



# CITY OF JACKSON, MS

## Application for Zoning Action

Application Must Be Signed By Owner of Property

**FOR OFFICE USE ONLY**  
**RECEIVED**  
SEP 30 2020  
City of Jackson  
City Planning Administration  
**CASE NO.:** 4106  
**Ward #:** 2

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

Rezoning From C-3 To I-1 ||  Use Permit ||  Special Exception ||  Variance(s)

**II. Subject Property Address:** PART OF PARCEL ID 0716-36A-001/00.00

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

**Current Zoning for property:** 1/2 I-1 1/2 C-3

**Tax Parcel Number:** 0716 - 36A - 001/00.00

**III. Size of Property:**

Lot Frontage 591.23 feet  
Lot Depth 597.45 AND 417.97 feet  
Square footage/Acres 276,554 / 6.349 ACRES  
Improved or Unimproved? Unimproved  
If improved, number of existing buildings? 0  
**Use of buildings:** Residential Commercial Industrial

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

REQUEST TO ZONE ALL OUR PROPERTY I-1 SO WE CAN OPERATE  
a landscape company

**V. Are there any City Code Violations on this property?** N/A

If yes, please give details and dates of violations:  
\_\_\_\_\_  
\_\_\_\_\_

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

**VII. Has there been any Zoning Action filed on this property in the past?** N/A  
If yes, please attach copies of agency findings and decisions.

**APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE** to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3<sup>rd</sup>) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

**DECLARATION:**

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

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

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Property Owner's Signature

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

\_\_\_\_\_  
Jackson, Mississippi

On this the 30 day of September, 2020.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

**Personally came and appeared before me, the within named:**

Johnathan Wade Trisler

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

**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 30 day of**

September, 2020.

**MY COMMISSION EXPIRES:**

May 19 2023



Brandi Thomas  
NOTARY PUBLIC

**TRISLER**  
**LANDSCAPE**  
**MANAGEMENT, Inc.**

P.O. Box 1365  
Ridgeland, MS. 39158  
(601) 992-9244

**October 1, 2020**

RE: Richmond Grove Zoning Action

Dear Sir/Madame,

We are requesting a zoning action to get all of our recently purchased property to be zoned I-1. We purchased 6.349 acres and approximately 296 feet of the south side of our lot is zoned I-1 and the north half of approximately 294 feet is zoned C-3. Of this north half 150 feet wide of it is located under the powerline which cant be developed. We are requesting the north part of our parcel be zoned I-1.

We are a landscape company currently located at 200 Beasley Road in Jackson Mississippi and plan to move our facility to this location. This site is currently zoned I-1 all to the south and east, zoned C-3 to the north, and community mixed use to the West. We have included a survey of our property and city zoning maps for your reference.

We plan to operate our daily operations out of this facility and build a few warehouses to store our trucks, equipment, and office. We possibly will sale landscape materials to the public. We do not want to operate as a retail nursery but sale items such as pine straw, mulch, sand, gravel, stone, and hardscape landscape materials.

We greatly appreciate your considering in our zoning requests and look forward to meeting in person to discuss our requests.

Thanks in advance,



Cade Trisler  
President  
Trisler Landscape Management, Inc.  
601.238.8873



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
 OCT 02 2020  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4107  
**Ward #:** 3

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

Rezoning From R1 To C-2 |  Use Permit || \_\_\_ Special Exception || \_\_\_ Variance(s)  
**Parcel #430-65 Both Parcels**

**II. Subject Property Address:** 155 & 161 W. Northside Dr.

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

**Current Zoning for property:** R1 & C2

**Tax Parcel Numbers:** 430-64 (C2) & 430-65 (R1)

**III. Size of Property:** Lot Frontage 145.35 feet  
 Lot Depth 240 feet  
 Square footage/Acres 43,284  
 Improved or Unimproved? Unimproved  
 If improved, number of existing buildings? \_\_\_  
**Use of buildings:** Residential Commercial Industrial

**IV. Purpose for requested Zoning Action: (Brief Description)**  
To Convert land from C2 & R1 to a restaurant with a Drive-Thru

**V. Are there any City Code Violations on this property?** None  
*If yes, please give details and dates of violations:*

**VI. Are there any Restrictive Covenants?** No *If yes, please attach copies of Covenants.*

**VII. Has there been any Zoning Action filed on this property in the past?** No  
*If yes, please attach copies of agency findings and decisions.*

**APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE** to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3<sup>rd</sup>) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

**DECLARATION:**

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

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

Carl D. Bass

**Applicant's Signature**

Jaafar Mohammed

**Property Owner's Signature**

**WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at**  
155 + 161 W Northside Dr Hinds **Jackson, Mississippi**

On this the 15 day of September, 20 20.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

**Personally came and appeared before me, the within named:**

Carl D. Bass

Jaafar Mohammed

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

**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE**, this the 15 day of

September, 20 20.



