

These are the cases for the February 23, 2022 Planning Board Meeting @ 1:30 - 5 New Cases (4160-4164)



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

FOR OFFICE USE ONLY
RECEIVED
DEC 30 2021
City of Jackson
City Planning Administration
CASE NO.: 4160
Ward #: 5

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: 1815 University Boulevard, Jackson, Hinds County, Mississippi 39204

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

Current Zoning for property: C-3

Tax Parcel Number: 215 - 92 -

III. Size of Property: Lot Frontage 399.12 feet
Lot Depth 399.72 feet
Square footage/Acres 2.3 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)*

Use permit for a liquor 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

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.

[Handwritten Signature]
Applicant's Signature

[Handwritten Signature]
Property Owner's Signature

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

1815 University Blvd. Jackson, Mississippi

On this the 7th day of December, 2021.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Handwritten Signature]

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.

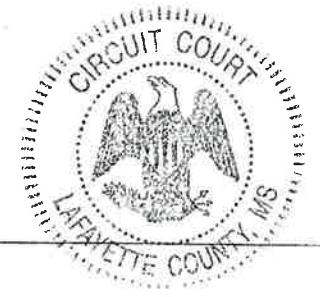
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 7th **day of**

Dec, 2021.

[Handwritten Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires January 2nd 2024



STATEMENT OF INTENT

The subject parcel is currently vacant. Petitioner desires to acquire a use permit for a liquor store in order to utilize the property for its highest and best use. Petitioner currently operates a liquor store directly across the street from this location, but desires to increase his square footage. The subject parcel would complement current community demographics in that the products being offered at the subject parcel would be the identical products offered by Petitioner directly across the street. By granting the Petitioner a use permit for the subject parcel, the City will increase its ad valorem and personal property collections; therefore, affording the citizens of Jackson, Mississippi more tax dollars for infrastructure improvements and increased availability to City services.



CITY OF JACKSON, MS
Application for Zoning Action
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FOR OFFICE USE ONLY
RECEIVED
 JAN 03 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4161
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: 140 Elm Street

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

Current Zoning for property: R-4

Tax Parcel Number: 94 - 44 - 1

III. Size of Property: Lot Frontage 37.3 feet
 Lot Depth 208.3 feet
 Square footage/Acres 7,769.6 sq. ft.
 Improved or Unimproved? Unimproved
 If improved, number of existing buildings? ___
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
For use as a boarding house.

V. Are there any City Code Violations on this property? ___
 If yes, please give details and dates of violations:
Zoning Violation Case: # 2018.6.20

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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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.

Delario B. Grisham
Applicant's Signature

Delario B. Grisham
Property Owner's Signature

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

140 Elm Street Jackson, ms 39203 Jackson, Mississippi

On this the 20th day of December, 2021.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Delario Grisham

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 the Zoning Action Application.

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

December, 2021



Princess Barber
NOTARY PUBLIC

MY COMMISSION EXPIRES:
12/18/2024

12/20/2021

I Delanio B. Grisham, requesting a permit to legally operate a boarding/residential house located at 140 Elm Street, Jackson, MS 39203.



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

FOR OFFICE USE ONLY
RECEIVED
 JAN 03 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4162
Ward #: 5

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

Rezoning From R-1 To NMU-1 | Use Permit | | Special Exception | | Variance(s)

II. Subject Property Address: 2603 West Capital Street
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: 124 - 108 -

III. Size of Property: Lot Frontage 290 feet
 Lot Depth 424 feet
 Square footage/Acres 3.69 acres
 Improved or Unimproved? _____
 If improved, number of existing buildings? _____
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
We want to diversify our outreach ministries and services by
modifying our land use with commercial components that supports and
increase the citizens quality of life in the surrounding neighborhoods.

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

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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DECLARATION:

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

Timothy C. Lewis
Applicant's Signature

Timothy C. Lewis
Property Owner's Signature
C/O Amazing Inst. C.O. G. I.C.

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

2603 West Capitol St Jackson, Mississippi

On this the 28th day of December, 2021.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Timothy Lewis

Timothy Lewis

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 28th day of December, 2021.

MY COMMISSION EXPIRES:



Mableigh Coffey
NOTARY PUBLIC

AMAZING INSTITUTIONAL CHURCH OF GOD IN CHRIST
STATEMENT OF INTENT

The purpose for the requested zoning action is to rezone the Amazing Institutional Church of God in Christ located at 2603 West Capital Street, Jackson, Mississippi 39209 from R-1 to NMU-1 Neighborhood mixed-use District classification to accommodate the surrounding communities at large to diversify our outreach ministries and services. We want to modify our land use with commercial components that supports and increase the citizens quality of life in the surrounding neighborhoods.



