

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

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 Consultant | Department of Planning & Development Signs & License Division |
| 8. | COST | N/A |
| 9. | Source of Funding General Fund Grant Bond Other | N/A |
| 10. | EBO participation | ABE % WAIVER yes no N/A _X |

Revised 2-04



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.

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_ [6-

Date

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,

Terry Coleman, Manager Signs & License Division

Long Colema



To whom it may concern:

SIGNS/LICENSE DIVISION

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



SIGNS/LICENSE DIVISION

| FOR OFFICE | E USE ONLY |
|------------|------------|
| | |
| | |
| CASE NO.: | |

CITY OF JACKSON, MS

Application for Sign Variance

| I. Subject Property Address: Campbell's Craft | |
|--|----------|
| Donut S, 1119 North Jefferson Street | |
| II. Purpose for requested Sign Variance: (Brief Description) | |
| The purpose of this request of sign variance is to provide adequate sign ger 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, Ounce: | mitchell |
| Mailing Address: 1119 North Jefferson Street | MOORE |
| City: Jackson State: MS Zip: 39202 | |
| Contact Phone: 769-300-2790 Fax: N/A | |
| Email: Mitchell @ campbells bakery. ms | |

SIGNS/LICENSE DIVISION

| AII. VELINCANT ANTER RELECTED DX. |
|---|
| Name: Scott Allen, Ar Signs & Creative Inc. |
| Mailing Address: 447 A Northwew Dr. |
| City: Tackson State: MS Zip: 3420Ce |
| Contact Phone: (601) 365-9595 Fax: NA |
| Email: sallen @ aplusigns. com bhughes @aplusigns. com |
| VIII. CURRENT PROPERTY OWNER(S): |
| Name: BTC Energy, LLC Rep: David Times. |
| Malling Address: 3100 old canton Road, Suite 202 |
| City: Jackson State: MS Zip: 392/6 |
| Email: david@david turner companies, com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |



SIGNS/LICENSE DIVISION

Sign Variance. App: Campbells Craft

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. 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 Ocuper STATE OF MISSISSIPPI COUNTY OF HINDS Personally came and appeared before me, the within named: David Times Who signed and delivered the above and loregoing 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 Day of October , 2019.

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: | M1661661PP1 |
|------------|-------------|
| County of: | Mangon |

Sworn to and subscribed before me this the

300 Unor 2019

BRANDI THOMA

Commission Expir

Seal

Notary Public



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

| CITY OF JACKSON ZONING DIVISION |
|---------------------------------|
| Date 2-7-20 |
| Zone_CMU-1 |
| Approved By |
| Note |
| |

Sign and License Division Manager

DATE RECEIVED IN OFFICE:

Applicant's Signature

| CONTRACTOR/ERECTOR: | | LOCATION/ADDRESS OF SIGN: | |
|--|---|---------------------------|--|
| Name Scott Allen A+ Signs & Creative Address 4147 A Northwiew DR. City Tackson State MS Zip 39206 Phone ((001) 355-9595 Bonded and Insured Yes No City of Jackson Privilege License # | | | |
| GROUND-MOUNTED: | BUILDING- | MOUNTED: | TYPE OF LIGHTING: |
| Overall Height Height Length Square Footage Wind Pressure Billboard [] | Height 84" Tall Length 18" Wide Square Footage 7'×1.5'=10.5 Wall Area mounting to corner of building— See frontage document | | Internal [External [] UL# |
| - Marie Control of the Control of th | ON SIGN(S): | | ZONING CLASS: CMU-1 |
| Temporary Banner Plot Drawin | | | Date Inspected: APPROVED DISAPPROVED |
| 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. | | | |

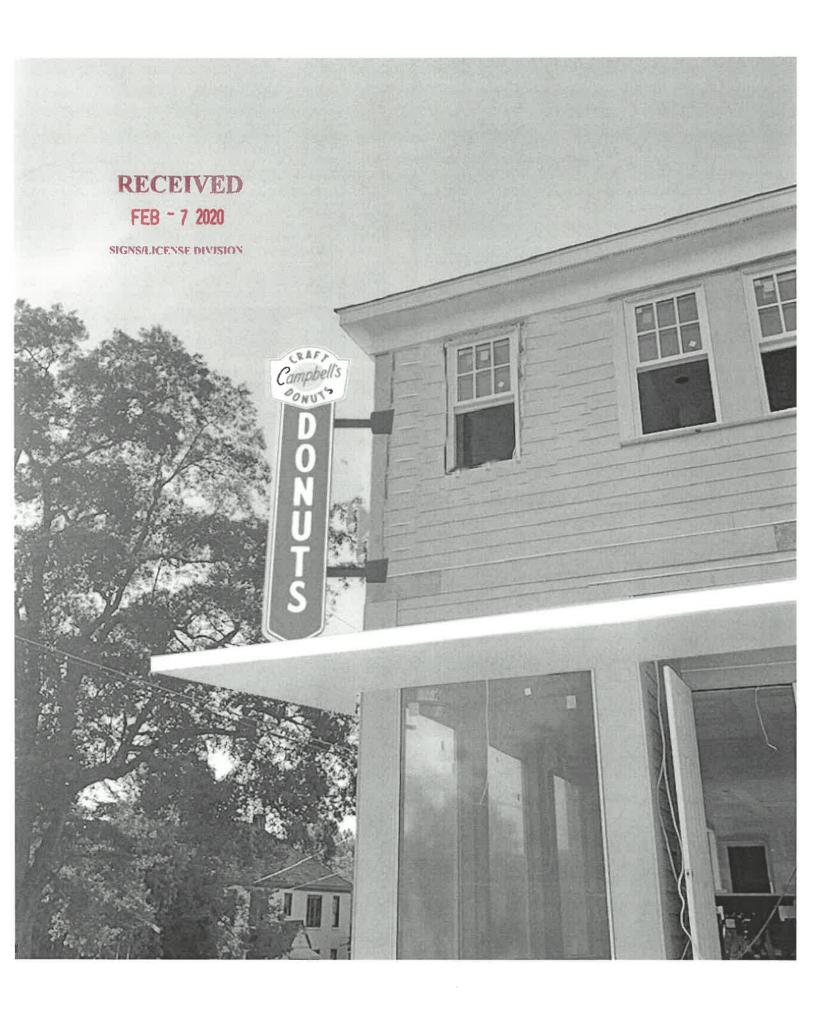
Date

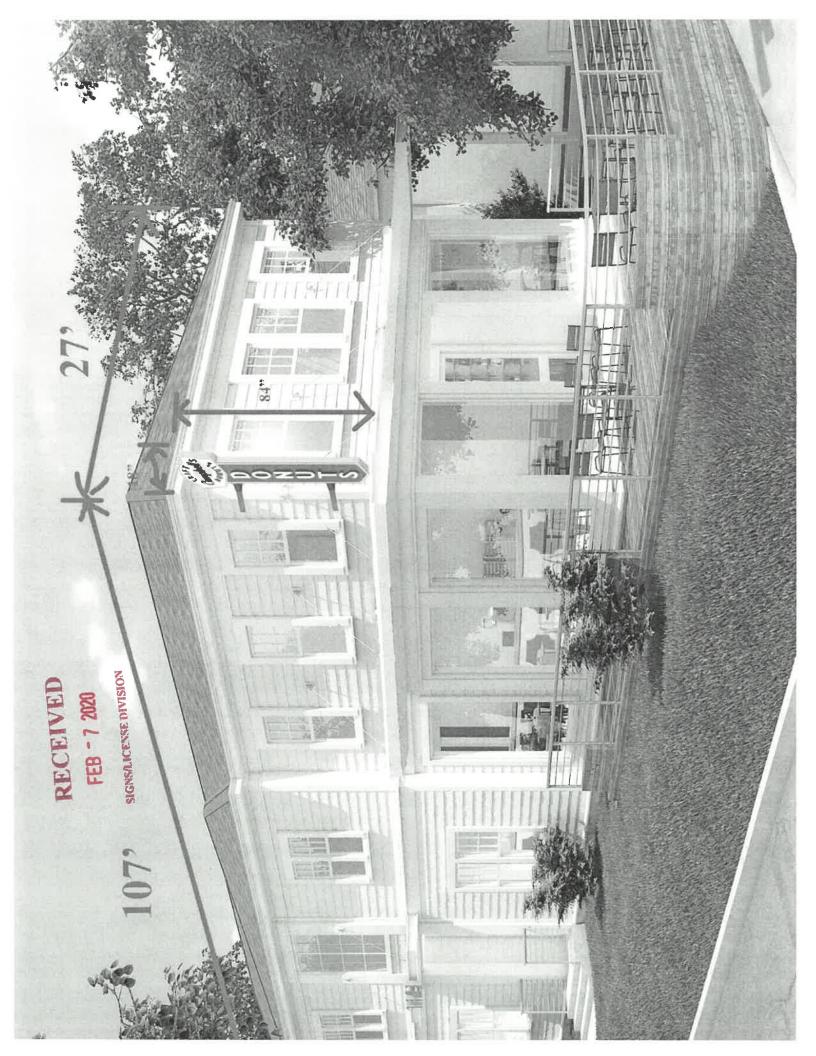
FEB - 7 2020

Non-lighted with external lights

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

9'5" wall space 84" lights mounted to canopy ampbells steel brackets SIGNS/LICENSE DIVISION







SIGNS/LICENSE DIVISION

HindsCountyMs com Database Back Print Page

Landroll Detail

| Parcel Number | Map Reference Number | Map Reference Number | |
|----------------------------------|-----------------------|---------------------------------|--|
| 19-88 | 649.00 1 351.00 | View Map Property Taxes Gis Map | |
| Subdivision No. | Homestead Exemption A | ccount 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 | Appraised Values | |
| Location | Land Value | 60,500 | |
| 1119 N <u>JEFFERSON ST</u> 21 | Improvement Value | 74,490 | |
| Legal Description | Total | 134,990 | |
| LOT 1 BLK K NORTH PARK ADDN | Building Info. | Building Info. | |
| LOT I BLK K NORTH FARK ADDIN | Type | APT | |
| | Base Area | 2,359 | |
| (1 | Adjusted Area | 2,370 | |
| | Year Built | 1949 | |
| | Deed Info | Deed Info | |
| | Book & Page | 7223-9983 | |
| Acreage Info | Date | 11/13/2018 | |
| Cultivated Acres 0.00 | 0 | | |
| Uncultivated Acres 0.00 | 0 | | |

Back Search

Monday, September 30, 2019 Copyright © 2019 Hinds County Board of Supervisors All rights reserved.

Contact Webmaster

Phone Numbers

Map to our Office

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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

Agenda Item # 2
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 (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 Consultant | Department of Planning & Development Signs & License Division | |
| 8. | COST | N/A | |
| 9. | Source of Funding General Fund Grant Bond Other | N/A | |
| 10. | EBO participation | ABE % WAIVER yes | |

Revised 2-04



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.

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 (

Date

SIGNS/LICENSE DIVISION

| FOR OFFI | CE US | E ONLY |
|----------|-------|--------|
| | | |
| | | |
| | | |

CASE NO.:

CITY OF JACKSON, MS

Application for Sign Variance

| I. Subject Property Address: Campbells Craft | |
|---|-------------|
| Donut S, 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 Camp bull 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 Donds, Ounes: Mailing Address: 1119 North Jefferson Street | Moore Moore |
| City: Jackson State: MS Zip: 39202 | |
| Contact Phone: 769-300-2790 Fax: N/A | |
| Email: Mitchell (2) campbells bakeny. ms | |

SIGNS/LICENSE DIVISION

| VII. AFTIALANT WILL BE REPRESENTED BY: |
|---|
| Name: Scott Allen Ar Signs & Creative Inc. |
| Mailing Address: 4147 A. Northwew De. |
| City: Tacleson State: MS Zip: 3420Ce |
| Contact Phone: (601) 365-9595 Fax: N/A |
| Email: sallen@aplusigns.com, bhughes@aplusigns.com |
| VIII. CURRENT PROPERTY OWNER(S): |
| Name: BTC Energy, LLC Rep: David Times |
| Mailing Address: 3100 old Canton Road Suite 202 |
| City: Jackson State: MS Zip: 39216 |
| Email: david@david turner companies, com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

SIGNS/LICENSE DIVISION

Sign Variance App: Campbells Craft

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. 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 , 20 ... STATE OF MISSISSIPPI COUNTY OF HINDS Personally came and appeared before me, the within named: David Turner Who signed and delivered the above and lorogoing 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.

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: | M1661661PP1 |
|------------|-------------|
| County of: | Maggon |

Sworn to and subscribed before me this the

2019 2019

BRANDI THOMA

Seal

Notary Public

To whom it may concern:

SIGNS/LICENSE DIVISION

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.

Date 2/5/20

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.



