



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

FOR OFFICE USE ONLY
RECEIVED
MAY 30 2023
City of Jackson
City Planning Administration
CASE NO.: 4213
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: 451 Roland Street

Jackson MS 39209

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

Current Zoning for property: R-1

Tax Parcel Number: 305-107

III. Size of Property:

Lot Frontage 66 feet
Lot Depth 113.8 feet
Square footage/Acres 0.17 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)

Transitional Housing 7-12 people

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 (3rd) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

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

Shirley Johnson
Applicant's Signature

Shirley Johnson
Property Owner's Signature

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

451 Roland Street Jackson MS **Jackson, Mississippi**

On this the 24th day of May, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Shirley Johnson



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 24th day of May, 2023.

Karen Nielsen
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 19, 2025

May 17, 2023

Dear Neighbor,

As an introduction, I am Shirley Johnson, I currently own several properties on Roland Street but more particularly the cause of this letter concerns 451 Roland Street. I have worked diligently to improve my property on Roland Street to increase the value of all our properties.

At 451 Roland Street, we provide transitional housing for non-violent ex-offenders and victims of domestic violence. We currently provide 6 bedrooms so that people who are less likely to be approved for traditional housing (apartments, houses, etc.) have an opportunity to live in decent affordable housing while in transition.

We are currently applying with the City of Jackson to amend our usage to 7-12 as we have a capacity to house 8 people opposed to 6 people. We take pride in doing background checks on all residents and can assure other resident and neighbors that our resident are non-violent ex-offenders (no sex offenses or violent crimes) and others are victims of domestic violence. All residents are working diligently to become financially stable and provide a better life for themselves.

We have created additional parking areas for our residents, we have **cameras and strict guidelines that residents must adhere to, a few of which are as such,**

Residents are required to maintain full-time employment.

Residents may not play loud music inside or outside the home.

Residents may not honk car horns except in an emergency.

Residents may not speak loudly inside or outside the home.

Residents may not have overnight guests.

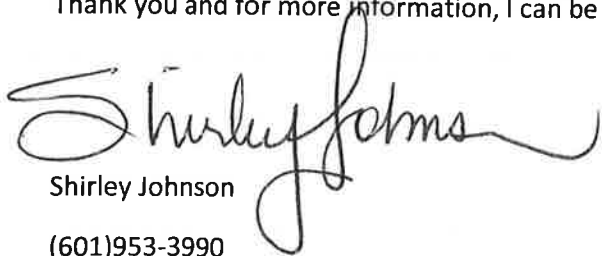
Residents may not walk up and down the street or engage in any illegal activity.

Residents may not ask favors of neighbors or trespass on neighbor's property.

Some of our residents would be faced with homelessness without the option of transitional housing, our goal is to continue providing such housing so to combat a fraction of the homelessness in the City of Jackson.

We would like to invite you to share your thoughts and suggestions at a public hearing with the City of Jackson Planning Board Members on July 26, 2023, at 1:30 pm. This is the date provided to me on the Filing Deadlines and Meeting Schedules.

Thank you and for more information, I can be reached at the numbers affixed below,



Shirley Johnson

(601)953-3990

Applicant: Shirley Johnson

Address: 451 Roland Street Jackson, MS 39209

Parcel #305-107

Statement of Intent

I, Shirley Johnson would like to continue providing temporary transitional housing at 451 Roland Street Jackson MS 39209, for first time non-violent offenders released from prison and victims of domestic violence 'with no children' and nowhere to go, allowing them time to look for and gain adequate employment or save money to get a place of their own. Currently, we have the capacity to house 8 individuals, and we hope to gain permission from the City of Jackson to extend the usage guideline from the permissible number of 6 residents to 8 residents.

Our Transitional Housing Goals

We aim to provide stability, structure and a sense of safety. Approved residents agree to follow guidelines and staff monitors the house with weekly visits along with a remote camera system.

Residents are provided resources to help with gaining employment, state and government assistance programs and finding long-term housing.

Residents pay a small security deposit which is often waived when residents are struggling financially, or the deposit may be paid later. Residents are required to gain and maintain full time employment, pay weekly for their housing and help to maintain the upkeep of the house.

The usual length of stay is 12 weeks, but oftentimes residents struggle with finding long-term affordable housing due to felony convictions or low income. Residents may qualify for an extension to their 12- week stay, which may be determined by staff.

Our efforts to improve the community.

Jackson Investment Group, LLC has worked diligently for the past 14 years to improve the community by buying vacant debilitated houses in Jackson MS, particularly on Roland Street where said property is located.

