

NOTICE OF APPLICATION FOR A REZONING

ZONING CASE NO. 4342

By virtue of and pursuant to the authority and direction of that Ordinance by the City Council of Jackson, Mississippi, appearing in Minute Book 3G at page 115 thereof, notice is hereby given to all persons interested in or in any way affected thereby, that **Tera Sheriff** has filed with the Planning Board for the City of Jackson, an application requesting **a Rezoning from C-2 (Limited) Commercial District & R-1A (Single-Family) Residential District to PUD - Planned Unit Development District to allow for the construction of affordable residential housing** on the properties located at **5356 N. State St. (Parcel 500-1050)** in the First Judicial District of Hinds County, Mississippi, and being more particularly described as:

PROPERTY IN THE SE ¼ OF SECTION 11, T6N, R1E, HINDS COUNTY, MISSISSIPPI

Beginning at an iron pipe at a fence corner at the SW corner of Lot 2 of Hanging Moss Gardens, a subdivision according to a plat on file in the office of the Chancery Clerk of Hinds County, Mississippi in Plat Book 4 at Page 85; thence North 01 degree 33 minutes 58 seconds West 353.47 feet, along a fence line, to iron pin at a fence corner, 29.33 feet from the center-line of Cedars of Lebanon Street; thence South 89 degrees 58 minutes 48 seconds West 735.13 feet to a point 22.90 feet from the center-line of Cedars of Lebanon Street and 47.28 feet from the center-line of North State Street; thence South 27 degrees 29 minutes 05 seconds West 378.19 feet, parallel to the center-line of North State Street, to an iron pipe; thence South 88 degrees 54 minutes 16 seconds East 919.50 feet, partly along a fence line, to an iron pipe and the Point of Beginning, containing 6.56 acres, more or less, subject to any easements of record, and any Right-of-Way of Cedars of Lebanon Street and/or North State Street, in the SE ¼ of Section 11, T6N, R1E, Hinds County, Mississippi.

LESS AND EXCEPT:

The land and property described in Book 3544 at Page 161 as being located in the SW ¼ of the SE ¼ of Section 11, T6N, R1E, City of Jackson, First Judicial District, Hinds County, Mississippi, and containing 440 square feet or 0.010 acres, more or less, more particularly described in said book and page as follows:

Commence at the intersection of the East right-of-way line of North State Street and the South right-of-way line of Cedars of Lebanon Road; run thence along the South right-of-way line of Cedars of Lebanon Road South 89 degrees 40 minutes 51 seconds East 32 feet to a point; run thence South 58 degrees 58 minutes 40 seconds West for a distance of 53.86 feet to a point on the East right-of-way line of North State Street; run thence North 27 degrees 10 minutes 14 seconds East along the East right-of-way line of North State Street 31 feet to the Point of Beginning.

LESS AND EXCEPT:

PARCEL NO. 500-1040
5344 N STATE ST., JACKSON, MS 39206

185.3 FT N & S X 120 FT E & W BEG 185.3 FT SWLY INT. E/L NORTH STATE ST & S/L CEDARS OF LEBANON BEING PT LOT 1 HANGING MOSS GARDENS.

Said application will be heard at the City Planning Board Hearing in the Andrew Jackson Conference Room, First Floor, Warren A. Hood Building, 200 S. President Street in Jackson, Mississippi, at 1:30 p.m., on Wednesday, September 23, 2026, at which time all parties interested in or affected thereby will be heard both pro and con on said question, after which a record will be established upon which the City Planning Board can make its recommendation to the City Council of Jackson. Any objection thereto may be made by any person owning property within the area, and if made in writing must be filed with the City Zoning Administrator before said time if a hearing thereof or consideration thereof is desired, or by counsel on said date. If a request is made to the Zoning Administrator at least 72 hours in advance, the City will take steps to accommodate citizens need for interpreters or auxiliary aids for the visually/hearing impaired.

DUE TO THE CONCERN FOR THE PUBLIC HEALTH, SAFETY AND WELFARE, THE PLANNING BOARD MEMBERS, APPLICANTS AND THE GENRAL PUBLIC HAVE THE OPTION TO ATTEND THE MEETING VIA TELECONFERENCE/VIDEO. PLEASE EMAIL ERICL@JACKSONMS.GOV TO REGISTER FOR THE TELECONFERENCE/VIDEO INFORMATION PRIOR TO SEPTEMBER 16, 2026.

WITNESS my signature this 28TH day of August 2026.

/s/Eric D. Lewis
Zoning Administrator
City of Jackson, Mississippi

<u>Publish in the Mississippi Link:</u> September 3, 2026	<u>Send Billing Statement to:</u> Tera Sheriff 4154 Plaza St. Jackson, MS 39206 (601) 850-8930 terasweet@yahoo.com
And September 17, 2026	

Please send **or email Proof of Publication to: **City of Jackson**
Zoning Division
P. O. Box 17
Jackson, MS 39205-0017
tsmith@city.jackson.ms.us

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Zoning Division
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tsmith@city.jackson.ms.us**