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

| | CITY OF JACKSON ZONING DIVISION |
|---|------------------------------------|
| E | Date_2-7-20 |
| z | one_CMU-1 |
| A | pproved By |
| N | ote |
| | |

DATE RECEIVED IN OFFICE:

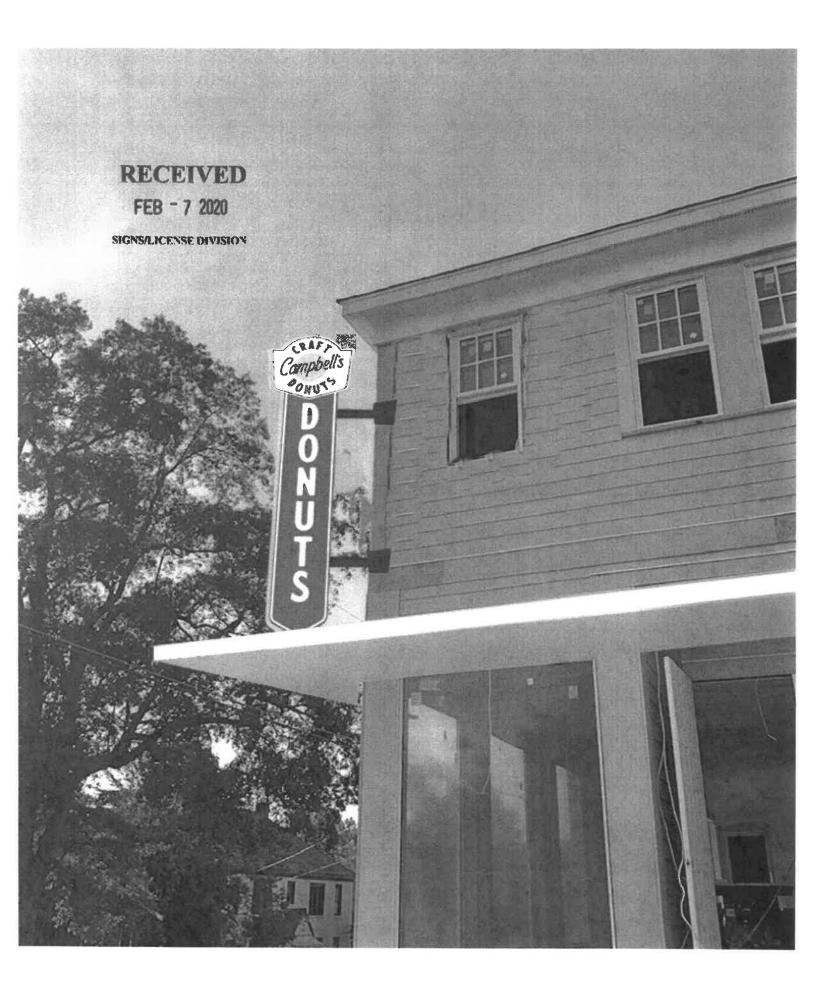
| CONTRACTOR/ERECT | | LOCATION/ADDRESS OF SIGN: | | |
|--|---|--|--|--|
| Name Scott Allen A+ S Address 4147 A Northwise City Jackson State M Phone (601) 355-9595 Bonded and Insured Yes No City of Jackson Privilege License # | W DR. S zip 39206 | | | |
| GROUND-MOUNTED: | BUILDING-MOUNTED: | | TYPE OF LIGHTING: | |
| Overall Height Height Length Square Footage Wind Pressure Billboard | Height 84" Tall Length 18" Wide Square Footage 7'×1.5'=10.5 Wall Area mounting to corner of building— See frontage document | | Internal [] External [] UL# | |
| WORDING | ZONING CLASS: CMU-1 | | | |
| "Campbui's Craf | Date inspected: | | | |
| Temporary Banner Plot Drawi | ngs 🗀 Sign l | Drawings | APPROVED DISAPPROVED | |
| I hereby certify that I have read this applicate with all City Ordinances, Codes, and State Langent for the herein described work. | tion and that all informatives regulating sign cons | ation contained herein struction; that I am the | is true and correct; that I agree to comply e owner or authorized to act as the owner's | |
| Applicant's Signature | Date | 5 | Sign and License Division Manager | |

FEB - 7 2020

Non-lighted with external lights

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

9'5" wall space 84" lights mounted to canopy CAUNO steel brackets SIGNS/LICENSE DIVISION



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RECEIVED

FEB - 7 2020



SIGNS/LICENSE DIVISION

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Print Page

Landroll Detail

| Parcel Number | arcel Number | | Map Reference Number | | |
|-----------------------------|--------------|-------------------------------------|---------------------------------|--|--|
| 19-88 | | 649.00 1 351.00 | 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 21 | | Improvement Value | 74,490 | | |
| Legal Description | | Total | 134,990 | | |
| LOT 1 BLK K NORTH PARK A | DDN | Building Info. | | | |
| LOT I BLK K NORTH PARK ADDN | | Type | APT | | |
| | | Base Area | 2,359 | | |
| Y | | Adjusted Area | 2,370 | | |
| | | Year Built | 1949 | | |
| | | Deed Info. | | | |
| | | Book & Page | 7223-9983 | | |
| Acreage Info. | | Date | 11/13/2018 | | |
| Cultivated Acres | 0.00 | | | | |
| Uncultivated Acres | 0.00 | 7 | | | |

Back Search

Monday, September 30, 2019

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Phone Numbers

Map to our Office

C. C. C.

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

 $\frac{3/4/2020}{\text{DATE}}$

| | 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 Consultant | Department of Planning & Development Signs & License Division | |
| 8. | COST | N/A | |
| 9, | Source of Funding General Fund Grant Bond Other | N/A | |
| 10. | EBO participation | ABE % WAIVER yes no N/A X AABE % WAIVER yes no N/A X WBE % WAIVER yes no N/A X HBE % WAIVER yes no N/A X NABE % WAIVER yes no N/A X | |

STAFF RECOMMENDATION: DISAPPROVE



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.

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

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 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 2 7 2020

SIGNS/LICENSE DIVISION

PJS P.I

| FOR OFFICE U | SE ONLY |
|--------------|--|
| CASE NO.: | The same deligation is a second of the same of the sam |

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 of the property live the because of the new list. Have you or any other indiviolations related to this proper If yes, please give details and date | will need to be displayed closer to un technically allowed per cooled argument of point of any ordinance try or business? NO |
| V. What is the Zoning classifica | ovenants? NO If yes, please attach copies |
| | agency findings and decisions. |
| VI. APPLICANT'S INFORMA | American with the state of the |
| , | wher: Tack & Anne Stanton |
| Mailing Address: 2100 010 | d Canton Road |
| city: Jackson | State: MS Zip: 397/CO |
| Contact Phone: (504) & | 58-5779Fax: NA |
| Email: jack@jack | |

RECEIVED FEB 2 7 2020

SIGNS/LICENSE DIVISION

| 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: (001 - 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: 39716 |
| Email: jwilsonhood@gnail.com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

Pos 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. |
| Je Jon How |
| WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at |
| 3100 old Conto- Rd Jickson, MS 39216 Jackson, Mississippi |
| On this the 20th day of February , 20 20. |
| STATE OF MISSISSIPPI COUNTY OF HINDS |
| Personally came and appeared before me, the within named: |
| J. Wigson 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 2015 |
| Dey of February , 2020. |
| MY COMMISSION EXPIRES AND FUE S. AUGULT HOLLOWAY 6.20.20 10 # 116769 LAURIE K. HOLLOWAY commission Expires June 20, 2020 SON CONT. |



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 2 7 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: MISSISSI DID I

County of: Hings

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

otary Public

Seal

NOTARY PUBLIC
ID No.116944
MYCOMMISSIONEXPIRES
JULY 7, 2020

SCOUN

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

Torry Coleman

RECEIVED FEB 2 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

| PJ'S | COFFEE MONUMEN |
|------|-----------------|
| | ZONING DIVISION |
| | Date 2/27/20 |
| | |

| That I'm strains a men is a got i some | DATE | RECEIVED | IN | OFFICE: |
|--|------|----------|----|---------|
|--|------|----------|----|---------|

| JATE RECEIVED IN OFFICE: | | | | |
|--|-------------|--|-------------------------------------|--|
| CONTRACTOR/ERECTOR: | | ro | LOCATION/ADDRESS OF SIGN: | |
| 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 # | | 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; | BUILDING | -MOUNTED: | TYPE OF LIGHTING: | |
| Diverall Height 6' Height 4.25' Length 3.75' Square Footage 15 square feet total Wind Pressure Billboard | Length | | UL#Sign Material Type: HDU Monument | |
| WORDING ON SIGN(S): ZONING CLA | | ZONING CLASS: UTC | | |
| PJ's coffee logo text that reads "Drive- Thru" | | Date Inspected: | | |
| Temporary Banner Plot Drav | wings 🗀 Sig | gn Drawings | APPROVED DISAPPROVED | |

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 fierein described work

Applicant's Signature

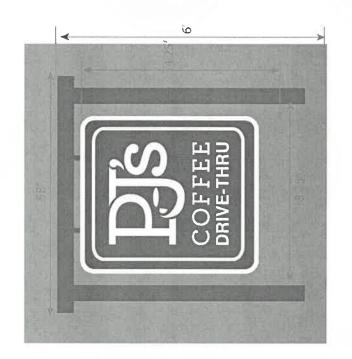
Date

Sign and License Division Manager



RECEIVED

SIGNS/LICENSE DIVISION

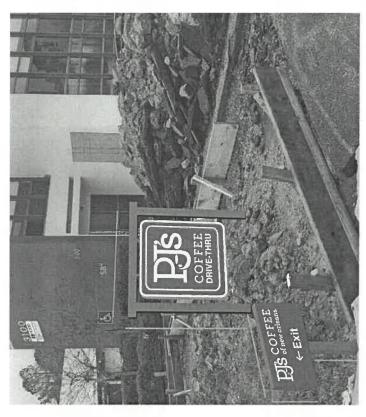


PJ's MONUMENT SIGN

 $4.25' \times 3.75'$, 2 sided, routed HDU panel, painted white, raised PMS 2613C purple relief

"Drive-Thru" painted

fabricated 4" sqaure aluminum tubing quantity 2 HDU panels mounted back to back





SIGNS/LICENSE DIVISION



HindsCountyMs.com Database Back Print Page

Landroll Detail

| Parcel Number | Map Reference Number | |
|---|-----------------------|---------------------------------|
| 2-16 | 579.00 1 28.00 | View Map Property Taxes Gis Map |
| Subdivision No. | Homestead Exemption A | ccount 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 |
| 7 | Appraised Values | |
| Location | Land Value | 192,130 |
| 3100 OLD CANTON RD | Improvement Value | 285,410 |
| Legal Description | Total | 477,540 |
| BEG E/S OLD CANTON RD 155.58 FT SW/LY FROM | Building Info. | |
| S S BLK B WOODLAND HILLS EXT THENCE | Туре | BANK |
| SW/LY 91.5 FT SE/LY 206.95 FT NE/LY 79.35 FT | Base Area | 2,821 |
| N 81.48 FT W 196.76 FT TO BEG IN LOT 20 | Adjusted Area | 5,513 |
| ODENEAL SY | Year Built | 1955 |
| | Deed Info. | |
| | Book & Page | 7202-1420 |
| Acreage Info. | Date | 01/30/2017 |
| Cultivated Acres 0.00 | | |
| | - | |
| Uncultivated Acres 0.00 | | |

Back Search

Monday, February 03, 2020 Contact Webmaster Copyright © 2020 Hinds County Board of Supervisors All rights reserved.

Phone Numbers

Map to our Office

Hals The Car

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A C15 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 | 3100 Old Canton Rd. (Ward 7) |
| | CITYWIDE (yes or no) (area) Project limits if applicable | |
| | Project limits if applicable | |
| 7. | Action implemented by: City Department Consultant | Department of Planning & Development Signs & License Division |
| 8. | COST | N/A |
| 9. | Source of Funding General Fund Grant Bond Other | N/A |
| 10. | EBO participation | ABE % WAIVER yes no N/AX |
| - 代じを159 | ed 2.04 | |

STAFF RECOMMENDATION: DISAPPROVE



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.

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 2 7 2020

SIGNS/LICENSE DIVISION

| PJS | P.7 |
|-----|-----|
|-----|-----|

FOR OFFICE USE ONLY

CASE NO.;

CITY OF JACKSON, MS

Application for Sign Variance

| I. Subject Property Address: | 3100 old canton Road, |
|--|--|
| PTS Coffee | |
| II. Purpose for requested Sign V | ariance: (Brief Description) |
| Monument sign using property line that because of the new loud. Have you or any other indivious related to this property If yes, please give details and dates | I'll need to be displayed closer to in technically allowed per cod argument use trail in front of fidual been cited for or notified of any ordinance of or business? NO of violations: |
| IV. Are there any Restrictive Co V. What is the Zoning classificat If yes, please attach copies of a | |
| VI. APPLICANT'S INFORMAT | TION: |
| Name: PJS COFFLE O | uner: Tack & Anne Stanton |
| Mailing Address: 3100 01d | Canton Road |
| city: Jackson | State: MS Zip: 397/CO |
| Contact Phone: (504) 8 | 58-5779 Fax: NA |
| Email: jack@jack8 | |

RECEIVED FEB 2 7 2020

SIGNS/LICENSE DIVISION

| VII. AFFLICANT WILL BE REPRESENTED BY: |
|---|
| Name: Scott Allen, A+ Signs and Creative Inc |
| Malling Address: 4147-A Northview Drive |
| City: Jackson State: MS Zip: 39206 |
| Contact Phone: (001 - 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: 39716 |
| Email: jwilsonhood@gnail.com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

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.