Samantha Gibson Williams

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**

1-19-2022

October 1, 2020

Ms. Ester Ainsworth

City of Jackson

P.O. Box 17

Jackson, MS 39205-0017

RE: Boston Fish Supreme, 161 & 155 W Northside Drive.

Ms. Ainsworth,

Please accept this letter as our intent to apply for Zoning of the properties listed above.

Our request is in line with the current use of properties in the surrounding areas. Especially on the south side of Northside Drive. The properties on each side of these parcels are currently zoned C-2 & C-3.

We intend to open our Boston Fish Supreme Restaurant as soon as feasible. Our Restaurant will employ 20 to 30 people when we are in full operation, we think this will contribute to the tax base of Jackson and create jobs for the entire community.

Thank you for your consideration in this request and we will provide any other information per your Request.

Regards,



Carl Bass, Applicant



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
 OCT 02 2020  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4108  
**Ward #:** 4

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

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

**II. Subject Property Address:** 4417 O'Bannon Dr.

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

**Current Zoning for property:** C-1A

**Tax Parcel Number:** 411 - 28 -     

**III. Size of Property:**

Lot Frontage 50 feet  
 Lot Depth 150 feet  
 Square footage/Acres 7,500 square feet  
 Improved or Unimproved? Unimproved  
 If improved, number of existing buildings?       
**Use of buildings:** Residential   **Commercial**  Industrial

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

I am requesting Zoning Action for an commercial childcare.

**V. Are there any City Code Violations on this property?** NO

*If yes, please give details and dates of violations:*  
      
    

**VI. Are there any Restrictive Covenants?** NO *If yes, please attach copies of Covenants.*

**VII. Has there been any Zoning Action filed on this property in the past?**       
*If yes, please attach copies of agency findings and decisions.*

**APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE** to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3<sup>rd</sup>) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

**DECLARATION:**

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

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

\_\_\_\_\_  
**Applicant's Signature**

JW Donerson III  
**Property Owner's Signature**

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

4417 O'bannon drive Jackson, Ms 39213 **Jackson, Mississippi**

On this the 2 day of October, 2020.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

**Personally came and appeared before me, the within named:**

\_\_\_\_\_  
JW Donerson III

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

**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE,** this the 2<sup>nd</sup> day of

October, 2020.

**MY COMMISSION EXPIRES:**

December 1, 2024

Christina Donerson  
**NOTARY PUBLIC** Christina Donerson

CHRISTINA DONERSON  
Notary Public, North Carolina  
Granville County  
My Commission Expires  
December 01, 2024



**APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE** to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3<sup>rd</sup>) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

**DECLARATION:**

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

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

Kayla Rodriguez  
Applicant's Signature

\_\_\_\_\_  
Property Owner's Signature

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

4417 Al Bannard Dr Jackson, Mississippi

On this the 2 day of October, 2020.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

**Personally came and appeared before me, the within named:**

Kayla Rodriguez \_\_\_\_\_

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

**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE,** this the 2 day of

October



MY COMMISSION EXPIRES:  
3/23/22

Mary Carol Farish  
NOTARY PUBLIC

Date: October 2, 2020

From: Kayla Marie Rodriguez  
4417 O'Bannon Drive  
Jackson, Mississippi 39213

Business: *Senoritas Childcare, LLC*

To: Department of Zoning/Business License  
Jackson, Mississippi

#### **Statement of Intent**

My name is Kayla Marie Rodriguez the owner of Senoritas Childcare, LLC located at 4417 O'Bannon Drive Jackson, Mississippi 39213. Senoritas Childcare LLC is a daycare center that provides services for families in need of childcare for children ages 4 years olds or younger.

Senoritas Childcare, mission is to provide childcare that meets the needs of each child with a safe, educational, and caring environment. The goals are to provide affordable, convenient, dependable childcare services. We strive to be a positive environment by provide compassionate, warm, and supportive caregivers.

Kayla Marie Rodriguez

Owner

*Senoritas Childcare, LLC*

Email: [seniritaschildcare@gmail.com](mailto:seniritaschildcare@gmail.com)