Deed Info.	
		Book & Page	7223-9983
		Date	11/13/2018

Back Search



ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

WHEREAS, Campbell's Craft Donuts, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

IT IS THEREFORE, ORDERED that Campbell's Craft Donuts is hereby (*denied*) a variance from the Sign Ordinance regulations to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has not*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and denies the variance requested therein based on a finding that no special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would not*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

2/13/2020
DATE

POINTS	COMMENTS																																													
1. Brief Description/Purpose	To erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.																																													
2. Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A																																													
3. Who will be affected	N/A																																													
4. Benefits	N/A																																													
5. Schedule (beginning date)	N/A																																													
6. Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	1119 N. Jefferson St. (Ward 7)																																													
7. Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	Department of Planning & Development Signs & License Division																																													
8. COST	N/A																																													
9. Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A																																													
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Revised 2-04

STAFF RECOMMENDATION: APPROVE


Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM:  Jordan Hillman, Director
Department of Planning & Development

DATE: February 13, 2020

RE: Sign Variance


Campbell's Craft Donuts, located at 1119 N. Jefferson Street, is requesting a variance to erect a 10 square foot projecting building sign within a CMU-1 zone which only allows a total of 6 square feet for projecting building signage.

Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR CAMPBELL'S CRAFT DONUTS TO ERECT A 10 SQUARE FOOT PROJECTING BUILDING SIGN WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 6 SQUARE FEET FOR PROJECTING BUILDING SIGNAGE is legally sufficient for placement in NOVUS Agenda.



Timothy Howard, *City Attorney*
Chandra Gayten, *Deputy City Attorney* CG

2/24/20
Date

OFFICE OF THE CITY ATTORNEY
2/24/20
CG

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

FOR OFFICE USE ONLY

CASE NO.:

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: Campbells Craft Donuts, 1119 North Jefferson Street

II. Purpose for requested Sign Variance: (Brief Description)

The purpose of this requested sign variance is to provide adequate signage for Campbells Craft Donuts.

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO

If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? NO If yes, please attach copies

V. What is the Zoning classification of property? CMU-1
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: Business: Campbells Craft Donuts, Owner: Mitchell Moore

Mailing Address: 1119 North Jefferson Street

City: Jackson State: MS Zip: 39202

Contact Phone: 769-300-2740 Fax: N/A

Email: Mitchell@campbellsbakery.ms

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, At Signs & Creative Inc.

Mailing Address: 4147 A Northview Dr.

City: Jackson State: MS Zip: 39206

Contact Phone: (601) 355-9595 Fax: N/A

Email: sallen@aplusigns.com, bhughes@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: BTC Energy, LLC Rep: David Turner

Mailing Address: 3100 Old Canton Road, Suite 202

City: Jackson State: MS Zip: 39216

Email: david@davidturnercompanies.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

Variance(s) \$450.00

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

Sign Variance
App:

Campbells Craft
Donuts.

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

[Handwritten Signature]

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

1121 N. Jefferson St. Jackson, Mississippi

On this the 22 day of October, 2019.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

David Turner

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 acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22

Day of October, 2019.

MY COMMISSION EXPIRES:

May 19, 2023

[Handwritten Signature]
NOTARY PUBLIC



RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

Letter of Intent

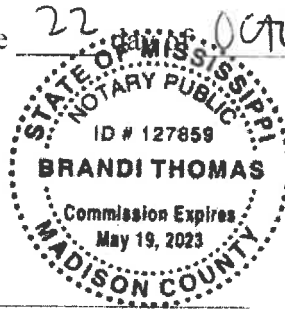
October 1, 2019

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

State of: MISSISSIPPI

County of: MADISON

Sworn to and subscribed before me this the 22 day of October 2019.



Brandi Thomas
Notary Public

Seal

RECEIVED

FEB - 7 2020

SIGNS/LICENSE DIVISION

To whom it may concern:

The representative of 1119 North Jefferson Street is requesting building mounted signage for Campbell's Craft Donuts, a new donut shop opening in The Belhaven Town Center area. The Belhaven Town Center includes retail, entertainment, office and residential spaces. This area is going to be a lively center of activity for homeowners, visitors and businesses. Campbell's Craft Donuts is proposing signage that will be cohesive with the plans for this area as well as inviting to its customers and surrounding homeowners.

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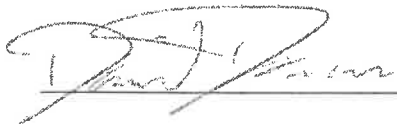
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Our proposal is aesthetically pleasing and unobtrusive to the surrounding area.

Thank you for your consideration and time.

David Turner being the managing representative of BTC Energy LLC, the owner of the property, hereby acknowledges this Letter of Intent in full and certifies this to be a true and accurate statement.



Date 2/5/20



CITY OF JACKSON
ZONING DIVISION
Date 2-7-20
Zone CMU-1
Approved By JM
Note _____

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FEB - 7 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

CONTRACTOR/ERECTOR:		LOCATION/ADDRESS OF SIGN:	
Name <u>Scott Allen, A+ Signs & Creative</u>		Business Name <u>Campbell's Craft Donuts</u>	
Address <u>4147 A Northview DR.</u>		Business Address <u>1119 N. Jefferson St.</u>	
City <u>Jackson</u> State <u>MS</u> Zip <u>39206</u>		Owner's Name <u>Mitchell Moore</u>	
Phone <u>(601) 355-9595</u>		Phone <u>(709) 300-2790</u>	
Bonded and Insured Yes <input type="checkbox"/> No <input type="checkbox"/>		Privilege License # _____	
City of Jackson Privilege License # _____			
GROUND-MOUNTED:	BUILDING-MOUNTED:	TYPE OF LIGHTING:	
Overall Height _____	Height <u>84" Tall</u>	Internal <input type="checkbox"/> External <input checked="" type="checkbox"/>	
Height _____	Length <u>18" Wide</u>	UL# _____	
Length _____	Square Footage <u>7' x 1.5' = 10.5</u>	Sign Material Type: _____	
Square Footage _____	Wall Area <u>mounting to</u>	<u>Externally lighted</u>	
Wind Pressure _____	<u>corner of building -</u>	<u>blade sign - aluminum</u>	
Billboard <input type="checkbox"/>	<u>see frontage document</u>	<u>cabinet, acrylic</u>	
WORDING ON SIGN(S):		ZONING CLASS: <u>CMU-1</u>	
<u>"Campbell's Craft Donuts"</u>		Date Inspected: _____	
_____		APPROVED <input type="checkbox"/>	
_____		DISAPPROVED <input type="checkbox"/>	

Temporary Banner <input type="checkbox"/> Plot Drawings <input type="checkbox"/> Sign Drawings <input type="checkbox"/>			