RECEIVED FEB 2 7 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 2 7 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: | 551551,001 | |
|------------|------------|--|
| County of: | Hinds | |

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

otary Public

Seal

NOTARY PUBLIC ID No.116944 MYCOMMISSION EXPIRES JULY 7, 2020

RECEIVED

FEB 2 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

| 'S | COFFEE MADNEDIEN | 7 |
|----|------------------|---|
| | ZONING DIVISION | |
| | Date_2/27/20 | |
| | Zone_UTC | |
| | Approved By | |
| | Note | |
| | | |

| DATE RECEIVED IN OFFICE: | i. Angliphanistaccipi tallisis an antalisis and extensive extensive and extensive extensive graphical against and | et AM stellig fruithlitet op i skryw word i de part et skillen op de val val de parasitationer kan bestelling | Enter the control of | |
|---|--|--|---|--|
| 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 C | | 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: | BUILDING | G-MOUNTED: | TYPE OF LIGHTING: | |
| Diverall Height 6' Height 4.25' Length 3.75' Square Footage 15 square feet total Wind Pressure Billboard | Height Length Square Footage Wall Area | | Internal External Ut# Sign Material Type: HDU Monument Externally Lighted HDU panels Mounted to freestanding aluminum structure. Total Height with structure is 6'. | |
| | ON SIGN(S): | | ZONING CLASS: UTC | |
| PJ's coffee logo text that reads "Driv Temporary Banner Plot Draw | | gn Drawings 🔲 | Date Inspected: APPROVED DISAPPROVED | |

Applicant's Signature

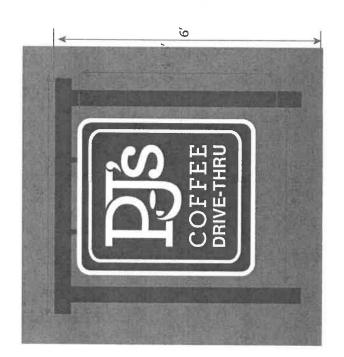
Date

Sign and License Division Manager



RECEIVED

SIGNS/LICENSE DIVISION

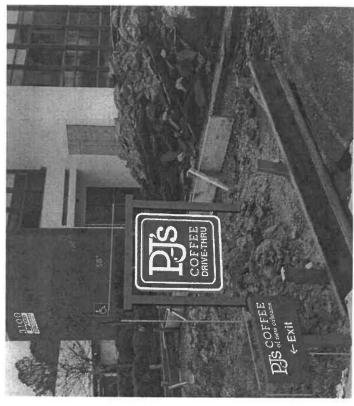


PJ's MONUMENT SIGN

4.25' x 3.75', 2 sided, routed HDU panel, painted white, raised PMS 2613C purple relief

"Drive-Thru" painted

fabricated 4" sqaure aluminum tubing quantity 2 HDU panels mounted back to back



RECEIVED FEB 2 7 2020

SIGNS/LICENSE DIVISION



HindsCountyMs.com Database Back Print Page

Landroll Detail

| Parcel Number | Map Reference Number | |
|--|-----------------------|---------------------------------|
| 2-16 | 579.00 1 28.00 | View Map Property Taxes Gis Map |
| Subdivision No. | Homestead Exemption A | 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 | |
| | Land Value | 192,130 |
| and the state of t | Improvement Value | 285,410 |
| Legal Description | Total | 477,540 |
| BEG E/S OLD CANTON RD 155.58 FT SW/LY FROM | Building Info. | |
| S/S BLK B WOODLAND HILLS EXT THENCE | Туре | BANK |
| SW/LY 91.5 FT SE/LY 206.95 FT NE/LY 79.35 FT | Base Area | 2,821 |
| N 81.48 FT W 196.76 FT TO BEG IN LOT 20 | Adjusted Area | 5,513 |
| ODENEAL SY | Year Built | 1955 |
| | Deed Info. | |
| | Book & Page | 7202-1420 |
| Acreage Info. | Date | 01/30/2017 |
| Cultivated Acres 0.00 | 1 | |
| Uncultivated Acres 0.00 | 1 | |

Back Search

Monday, February 03, 2020

Contact Webmaster

Phone Numbers Copyright © 2020 Hinds County Board of Supervisors All rights reserved.

Map to our Office

33 es nir cura roy

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

 $\frac{2/24/2020}{\text{DATE}}$

| | 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 | 1254 Eastover Dr. (Ward 7) |
| | CITYWIDE (yes or no) (area) | |
| | Project limits if applicable | |
| 7. | Action implemented by: City Department | City Department - Depart of Planning & Dev. |
| | - Consultant | Signs & License Div. |
| 8. | COST | N/A |
| 9. | Source of Funding | |
| | General Fund Grant | N/A |
| | Bond C | |
| 10. | EBO participation | ABE % WAIVER yes no N/A X AABE % WAIVER yes no N/A X WBE % WAIVER yes no N/A X HBE % WAIVER yes no N/A X NABE % WAIVER yes no N/A X |
| Key15 | ed 2-04 | |

Staff Recommendation: APPROVE



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

MEMORANDUM

TO:

Mayor Chokwe Antar Lumumba

Vordan 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.

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 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 Ch

Date

RECEIVED FEB 14 2020

SIGNS/LICENSE DIVISION



FOR OFFICE USE ONLY

CASE NO.:

CITY OF JACKSON, MS

Application for Sign Variance 1. Subject Property Address 1254 Eastoves Dr Ste 190 Jackson, MS 39211 II. Purpose for requested Sign Variance: (Brief Description) Digrage allowance too small for tacade of III. Have you or any other individual been cited for or notified of any ordinance violations related to this property or business? 100 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? (MU-) if yes, please attach copies of agency findings and decisions. VI. APPLICANT'S INFORMATION: Duckworth (Nursery Rhymes City: JACKSON State: MS Zip: 39201 Contact Phone 601 914-0800 Fax: Email: ted@duckworth realty.com

RECEIVED FEB 14 2020

SIGNS/LICENSE DIVISION

| VIL APPLICANT WILL BE REPRESENTED BY: |
|---|
| Name: Scott Allen, A+ Signs & Creative |
| Mailing Address: 4147-A Northview Dr. |
| City: NACKSON State: MS Zip: 39206 |
| Contact Phone: 601-355-9595 Fax: N/A |
| Email: Sallen @aplusigns.com; jwebb@aplusig |
| VIII. CURRENT PROPERTY OWNER(S): |
| Name: Ted Duckworth |
| Malling Address: 308 E Pearl St # 200 |
| City: VacKSON State: MS Zip: 39201 |
| Email: ted aduckworth realty. com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

RECEIVED FEB 1 4 2020

SIGNS/LICENSE DIVISION

DECLARATION:

By signing this application, it is understood and agreed that permission is h

| The above information is true and complete to the best of my knowledge WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at 1254 Eastwer Drive Ste 180 Jackson, Mississippi On this the 3187 day of Lawary 2000. STATE OF MISSISSIPPI COUNTY OF HINDS Personally came and appeared before me, the within named: Tecl Duckwort Who signed and delivered the above and foregoing instrument as and for their free ac and deed on the day and year therein mentioned, and who acknowledge to me that the 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 3187 Day of Day 200 MY COMMISSION EXPIRES: NOTARY PUBLIC ID NO 123885 Commission Expires April 2022 MY COMMISSION EXPIRES: | TINESS THE SIGNATURE(S) of the owner(s) of the subject property located of this the 3/8 day of Lawary ,20 20. TATE OF MISSISSIPPI DUNTY OF HINDS resonally came and appeared before me, the within named: Tecl Duckwort The osigned and delivered the above and foregoing instrument as and for their free deed on the day and year therein mentioned, and who acknowledge to me that the the owner(s) of the subject property as described in this Sign Variance Application. VEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3/87 by of Lawary ,20 20. Y COMMISSION EXPIRES: WOLLDWING WELLES AND ARY PUBLIC. | beations and data necessary for | preparation of its rep | |
|---|--|--|------------------------|---------------------------------|
| On this the 316 day of Carvary, 2020. STATE OF MISSISSIPPI COUNTY OF HINDS Personally came and appeared before me, the within named: Tecl Duckworth. Who signed and delivered the above and foregoing instrument as and for their free ac and deed on the day and year therein mentioned, and who acknowledge to me that the 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 3167 Day of Day of Dawary 2020. MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: | this the 3181 day of Lawary, 20 20. TATE OF MISSISSIPPI DUNTY OF HINDS resonally came and appeared before me, the within named: Tecl Deckworth the signed and delivered the above and foregoing instrument as and for their free and deed on the day and year therein mentioned, and who acknowledge to me that the the owner(s) of the subject property as described in this Sign Variance Application. VEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3187 and 5187 and | above information is true and c | complete to the best o | f my knowledge |
| On this the 316 day of Carvary, 2020. STATE OF MISSISSIPPI COUNTY OF HINDS Personally came and appeared before me, the within named: Tecl Duckworth. Who signed and delivered the above and foregoing instrument as and for their free ac and deed on the day and year therein mentioned, and who acknowledge to me that the 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 3167 Day of Day of Dawary 2020. MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: | this the 3181 day of Lawary, 20 20. TATE OF MISSISSIPPI DUNTY OF HINDS resonally came and appeared before me, the within named: Tecl Deckworth the signed and delivered the above and foregoing instrument as and for their free and deed on the day and year therein mentioned, and who acknowledge to me that the the owner(s) of the subject property as described in this Sign Variance Application. VEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3187 and 5187 and | INESS THE SIGNATURE(S) |) of the owner(s) of t | the subject property located at |
| Personally came and appeared before me, the within named: Tecl Dukwort Who signed and delivered the above and foregoing instrument as and for their free ac and deed on the day and year therein mentioned, and who acknowledge to me that the 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 Lawry 2000. MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: NOTARY PUBLIC. | Tecl Duckwort To signed and delivered the above and foregoing instrument as and for their free deed on the day and year therein mentioned, and who acknowledge to me that the the owner(s) of the subject property as described in this Sign Variance Application. VEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3187 by of Commission expires: Y COMMISSION EXPIRES: ACCOMMISSION EXPIRES: ACCOMMISSION EXPIRES: | | | |
| Personally came and appeared before me, the within named: Tecl Duckwort Who signed and delivered the above and foregoing instrument as and for their free ac and deed on the day and year therein mentioned, and who acknowledge to me that the 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 Quantum 2000. MY COMMISSION EXPIRES: WE ALLE WE WELLE BOY OF ARY PUBLIC. | resonally came and appeared before me, the within named: Tecl Duckword no signed and delivered the above and foregoing instrument as and for their free deed on the day and year therein mentioned, and who acknowledge to me that the the owner(s) of the subject property as described in this Sign Variance Application. VEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3127 by of Commission expires: Y COMMISSION EXPIRES: WARRY FUBIRE NOTARY FUBIRE | his the 316T day of Ca | invary- | , 20 20 |
| Who signed and delivered the above and foregoing instrument as and for their free ac and deed on the day and year therein mentioned, and who acknowledge to me that the 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 Caway 200. MY COMMISSION EXPIRES: WOTARY PUBLIC NOTARY PUBLIC. | ho signed and delivered the above and foregoing instrument as and for their free deed on the day and year therein mentioned, and who acknowledge to me that the the owner(s) of the subject property as described in this Sign Variance Application. VEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3187 by of Cawary 2000. Y COMMISSION EXPIRES: WARRY PUBLIC NOTARY PUBLIC | A CONTRACT OF THE PARTY OF THE | · · | |
| Who signed and delivered the above and foregoing instrument as and for their free ac and deed on the day and year therein mentioned, and who acknowledge to me that the 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 Caway 200. MY COMMISSION EXPIRES: WOTARY PUBLIC NOTARY PUBLIC. | ho signed and delivered the above and foregoing instrument as and for their free deed on the day and year therein mentioned, and who acknowledge to me that the the owner(s) of the subject property as described in this Sign Variance Application. VEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3187 by of Cawary 2000. Y COMMISSION EXPIRES: WARRY PUBLIC NOTARY PUBLIC | onally came and appeared be | efore me, the within | named: |
| and deed on the day and year therein mentioned, and who acknowledge to me that the 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 Quary 2000. MY COMMISSION EXPIRES: WE COMMISSION EXPIRES: NOTARY PUBLIC NOTARY PUBLIC | d deed on the day and year therein mentioned, and who acknowledge to me that the the owner(s) of the subject property as described in this Sign Variance Application. VEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3127 by of Change 20 20. Y COMMISSION EXPIRES: NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC | | | |
| MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: NOTARY PUBLIC NOTARY PUBLIC | Y COMMISSION EXPIRES: Reday William Wi | deed on the day and year there | ein mentioned, and v | who acknowledge to me that they |
| MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: NOTARY PUBLIC NOTARY PUBLIC | Y COMMISSION EXPIRES: Reday William Wi | EN UNDER MY HAND AND | D OFFICIAL SEAL | OF OFFICE, this the , 3/4T |
| MY COMMISSION EXPIRES: Render William Killer | Y COMMISSION EXPIRES: REAL MOTARY PUBLIC | | | O. |
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| NOTARY W KILLES | NOTACLE RELEGIES | or or or | | |
| NOTARY W KILLES | NOTACLE RELEGIES | or or | | |
| NOTARY PUBLIC ID No 123654 Commission Expires Apr 11 2022 | NOTARY PUBLIC ID No. 123654 Commission Express Apr 11. 2022 | | u | Q. 4. 12 1200 |
| NOTARY PUBLIC ID No. 123854 Commission Expres Apr 11, 2022 | NOTARY PUBLIC ID No. 123654 Commission Expres Apr 11, 2022 | | | enday W Keleh |
| ID No. 123654 Commission Expires Apr 11, 2022 | ID No. 123654 Commission Expires Apr 11, 2022 | COMMISSION EXPIRES: | | Grday Wille |
| AFT 11. 2022 | AFT 11, 2022 | COMMISSION EXPIRES: | | Grday W Kelbh |
| 4 Vi. A3 " | 1 'A | COMMISSION EXPIRES: | | Andrigh Klleb |



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.