We own and have remodeled several houses on Roland Street in hopes that our neighbors and the City of Jackson would appreciate the increased value we bring to the Dearborn Subdivision. We have brought some of the worse houses back to life and pray that city officials will see our efforts so that we can continue to help revitalize the City of Jackson and to provide transitional housing for individuals who may not be able to afford otherwise.

The Importance of Transitional Housing for Ex-Offenders

According to MDOC's monthly fact sheet, in March 2013, Mississippi had as many as 22,281 inmates behind bars. By March 2022, that number had dipped to 16,701.

The Corrections and Criminal Justice Oversight Task Force noted in its 2022 final report in January that by March 1, 2023, the prison population was 19,481—an increase of 2,780 in a single year. During the same period, the parolee population fell from 9,493 in 2022 to 7,493 in 2023.

In March 2013, Mississippi had as many as 22,281 inmates behind bars. By March 2022, that number had dipped to 16,701.

The report provides information on parole revocations showing that between the third quarter of 2021 and the second quarter of 2022, the number of revocations jumped from 365 to 596. Out of the 1,953 former inmates with revoked parole, only 134 (7.3%) suffered parole revocation because of new crimes; the remaining 1,819 came back to prison because of technical violations of parole terms, not new crimes. The number of parolees ranged from about 8,000 to 9,000 during that time.

The task force's report recommended "legislation to address housing and substance use disorders issues facing returning persons through transitional (reentry/recovery) housing."

"More than 9,000 offenders leave state prisons each year, but Mississippi has no system-wide reentry program and a total of just 100 beds in three transitional reentry centers across the state," the report said. "After spending years behind bars, returning persons may lack the skills necessary to acquire and maintain housing on their own.

"The housing needs of offenders reentering their communities will vary. Some will need permanent supportive housing, but most will need far more limited assistance which may include short-term rental assistance, and some will need mid-level assistance consistent with transitional housing."

The Importance of Transitional Housing for Victims of Domestic Violence

There are several emergency shelters in our area, but not everyone has equal access. Help for women without children, isn't easy to come by.

There's a growing number of women without children or women without custody of their kids who need help. Many of them end up on the street because most facilities only have space for families.

On average, nearly 20 people per minute are physically abused by an intimate partner in the United States. In one year, this equates to more than 10 million victims.

Domestic violence is one of the primary causes of homelessness for women and their children in the United States. According to the National Network to End Domestic Violence, between 22 and 57 percent of women and children are homeless due to domestic violence, with 38 percent of all victims experiencing homelessness at some point in their lives due to domestic violence. Victims who leave their abusive partner multiple times due to domestic violence often experience multiple events of homelessness.

When a victim of domestic violence chooses to leave their abusive partner, safe and affordable housing is one of the primary barriers they will face for themselves and their children. In a one-day survey conducted in 2016, more than 41,000 adults and children fleeing domestic violence found refuge in emergency shelters or transitional housing programs. Out of 11,991 unmet requests that day for domestic violence services, 66 percent were for housing and shelter. In another nationwide study, more than half (51.5 percent) of the victims who identified a need for housing services did not receive them.

Though emergency shelters can be a source of immediate short-term safety, transitional housing programs offer victims a housing option and supportive services. It is a safe, affordable option that empowers survivors to begin rebuilding their lives after fleeing abuse. Transitional housing programs give survivors the time and services they need to achieve goals for long-term safety and stability. Without these programs, survivors may have no other option than to return to their abuser's home or face homelessness.



CITY OF JACKSON, MS
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FOR OFFICE USE ONLY
RECEIVED
 MAY 31 2023
 City of Jackson
 City Planning Administration
 CASE NO.: 4214
 Ward #: 7

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

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

II. Subject Property Address: 410 S. GALATHEA STREET, JACKSON, MS 39203

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

Current Zoning for property: I-1 + C-3

Tax Parcel Number: 182 - 53

III. Size of Property:

Lot Frontage 200 feet
 Lot Depth 360 feet
 Square footage/Acres 23,400
 Improved or Unimproved? 11,110
 If improved, number of existing buildings? 1
 Use of buildings: Residential Commercial Industrial

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

OFFICE → INTERIOR OFFICES, CLASSROOMS, SLEEP QUARTERS & CHAPEL

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.