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

[Signature]
Applicant's Signature

10/15/19
Date

Sign and License Division Manager

RECEIVED

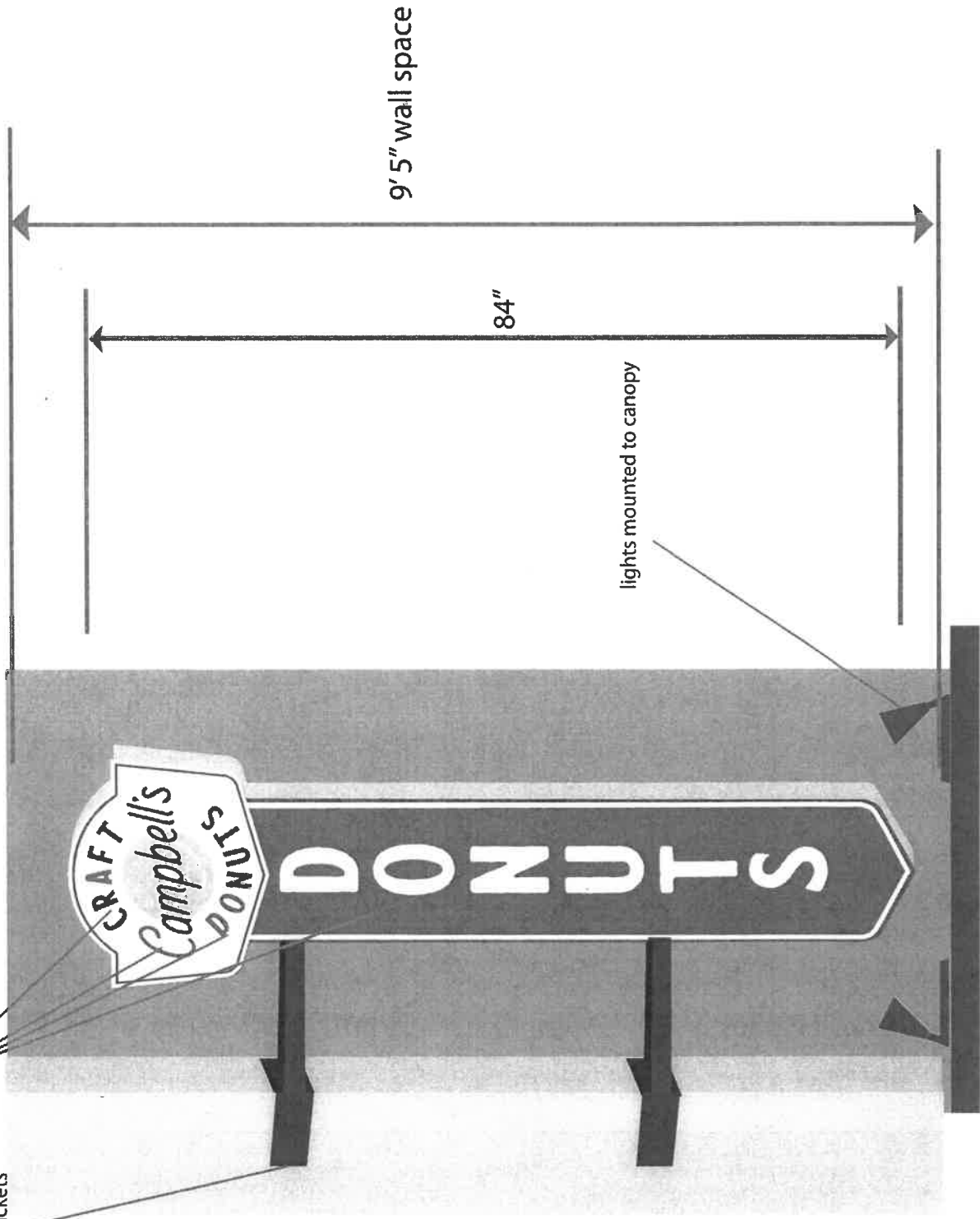
Non-lighted with external lights

FEB - 7 2020

3/8" thick flat cut aluminum on stud mounts with spacers.

SIGNS/LICENSE DIVISION

steel brackets



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FEB - 7 2020

SIGNS/LICENSE DIVISION



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SIGNSLICENSE DIVISION

107'

27'

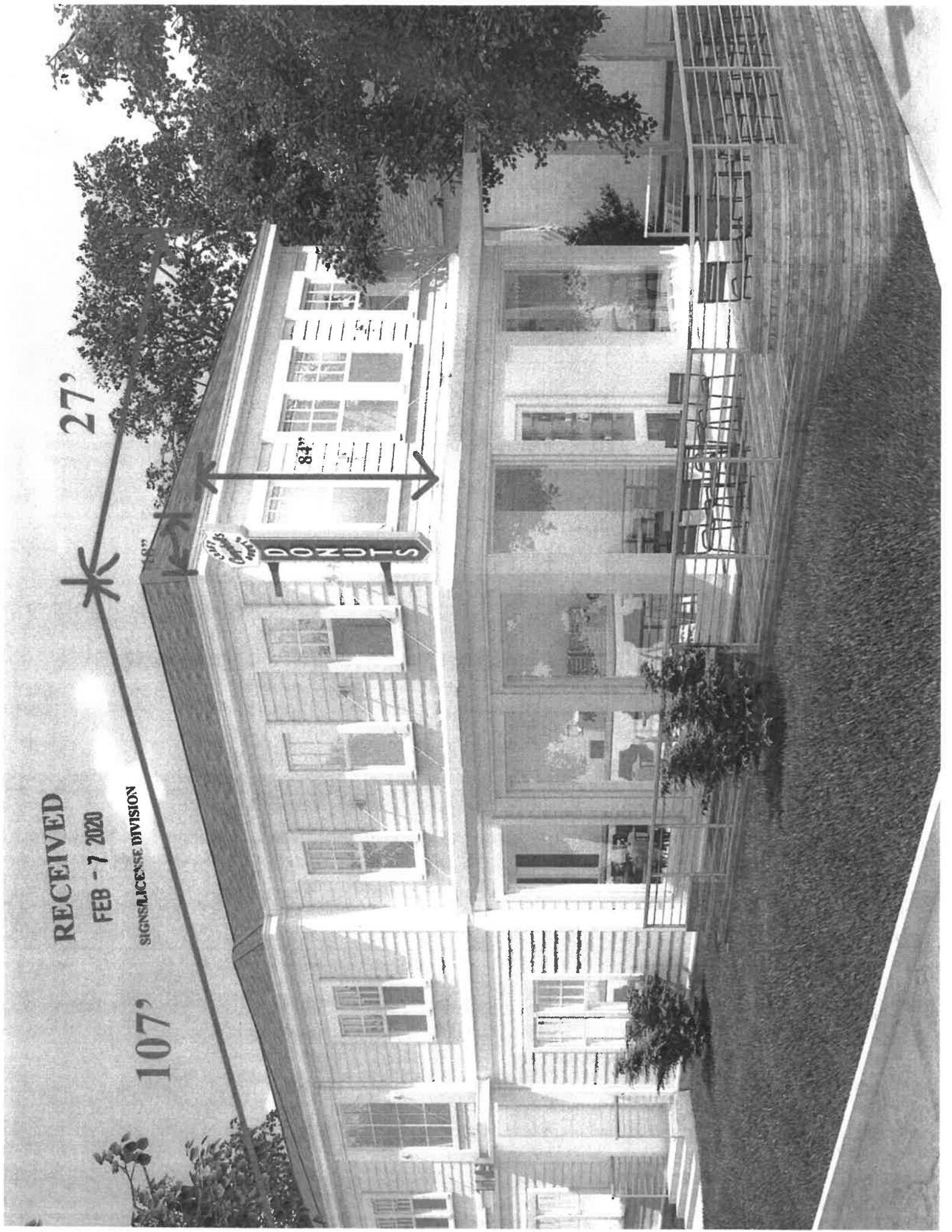


18"

10'6"

DOZIS

84'



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FEB - 7 2020

SIGNS/LICENSE DIVISION



Hinds County

MISSISSIPPI

FOUNDED 1821 * POPULATION 248,643

[HindsCountyMs.com](#) [Database](#) [Back](#) [Print Page](#)

Landroll Detail

Parcel Number		Map Reference Number	
19-88		649.00 1 351.00	<ul style="list-style-type: none"> ● View Map ● Property Taxes ● Gis Map
Subdivision No.		Homestead Exemption Account Numbers	
1272			
Assessed Owner		Assessed Values	
BTC ENERGY LLC		Land Value	9,075
ATTN: DAVID TURNER		Improvement Value	11,174
700 N AGENCY LN		Total	20,249
RIDGELAND MS 39157		Appraised Values	
Location		Land Value	60,500
1119 N JEFFERSON ST		Improvement Value	74,490
21		Total	134,990
Legal Description		Building Info.	
LOT 1 BLK K NORTH PARK ADDN		Type	APT
		Base Area	2,359
		Adjusted Area	2,370
		Year Built	1949
		Deed Info.	
		Book & Page	7223-9983
		Date	11/13/2018
Acreage Info.			
Cultivated Acres	0.00		
Uncultivated Acres	0.00		

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OFFICE OF THE CITY ATTORNEY
6/10/20
CW

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF-WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 9
Agenda Date June 8,
2020
(Hillman, Lumumba)

WHEREAS, PJ's Coffee of New Orleans, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect a 15 sq. ft. monument sign at six feet in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way.

IT IS THEREFORE, ORDERED that PJ's Coffee of New Orleans is hereby *(approved)* a variance from the Sign Ordinance regulations to erect a 15 sq. ft. monument sign at six feet in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant *(has not)* met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and grants the variance requested therein based on a finding that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance *(would)* deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested *(will not)* confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

3/4/2020
DATE

POINTS		COMMENTS	
1.	Brief Description/Purpose	To erect a 15 sq. ft. monument sign at 6 ft. in height at five feet from the public right-of-way within a UTC zone which require monument signs be ten ft. from the public right-of-way.	
2.	Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A	
3.	Who will be affected	N/A	
4.	Benefits	N/A	
5.	Schedule (beginning date)	N/A	
6.	Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	3100 Old Canton Rd. (Ward 7)	
7.	Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	Department of Planning & Development Signs & License Division	
8.	COST	N/A	
9.	Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A	
10.	EBO participation	ABE _____ % AABE _____ % WBE _____ % HBE _____ % NABE _____ %	WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u>

Revised 2-04

STAFF RECOMMENDATION: DISAPPROVE

Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM: *JH* Jordan Hillman, Director
Department of Planning & Development

DATE: March 4, 2020

RE: Sign Variance

PJ's Coffee of New Orleans, located at 3100 Old Canton Road, is requesting a variance to erect a 15 sq. ft. monument sign at six feet in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way.

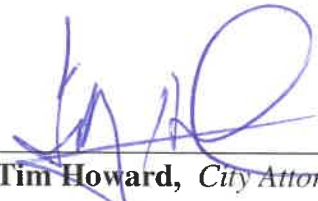
Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY
3/10/20
Ch

OFFICE OF THE CITY ATTORNEY

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY is legally sufficient for placement in NOVUS Agenda.



Tim Howard, *City Attorney*

Chandra Gayten, *Deputy City Attorney* Ch

3/10/20

Date

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FEB 27 2020

SIGNS/LICENSE DIVISION

PJS p.1

FOR OFFICE USE ONLY

CASE NO.: _____

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: 3100 Old Canton Road,
PJS Coffee

II. Purpose for requested Sign Variance: (Brief Description)

Monument sign will need to be displayed closer to
the property line than technically allowed per code
because of the new large multi-use trail in front of property.