Kender W Klehow

My Commission Expires

NOTARY PUBLIC
ID No. 123654
Commasion Expres
Apr 11. 2022

Apr 0. F MISSIS

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 1 4 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

| TOR: | LOCATION/ADDRESS OF SIGN: | | | |
|---|--|--|--|--|
| Name Scott Allen At Signs & Creative Address 4147-A NOHMYRW Dr City Dackson State MS Zip 39206 Phone 601-365-9696 Bonded and Insured Yes M No City of Jackson Privilege License # 33725 | | Business Name NURSERY Rhymes Business Address 1254 Eastover Dr Ste 1 Owner's Name Varke Fulton Phone 601-308-9997 Privilege License # 200-011 62-9 | | |
| BUILDING | MOUNTED: | TYPE OF LIGHTING: | | |
| Height 5' h Length 12' u) Square Footage 60 Sq.ft Wall Area 24' × 20' - 480 sq.ft | | Internal External | | |
| | | Sign Material Type: <u>aluminum</u> LED'S, paint | | |
| G ON SIGN(S): | | ZONING CLASS: CMU- | | |
| wes" | | Date Inspected: | | |
| | 7- | APPROVED DISAPPROVED | | |
| | BUILDING Height 5' h Length 12' w) Square Footage C Wall Area 24' 20' - | Business Name Business Address Owner's Name \(\frac{1}{2} \) Building-Mounted: Height \(\frac{5}{4} \) Square Footage \(\frac{1}{2} \) Wall Area \(\frac{2}{4} \) S ON SIGN(S): | | |

Applicant's Signature

Date

Sign and License Division Manager



RECEIVED FEB 1 4 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

| CONTRACTOR/EREC | | LOCATION/ADDRESS OF SIGN: | |
|--|--|--|--|
| Name Scott Allen, At Sic Address 9197-A North VRW City Jackson State 1 Phone 601-366-9595 Bonded and Insured Yes North N | AS zip 3920 U Owner's N Phone U Privilege L | Business Name NUISERY Rhymes Business Address 1254 Rastovet Dr Stell Owner's Name NAICE FULTON Phone 601-368-9997 Privilege License # 200:01162 9 | |
| GROUND-MOUNTED: | BUILDING-MOUNTED | TYPE OF LIGHTING: | |
| Overall Height Height Length Square Footage Wind Pressure Billboard | Height 40" Black Length 40" Square Footage 11 sq 4 Wall Area 24' × 20' - 480 sq | t Sign Internal D External D ULH Non lighted Sign Material Type: LIDU (double of the column of the | |
| WORDING | ON SIGN(S): | ZONING CLASS: CMU-1 | |
| "Norsery RI | Date Inspected: APPROVED DISAPPROVED | | |
| Temporary Banner 🔲 Plot Draw | ings Sign Drawings | | |

Sign and License Division Manager



Day Mockup

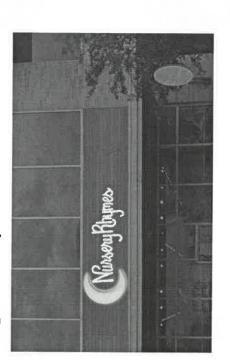
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FEB - 3 2020

SIGNS/LICENSE DIVISION



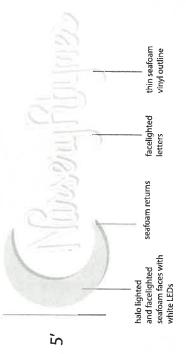
Night Mockup

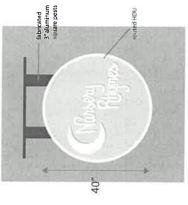


Nursery Rhymes

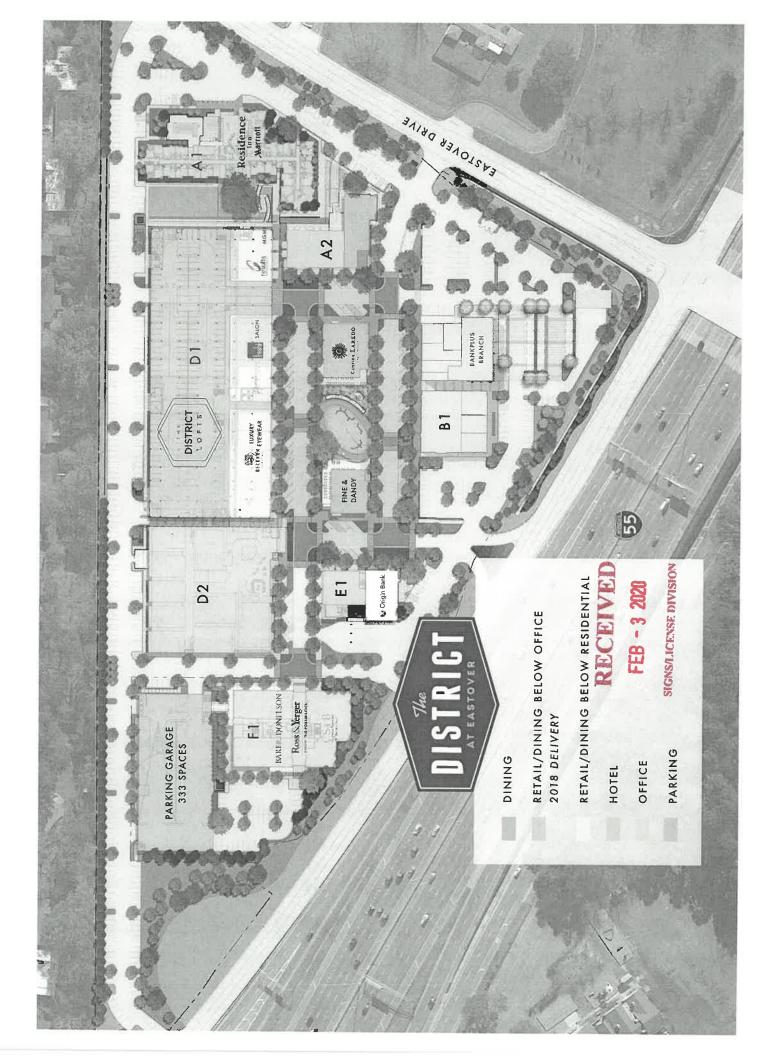
Painted Pantone 566 U

12,





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



Hinds County Landroll Detail

Landroll Detail

8/23/2018

| Parcel Number | X | Map Reference Number | |
|--|------|-------------------------------------|---|
| 451-8-11 | 26 | 567.00 1 186.11 | View MapProperty TaxesGis Map |
| Subdivision No. | H | Homestead Exemption Account Numbers | nbers |
| 3796 | | | |
| Assessed Owner | All | Assessed Values | |
| ARLINGTON DISTRICT LIVING LLC | | Land Value | 104,630 |
| ATTN: DAVID G ELLIS | | Improvement Value | 2,114,790 |
| 211/ SECOND AVE N BIBWINGHAM AT 35303 | | Total | 2,219,420 |
| Discussion The 33203 | A | Appraised Values | |
| 1054 EACTOXIED DRIVE | | Land Value | 697,530 |
| 1 6 | | Improvement Value | 14,098,600 |
| Legal Description | T | Total | 14,796,130 |
| LOI 10 THE DISTRICT AT EASTOVER | | Building Info. | |
| | | Type | APT |
| | | ase Area | 59,840 |
| | A | Adjusted Area | 210,916 |
| | X | Year Built | 2017 |
| | | Deed Info. | |
| Acresoe Info | B | Book & Page | 7183-2538 |
| TES | Q U | Date | 10/20/2015 |
| es | 00.0 | | |
| | | | |

Search

RECEIVED FEB - 6 2020

TO DENY THE TWO BUILDING

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 Consultant | City Department - Depart of Planning & Dev. Signs & License Div. |
| 8. | COST | N/A |
| 9. | Source of Funding General Fund Grant Bond Other | N/A |
| 10. | EBO participation | ABE % WAIVER yes |
| Revis | ed 2-04 | WAIVER yes no N/A _X |

Staff Recommendation: <u>APPROVE</u>



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.

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

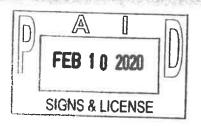
This ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR NURSERY RHYMES TO ERECT TWO BUILDING SIGNS TOTALING 71 SQUARE FEET WITHIN A CMU-1 ZONE WHICH ONLY ALLOWS A TOTAL OF 15 SQUARE FEET FOR BUILDING SIGNAGE is legally sufficient for placement in NOVUS Agenda.

Timothy Howard, City Attorney

Chandra Gayten, Deputy City Attorney (a

Date

RECEIVED FEB 1 4 2020



FOR OFFICE USE ONLY

SIGNS/LICENSE DIVISION

CASE NO .:

CITY OF JACKSON, MS

| Application for Sign Variance |
|--|
| 1. Subject Property Address: 1254 Eastover Dr., Ste 180 Jackson, MS 39211 |
| II. Purpose for requested Sign Variance: (Brief Description) |
| Signage allowance too small for tarride 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 Zonling classification of property? (MU-1) if yes, please attach copies of agency findings and decisions. |
| VI. APPLICANT'S INFORMATION: |
| Name: Ted Duckworth (Nursery Rhymes) |
| Mailing Address: 308 EPearl St Ste 200 |
| City: Jackson State: MS zip: 39201 |
| Contact Phone: 601 914 - 0800 Fax. |
| Email: ted@duckworthcealty.com |

RECEIVED FEB 14 2020

SIGNS/LICENSE DIVISION

| VII. APPLICANT WILL BE REPRESENTED BY: |
|---|
| Name: Scott Allen, At Signs & Creative |
| Mailing Address 4147 - A Northview Dc |
| City: NACKSON State: MS Zip: 39206 |
| Contact Phone: 601-355-9595 Fax: N/A |
| Email: Sallen@aplusigns com; jwebb@aplusig |
| VIII. CURRENT PROPERTY OWNER(S): |
| Name: Ted Duckworth |
| Malling Address: 308 E Pearl St # 200 |
| City: Dackson State: MS Zip: 39201 |
| Email: ted@duckworth realty.com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

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SIGNS/LICENSE DIVISION

DECLARATION.

By signing this application, it is understood and a

| 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. |
| WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at |
| 1234 Costwer Onie Ste 180 Jackson, Mississippi |
| 1254 Eastwer brive Ste 180 Jackson, Mississippi On this the 3181 day of Jackson, Mississippi On this the 3181 day of Jackson, Mississippi |
| STATE OF MISSISSIPPI COUNTY OF HINDS |
| Personally came and appeared before me, the within named: |
| Tecl Dukworth |
| 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 RIST |
| Day of Carray , 20 20. |
| |
| MY COMMISSION EXPIRES: Condend Killsbrew |
| NOTARY PUBLIC ID No. 123654 Commission Expires Apr 11. 2022 |
| Williams. |



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 1 4 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 through 2020.

W Kllebrow

Notary Public

My Commission Expires

NOTARY PUBLIC
ID No. 123654
Commission Expres
Apr 11, 2022

OF MISSISSA

OF MISSISSA

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OF MISSISSA

OF MISSISSA

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 1 4 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/ERE | ECTOR; | | OCATION/ADDRESS OF SIGN: | |
|--|---|--|---|--|
| Name Scott Allen At Si Address 4147-A NOHWIN City OACK-940 State Phone 401-365-9695 Bonded and Insured Yes City of Jackson Privilege License # 3 | No □ | Business Name NURSERY Rhymes Business Address 1254 Eastover Dr Ste 19 Owner's Name Valve Futton Phone 601-308-997 Privilege Ucense # 200-01162-9 | | |
| GROUND-MOUNTED: | BUILDING | -MOUNTED: | TYPE OF LIGHTING: . | |
| Overall Height Height Length Square Footage Wind Pressure Billboard | Length 12' W Square Footage: (| 00 Sq.51 | Internal DE External DUL# Sign Material Type: QLUMINUM, LED'S, Paint | |
| WORDIN | IG ON SIGN(S): | yr Affrenson ames yn theddregolidd hywnylllandwr y ap reising o ac y Gress dan Astron | ZONING CLASS: CMU-1 | |
| "Norsery Rhy | mes' | | Date Inspected: APPROVED DISAPPROVED | |
| Temporary Banner Plot Dra | awings Sign | Drawings | - | |
| I hereby certify that I have read this applicant's senature | ication and that all inform Laws regulating sign con 20 Date | ation contained her istruction; that I am | ein is true and correct; that I agree to comp the owner or authorized to act as the owne | |

Sign and License Division Manager



RECEIVED

FEB 1 4 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/ER | | LOC | ATION/ADDRESS OF SIGN: |
|---|-----------------------------|---|--|
| Name Scott Allen, At S Address 9197-A Northve City Jackson State Phone 601-366-9595 Bonded and Insured Yes City of Jackson Privilege License # 3 | MS zip 39206 | Business Address | Jursery Rhymes 254 Eastovel Dr Stell vice Fulton 1-9997 200-01162 9 |
| GROUND-MOUNTED: | | -MOUNTED: | TYPE OF LIGHTING: |
| Overall Height Height Length Square Footage Wind Pressure Bliboard | Square Footage | Il sq Et | Internal D External D UL# Non lighted Sign Material Type: HDO dou W/ aluminum brace |
| WORDI | NG ON SIGN(S): | offer of Arthrid Str. of Suprangues | ZONING CLASS: CMU-1 |
| "Norsery P | hymes" | | Date Inspected |
| Temporary Banner Plot Dra | ewings Sign | Drawings | APPROVED . |
| hereby certify that I have read this applicate of the herein described work. Applicant's Signature | implication and at a second | ition contained herein i truction; that I am the o | s true and correct; that I agree to compowner or authorized to act as the owns |