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

Rex W. Baker
Applicant's Signature

Rex W. Baker
Property Owner's Signature

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

410 S. GAILATZD STREET Jackson, Mississippi

On this the 26th day of May, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Rex BAKER

Rex BAKER

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 26th **day of**

May, 2023

MY COMMISSION EXPIRES:

9/28/24



[Signature]
NOTARY PUBLIC

Statement of Intent Regarding Rezoning of 410 South Gallatin

Currently the property/building is zoned both C-3 and I-1. Gateway seeks to have the building completely zoned C-3 versus its current dual zoning which splits the building. Gateway seeks to renovate this currently vacant warehouse property which it owns to Office Space. It will include interior offices, classrooms, sleeping quarters and a Chapel. Gateway currently operates a homeless shelter on adjacent property. Plans for the renovation of the property have previously been submitted regarding the renovation of the building (Case # Site – 23-21). However, the address on the renovation plans listed the address of the property as 328 South Gallatin which is where Gateway's administrative offices and kitchen are located adjacent to this property.

Based on the initial dual zoning of a singular building, Gateway is seeking to correct what it believes was a mistake in the original zoning which split the building. The benefits of the renovation are numerous including but not limited to the following:

- Removal of homeless off the streets
- Training of productive members of the community
- Construction dollars spent on the renovation in Jackson
- Ongoing operating cost dollars spent operating the facility
- Additional 2 jobs upon completion

Gateway respectfully requests rezoning of the above property to only C-3.



CITY OF JACKSON, MS
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 JUN 02 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4215
Ward #: 2

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

Rezoning From R1-A To R-5 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 5755 HORTON AVE.

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

Current Zoning for property: R1-A

Tax Parcel Number: 723 - 67 - 3

III. Size of Property: Lot Frontage 202 feet
 Lot Depth 180 feet
 Square footage/Acres 36,540 0.839 ACRES
 Improved or Unimproved? IMPROVED
 If improved, number of existing buildings? 2
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: *(Brief Description)*
TO ALLOW PROPERTY W ADJACENT PROPERTIES ZONING.

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.

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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

5755 Horton Ave Jackson, Mississippi 39206

On this the 02 day of June, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Paul M. Purser

Sonia D. Ferreras

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 June, 2023.

MY COMMISSION EXPIRES:

April 29, 2024

[Signature]
NOTARY PUBLIC



Preparer: Paul M Purser • paul@purserandcompany.com

Thursday, June 1, 2023

Sonia Ferreras
111 Lakeshore Drive Unit# H302
Brandon, MS 39047

Rezoning Statement of Intent

5755 Horton Ave, Jackson, MS

To the administration in charge of zoning for Jackson, MS,

We humbly request that the board consider our application for rezoning at the aforementioned property which is currently zoned for R-1 to R-5. Adjacent properties are zoned R-4 & R-5 as well as C-3. No adjacent properties are zoned R-1. Zoning for the block that runs north to south at this property and on the same street is primarily R-5. Across the street, there is a property zoned for R-4. We believe that rezoning this property to R-5 will complete the entire block to R-5 save one property which is R-1 & another which is C-2. The majority of the block is R-5.

This area is trending towards higher density residential and commercial zoning. There are no overlays that would direct in any other direction.

Currently this home on this property is large enough to be divided into multiple apartments. There is enough room on the property to allow for parking for the increased use. The property is currently dilapidated and has issues with transient persons occupying the space without regard to ownership. It is my client's interest to repair and clean up this property for letting to the public which will have a positive affect on the area.

Thank you for your consideration.

Signatures

Architect:

 6/1/23
Signature Date

Paul Purser, AIA, LEED AP
Purser & Company, PA
160 McTyere Ave. STE B
Jackson, MS 39202

Midtown Jackson

160 McTyere Ave.
Jackson, MS 39202

contracts@purserandcompany.com

601.376.9647

purserandcompany.com

Creative & Thoughtful
Architecture



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

RECEIVED
 FOR OFFICE USE ONLY
JUN 02 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4216
Ward#: 3--

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

Rezoning From R1 To SUD Use Permit Special Exception Variance(s)

II Subject Property Address: 4638 Londonderry Dr., 608, 616, 630, 638, 644 and 654 Wellington Rd., 706 E. Northside Dr.

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

Current Zoning for property: R-1

Tax Parcel Number: 432-327, 432-328, 431-20, 431-18, 431-17, 431-16, 431-15, 431-129

III. Size of Property: Lot Frontage 574.3 feet
 Lot Depth 125.0 feet
1.64 acres
 Improved or Unimproved? Both
 If improved, number of existing buildings? 5
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: *(Brief Description)*
To allow for the expansion of the Church and School facilities.

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.

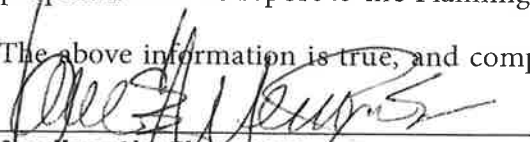
A USE Permit for the properties located at 616 Wellington Rd. (Parcel 431-20) 630 Wellington Rd. (Parcel 431-18), 644 Wellington Dr., (Parcel 431-16) and 4638 Londonderry Dr. (Parcel 432-327) was granted on February 23, 2022. Case # 4163.