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO

If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? NO If yes, please attach copies

V. What is the Zoning classification of property? UTC
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: PJS Coffee, owner: Jack & Anne Stanton

Mailing Address: 3100 Old Canton Road

City: Jackson State: MS Zip: 39216

Contact Phone: (504) 858-5779 Fax: N/A

Email: jack@jacksonbrew.com

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJs p2

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, A+ Signs and Creative Inc.

Mailing Address: 4147-A Northview Drive

City: Jackson State: MS Zip: 39206

Contact Phone: 601-355-9595 Fax: N/A

Email: sallen@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: Wilson Hood

Mailing Address: 3100 Old Canton Rd, Suite 200

City: Jackson State: MS Zip: 39216

Email: jwilsonhood@gmail.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

 Variance(s) \$450.00

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJS P-3

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

J. Wilson Hood

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

3100 Old Cantor Rd Jackson, MS 39216 Jackson, Mississippi

On this the 20th day of February, 2020.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

J. Wilson Hood

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 acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th

Day of February, 2020.

MY COMMISSION EXPIRES: 6-20-20



Laurie K Holloway
NOTARY PUBLIC

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FEB 27 2020

SIGNS/LICENSE DIVISION

To whom it may concern:

The representative of 3100 Old Canton Road is requesting a monument sign for PJ's Coffee of New Orleans, a new coffee shop opening in the Fondren area. PJ's is in a UTC zoning area which includes retail, entertainment, office and residential spaces. This area is a lively center of activity for homeowners, visitors and businesses. PJ's Coffee of New Orleans is proposing a monument sign that will be visually accessible and inviting to its surrounding clientele.


According to code ordinances, ground mounted signage in the UTC zoning district must be set back ten feet from the property line. This poses a unique problem for this property which has a very large multiuse trail that pushes back the access point into the parking lot significantly. If this sign were to be ten feet back from the property line, it would *not* be readily viewable from Old Canton Road. *For PJ's to be a successful business, the proposed monument sign will need to make visual impact to the surrounding thoroughfares.*

For marketing and aesthetic purposes, we are requesting a monument sign set back approximately 5 feet from the property line. The sign will feature the PJ's logo fabricated out of hand painted, high-density urethane material. The sign panels will be attached to an attractive aluminum structure which will measure six feet in height total.

Our proposal is aesthetically pleasing and unobtrusive to the surrounding area. In order to have a successful business, PJ's Coffee will need to advertise to the surrounding clientele, therefore an impactful signage solution is necessary.

Thank you for your consideration and time.

Wilson Hood being the owner of the property, hereby acknowledges this Letter of Intent in full and certifies this to be a true and accurate statement.

 Date 2/27/20

RECEIVED

FEB 27 2020

Letter of Intent

SIGNS/LICENSE DIVISION

February 3, 2020

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

State of: Mississippi

County of: Hinds

Sworn to and subscribed before me this the 24 day of February 2020.


Notary Public

Seal



Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

March 5, 2020

PJ's Coffee of New Orleans
Jack and Anne Stanton
3100 Old Canton Road
Jackson, MS 39216

Re: PJ's Coffee of New Orleans Sign Variance Application

Dear Mr./Mrs. Stanton:

This correspondence is to inform you that our office is currently processing the Sign Variance Application submitted on behalf of PJ's Coffee of New Orleans located at 3100 Old Canton Road.

Pursuant to Sec. 102-40 (5) of the City of Jackson Code of Ordinances, our office is required to inform the applicant or the applicant's representative of the staff's recommendation for a pending Sign Variance Application.

Your application and supporting documentation indicates that PJ's Coffee of New Orleans is requesting to erect a 15 sq. ft. monument sign at 6 ft. in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way.

The staff's recommendation, to the City Council, will be for disapproval of your sign variance request. Please understand that granting or denial of all Sign Variance request are by City Council approval only. If you have any comments, questions, or concerns please feel free to contact our office at (601) 960-1154.

Sincerely,

Terry Coleman, Manager
Signs & License Division



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FEB 27 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

PJ'S COFFEE MONUMENT

ZONING DIVISION

Date 2/27/20

Zone UTC

Approved By JM

Note

DATE RECEIVED IN OFFICE:

Form with sections: CONTRACTOR/ERECTOR, LOCATION/ADDRESS OF SIGN, GROUND-MOUNTED, BUILDING-MOUNTED, TYPE OF LIGHTING, WORDING ON SIGN(S), ZONING CLASS, and checkboxes for Temporary Banner, Plot Drawings, Sign Drawings.

I hereby certify that I have read this application and that all information contained herein is true and correct, that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner's agent for the herein described work

Signature and Date (1/15/20)

Applicant's Signature

Date

Sign and License Division Manager



SIGN PROOF FOR APPROVAL
Casey Jennings - 1/15/2019

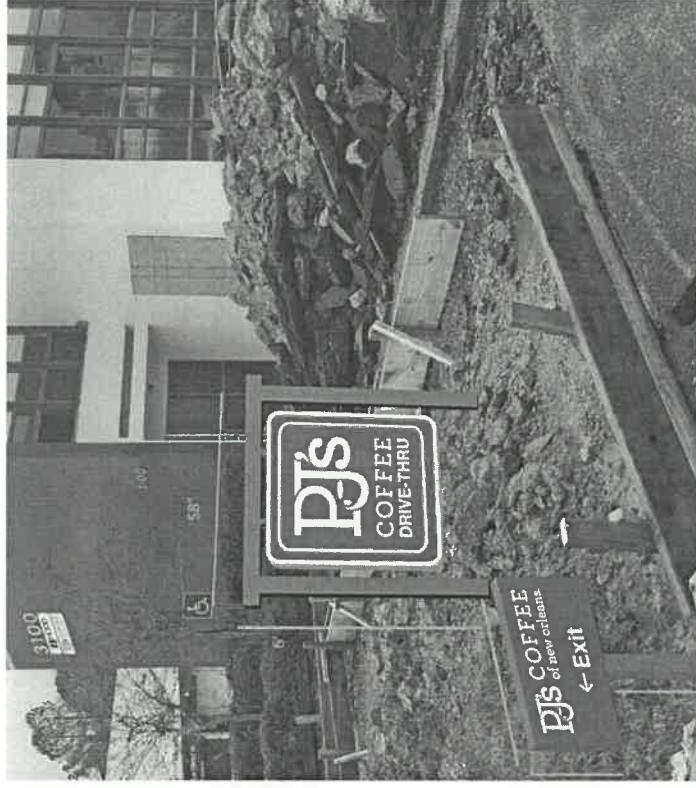
RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJ's MONUMENT SIGN

4.25' x 3.75', 2 sided, routed HDU panel, painted white, raised
PMS 2613C purple relief
"Drive-Thru" painted
fabricated 4" square aluminum tubing
quantity 2 HDU panels mounted back to back



Please review carefully. Unless noted, no revisions will be made. If revisions are requested, please email us. If this meets approval as is, please sign and email. Your approval indicates that with the completion of all noted corrections, we will not be held responsible for any errors.

This design is property of A Plus Signs & Creative and for it's use only.

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION



Hinds County

MISSISSIPPI
FOUNDED 1821 * POPULATION 248,643

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Landroll Detail

Parcel Number	Map Reference Number	
2-16	579.00 1 28.00	<input type="radio"/> View Map <input type="radio"/> Property Taxes <input type="radio"/> Gis Map
Subdivision No.	Homestead Exemption Account Numbers	
1376		
Assessed Owner	Assessed Values	
HOOD FONDREN PROPERTY LLC	Land Value	28,820
P O BOX 4931	Improvement Value	42,812
JACKSON MS 39296	Total	71,632
Location	Appraised Values	
3100 OLD CANTON RD	Land Value	192,130
Legal Description	Improvement Value	285,410
BEG E S OLD CANTON RD 155.58 FT SW LY FROM	Total	477,540
S S BLK B WOODLAND HILLS EXT THENCE SW LY 91.5 FT SE LY 206.95 FT NE LY 79.35 FT N 81.48 FT W 196.76 FT TO BEG IN LOT 20 ODENEAL SY	Building Info.	
	Type	BANK
	Base Area	2,821
	Adjusted Area	5,513
	Year Built	1955
	Deed Info.	
	Book & Page	7202-1420
	Date	01/30/2017
Acreage Info.		
Cultivated Acres	0.00	
Uncultivated Acres	0.00	

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OFFICE OF THE CITY ATTORNEY
3/10/20
CC

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF-WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 10
Agenda Date June 8, 2020
(Hillman, Lumumba)

WHEREAS, PJ's Coffee of New Orleans, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect a monument sign at 21 square feet and three building signs totaling 315 square feet within a UTC zone which only allows a total of 15 square feet for building signage and 15 square feet for monument.