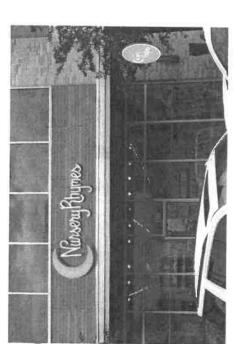


Day Mockup

RECEIVED

FEB - 3 2020

SIGNSALICENSE DIVISION



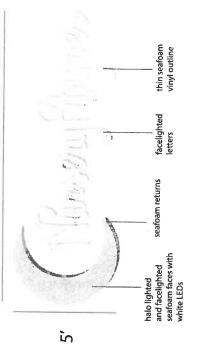
Night Mockup

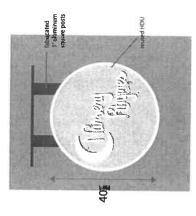


Nursery Rhymes

Painted Pantone 566 U

12′





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

EASTOVER DRIVE A2 Paret. SALON BANKPLUS SECTION EYEWEAR 81 55 SIGNS/LICENSE DIVISION RECEIVED 🗳 Origin Bank, D2 RETAIL/DINING BELOW RESIDENTIAL E1 FEB - 3 2020 RETAIL/DINING BELOW OFFICE 2018 DELIVERY DISTRICT F 1. Ross & Verger PARKING GARAGE 333 SPACES PARKING DINING OFFICE HOTEL

Landroll Detail

| Farcel Number | | Map Reference Number | |
|--|------|-------------------------------------|---|
| 451-8-11 | | 567.00 1 186.11 | View Map Property Taxes Cis Man |
| Subdivision No. | | Homestead Exemption Account Numbers | bers |
| 3796 | | _ | |
| Assessed Owner | | Assessed Values | |
| ARLINGTON DISTRICT LIVING LLC | | Land Value | 104 630 |
| ATTN: DAVID G ELLIS | | Improvement Value | 2,114,790 |
| BIRMINGHAM AL 35203 | | Total | 2,219,420 |
| Location | | Appraised Values | |
| 1254 EASTOVER DRIVE | | Cand Value | 697,530 |
| Legal Description | | Improvement Value | 14,098,600 |
| LOT 10 THE DISTRICT AT FASTOVER | | Total | 14,796,130 |
| WITH CHARLES THE COLOR OF THE C | | Building Info. | |
| | | Type | APT |
| | - | Base Area | 59,840 |
| | 7 | Adjusted Area | 210,916 |
| | | Year Built | 2017 |
| | ш | Deed Info. | |
| Acreage Info. | | Book & Page | 7183-2538 |
| res | 0.00 | Date | 10/20/2015 |
| Uncultivated Acres | 0.00 | | |
| Back Search | | | |

RECEIVED FEB - 6 2020

SIGNS/LICENSE DIVISION

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

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 Consultant | Department of Planning & Development Signs & License Division |
| 8. | COST | N/A |
| 9. | Source of Funding General Fund Grant Bond Other | N/A |
| 10. | EBO participation | ABE % WAIVER yes no N/A _X |

Revised 2-04



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.

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_ [6-

Date

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,

Terry Coleman, Manager Signs & License Division

Long Colema



To whom it may concern:

SIGNS/LICENSE DIVISION

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



SIGNS/LICENSE DIVISION

| FOR | OFF | ICE | USE (| DNLY |
|-----|------|-----|-------|------|
| | | | | |
| | | | | |
| CAS | E NO | | | |

CITY OF JACKSON, MS

Application for Sign Variance

| Donut S , 1119 North Jefferson Street II. Purpose for requested Sign Variance: (Brief Description) | |
|--|-------|
| II. Purpose for requested Sign Variance: (Brief Description) | |
| The state of the s | |
| The purpose of this requested sign variance, is to provide adequate signage for Campbell Crabt 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: Mailing Address: 1719 North Jefferson Street | moore |
| City: Jackson State: MS Zip: 39202 | |
| Contact Phone: 769-300-2790 Fax: N/A | |
| Email: Mitchell @ campbells bakery. ms | |

RECEIVED FEB - 7 2020

SIGNS/LICENSE DIVISION

| VII. APPLICANT WILL BE REPRESENTED BY: |
|---|
| Name: Scott Allen, At Signs 2 creative Inc. |
| Mailing Address: 447 A Northwew Dr. |
| City: Tackson State: MS Zip: 3920Ce |
| Contact Phone: (601) 365-9595 Fax: NA |
| Email: sallen @ aplusigns. com bhughes @aplusigns. corr |
| VIII. CURRENT PROPERTY OWNER(S): |
| Name: BTC Energy, LLC Rep: David Times. |
| Malling Address: 3100 old canton Road, Suite 202 |
| City: Jackson State: MS Zip: 39216 |
| Email: david@david turner companies, com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

RECEIVED

SIGNS/LICENSE DIVISION

Sign Variance.
App:
Campbells Craft

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. 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 Ocuper STATE OF MISSISSIPPI COUNTY OF HINDS Personally came and appeared before me, the within named: David Times Who signed and delivered the above and loregoing 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 Day of October , 2019.

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: | M1661661PP1 |
|------------|-------------|
| County of: | Mangon |

Sworn to and subscribed before me this the

300 Unor 2019

BRANDI THOMA

Commission Expir

Seal

Notary Public



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

| - Indiana |
|---------------------------------|
| CITY OF JACKSON ZONING DIVISION |
| Date 2-7-20 |
| Zone_CMU-1 |
| Approved By |
| Note |
| |

Sign and License Division Manager

DATE RECEIVED IN OFFICE:

Applicant's Signature

| CONTRACTOR/ERECTOR: | | LOCATION/ADDRESS OF SIGN: | |
|---|---|---------------------------|--|
| Name Scott Allen A+ Signs & Creative Address 4147 A Northwiew DR. City Tackson State MS Zip 39206 Phone ((001) 355-9595 Bonded and Insured Yes No City of Jackson Privilege License # | | | |
| GROUND-MOUNTED: | BUILDING-MOUNTED: | | TYPE OF LIGHTING: |
| Overall Height Height Length Square Footage Wind Pressure Billboard [] | Height 84" Tall Length 18" Wide Square Footage 7'×1.5'=10.5 Wall Area mounting to corner of building— See frontage document | | Internal [External [] UL# |
| WORDING ON SIGN(S): | | | ZONING CLASS: CMU-1 |
| Temporary Banner Plot Drawin | | | Date Inspected: APPROVED DISAPPROVED |
| I hereby certify that I have read this applicat with all City Ordinances, Codes, and State La agent for the herein described work. | ion and that all informe | | is true and correct; that I agree to comply e owner or authorized to act as the owner's |

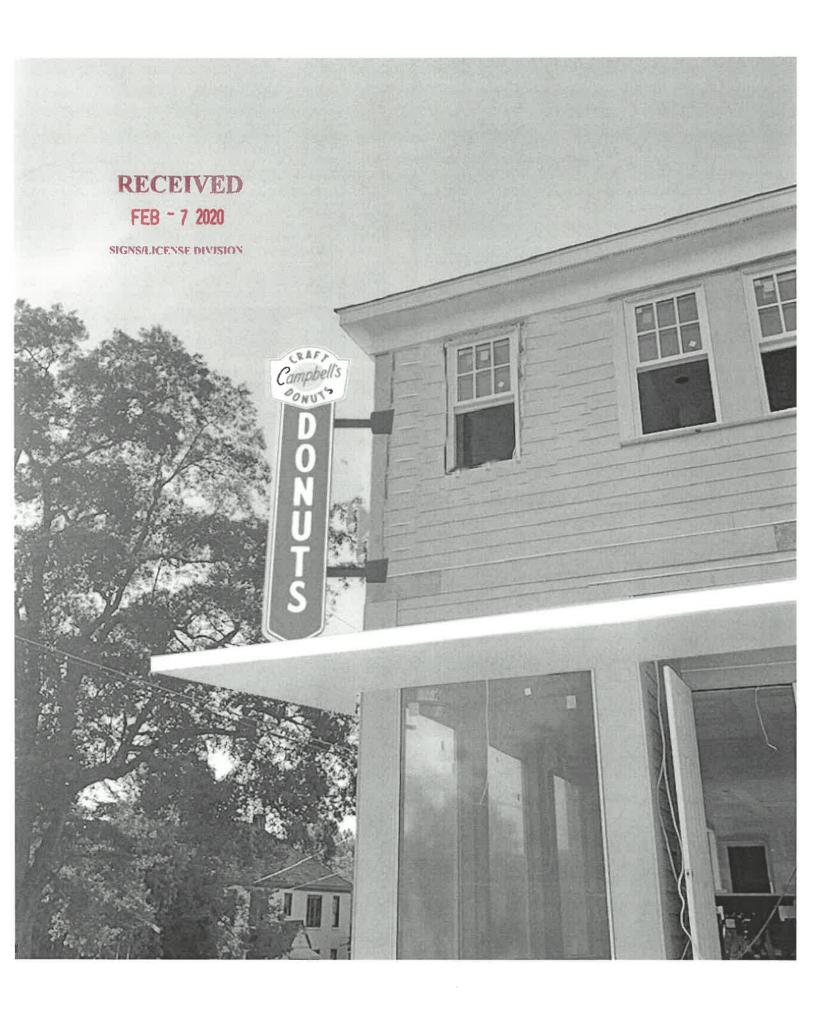
Date

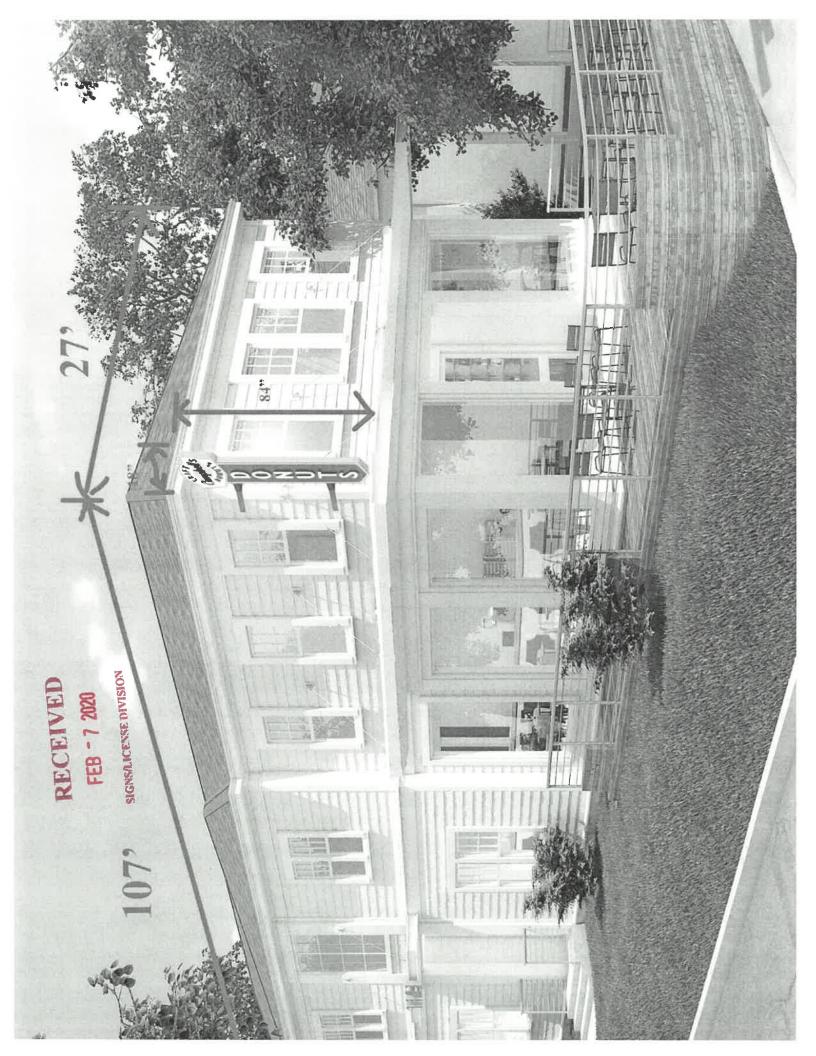
FEB - 7 2020

Non-lighted with external lights

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

9'5" wall space 84" lights mounted to canopy ampbells steel brackets SIGNS/LICENSE DIVISION





RECEIVED FEB - 7 2020



SIGNS/LICENSE DIVISION

HindsCountyMs com Database Back Print Page

Landroll Detail

| Parcel Number | Map Reference Number | | | |
|----------------------------------|-----------------------|-------------------------------------|--|--|
| 19-88 | 649.00 1 351.00 | View Map Property Taxes Gis Map | | |
| Subdivision No. | Homestead Exemption A | Homestead Exemption Account Numbers | | |
| 1272 | | | | |
| Assessed Owner | Assessed Values | 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 | Appraised Values | | |
| Location | Land Value | 60,500 | | |
| 1119 N <u>JEFFERSON ST</u> 21 | Improvement Value | 74,490 | | |
| Legal Description | Total | 134,990 | | |
| LOT 1 BLK K NORTH PARK ADDN | Building Info. | Building Info. | | |
| LOT I BLK K NORTH FARK ADDIN | Туре | APT | | |
| | Base Area | 2,359 | | |
| (1 | Adjusted Area | 2,370 | | |
| | Year Built | 1949 | | |
| | Deed Info | Deed Info | | |
| | Book & Page | 7223-9983 | | |
| Acreage Info | Date | 11/13/2018 | | |
| Cultivated Acres 0.0 | 0 | | | |
| Uncultivated Acres 0.0 | 0 | | | |

Back Search

Monday, September 30, 2019 Copyright © 2019 Hinds County Board of Supervisors All rights reserved.

