

These are the cases for the November 17, 2021  
Planning Board Meeting @ 1:30  
3 New Cases (4149-4151).



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

FOR OFFICE USE ONLY  
**RECEIVED**  
SEP 14 2021  
City of Jackson  
City Planning Administration  
CASE NO.: 4149  
Ward #: 7

**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:** 3915 N. State St  
Jackson, MS 39206

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

Current Zoning for property: R1

Tax Parcel Number: 53 - 121 -

**III. Size of Property:**

Lot Frontage 67 ? feet  
Lot Depth 146.3 ? feet  
Square footage/Acres 1840 sq ft  
Improved or Unimproved? Improved  
If improved, number of existing buildings? 1  
Use of buildings: Residential  **Commercial**  Industrial

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

Real Estate office

**V. Are there any City Code Violations on this property?** Yes (see attached)  
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.

Diane Nelson  
Applicant's Signature

Diane Nelson  
Property Owner's Signature

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

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

On this the 13<sup>th</sup> day of Sept, 2021.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Dianne Nelson

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 13<sup>th</sup> day of

Sept, 2021.

**MY COMMISSION EXPIRES:**

Oct 4, 2023

Stacey W. Robinson  
NOTARY PUBLIC



STATEMENT OF INTENT

3915 N State St Jackson, MS 39206

Right Size Realty operates a real estate office at 3915 N State St (owner/broker Dianne Nelson). DPA Properties owns the building (owners Andrew Tyre, Dianne Nelson, and Paul Tyre). Traffic in and out of the office is very limited. Periodically meet clients at the office. It primarily serves as a location to work.



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**Application for Zoning Action**  
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 SEP 21 2021  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4150  
**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 Drive  
Jackson, Ms. 39213 (Childcare)  
 (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  
 Improved or Unimproved? Unimproved  
 If improved, number of existing buildings?  
**Use of buildings:** Residential  **Commercial**  Industrial

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

Shirley Cleveland  
Applicant's Signature

J. W. Doneson III  
Property Owner's Signature

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

4417 O. Bannon Drive Jackson, Mississippi

On this the 20<sup>th</sup> day of September, 2021.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Shirley Cleveland

J. W. Doneson 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 20<sup>th</sup> day of

September, 2021.

**MY COMMISSION EXPIRES:**

6/16/2023



## STATEMENT OF INTENT

I, SHIRLEY CLEVELAND, PLAN TO  
USE 4417 O'BANNON DRIVE AS A  
CHILDCARE CENTER.



**CITY OF JACKSON, MS**  
**Application for Zoning Action**  
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**RECEIVED**  
**FOR OFFICE USE ONLY**  
 OCT 09 2021  
 City of Jackson  
 City Planning Administration

**CASE NO.:** 4151  
**Ward #:** 7

**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:** 130 David Lake Blvd  
Jackson, Ms 39212  
 (Street number and name or description of location if property is a vacant lot)

**Current Zoning for property:** C2

**Tax Parcel Number:** 610 - 4 - 1

**III. Size of Property:** Lot Frontage 139.65 feet  
 Lot Depth 111.37 feet  
 Square footage/Acres 0.35 acres  
 Improved or Unimproved? Yes  
 If improved, number of existing buildings? 1  
**Use of buildings:** Residential  **Commercial**  Industrial

**IV. Purpose for requested Zoning Action: (Brief Description)**  
For coffee shop with 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?** \_\_\_\_\_  
 If yes, please attach copies of agency findings and decisions.

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**DECLARATION:**

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

[Signature]  
Applicant's Signature

[Signature]  
Property Owner's Signature

**WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at**  
130 Daniel Loke Blvd, Jackson Ms 39212  
Jackson, Mississippi

On this the 30<sup>th</sup> day of September, 2021.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Ronnie Crudup, Jr.

Ronnie Crudup, Jr.

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<sup>th</sup> day of September, 2021.

**MY COMMISSION EXPIRES:**  
Aug 4, 2022

[Signature]  
NOTARY PUBLIC





## **STATEMENT OF INTENT**

I, Ronnie Crudup, Jr., on behalf of New Horizon Ministries, Inc., acquired the property at 130 Daniel Lake Blvd., Jackson, MS 39212. Formerly operated as Regions Bank, it is now our intent to repurpose its use to a community coffee shop. With little to no breakfast eateries or coffee shops in the area, we look forward to providing this much needed service to our commuting neighbors. It is our hope that the proposed Special Exemption is accepted and approved. Your consideration is much appreciated