IT IS THEREFORE, ORDERED that Homewood Suites is hereby (*denied*) a variance from the Sign Ordinance regulations to erect a monument sign at 21 square feet and three building signs totaling 315 square feet within a UTC zone which only allows a total of 15 square feet for building signage and 15 square feet for monument, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has not*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and denies the variance requested therein based on a finding that no special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would not*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

3/4/2020
DATE

POINTS		COMMENTS	
1.	Brief Description/Purpose	To erect a 15 sq. ft. monument sign at 6 ft. in height at five feet from the public right-of-way within a UTC zone which require monument signs be ten ft. from the public right-of-way.	
2.	Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A	
3.	Who will be affected	N/A	
4.	Benefits	N/A	
5.	Schedule (beginning date)	N/A	
6.	Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	3100 Old Canton Rd. (Ward 7)	
7.	Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	Department of Planning & Development Signs & License Division	
8.	COST	N/A	
9.	Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A	
10.	EBO participation	ABE _____ % AABE _____ % WBE _____ % HBE _____ % NABE _____ %	WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u>

Revised 2-04

STAFF RECOMMENDATION: DISAPPROVE

Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM: Jordan Hillman, Director
Department of Planning & Development

DATE: March 4, 2020

RE: Sign Variance

PJ's Coffee of New Orleans, located at 3100 Old Canton Road, is requesting a variance to erect a 15 sq. ft. monument sign at six feet in height at five feet from the public right-of-way within a UTC zone which require monument signs to be ten feet from the public right-of-way.

Office of the City Attorney


455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A 15 SQUARE FOOT MONUMENT SIGN AT 6 FEET IN HEIGHT AT FIVE FEET FROM THE PUBLIC RIGHT-OF WAY WITHIN A UTC ZONE WHICH REQUIRE MONUMENT SIGNS TO BE TEN FEET FROM THE PUBLIC RIGHT-OF-WAY is legally sufficient for placement in NOVUS Agenda.



Tim Howard, City Attorney

Chandra Gayten, Deputy City Attorney 



Date

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJS p.1

FOR OFFICE USE ONLY

CASE NO.: _____

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: 3100 Old Canton Road,
PJS Coffee

II. Purpose for requested Sign Variance: (Brief Description)

Monument sign will need to be displayed closer to
the property line than technically allowed per code
because of the new large multi-use trail in front of property.

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO
If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? NO If yes, please attach copies

V. What is the Zoning classification of property? UTC
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: PJS Coffee, owner: Jack & Anne Stanton

Mailing Address: 3100 Old Canton Road

City: Jackson State: MS Zip: 39216

Contact Phone: (504) 858-5779 Fax: N/A

Email: jack@jacksonbrew.com

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

PJs p2

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, A+ Signs and Creative Inc.

Mailing Address: 4147-A Northview Drive

City: Jackson State: MS Zip: 39206

Contact Phone: (601)-355-9595 Fax: N/A

Email: sallen@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: Wilson Hood

Mailing Address: 3100 Old Canton Rd, Suite 200

City: Jackson State: MS Zip: 39216

Email: jwilsonhood@gmail.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

_____ Variance(s) \$450.00

RECEIVED

FEB 27 2020

PJS p.3

SIGNS/LICENSE DIVISION

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

J. Wilson Hood

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

3100 Old Canton Rd Jackson, MS 39216 Jackson, Mississippi

On this the 20th day of February, 2020.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

J. Wilson Hood

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 acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th

Day of February, 2020.

MY COMMISSION EXPIRES
6-20-20



Laurie K Holloway
NOTARY PUBLIC

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

To whom it may concern:

The representative of 3100 Old Canton Road is requesting a monument sign for PJ's Coffee of New Orleans, a new coffee shop opening in the Fondren area. PJ's is in a UTC zoning area which includes retail, entertainment, office and residential spaces. This area is a lively center of activity for homeowners, visitors and businesses. PJ's Coffee of New Orleans is proposing a monument sign that will be visually accessible and inviting to its surrounding clientele.


According to code ordinances, ground mounted signage in the UTC zoning district must be set back ten feet from the property line. This poses a unique problem for this property which has a very large multiuse trail that pushes back the access point into the parking lot significantly. If this sign were to be ten feet back from the property line, it would *not* be readily viewable from Old Canton Road. *For PJ's to be a successful business, the proposed monument sign will need to make visual impact to the surrounding thoroughfares.*

For marketing and aesthetic purposes, we are requesting a monument sign set back approximately 5 feet from the property line. The sign will feature the PJ's logo fabricated out of hand painted, high-density urethane material. The sign panels will be attached to an attractive aluminum structure which will measure six feet in height total.

Our proposal is aesthetically pleasing and unobtrusive to the surrounding area. In order to have a successful business, PJ's Coffee will need to advertise to the surrounding clientele, therefore an impactful signage solution is necessary.

Thank you for your consideration and time.

Wilson Hood being the owner of the property, hereby acknowledges this Letter of Intent in full and certifies this to be a true and accurate statement.

 _____ Date 2/24/20

RECEIVED

FEB 27 2020

Letter of Intent

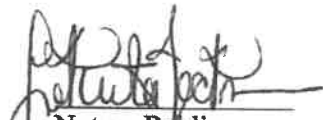
SIGNS/LICENSE DIVISION

February 3, 2020

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

State of: Mississippi
County of: Hinds

Sworn to and subscribed before me this the 24 day of February 2020.


Notary Public

Seal





RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

PJ'S COFFEE MONUMENT
ZONING DIVISION
Date 2/27/20
Zone UTC
Approved By JM
Note

DATE RECEIVED IN OFFICE:

CONTRACTOR/ERECTOR: Name Scott Allen, A+ Signs and Creative
Address 4147- A Northview Drive
City Jackson State MS Zip 39206
Phone 601-355-9595
Bonded and Insured Yes No
City of Jackson Privilege License #
LOCATION/ADDRESS OF SIGN: Business Name PJ's Coffee of New Orleans
Business Address 3100 Old Canton Road
Owner's Name Jack and Anne Stanton
Phone 504-858 5779
Privilege License # applied for
GROUND-MOUNTED: Overall Height 6'
Height 4.25'
Length 3.75'
Square Footage 15 square feet total
Wind Pressure
Billboard
BUILDING-MOUNTED: Height
Length
Square Footage
Wall Area
TYPE OF LIGHTING: Internal External
UL#
Sign Material Type: HDU Monument
Externally Lighted HDU panels
Mounted to freestanding
aluminum structure. Total Height
with structure is 6'.
WORDING ON SIGN(S): PJ's coffee logo text that reads "Drive- Thru"
ZONING CLASS: UTC
Date Inspected:
APPROVED
DISAPPROVED
Temporary Banner Plot Drawings Sign Drawings

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Signature 1/15/20

Applicant's Signature

Date

Sign and License Division Manager



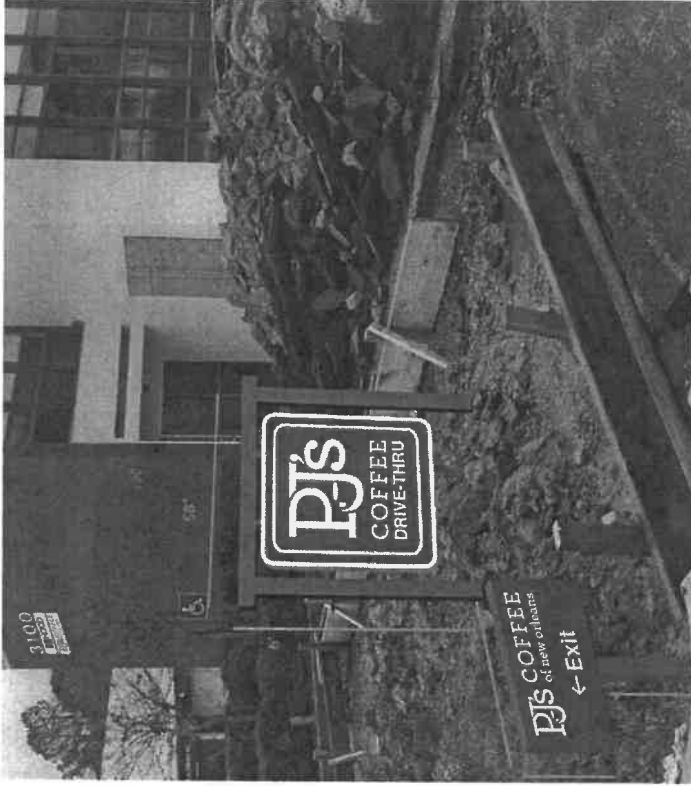
RECEIVED

FEB 27 2020

SIGN/LICENSE DIVISION

PJ's MONUMENT SIGN

4.25' x 3.75', 2 sided, routed HDU panel, painted white, raised
PMS 2613C purple relief
"Drive-Thru" painted
fabricated 4" square aluminum tubing
quantity 2 HDU panels mounted back to back



Please review carefully. Unless noted, no revisions will be made. If revisions are requested, please email us. If this meets approval as is, please sign and email. Your approval indicates that with the completion of all noted corrections, we will not be held responsible for any errors.

This design is property of A Plus Signs & Creative and for it's use only.