Contact Webmaster

Phone Numbers

Map to our Office

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

Agenda Item # 8
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 (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 Consultant | Department of Planning & Development Signs & License Division | |
| 8. | COST | N/A | |
| 9. | Source of Funding General Fund Grant Bond Other | N/A | |
| 10. | EBO participation | ABE % WAIVER yes | |

Revised 2-04



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.

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 (

Date

RECEIVED FEB - 7 2020

SIGNS/LICENSE DIVISION

| FOR OFFI | CE US | E ONLY |
|----------|-------|--------|
| | | |
| | | |
| | | |

CASE NO.:

CITY OF JACKSON, MS

Application for Sign Variance

| I. Subject Property Address: Campbells Craft | |
|---|-------------|
| Donut S, 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 Camp bull 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 Donds, Ounes: Mailing Address: 1119 North Jefferson Street | Moore Moore |
| City: Jackson State: MS Zip: 39202 | |
| Contact Phone: 769-300-2790 Fax: N/A | |
| Email: Mitchell (2) campbells bakeny. ms | |

RECEIVED FEB - 7 2020

SIGNS/LICENSE DIVISION

| VII. AFTIALANT WILL BE REPRESENTED BY: |
|---|
| Name: Scott Allen Ar Signs & Creative Inc. |
| Mailing Address: 4147 A. Northwew De. |
| City: Tacleson State: MS Zip: 3420Ce |
| Contact Phone: (601) 365-9595 Fax: N/A |
| Email: sallen@aplusigns.com, bhughes@aplusigns.com |
| VIII. CURRENT PROPERTY OWNER(S): |
| Name: BTC Energy, LLC Rep: David Times |
| Mailing Address: 3100 old Canton Road Suite 202 |
| City: Jackson State: MS Zip: 39216 |
| Email: david@david turner companies, com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

SIGNS/LICENSE DIVISION

Sign Variance App: Campbells Craft

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. 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 , 20 ... STATE OF MISSISSIPPI COUNTY OF HINDS Personally came and appeared before me, the within named: David Turner Who signed and delivered the above and lorogoing 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.

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: | M1661661PP1 |
|------------|-------------|
| County of: | Maggon |

Sworn to and subscribed before me this the

2019 2019

BRANDI THOMA

Seal

Notary Public

RECEIVED FEB - 7 2020

To whom it may concern:

SIGNS/LICENSE DIVISION

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.

Date 2/5/20

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.



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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

| | CITY OF JACKSON ZONING DIVISION |
|---|------------------------------------|
| E | Date_2-7-20 |
| z | one_CMU-1 |
| A | pproved By |
| N | ote |
| | |

DATE RECEIVED IN OFFICE:

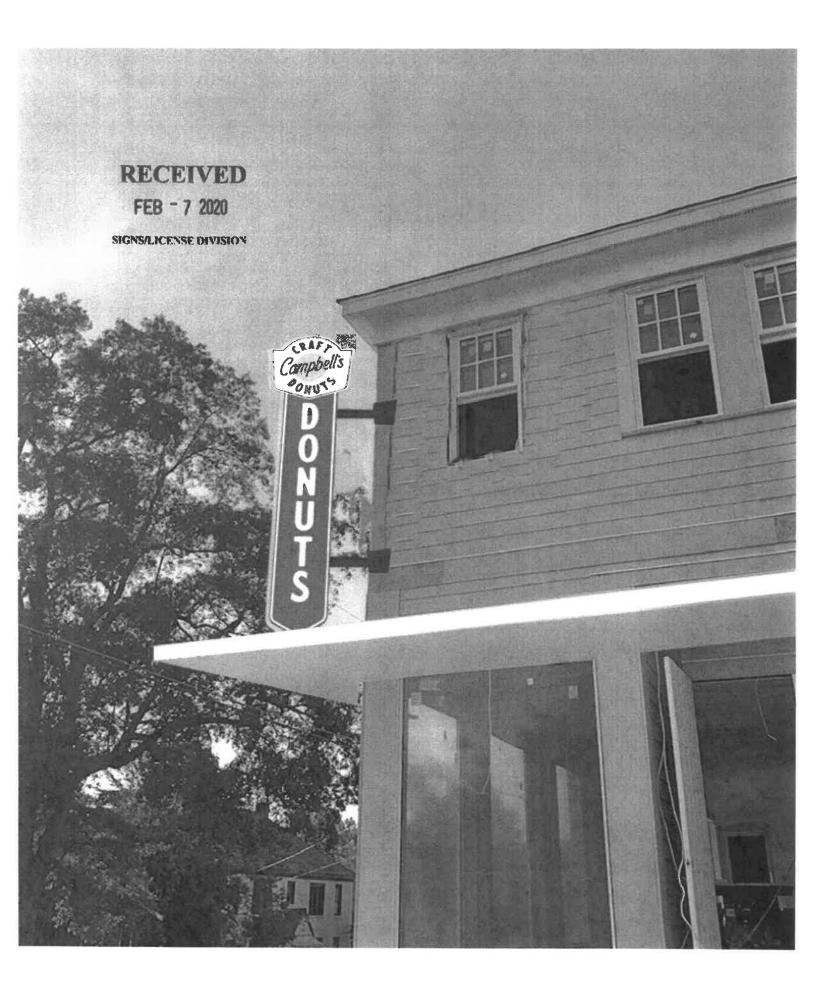
| CONTRACTOR/ERECTOR: | | LOCATION/ADDRESS OF SIGN: | |
|---|--|---------------------------|-----------------------------------|
| Name Scott Allen A+ Signs & Creative Address 4147 A Northwiew DR. City Jackson State MS Zip 39206 Phone (601) 355-9595 Bonded and Insured Yes \(\square\$ No \(\square\$ City of Jackson Privilege License # | | | |
| GROUND-MOUNTED: | BUILDING- | MOUNTED: | TYPE OF LIGHTING: |
| Overall Height Height Length Square Footage Wind Pressure Billboard | Height 84" Tall Length 18" Wide Square Footage 7'×1.5'=10.5 Wall Area mounting to corner of building - See frontage downert | | Internal [] External [] UL# |
| WORDING ON SIGN(S): | | | ZONING CLASS: CMU-1 |
| "Campbui's Craft Donuts" | | | Date inspected: |
| Temporary Banner Plot Drawi | ngs 🗀 Sign l | Drawings | APPROVED DISAPPROVED |
| 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. 10/15/19 | | | |
| Applicant's Signature Date | | 5 | Sign and License Division Manager |

FEB - 7 2020

Non-lighted with external lights

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

9'5" wall space 84" lights mounted to canopy CAUNO steel brackets SIGNS/LICENSE DIVISION



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RECEIVED

FEB - 7 2020



SIGNS/LICENSE DIVISION

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Print Page

Landroll Detail

| Parcel Number | | Map Reference Number | |
|----------------------------------|------|-----------------------|---------------------------------|
| 19-88 | | 649.00 1 351.00 | View Map Property Taxes Gis Map |
| Subdivision No. | | Homestead Exemption A | ccount 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 <u>JEFFERSON ST</u> 21 | | Improvement Value | 74,490 |
| Legal Description | | Total | 134,990 |
| LOT 1 BLK K NORTH PARK A | DDN | Building Info. | |
| LOT I BLK K NORTH PARK ADDN | | Type | APT |
| | | Base Area | 2,359 |
| | | Adjusted Area | 2,370 |
| | | Year Built | 1949 |
| | | Deed Info. | |
| | | Book & Page | 7223-9983 |
| Acreage Info. | | Date | 11/13/2018 |
| Cultivated Acres | 0.00 | | |
| Uncultivated Acres | 0.00 | | |

Back Search

Monday, September 30, 2019

Contact Webmaster Copyright © 2019 Hinds County Board of Supervisors All rights reserved.

Phone Numbers

Map to our Office

Con Single

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

 $\frac{3/4/2020}{\text{DATE}}$

| | 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 Consultant | Department of Planning & Development Signs & License Division | |
| 8. | COST | N/A | |
| 9, | Source of Funding General Fund Grant Bond Other | N/A | |
| 10. | EBO participation | ABE % WAIVER yes no N/A X AABE % WAIVER yes no N/A X WBE % WAIVER yes no N/A X HBE % WAIVER yes no N/A X NABE % WAIVER yes no N/A X | |

STAFF RECOMMENDATION: DISAPPROVE



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.

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

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 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 2 7 2020

SIGNS/LICENSE DIVISION

PJS P.I

| FOR OFFICE U | SE ONLY |
|--------------|--|
| CASE NO.: | The same deligation is a second of the same of the sam |

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 of the property live the because of the new list. Have you or any other indiviolations related to this proper If yes, please give details and date | will need to be displayed closer to un technically allowed per cooled argument of point of any ordinance try or business? NO |
| V. What is the Zoning classifica | ovenants? NO If yes, please attach copies |
| | agency findings and decisions. |
| VI. APPLICANT'S INFORMA | American with the state of the |
| , | wher: Tack & Anne Stanton |
| Mailing Address: 2100 010 | d Canton Road |
| city: Jackson | State: MS Zip: 397/CO |
| Contact Phone: (504) & | 58-5779Fax: NA |
| Email: jack@jack | |

RECEIVED FEB 2 7 2020

SIGNS/LICENSE DIVISION

| 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: (001 - 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: 39716 | | | |
| Email: jwilsonhood@gnail.com | | | |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing | | | |
| Variance(s) \$450.00 | | | |

Pos 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. |
| Je Je Son How |
| WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at |
| 3100 old Conto- Rd Jickson, MS 39216 Jackson, Mississippi |
| On this the 20th day of February , 20 20. |
| STATE OF MISSISSIPPI COUNTY OF HINDS |
| Personally came and appeared before me, the within named: |
| J. Wigson 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 2015 |
| Dey of February , 2020. |
| MY COMMISSION EXPIRES AND FUE S. AUGULT HOLLOWAY 6.20.20 10 # 116769 LAURIE K. HOLLOWAY commission Expires June 20, 2020 SON CONT. |



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 2 7 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: | 551551,001 | |
|------------|------------|--|
| County of: | Hinds | |

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

Notary Public

Seal

NOTARY PUBLIC ID No.116944 MYCOMMISSIONEXPIRES JULY 7, 2020

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

Torry Coleman

RECEIVED FEB 2 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

| PJ'S | COFFEE MONUMEN |
|------|-----------------|
| | ZONING DIVISION |
| | Date 2/27/20 |
| | LITC |

Approved By

Note____

| DATE RECEIVED IN | I OFFICE: |
|------------------|-----------|
|------------------|-----------|

| PATE RECEIVED IN OFFICE. | | 1 | in mingration designation and control and |
|--|----------------------|--|---|
| CONTRACTOR/ERECTOR: | | LOCATION/ADDRESS OF SIGN: | |
| - applied for | | 3100 Old Canton Road ack and Anne Stanton 5779 | |
| GROUND-MOUNTED; | BUILDING | -MOUNTED: | TYPE OF LIGHTING: |
| Overall Height 6' Height 4.25' Length 3.75' Square Footage 15 square feet total Wind Pressure Billboard | LengthSquare Footage | | Internal External UL# Sign Material Type: HDU Monument Externally Lighted HDU panels Mounted to freestanding aluminum structure. Total Heigh with structure is 6'. |
| WORDING ON SIGN(S): | | ZONING CLASS: UTC | |
| | ve- Thru" | | Date Inspected: |
| Temporary Banner Plot Drawings Sign Drawings | | DISAPPROVED | |

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 fierein described work.

Applicant's Signature

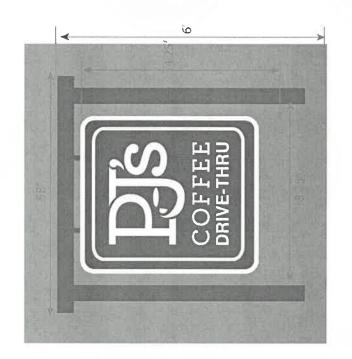
Date

Sign and License Division Manager



RECEIVED

SIGNS/LICENSE DIVISION

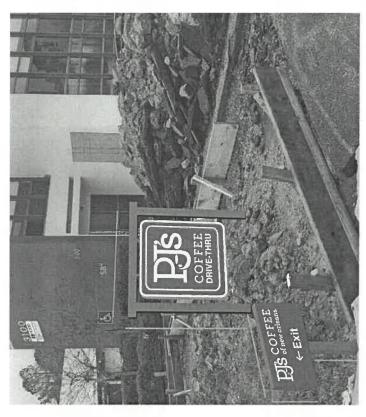


PJ's MONUMENT SIGN

 $4.25' \times 3.75'$, 2 sided, routed HDU panel, painted white, raised PMS 2613C purple relief

"Drive-Thru" painted

fabricated 4" sqaure aluminum tubing quantity 2 HDU panels mounted back to back





SIGNS/LICENSE DIVISION



HindsCountyMs.com Database Back Print Page

| Æ | | 6.4 | Detai | Э |
|---|-------|-----|-------|---|
| - | STATE | 1 1 | Fatas | 3 |
| | | | | |

| Parcel Number | Map Reference Number | |
|---|-----------------------|---|
| 2-16 | 579 00 1 28 00 | View MapProperty TaxesGis Map |
| Subdivision No. | Homestead Exemption A | ccount 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 |
| 7 | Appraised Values | |
| Location | Land Value | 192,130 |
| 3100 OLD CANTON RD | Improvement Value | 285,410 |
| Legal Description | Total | 477,540 |
| BEG E/S OLD CANTON RD 155,58 FT SW/LY FROM | Building Info. | |
| S S BLK B WOODLAND HILLS EXT THENCE | Туре | BANK |
| SW/LY 91.5 FT SE/LY 206.95 FT NE/LY 79.35 FT | Base Area | 2,821 |
| N 81.48 FT W 196.76 FT TO BEG IN LOT 20 | Adjusted Area | 5,513 |
| ODENEAL SY | Year Built | 1955 |
| | Deed Info. | |
| | Book & Page | 7202-1420 |
| Acreage Info. | Date | 01/30/2017 |
| Cultivated Acres 0.00 | | |
| Uncultivated Acres 0.00 | 1 | |

Back Search

Monday, February 03, 2020 <u>Contact Webmaster</u> <u>Phone Numbers</u> Copyright © 2020 Hinds County Board of Supervisors All rights reserved.

