

These are the cases for the September 25, 2019
Planning Board Meeting @ 1:30 - 3 New Cases (4067-4069)



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

FOR OFFICE USE ONLY
RECEIVED
AUG 02 2019
City of Jackson
City Planning Administration
CASE NO.: 4067
Ward #: 3

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

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

II. Subject Property Address: 3855 Azalea Drive, Jackson, MS
39206

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

Current Zoning for property: C1-A

Tax Parcel Number: 430 - 103 -

III. Size of Property:

Lot Frontage 125 feet
Lot Depth 303.38 feet
Square footage/Acres 0.64 acres
Improved or Unimproved? Unimproved
If improved, number of existing buildings?
Use of buildings: Residential Commercial Industrial

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

To use as a preschool program

V. Are there any City Code Violations on this property? NO
If yes, please give details and dates of violations:

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

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

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

DECLARATION:

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

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

Juanita McDonald
Applicant's Signature

D. C. Williams
Property Owner's Signature

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

3855 Azalea Drive Jackson, Mississippi

On this the 1st day of August, 202019.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

David C. Williams

JUANITA McDONALD

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 1st day of August, 2019.

MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC



Statement of Intent

I, Juanita McDonald, request a Use Permit for the property located at 3855 Azalea Drive, Jackson, MS 39206 to be utilized as a High Quality Preschool Program. This program will provide an advanced curriculum for preschool children who generally have the aptitude or cognitive ability to learn at a much higher level than what is being taught. I am a native of the Virden Addition community and my professional experiences have allowed me the opportunity to travel throughout the United States and internationally, whereby, I was able to witness many educational advantages in various preschool cultures that I did not see in my hometown. As a result, I have decided to open a preschool program, where children are taught and encouraged to think outside of the box.



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 AUG 09 2019
 City of Jackson
 City Planning Administration
CASE NO.: 4068
Ward #: 4

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

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

X Rezoning From R1 To C3 I I Use Permit II Special Exception I IVariance(s)

II. Subject Property Address: 4301 Patann Street

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

Current Zoning for property: <u>R1</u>
Tax Parcel Number: <u>731-34</u>

III. Size of Property:

Lot Frontage - 100 feet
 Lot Depth - 305 feet
 Square footage/Acres - 1.049 Acres
 Improved or Unimproved? - Unimproved
 If improved, number of existing buildings?

Use of buildings: Residential Commercial Industrial

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

The lot is desired to be used a space for a planned expansion of a business located on an adjacent lot.

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? None
If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? None
If yes, please attach copies of agency findings and decisions.

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

[Signature]
Applicant's Signature

Wallace R. McAlexander Jr.
Property Owner's Signature
SIGNING AS GENERAL PARTNER
OF MAGNOLIA PARTNERS

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
4301 Patann Street Jackson, Mississippi

On this the 29th day of July, 20 19

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Wallace R. McAlexander Jr.

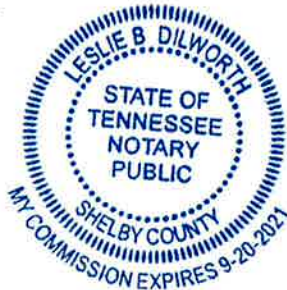
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th day of,
July 20 19

MY COMMISSION EXPIRES:

September 20, 2021

Leslie B. Dilworth
NOTARY PUBLIC



Geotechnical Engineering
Hydraulic Engineering
Civil Engineering
Surveying

276 County Road 101
Oxford, MS 38655
oxford@pecorpms.com



Land Planning/Subdivisions
Road and Bridge Design
Utility System Design
Materials Testing

Phone 662-234-8539
Fax 662-234-8639
www.pecorpms.com

Statement of Intent

The purpose for requesting rezoning of this property is to allow for the expansion of an existing business from an adjacent lot. The current zoning of the subject lot is R1 - Residential. We are requesting it be changed to C3 – Commercial to match said property. The proposed use will be as a housing facility for manufacturing production materials, which is a permitted use of land zoned as C3. Currently the adjoining lot zoned as C3 is bounded by the subject property zoned R1 to the west, property owned by Jackson School District zoned as SUD to the south, Boling St. to the east and Patann Rd. to the north. The lack of property zoned for which the business is a permitted use prevents the expansion of the business.

The subject property is currently in an undeveloped state and a portion of the site has been used as an unauthorized waste disposal site. If the request to rezone the property is approved the lot will be subsequently developed. In order for the site to be developed, the discarded waste will be required to be removed and lawfully disposed of in an environmentally friendly manner. The resulting development will inherently prevent future dumping from occurring on the site as well. This action will in no way have a negative impact on the neighboring property's value or quality of life.



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 City Planning Administration
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I. Please choose one or more of the following Zoning Action Requests:

X Rezoning From R1 To C3 I I Use Permit I I Special Exception I I Variance(s)

II. Subject Property Address: 4311 Patann Street

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

Current Zoning for property: <u>R1</u>
Tax Parcel Number: <u>731-34 35</u>

III. Size of Property:

Lot Frontage - 100 feet
 Lot Depth - 153 feet
 Square footage/Acres - 0.351 Acres
 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)*

The lot is desired to be used a space for a planned expansion of a business located on an adjacent lot.

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

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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
SIGNING AS INDIVIDUAL

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
4311 Patann Street Jackson, Mississippi

On this the 29th day of July, 20 19

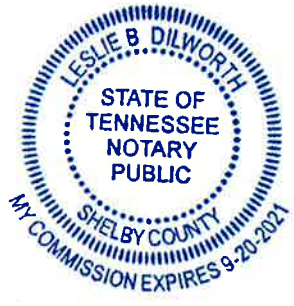
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NOTARY PUBLIC [Signature]



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The subject property is currently occupied by a dilapidated building and a portion of the site has been used as an unauthorized waste disposal site. If the request to rezone the property is approved, the lot will be subsequently developed. In order for the site to be developed, the discarded waste and the existing structure will be required to be removed and lawfully disposed of in an environmentally friendly manner. The resulting development will inherently prevent future dumping from occurring on the site as well. This action will in no way have a negative impact on the neighboring property's value or quality of life.