RECEIVED

FEB 27 2020

SIGNS/LICENSE DIVISION



Hinds County MISSISSIPPI FOUNDED 1821 * POPULATION 248,643

HindsCountyMs.com Database Back Print Page

Landroll Detail

Table with columns: Parcel Number (2-16), Map Reference Number (579.00 1 28.00), Subdivision No. (1376), Assessed Owner (HOOD FONDREN PROPERTY LLC), Assessed Values (Land: 28,820, Improvement: 42,812, Total: 71,632), Appraised Values (Land: 192,130, Improvement: 285,410, Total: 477,540), Building Info (Type: BANK, Base Area: 2,821, Adjusted Area: 5,513, Year Built: 1955), Deed Info (Book & Page: 7202-1420, Date: 01/30/2017), Acreage Info (Cultivated: 0.00, Uncultivated: 0.00).

Back Search

Monday, February 03, 2020 Contact Webmaster Phone Numbers Map to our Office Copyright © 2020 Hinds County Board of Supervisors All rights reserved.



OFFICE OF THE CITY ATTORNEY
3/13/20
(6)

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 11
Agenda Date June
8, 2020
(Hillman, Lumumba)

WHEREAS, Nursery Rhymes, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

IT IS THEREFORE, ORDERED that Nursery Rhymes is hereby (*approved*) a variance from the Sign Ordinance regulations to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and grants the variance requested therein based on a finding that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will not*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

2/24/2020
DATE

POINTS		COMMENTS							
1.	Brief Description/Purpose	To erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.							
2.	Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A							
3.	Who will be affected	N/A							
4.	Benefits	N/A							
5.	Schedule (beginning date)	N/A							
6.	Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	1254 Eastover Dr. (Ward 7)							
7.	Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	City Department - Depart of Planning & Dev. Signs & License Div.							
8.	COST	N/A							
9.	Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A							
10.	EBO participation	ABE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>
		AABE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>
		WBE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>
		HBE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>
		NABE	_____ %	WAIVER	yes	no	_____	N/A	<u>X</u>

Revised 2-04

Staff Recommendation: APPROVE


Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM:  Jordan Hillman, Director
Department of Planning & Development

DATE: February 24, 2020

RE: Sign Variance

Nursery Rhymes, located at 1254 Eastover Drive, is requesting a variance to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

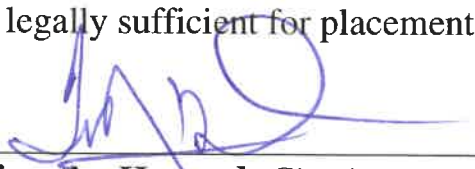
Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY
3/3/20
Ca

OFFICE OF THE CITY ATTORNEY

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO APPROVE THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE is legally sufficient for placement in NOVUS Agenda.



Timothy Howard, City Attorney
Chandra Gayten, Deputy City Attorney Ca

3/3/20
Date

RECEIVED
FEB 14 2020
SIGNS/LICENSE DIVISION



FOR OFFICE USE ONLY

CASE NO.: _____

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: 1254 Eastover Dr, Ste 180
Jackson, MS 39211

II. Purpose for requested Sign Variance: (Brief Description)

Signage allowance too small for facade of
store front

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? NO
If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? No If yes, please attach copies

V. What is the Zoning classification of property? CMU-1
if yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: Ted Duckworth (Nursery Rhymes)

Mailing Address: 308E Pearl St Ste 200

City: Jackson State: MS Zip: 39201

Contact Phone 601 914-0800 Fax: _____

Email: ted@duckworthrealty.com

RECEIVED

FEB 14 2020

SIGNS/LICENSE DIVISION

VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, A+ Signs & Creative

Mailing Address: 4147-A Northview Dr.

City: JACKSON State: MS Zip: 39206

Contact Phone: 601-355-9595 Fax: N/A

Email: Sallen@aplusigns.com ; jwebb@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: Ted Duckworth

Mailing Address: 308 E Pearl St #200

City: JACKSON State: MS Zip: 39201

Email: ted@duckworthrealty.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

Variance(s) \$450.00

RECEIVED

FEB 14 2020

SIGNS/LICENSE DIVISION

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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

[Handwritten Signature]

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

1254 Eastover Drive Ste 180 Jackson, Mississippi

On this the 31ST day of January, 2020.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Teal Duckworth

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 acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31ST

Day of January, 2020.

MY COMMISSION EXPIRES:

Lindsay W. Killereen
NOTARY PUBLIC



RECEIVED
FEB 14 2020
SIGNS/LICENSE DIVISION

Letter of Intent

January 31, 2020

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

To Whom It May Concern:

The representative of Nursery Rhymes, a retail store located in the District at Eastover at 1250 Eastover Drive, is requesting a building mounted sign and a blade sign for her storefront. The District at Eastover includes retail, restaurants, office and residential spaces, and has become a lively center of activity for residents in the District as well as those nearby. The owner/developers of the District at Eastover, are proposing signage that will be cohesive with the existing signage in the area.

Nursery Rhymes is in a CMU-1 zoning district. According to the code allowances, building signs in this district are limited to 15 sq ft. This would not allow the building mounted sign to be big enough to make the visual impact needed to attract customers, or fit in with the existing signage and branding that already exists in the area. A larger, more impactful, building mounted sign is necessary in order for the business to be a successful and productive addition to the community.

For branding and aesthetic purposes, we are requesting a back lit, and face lit, channel letter sign with a channeled moon shaped logo. The channel letters will spell out the name of the business, and we believe will effectively draw customers. The proposed sign is 60"h x 144"w, coming to 60 sq ft. The sign will be on the front façade of the business suite, located above the storefront.

We believe our proposal is aesthetically pleasing, unobtrusive, and a cohesive, pleasant addition to the District at Eastover's development area.

Thank you for your consideration and time.

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FEB 14 2020

SIGNS/LICENSE DIVISION

Ted Duckworth, being the managing representative of Duckworth Realty, owner of the property, hereby acknowledges this Letter of Intent in full and certifies it to be a true and accurate statement.

[Signature] Date 1/31/2020

Sworn to and subscribed before me this the 31st day of January 2020.

[Signature]
Notary Public

My Commission Expires



Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

February 24, 2020

Nursery Rhymes
Janice Fulton
1254 Eastover Drive #180
Jackson, MS 39211

Re: Nursery Rhymes Sign Variance Application

Dear Ms. Fulton:

This correspondence is to inform you that our office is currently processing the Sign Variance Application submitted on behalf of Nursery Rhymes located at 1254 Eastover Drive.

Pursuant to Sec. 102-40 (5) of the City of Jackson Code of Ordinances, our office is required to inform the applicant or the applicant's representative of the staff's recommendation for a pending Sign Variance Application.

Your application and supporting documentation indicates that Nursery Rhymes is requesting to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

The staff's recommendation, to the City Council, will be for approval of your sign variance request. Please understand that granting or denial of all Sign Variance request are by City Council approval only. If you have any comments, questions, or concerns please feel free to contact our office at (601) 960-1154.

Sincerely,

A handwritten signature in black ink that reads "Terry Coleman". The signature is written in a cursive style.

Terry Coleman, Manager
Signs & License Division



RECEIVED

FEB 14 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

Form with sections: CONTRACTOR/ERECTOR, LOCATION/ADDRESS OF SIGN, GROUND-MOUNTED, BUILDING-MOUNTED, TYPE OF LIGHTING, WORDING ON SIGN(S), ZONING CLASS, Date Inspected, APPROVED/DISAPPROVED, Temporary Banner, Plot Drawings, Sign Drawings.

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner agent for the herein described work.

Signature: Scott Allen, Date: 2/6/20

Sign and License Division Manager



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FEB 14 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

Form with sections: CONTRACTOR/ERECTOR, LOCATION/ADDRESS OF SIGN, GROUND-MOUNTED, BUILDING-MOUNTED, TYPE OF LIGHTING, WORDING ON SIGN(S), ZONING CLASS, and checkboxes for Temporary Banner, Plot Drawings, Sign Drawings.

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner agent for the herein described work.