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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 2nd day of June, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

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 2nd day of June, 2023.

MY COMMISSION EXPIRES:

November 12, 2024



Statement of Intent

Redeemer Church

Redeemer Church is a multi-ethnic community of Christians committed to glorifying the Lord Jesus Christ and proclaiming the Good News of His Kingdom both in word and deed to the Broadmoor / Broadmeadow (Fondren North) neighborhoods, the city of Jackson, and the world. Redeemer Church occupies the building that used to be the location of Trinity Church. Trinity Church, by the grace of God, had over 50 years of faithful ministry in this community. However, in 2004 Trinity Church elected to move to a new location on Old Canton Road, east of Interstate 55. Roughly 90 former members of Trinity Church did not want to leave the Broadmoor/Broadmeadow communities. Those members formed the core group responsible for planting what we now know as Redeemer Church!

God gave those founding members of Redeemer a deep desire to become a community church for the city of Jackson, where the good news of Jesus and the good deeds of the kingdom were evident and expressed. Led by a beautiful theology of place, those members also longed for the diversity of the community to be realized and experienced in the church. Since 2004, Redeemer has grown from a church of 90 members to a church of 1100!

Redeemer continues to meld faithful "word and deed" ministry. Since the beginning of Redeemer, we have served our community in the following ministries: Sports, YMCA, Chastain, Manhattan Nursing Home, Tutoring, Food Pantry, Family Counseling, Home Renovation and Ownership, Vacation Bible School, Worklife, weekly Children & Youth Programs, Neighborhood Night Out, Neighborhood Cops Meetings, Worship on Sunday mornings, and numerous Bible studies throughout the week.

The Redeemer's School

One of our most prized ministries is The Redeemer's School (TRS). TRS was founded in 2014 on a strong commitment to providing an academically excellent Christian education and environment, thus preparing children through the Christian world and life view for future leadership and service in the city of Jackson and beyond. The vision of TRS is to raise native, transformative leaders who are equipped with rigorous, diverse, gospel-centered education. TRS now educates over 140 students, ranging from K4-8th Grade. TRS employees 30 people.

Special Use Zoning

As you can see, we have experienced immense growth, both in the church and in the school. We give all credit to the LORD. The Bible reminds us, "Men and women may work, plant and sow, but God is the one who gives the increase." It is precisely because of the aforementioned growth that we are seeking the opportunity to do even more in our community. Redeemer Church is requesting a change from Residential Zoning to Special Use Zoning for property currently owned and used by the Church and School.

(Next Page)

Why are we making this request? In 2022 The City of Jackson agreed to rezone the portion of the church's property that is located at 640 E. Northside Drive and 615 Wellington Rd. from R1 to Special Use District and granted a special use permit to three properties in the 600 block of Wellington Rd until the church could acquire the remaining properties; all of which have now been purchased by the church. We plan on expanding the church and school campus to the Wellington Road properties.

As we think about construction and expansion, we desire to do so right here in our community at our current location. Therefore, the Special Use District allows us to meet the public need shown by our growth within the character of how we have been serving this neighborhood over the years - as a church & school campus.



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RECEIVED
 JUN 02 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4217
Ward #: 2

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: 5295 ISS NORTH Frontage Rd Suite C.
Jackson Ms 39206

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

Current Zoning for property: C-3

Tax Parcel Number: 507 - 350 - 1

III. Size of Property: Lot Frontage 181.47 feet
 Lot Depth 249.27 feet
 Square footage/Acres 0.96 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)*
AFFORDABLE USED CARS LOT, THIS AREA IS ALREADY ZONE FOR NEW
CAR SALES - OLD JAGUAR STORE

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
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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

_____ **Jackson, Mississippi**

On this the 1 day of June, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Patrick Herring

Jim McIntyre

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 1 **day of**

JUNE, 20 23.

MY COMMISSION EXPIRES:

May 21, 2027



STATEMENT OF INTENT

I have lived in Jackson over the last 23 years and looking to get an affordable used car lot at 5295 I55 North Frontage Rd Suite C. This lot is already zoned for new car sales and was formally the Jaguar dealership before moving. My plans for the future would be to make this a car center where I could grow and hire up to 10 people for sales, maintenance, mechanics and much more. I feel like this would bring life into the area all while providing quality used cars at affordable prices in today's market.

Respectfully,

Patrick Herring