Map to our Office



Hals Car

ORDER REQUESTING THE CITY COUNCIL REVIEW AND VOTE TO DENY THE SIGN VARIANCE REQUEST FOR PJ'S COFFEE OF NEW ORLEANS TO ERECT A C15 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 | 3100 Old Canton Rd. (Ward 7) |
| | CITYWIDE (yes or no) (area)Project limits if applicable | |
| | 2 1 Goot Imits II applicable | |
| 7. | Action implemented by: City Department Consultant | Department of Planning & Development Signs & License Division |
| 8. | COST | N/A |
| 9. | Source of Funding General Fund Grant Bond Other | N/A |
| 10. | EBO participation | ABE % WAIVER yes |
| - 代じを159 | ed 2.04 | |

STAFF RECOMMENDATION: DISAPPROVE



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.

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 2 7 2020

SIGNS/LICENSE DIVISION

| PJS | P.7 |
|-----|-----|
|-----|-----|

FOR OFFICE USE ONLY

CASE NO.;

CITY OF JACKSON, MS

Application for Sign Variance

| I. Subject Property Address: | 3100 old canton Road, |
|--|--|
| PTS Coffee | |
| II. Purpose for requested Sign V | ariance: (Brief Description) |
| Monument sign using property line that because of the new loud. Have you or any other indivious related to this property If yes, please give details and dates | I'll need to be displayed closer to in technically allowed per cod argument use trail in front of fidual been cited for or notified of any ordinance of or business? NO of violations: |
| IV. Are there any Restrictive Co V. What is the Zoning classificat If yes, please attach copies of a | |
| VI. APPLICANT'S INFORMAT | TION: |
| Name: PJS COFFLE O | uner: Tack & Anne Stanton |
| Mailing Address: 3100 01d | Canton Road |
| city: Jackson | State: MS Zip: 397/CO |
| Contact Phone: (504) 8 | 58-5779 Fax: NA |
| Email: jack@jack8 | |

RECEIVED FEB 2 7 2020

SIGNS/LICENSE DIVISION

| VII. AFFLICANT WILL BE REPRESENTED BY: |
|---|
| Name: Scott Allen, A+ Signs and Creative Inc |
| Malling Address: 4147-A Northview Drive |
| City: Jackson State: MS Zip: 39206 |
| Contact Phone: (001 - 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: 39716 |
| Email: jwilsonhood@gnail.com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

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.

RECEIVED FEB 2 7 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 2 7 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: | 551551,001 | |
|------------|------------|--|
| County of: | Hinds | |

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

otary Public

Seal

NOTARY PUBLIC ID No.116944 MYCOMMISSION EXPIRES JULY 7, 2020

RECEIVED

FEB 2 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

| 'S | COFFEE MADNEDIEN | 7 |
|----|------------------|---|
| | ZONING DIVISION | |
| | Date_2/27/20 | |
| | Zone_UTC | |
| | Approved By | |
| | Note | |
| | | |

| DATE RECEIVED IN OFFICE: | nopponintenciprolitico de un tentro de como en el como en el como en el composição de projeto de projeto de co | et AM stellig fruithlitet op vokspur varer et par et bilden operarie viksplandigendigendigendigendigendigendig | Finds on Co. A consideration of the consideration o |
|---|--|--|--|
| CONTRACTOR/ERECTO | DR: | LO | CATION/ADDRESS OF SIGN: |
| Name Scott Allen, A+ Signs and Cre Address 4147- A Northview Drive City Jackson State MS Phone 601-355-9595 Bonded and Insured Yes No City of Jackson Privilege License # | S Zip 39206 | Business Address | |
| GROUND-MOUNTED: | BUILDING | G-MOUNTED: | TYPE OF LIGHTING: |
| Overall Height 6' Height 4.25' Length 3.75' Square Footage 15 square feet total Wind Pressure Billboard | LengthSquare Footage | | Sign Material Type: HDU Monument |
| | ON SIGN(S): | | ZONING CLASS: UTC |
| PJ's coffee logo text that reads "Driv | | gn Drawings 🔲 | Date Inspected: APPROVED DISAPPROVED |

Applicant's Signature

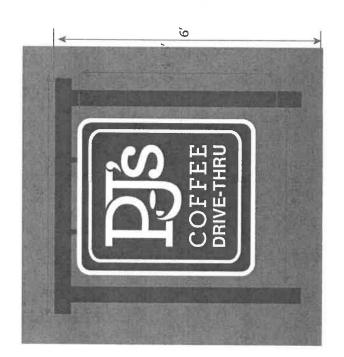
Date

Sign and License Division Manager



RECEIVED

SIGNS/LICENSE DIVISION

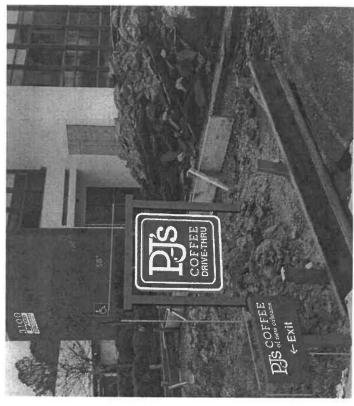


PJ's MONUMENT SIGN

4.25' x 3.75', 2 sided, routed HDU panel, painted white, raised PMS 2613C purple relief

"Drive-Thru" painted

fabricated 4" sqaure aluminum tubing quantity 2 HDU panels mounted back to back



RECEIVED FEB 2 7 2020

SIGNS/LICENSE DIVISION



HindsCountyMs.com Database Back Print Page

Landroll Detail

| Parcel Number | Map Reference Number | |
|--|-----------------------|---------------------------------|
| 2-16 | 579.00 1 28.00 | View Map Property Taxes Gis Map |
| Subdivision No. | Homestead Exemption A | 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 | |
| | Land Value | 192,130 |
| and the state of t | Improvement Value | 285,410 |
| Legal Description | Total | 477,540 |
| BEG E/S OLD CANTON RD 155.58 FT SW/LY FROM | Building Info. | |
| S/S BLK B WOODLAND HILLS EXT THENCE | Туре | BANK |
| SW/LY 91.5 FT SE/LY 206.95 FT NE/LY 79.35 FT | Base Area | 2,821 |
| N 81.48 FT W 196.76 FT TO BEG IN LOT 20 | Adjusted Area | 5,513 |
| ODENEAL SY | Year Built | 1955 |
| | Deed Info. | |
| | Book & Page | 7202-1420 |
| Acreage Info. | Date | 01/30/2017 |
| Cultivated Acres 0.00 | 1 | |
| Uncultivated Acres 0.00 | 1 | |

Back Search

Monday, February 03, 2020

Contact Webmaster

Phone Numbers Copyright © 2020 Hinds County Board of Supervisors All rights reserved.

Map to our Office

335 Tur cursing

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

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

 $\frac{2/24/2020}{\text{DATE}}$

| | 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 Consultant | City Department - Depart of Planning & Dev. Signs & License Div. |
| 8. | COST | N/A |
| 9. | Source of Funding General Fund Grant Bond Other | N/A |
| 10. | EBO participation | ABE % WAIVER yes no N/A X AABE % WAIVER yes no N/A X WBE % WAIVER yes no N/A X HBE % WAIVER yes no N/A X NABE % WAIVER yes no N/A X |
| Revis | ed 2-04 | WAIVER yes no N/A _X |

Staff Recommendation: APPROVE



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

MEMORANDUM

TO:

Mayor Chokwe Antar Lumumba

Vordan 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.

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

Facsimile: (601) 960-1799

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 Ch

Date

RECEIVED FEB 14 2020



FOR OFFICE USE ONLY

CASE NO ..

SIGNS/LICENSE DIVISION

CITY OF JACKSON, MS

| Application for Sign Variance |
|---|
| Jackson MS 39211 |
| II. Purpose for requested Sign Variance: (Brief Description) Signage alloward 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? (MU-) if yes, please attach copies of agency findings and decisions. |
| Name: Ted Duckworth (Nursery Rhymes) Mailing Address: 308 EPearl St Ste 200 |
| City: SackSon State: MS Zip: 39201 Contact Phone 601 914. 0800 Fax: |
| Email: ted@duckworth cealty.com |

RECEIVED FEB 14 2020

SIGNS/LICENSE DIVISION

| VIL APPLICANT WILL BE REPRESENTED BY: |
|---|
| Name: Scott Allen, A+ Signs & Creative |
| Mailing Address: 4147-A Northview Dr. |
| City: NACKSON State: MS Zip: 39206 |
| Contact Phone: 601-355-9595 Fax: N/A |
| Email: Sallen @aplusigns com; jwebb@aplusig |
| VIII. CURRENT PROPERTY OWNER(S): |
| Name: Ted Duckworth |
| Massing Address: 308 E Pearl St # 200 |
| City: Vackson State: MS Zip: 39201 |
| Email: ted a duckworth realty. com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

RECEIVED FEB 1 4 2020

SIGNS/LICENSE DIVISION

DECLARATION:

By signing this application, it is understood and agreed that permission is h

| ventications and data necessary | for preparation of its rep | |
|---|----------------------------|---------------------------------|
| The above information is true an | d complete to the best o | f my knowledge |
| WITNESS THE SIGNATURE | (S) of the owner(s) of t | he subject property located at |
| | | |
| On this the 3/61 day of (| Lawan | ,20 20 |
| STATE OF MISSISSIPPI COUNTY OF HINDS | Ü | |
| Personally came and appeared | before me, the within | tramed: |
| Tecl Duckworth | | |
| Who signed and delivered the a and deed on the day and year th are the owner(s) of the subject pr | nerein mentioned, and w | vho acknowledge to me that they |
| GIVEN UNDER MY HAND A | ND OFFICIAL SEAL | OF OFFICE, this the , 3/47 |
| Day of January | 20 20 | <u> </u> |
| 0 | | |
| | | |
| | | |
| | U | 2 1 12 12001 |
| MY COMMISSION EXPIRES | S: 4 | endan Willeh |
| MY COMMISSION EXPIRES | S: | LARY FUBILIC Kellets |
| NOTACH WILLES | S: | Enday W Kelly |
| NOTACH WILLES | S: | Enday Willeh |
| SAY W KILLER | S: | Andray W Kellet |



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 day of day of day.

Kender W Klehow

My Commission Expires

NOTARY PUBLIC
ID No. 123654
Commasion Expres
Apr 11. 2022

Apr 0. F MISSIS

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 1 4 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

| TOR: | LO | CATION/ADDRESS OF SIGN: |
|---|--|--|
| ns & Creative W Dr 15 zip 39206 3725 | Business Address Owner's Name 10 Phone 601 - 30 | Nursery Rhymes 1254 Eastover Dr Stell Inke Fulton 8-9997 200-01162-9 |
| BUILDING | MOUNTED: | TYPE OF LIGHTING: |
| | | Internal External |
| Square Footage | 00 Sq.51 | Sign Material Type: aluminum, LED'S paint |
| G ON SIGN(S): | | ZONING CLASS: CMU- |
| wes" | | Date Inspected: |
| | 7- | APPROVED DISAPPROVED |
| | BUILDING Height 5' h Length 12' w) Square Footage C Wall Area 24' 20' - | Business Name Business Address Owner's Name \(\frac{1}{2} \) Building-Mounted: Height \(\frac{5}{4} \) Square Footage \(\frac{1}{2} \) Wall Area \(\frac{2}{4} \) S ON SIGN(S): |

Applicant's Signature

Date

Sign and License Division Manager



RECEIVED FEB 1 4 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

| CONTRACTOR/EREC | | LOCATION/ADDRESS OF SIGN: |
|--|--|---|
| Name Scott Allen, At Sic Address 9197-A North VRW City Jackson State 1 Phone 601-366-9595 Bonded and Insured Yes North N | AS zip 3920 U Owner's N Phone U Privilege L | Name Nursery Rhymes Address 1254 Eastovet Dr Stell Warne Dagice Fulton 01-368-9997 Dicense # 200-01162 9 |
| GROUND-MOUNTED: | BUILDING-MOUNTED | TYPE OF LIGHTING: |
| Overall Height Height Length Square Footage Wind Pressure Billboard | Height 40" Black Length 40" Square Footage 11 sq 4 Wall Area 24' × 20' - 480 sq | t Sign Internal D External D ULH Non lighted Sign Material Type: LIDU (double of the color of |
| WORDING | ON SIGN(S): | ZONING CLASS: CMU-1 |
| "Norsery RI | ny mes | Date Inspected: APPROVED DISAPPROVED |
| Temporary Banner 🔲 Plot Draw | ings Sign Drawings | |