Signature of Scott Allen, dated 2/6/20

Sign and License Division Manager



SIGN PROOF FOR APPROVAL
Casey Jennings - 1/20/2020

Day Mockup



Night Mockup

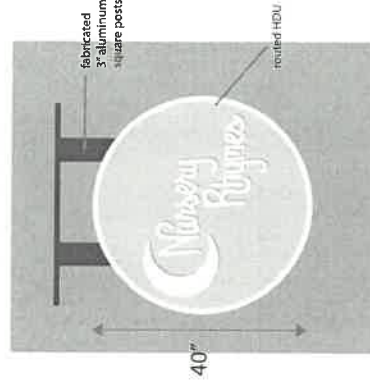
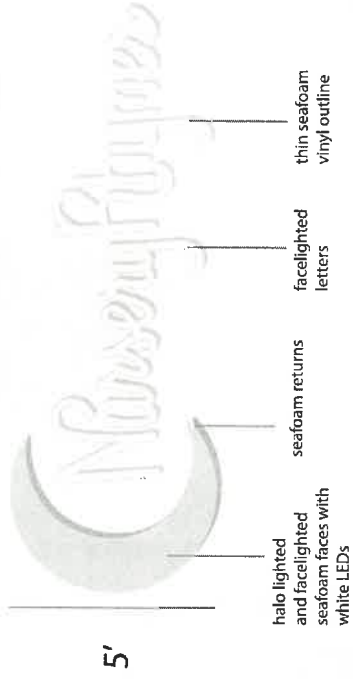


RECEIVED
FEB - 3 2020
SIGNS/LICENSE DIVISION

Nursery Rhymes

Painted Pantone 566 U

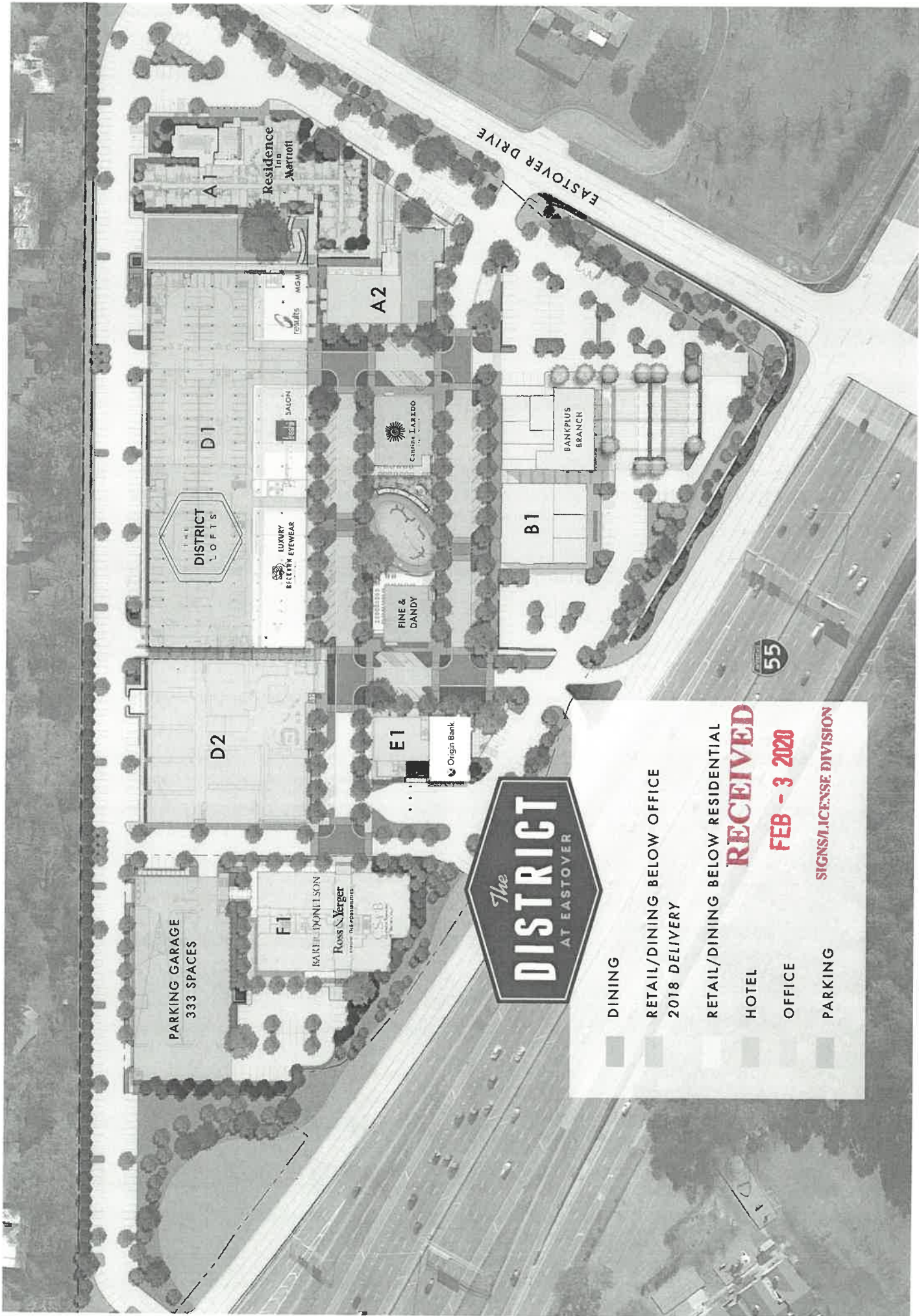
12'



2 sided, rouled HDU panel, painted raised white relief Pantone 566 U background

Please review carefully. Unless noted, no revisions will be made. If revisions are requested, please email us. If this meets approval as is, please sign and email. Your approval indicates that with the completion of all noted corrections, we will not be held responsible for any errors.

This design is property of A Plus Signs & Creative and for its use only.



The
DISTRICT
AT EASTOVER

- DINING
- RETAIL/DINING BELOW OFFICE
- 2018 DELIVERY
- RETAIL/DINING BELOW RESIDENTIAL
- HOTEL
- OFFICE
- PARKING

RECEIVED
FEB - 3 2020
SIGNS/LICENSE DIVISION

Landroll Detail

Parcel Number		Map Reference Number	
451-8-11		567.00 1 186.11	
Subdivision No.		<input type="checkbox"/> View Map <input type="checkbox"/> Property Taxes <input type="checkbox"/> Gis Map	
3796		Homestead Exemption Account Numbers	
Assessed Owner			
ARLINGTON DISTRICT LIVING LLC			
ATTN: DAVID G ELLIS			
2117 SECOND AVE N			
BIRMINGHAM AL 35203			
Location			
1254 EASTOVER DRIVE			
Legal Description			
LOT 10 THE DISTRICT AT EASTOVER			
Assessed Values			
Land Value		104,630	
Improvement Value		2,114,790	
Total		2,219,420	
Appraised Values			
Land Value		697,530	
Improvement Value		14,098,600	
Total		14,796,130	
Building Info.			
Type		APT	
Base Area		59,840	
Adjusted Area		210,916	
Year Built		2017	
Deed Info.			
Book & Page		7183-2538	
Date		10/20/2015	
Acreage Info.			
Cultivated Acres		0.00	
Uncultivated Acres		0.00	

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FEB - 6 2020

SIGNS/LICENSE DIVISION

OFFICE OF THE CITY ATTORNEY
3/3/20
JCT
Ca

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE (WARD 7)

WHEREAS, the public health, safety or general welfare of the community may require that variances be granted in specific cases as set forth in City of Jackson Sign Ordinance, Sections 102-26, et seq., of the City of Jackson Code of Ordinances; and

WHEREAS, pursuant to Section 102-40, no action by the City Council may be taken concerning a variance from the sign regulations until after a public hearing in relation thereto, at which parties in interest and the general citizenry shall have an opportunity to be heard; and

WHEREAS, no variance from the Sign Ordinance shall be passed by the City Council unless and until an application seeking the variance is filed with the City's Signs and License Division, with such application containing, at a minimum, a legal description, location map, plot plan, the exact nature of the requested variance, the grounds upon which it is requested, and/or such other information as may be required by the Signs and License Division manager; and

WHEREAS, said variance application shall also demonstrate that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. The literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance;
3. The special conditions and circumstances do not result from actions of the applicant; and
4. Granting the variance requested will not confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district; and

Agenda Item # 12
Agenda Date June 8,
2020
(Hillman, Lumumba)

WHEREAS, Nursery Rhymes, the applicant herein, has requested a variance from the Sign Ordinance regulations to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

IT IS THEREFORE, ORDERED that Nursery Rhymes is hereby (*denied*) a variance from the Sign Ordinance regulations to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet, it being determined that the parties in interest and the general citizenry first had their opportunity to be heard and that the applicant (*has not*) met the necessary criteria for the requested variance.

IT IS FURTHER ORDERED that the City Council has considered the variance application and denies the variance requested therein based on a finding that no special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; the literal interpretation of the provision of the Sign Ordinance (*would not*) deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Sign Ordinance; the special conditions and circumstances do not result from actions of the applicant; and granting the variance requested (*will*) confer upon the applicant any special privilege that is denied by the Sign Ordinance to other similar lands, structures, or buildings in the same district.

Item#

Date:

By: Coleman, Hillman, Lumumba

CITY COUNCIL AGENDA ITEM 10 POINT DATA SHEET

2/24/2020

DATE

POINTS		COMMENTS	
1.	Brief Description/Purpose	To erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.	
2.	Public Policy Initiative 1. Youth & Education 2. Crime Prevention 3. Changes in City Government 4. Neighborhood Enhancement 5. Economic Development 6. Infrastructure and Transportation 7. Quality of Life	N/A	
3.	Who will be affected	N/A	
4.	Benefits	N/A	
5.	Schedule (beginning date)	N/A	
6.	Location: ▪ WARD ▪ CITYWIDE (yes or no) (area) ▪ Project limits if applicable	1254 Eastover Dr. (Ward 7)	
7.	Action implemented by: ▪ City Department <input checked="" type="checkbox"/> ▪ Consultant <input type="checkbox"/>	City Department - Depart of Planning & Dev. Signs & License Div.	
8.	COST	N/A	
9.	Source of Funding ▪ General Fund <input type="checkbox"/> ▪ Grant <input type="checkbox"/> ▪ Bond <input type="checkbox"/> ▪ Other <input type="checkbox"/>	N/A	
10.	EBO participation	ABE _____ % AABE _____ % WBE _____ % HBE _____ % NABE _____ %	WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u> WAIVER yes ___ no ___ N/A <u>X</u>

Revised 2-04

Staff Recommendation: APPROVE


Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

MEMORANDUM

TO: Mayor Chokwe Antar Lumumba

FROM:  Jordan Hillman, Director
Department of Planning & Development

DATE: February 24, 2020

RE: Sign Variance

Nursery Rhymes, located at 1254 Eastover Drive, is requesting a variance to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building.

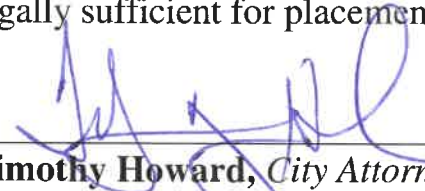
Office of the City Attorney

455 East Capitol Street
Post Office Box 2779
Jackson, Mississippi 39207-2779
Telephone: (601) 960-1799
Facsimile: (601) 960-1756

OFFICE OF THE CITY ATTORNEY

OFFICE OF THE CITY ATTORNEY
3/3/20
CA

This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE is legally sufficient for placement in NOVUS Agenda.



Timothy Howard, *City Attorney*
Chandra Gayten, *Deputy City Attorney* ca

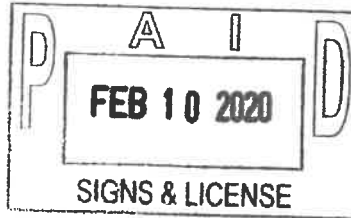
3/3/20

Date

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FEB 14 2020

SIGNS/LICENSE DIVISION



FOR OFFICE USE ONLY

CASE NO.:

CITY OF JACKSON, MS

Application for Sign Variance

I. Subject Property Address: 1254 Eastover Dr., Ste 180
Jackson, MS 39211

II. Purpose for requested Sign Variance: (Brief Description)

Signage allowance too small for facade of
store front

III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? No
If yes, please give details and dates of violations:

IV. Are there any Restrictive Covenants? No If yes, please attach copies

V. What is the Zoning classification of property? CMU-1
If yes, please attach copies of agency findings and decisions.

VI. APPLICANT'S INFORMATION:

Name: Ted Duckworth (Nursery Rhymes)

Mailing Address: 308 E Pearl St Ste 200

City: Jackson State: MS Zip: 39201

Contact Phone: 601 914-0800 Fax:

Email: ted@duckworthrealty.com

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VII. APPLICANT WILL BE REPRESENTED BY:

Name: Scott Allen, A+ Signs & Creative

Mailing Address: 4147-A Northview Dr.

City: Jackson State: MS Zip: 39206

Contact Phone: 601-355-9595 Fax: N/A

Email: Sallen@aplusigns.com ; jwebb@aplusigns.com

VIII. CURRENT PROPERTY OWNER(S):

Name: Ted Duckworth

Mailing Address: 308 E Pearl St # 200

City: Jackson State: MS Zip: 39201

Email: ted@duckworthrealty.com

IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing

Variance(s) \$450.00

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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 sign variance request. It is further understood that the Sign & License Manager and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the City Council.

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

[Signature]
WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
1254 Eastover Drive Ste 180 Jackson, Mississippi

On this the 31ST day of January, 2020.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Teal Duckworth

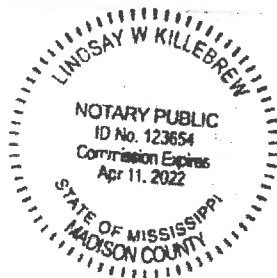
Who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Sign Variance Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31ST

Day of January, 2020.

MY COMMISSION EXPIRES:

Lindsay W. Killebrew
NOTARY PUBLIC



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SIGNS/LICENSE DIVISION

Letter of Intent

January 31, 2020

City of Jackson, Mississippi
Department of Planning and Development
Sign and License Division
200 South President Street
PO Box 17
Jackson, MS 39205-0017

To Whom It May Concern:

The representative of Nursery Rhymes, a retail store located in the District at Eastover at 1250 Eastover Drive, is requesting a building mounted sign and a blade sign for her storefront. The District at Eastover includes retail, restaurants, office and residential spaces, and has become a lively center of activity for residents in the District as well as those nearby. The owner/developers of the District at Eastover, are proposing signage that will be cohesive with the existing signage in the area.

Nursery Rhymes is in a CMU-1 zoning district. According to the code allowances, building signs in this district are limited to 15 sq ft. This would not allow the building mounted sign to be big enough to make the visual impact needed to attract customers, or fit in with the existing signage and branding that already exists in the area. A larger, more impactful, building mounted sign is necessary in order for the business to be a successful and productive addition to the community.

For branding and aesthetic purposes, we are requesting a back lit, and face lit, channel letter sign with a channeled moon shaped logo. The channel letters will spell out the name of the business, and we believe will effectively draw customers. The proposed sign is 60"h x 144"w, coming to 60 sq ft. The sign will be on the front façade of the business suite, located above the storefront.

We believe our proposal is aesthetically pleasing, unobtrusive, and a cohesive, pleasant addition to the District at Eastover's development area.

Thank you for your consideration and time.

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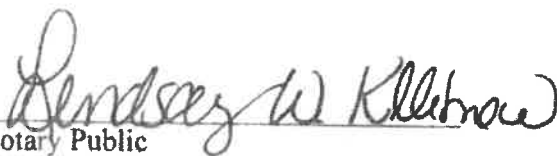
FEB 14 2020

SIGNS/LICENSE DIVISION

Ted Duckworth, being the managing representative of Duckworth Realty, owner of the property, hereby acknowledges this Letter of Intent in full and certifies it to be a true and accurate statement.

 Date 1/31/2020

Sworn to and subscribed before me this the 31st day of January 2020.


Notary Public

My Commission Expires



Department of Planning and Development



200 South President Street
Post Office Box 17
Jackson, Mississippi 39205-0017

February 24, 2020

Nursery Rhymes

Janice Fulton

1254 Eastover Drive #180

Jackson, MS 39211

Re: Nursery Rhymes Sign Variance Application

Dear Ms. Fulton:

This correspondence is to inform you that our office is currently processing the Sign Variance Application submitted on behalf of Nursery Rhymes located at 1254 Eastover Drive.

Pursuant to Sec. 102-40 (5) of the City of Jackson Code of Ordinances, our office is required to inform the applicant or the applicant's representative of the staff's recommendation for a pending Sign Variance Application.

Your application and supporting documentation indicates that Nursery Rhymes is requesting to erect two building signs totaling 71 square feet within a CMU-1 zone which only allows a total of 15 square feet for building signage.

The staff's recommendation, to the City Council, will be for approval of your sign variance request. Please understand that granting or denial of all Sign Variance request are by City Council approval only. If you have any comments, questions, or concerns please feel free to contact our office at (601) 960-1154.

Sincerely,

Terry Coleman, Manager
Signs & License Division



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FEB 14 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

Form with sections: CONTRACTOR/ERECTOR, LOCATION/ADDRESS OF SIGN, GROUND-MOUNTED, BUILDING-MOUNTED, TYPE OF LIGHTING, WORDING ON SIGN(S), ZONING CLASS, and checkboxes for Temporary Banner, Plot Drawings, Sign Drawings.

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner agent for the herein described work.

Applicant's Signature: [Signature] Date: 2/14/20

Sign and License Division Manager



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FEB 14 2020

SIGNS/LICENSE DIVISION

APPLICATION FOR SIGN PERMIT
CITY OF JACKSON
DEPARTMENT OF PLANNING AND DEVELOPMENT
SIGN AND LICENSE DIVISION
200 S. PRESIDENT STREET-JACKSON, MS 39201
601-960-1154

DATE RECEIVED IN OFFICE:

CONTRACTOR/ERECTOR:		LOCATION/ADDRESS OF SIGN:	
Name <u>Scott Allen, At Signs & Creative</u>		Business Name <u>Nursery Rhymes</u>	
Address <u>4147-A Northview Dr.</u>		Business Address <u>1254 Eastview Dr Ste 1</u>	
City <u>Jackson</u> State <u>MS</u> Zip <u>39206</u>		Owner's Name <u>Janice Fulton</u>	
Phone <u>601-355-9595</u>		Phone <u>601-368-9997</u>	
Bonded and Insured Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Privilege License # <u>200-011629</u>	
City of Jackson Privilege License # <u>33725</u>			
GROUND-MOUNTED:	BUILDING-MOUNTED:	TYPE OF LIGHTING:	
Overall Height _____	Height <u>40"</u> <u>Blade Sign</u>	Internal <input type="checkbox"/> External <input type="checkbox"/>	
Height _____	Length <u>40"</u>	UL# <u>Non lighted</u>	
Length _____	Square Footage <u>11 sq ft</u>	Sign Material Type: <u>HDO (dov</u>	
Square Footage _____	Wall Area <u>24' x 20' - 480 sq ft</u>	<u>w/ aluminum brac</u>	
Wind Pressure _____			
Billboard <input type="checkbox"/>			
WORDING ON SIGN(S):		ZONING CLASS: <u>CMU-1</u>	
<u>"Nursery Rhymes"</u>		Date Inspected: _____	
_____		APPROVED <input type="checkbox"/>	
_____		DISAPPROVED <input type="checkbox"/>	

Temporary Banner <input type="checkbox"/> Plot Drawings <input type="checkbox"/> Sign Drawings <input type="checkbox"/>			

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all City Ordinances, Codes, and State Laws regulating sign construction; that I am the owner or authorized to act as the owner agent for the herein described work.