Sign and License Division Manager



Day Mockup

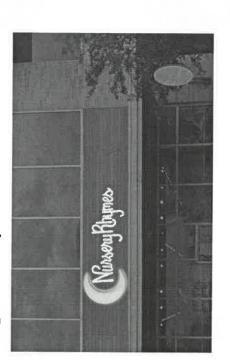
PECFIVE

FEB - 3 2020

SIGNS/LICENSE DIVISION



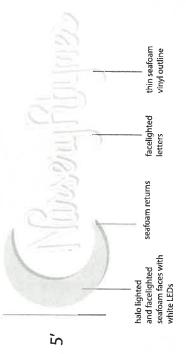
Night Mockup

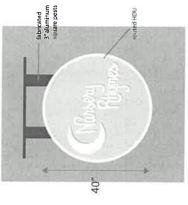


Nursery Rhymes

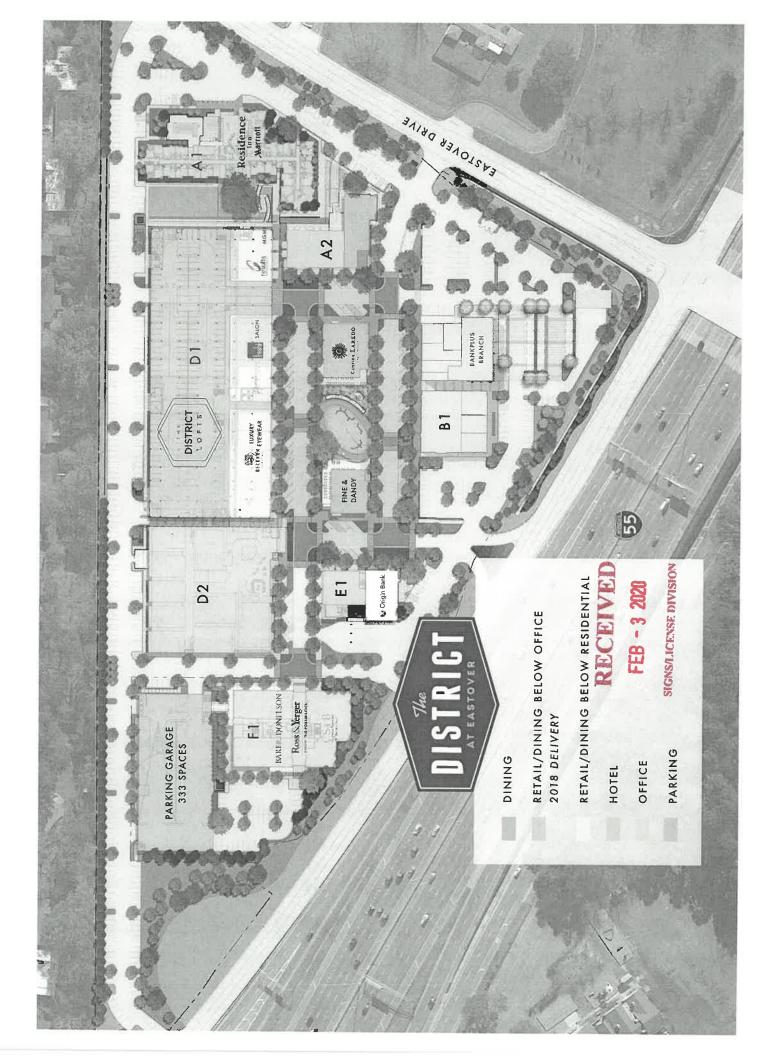
Painted Pantone 566 U

12,





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



Hinds County Landroll Detail

Landroll Detail

8/23/2018

| Parcel Number | Map Reference Number | |
|--|--|---|
| 451-8-11 | 567.00 1 186.11 | View Map Property Taxes Gis Map |
| Subdivision No. | Homestead Exemption Account Numbers | lbers |
| 3796 | | |
| Assessed Owner | Assessed Values | |
| ARLINGTON DISTRICT LIVING LLC | Land Value | 104,630 |
| ATTN: DAVID G ELLIS | Improvement Value | 2,114,790 |
| 211/ SECOND AVE N BIBMINGHAM AT 35203 | Total | 2,219,420 |
| Tocation | Appraised Values | |
| 1054 EASTONED DRIVE | Land Value | 697,530 |
| | Improvement Value | 14,098,600 |
| Logal Description | - Total | 14,796,130 |
| LOI 10 IND DISTRICT AT EASTOVER | Building Info. | |
| | Type | APT |
| | Base Area | 59,840 |
| | Adjusted Area | 210,916 |
| | Year Built | 2017 |
| | Deed Info. | |
| Acreage Info | Book & Page | 7183-2538 |
| Cultivated Acres | Date | 10/20/2015 |
| Se | TO CASTALL AND THE STATE OF THE | |
| | | |
| Jack Nearch | | , ALON |

Search Back

RECEIVED FEB - 6 2020

SIGNS/LICENSE DIVISION

E TO DENY THE
T TWO BUILDING

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

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 Consultant | City Department - Depart of Planning & Dev. Signs & License Div. |
| 8. | COST | N/A |
| 9. | Source of Funding General Fund Grant Bond Other | N/A |
| 10. | EBO participation | ABE % WAIVER yes |
| Revis | ed 2-04 | WAIVER yes no N/A _X |

Staff Recommendation: <u>APPROVE</u>



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.

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

Facsimile: (601) 960-1799

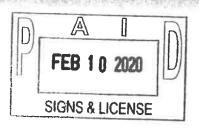
OFFICE OF THE CITY ATTORNEY

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 (a

RECEIVED FEB 14 2020



FOR OFFICE USE ONLY

SIGNS/LICENSE DIVISION

CASE NO .:

CITY OF JACKSON, MS

| Application for Sign Variance |
|--|
| Jackson, MS 39211 |
| II. Purpose for requested Sign Variance: (Brief Description) |
| Signage allowance too small for tarride 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? |
| |
| IV. Are there any Restrictive Covenants? No If yes, please attach copies |
| V. What is the Zoning classification of property? (MU-) if yes, please attach copies of agency findings and decisions. |
| VI. APPLICANT'S INFORMATION: |
| Name: Ted Duckworth (Nursery Khymes) |
| Name: Ted Duckworth (Nursery Rhymes) Mailing Address: 308 [Pearl St Ste 200 |
| City: Jackson State: MS Zip: 39201 |
| Contact Phone: 601 914 · 0800 Fax. |
| Email: ted@duckworth realty.com |

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SIGNS/LICENSE DIVISION

| VII. APPLICANT WILL BE REPRESENTED BY: |
|---|
| Name: Scott Allen, At Signs & Creative |
| Mailing Address 4147 - A Northview Dc |
| City: NACKSON State: MS Zip: 39206 |
| Contact Phone: 601-355-9595 Fax: N/A |
| Email: Sallen@aplusigns com; jwebb@aplusig |
| VIII. CURRENT PROPERTY OWNER(S): |
| Name: Ted Duckworth |
| Malling Address: 308 E Pearl St # 200 |
| City: Dackson State: MS Zip: 39201 |
| Email: ted@duckworth realty.com |
| IX. APPLICATION FEE SCHEDULE: *fees are non-refundable after public hearing |
| Variance(s) \$450.00 |

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SIGNS/LICENSE DIVISION

DECLARATION.

By signing this application, it is understood and a

| 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 |
| WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at |
| 1254 tastever Drive Ste. 180 Jackson, Mississippi |
| On this the 3181 day of Carvary, 20 20. |
| STATE OF MISSISSIPPI COUNTY OF HINDS |
| Personally came and appeared before me, the within named: |
| Tecl 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 RIST |
| Day of Carvany, 20 20. |
| |
| MY COMMISSION EXPIRES: Render W. Kellebrew |
| NOTARY PUBLIC ID No. 123654 Commission Express Apr 11. 2022 OF MISSISSER |
| Sovicount |



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.

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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 1 4 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 through 2020.

W Kllebrow

Notary Public

My Commission Expires

NOTARY PUBLIC
ID No. 123654
Commission Expres
Apr 11, 2022

OF MISSISSA

OF MISSISSA

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OF MISSISSA

OF MISSISSA

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 1 4 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/ERE | ECTOR: | | OCATION/ADDRESS OF SIGN: |
|---|---|--|---|
| Name Scott Allen At Si Address 4147-A NOHWIG City Occksho State Phone 601-365-9695 Bonded and Insured Yes City of Jackson Privilege License # 3 | No □ | Business Address Owner's Name > Phone 601-3 | Norsery Rhymes 1254 Eastover Dr Stell Lance Fulton 68-9997 # 200-01162-9 |
| GROUND-MOUNTED: | BUILDING | -MOUNTED: | TYPE OF LIGHTING: . |
| Overall Height Height Length Square Footage Wind Pressure Billboard | Length 12' W Square Footage: (| 00 Sq.ft | Internal DE External DUL# Sign Material Type: QLUMINUM, LED'S, Paint |
| WORDIN | VG ON SIGN(S); | ering samon sama gerteraknyakhin kapanghilandari) sperinkeya we yiliya yaku kabang | ZONING CLASS: CMU-1 |
| "Norsery Rhy | jnes | | Date Inspected: APPROVED DISAPPROVED |
| Temporary Banner Plot Dra | awings Sign | Drawings | - |
| I hereby certify that I have read this appl with all City Ordinances, Codes, and Stati agent for the herein described work. Applicant's senature | ication and that all inform Laws regulating sign con | ation contained her struction; that I am | ein is true and correct; that I agree to comp the owner or authorized to act as the owne |

Sign and License Division Manager



RECEIVED

FEB 1 4 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/ER | | LOC | ATION/ADDRESS OF SIGN: |
|---|------------------------|--|--|
| Name Scott Allen, At S Address 9197-A Northve City Jackson State Phone 601-366-9595 Bonded and Insured Yes City of Jackson Privilege License # 3 | MS zip 39206 | Business Address | Jursery Rhymes 254 Eastovel Dr Stell pice Fulton 1-9997 200-01162 9 |
| GROUND-MOUNTED: | | -MOUNTED: | TYPE OF LIGHTING: |
| Overall Height Height Length Square Footage Wind Pressure Bliboard | Square Footage | Il sq Et | Internal D External D UL# Non Lighted Sign Material Type: HDO dou W/ aluminum brace |
| WORDI | IG ON SIGN(S): | of the Additional State of States (Special States of Special State | ZONING CLASS: CMU-1 |
| "Norsery P | hymes" | | Date Inspected |
| Temporary Banner Plot Dra | owings Sign | Drawings | APPROVED . |
| hereby certify that I have read this applicate of the herein described work. Applicant's Signature | making and at the same | ation contained herein introction; that I am the o | s true and correct; that I agree to compowner or authorized to act as the owns |

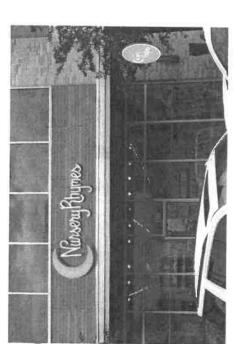


Day Mockup

RECEIVED

FEB - 3 2020

SIGNSALICENSE DIVISION



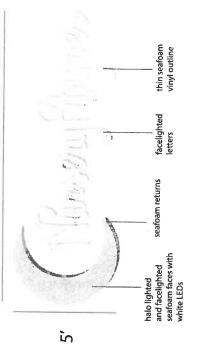
Night Mockup

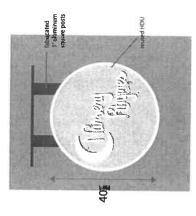


Nursery Rhymes

Painted Pantone 566 U

12′





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

EASTOVER DRIVE A2 Paret. SALON BANKPLUS SECTION EYEWEAR 81 55 SIGNS/LICENSE DIVISION RECEIVED 🗳 Origin Bank, D2 RETAIL/DINING BELOW RESIDENTIAL E1 FEB - 3 2020 RETAIL/DINING BELOW OFFICE 2018 DELIVERY DISTRICT F 1. Ross & Verger PARKING GARAGE 333 SPACES PARKING DINING OFFICE HOTEL

Landroll Detail

| Farcel Number | | Map Reference Number | |
|---------------------------------|------|-------------------------------------|---|
| 451-8-11 | | 567.00 1 186.11 | View Map Property Taxes Cis Man |
| Subdivision No. | | Homestead Exemption Account Numbers | bers |
| 3796 | | _ | |
| Assessed Owner | | Assessed Values | |
| ARLINGTON DISTRICT LIVING LLC | | Land Value | 104 630 |
| ATTN: DAVID G ELLIS | | Improvement Value | 2,114,790 |
| BIRMINGHAM AL 35203 | | Total | 2,219,420 |
| Location | | Appraised Values | |
| 1254 EASTOVER DRIVE | | Cand Value | 697,530 |
| Legal Description | | Improvement Value | 14,098,600 |
| LOT 10 THE DISTRICT AT FASTOVER | | Total | 14,796,130 |
| | | Building Info. | |
| | | Type | APT |
| | 11 | Base Area | 59,840 |
| | 7 | Adjusted Area | 210,916 |
| | | Year Built | 2017 |
| | | Deed Info. | |
| Acreage Info. | | Book & Page | 7183-2538 |
| res | 0.00 | Date | 10/20/2015 |
| Uncultivated Acres | 0.00 | | |
| Back Search | | | |

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SIGNS/LICENSE DIVISION