Scott Allen 2/6/20
Applicant's Signature Date

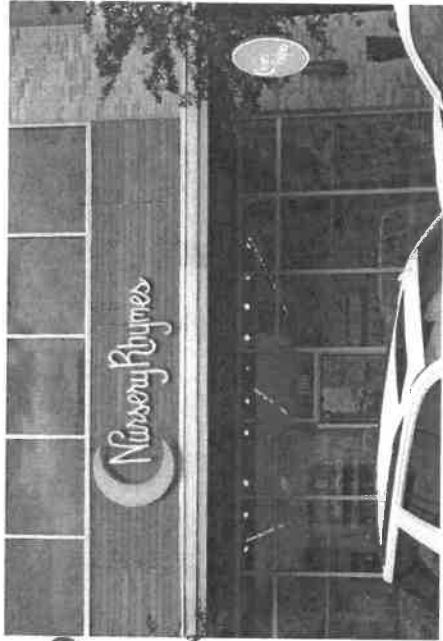
Sign and License Division Manager



SIGN PROOF FOR APPROVAL

Casey Jennings - 1/20/2020

Day Mockup



Night Mockup

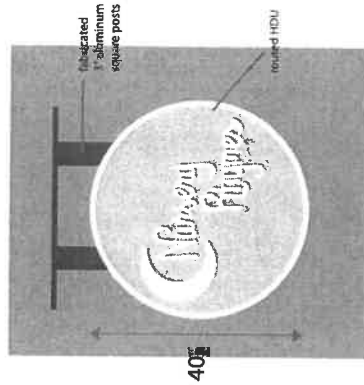
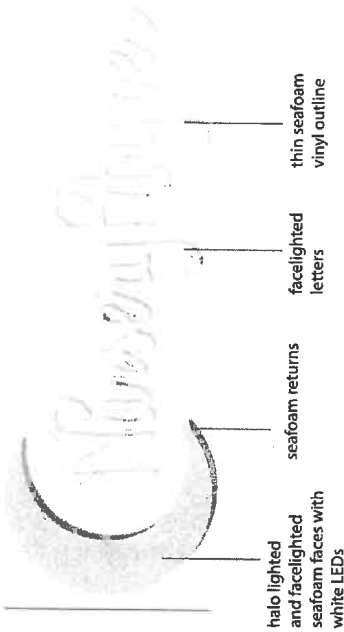


Nursery Rhymes

Painted Pantone 566 U

12'

5'



2 sided, rounded HDU panel, painted raised white relief, Pantone 566 U background

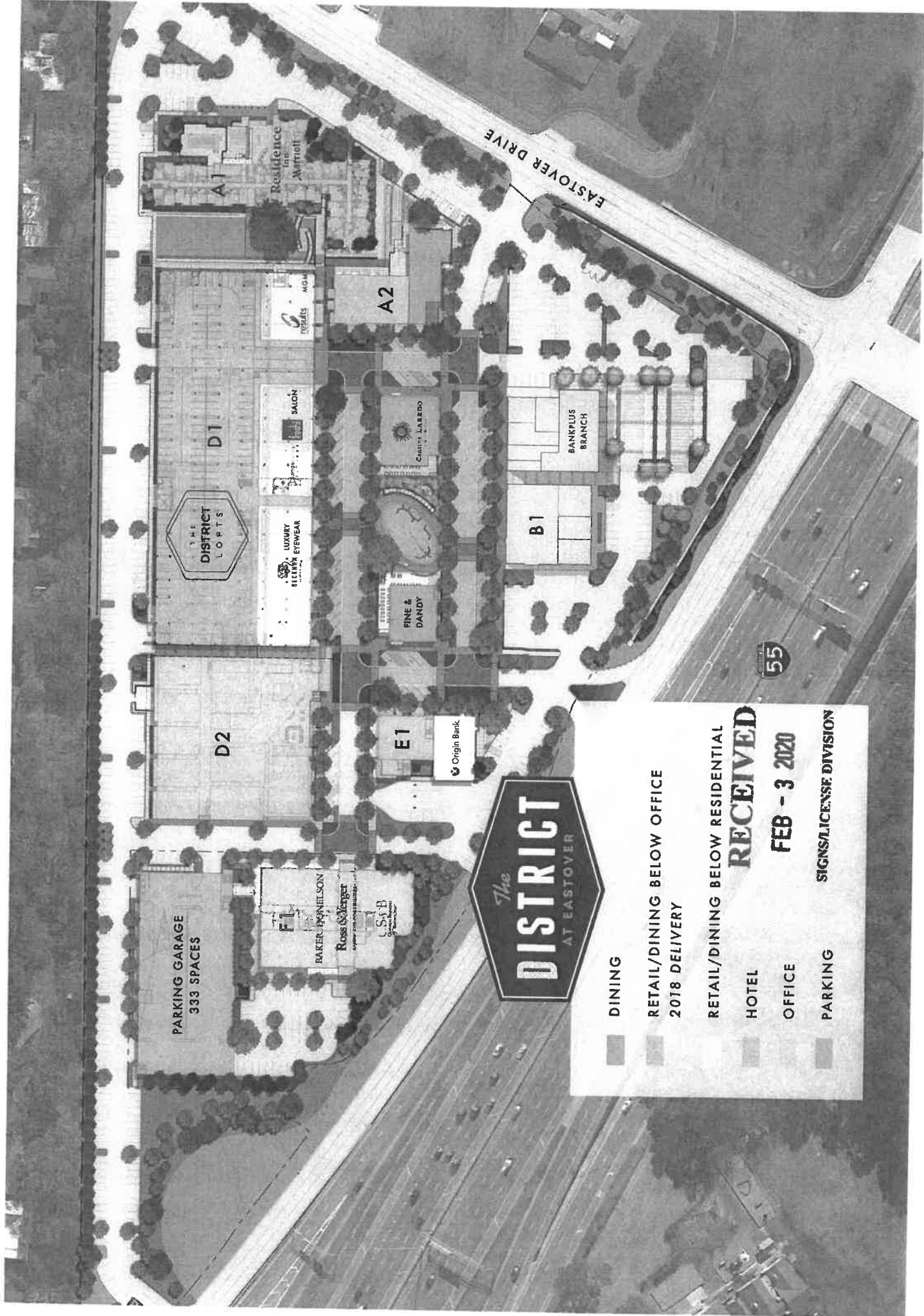
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SIGN LICENSE DIVISION

Please review carefully. Unless noted, no revisions will be made. If revisions are requested, please email us. If this meets approval as is, please sign and email. Your approval indicates that with the completion of all noted corrections, we will not be held responsible for any errors.

This design is property of A Plus Signs & Creative and for its use only.



The
DISTRICT
AT EASTOVER

DINING

RETAIL/DINING BELOW OFFICE
2018 DELIVERY

RETAIL/DINING BELOW RESIDENTIAL
RECEIVED
FEB - 3 2020

HOTEL

OFFICE

PARKING

SIGNS/LICENSE DIVISION

PARKING GARAGE
333 SPACES

BAKER DONNELSON
Ross
ROSS SINGER
COMMERCIAL REAL ESTATE

THE
DISTRICT
LOFTS

LUXURY
EYEWEAR

SAUN

FINE &
DANDY

CHICKEN BARBECUE

B1

BANKPLUS
BRANCH

A2

D1

D2

E1

Origin Bank

Residence
The Marriott

A1

EASTOVER DRIVE

55

Landroll Detail

Parcel Number		Map Reference Number	
451-8-11		567.00 1 186.11	
Subdivision No.		<input type="radio"/> View Map <input type="radio"/> Property Taxes <input type="radio"/> Gis Map	
3796		Homestead Exemption Account Numbers	
Assessed Owner			
ARLINGTON DISTRICT LIVING LLC			
ATTN: DAVID G ELLIS			
2117 SECOND AVE N			
BIRMINGHAM AL 35203			
Location			
1254 EASTOVER DRIVE			
Legal Description			
LOT 10 THE DISTRICT AT EASTOVER			
Assessed Values			
Land Value		104,630	
Improvement Value		2,114,790	
Total		2,219,420	
Appraised Values			
Land Value		697,530	
Improvement Value		14,098,600	
Total		14,796,130	
Building Info.			
Type		APT	
Base Area		59,840	
Adjusted Area		210,916	
Year Built		2017	
Deed Info.			
Book & Page		7183-2538	
Date		10/20/2015	
Acreage Info.			
Cultivated Acres		0.00	
Uncultivated Acres		0.00	
Back Search			

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FEB - 6 2020

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