CITY OF JACKSON, MS
Application for Zoning Action
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FOR OFFICE USE ONLY
RECEIVED
 JAN 10 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4163
Ward #: 3

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

Rezoning From R-1 To SUD || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 616, 630 & 644 Wellington Dr., 640 E. Northside Dr. and 4638 Londonderry Dr.
(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: R-1

Tax Parcel Numbers: 431-20, 431-18, 431-16, 431-8 & 432-327

III. Size of Property: Lot Frontage 979 feet
 Lot Depth 681 feet
 Square footage/Acres 4.04 Acres
 Improved or Unimproved? Improved/ Unimproved
 If improved, number of existing buildings? 4
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: *(Brief Description)*
To allow for the expansion of the Church & 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? No
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

640 E. Northside Drive Jackson, Mississippi

On this the 7th day of January, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Kelle Menogan, Sr.

Elbert McGowan

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 7th day of

January, 2022.

MY COMMISSION EXPIRES:

November 12, 2024



[Signature]
NOTARY PUBLIC

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 1,100!

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 130 students, ranging from K4-7th Grade. TRS employees 25 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.

(OVER)

Why are we making this request? The land is currently zoned Residential. However, the majority of the land we seek to rezone has been used as a church since the 1950s. We don't plan to use this property for Residential purposes, and we don't fit compatibly into other established zoning districts because of our size and institutional nature, so Special Use zoning seems to be the appropriate classification. As we think about construction and expansion, we long to do so right here in our community. There is not another good option to purchase property zoned for Special Use in this community. 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.



CITY OF JACKSON, MS
Application for Zoning Action
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FOR OFFICE USE ONLY
RECEIVED
 JAN 07 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4164
Ward #: 5

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: 540 RAYMOND RD. Suite 2
SAME AS ABOVE
 (Street number and name or description of location if property is a vacant lot)

Current Zoning for property: C2

Tax Parcel Number: 217 - 9 -

III. Size of Property: Lot Frontage 336.87 feet
 Lot Depth 450 feet
 Square footage/Acres 3.96 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)
My goal is to turn the space into an upscale billiard and tavern business for the mature body of our society for any race and culture 25 and older

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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DECLARATION:

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

Terrence Burt Sr.
Applicant's Signature

Property Owner's Signature

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

540 RAYMOND RD. JACKSON, MS. 39204 Jackson, Mississippi

On this the 21st day of December, 20 21.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Terrence Burt

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 21st day of

December 21.
MY COMMISSION EXPIRES:
3-23-22


[Signature]
NOTARY PUBLIC

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.

Applicant's Signature

Property Owner's Signature

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

540 RAYMOND RD. JACKSON, MS. 39209

On this the 21st day of December, 2021.

STATE OF MISSISSIPPI

COUNTY OF HINDS DeSoto

Personally came and appeared before me, the within named:

Chuck Roberts

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 21st day of

December, 2021.

MY COMMISSION EXPIRES:

5/11/2022



NOTARY PUBLIC

Terrence Brent /Luck Shots Billiards & Tavern
540 Raymond Road
Jackson, MS, 39204
(601)-405-3400
Brenttrans01@gmail.com

January 5, 2022

RE: Zoning Use Permit at 540 Raymond Road

To Ms. Esther Ainsworth/Zoning:

I am writing this letter of intent regarding the use permit for the address of 540 Raymond Road to be able to have the business zoned for C3 to sell signature food, beer, light wine and billiards as well as express my vision to you as a fellow member of our community. Observing the current state of our area daily has been instrumental in my desire to establish a new recreational place of business that not only brings relaxation and joy to the parishioners of the local area, but a safe and worry-free environment that our residents and visitors of the surrounding area can enjoy.

As we know, sometimes in order to keep one's community "quiet and peaceful", we must take action. While in today's world there is an ample amount of crime and other harmful events, opening a recreational facility providing upscale billiards and tavern environment within this area will help decrease those rates. The facility will be designed for those 25 years of age and older, have signature menus, serve alcoholic beverages, adhere to Covid-19 protocols while applicable, and most importantly, ensure strong and effective security measures are in place. We plan to provide a mature social setting. While the facility is open, all rules and regulations will be strictly enforced to help promote a safe and peaceful environment.

My overarching goal is to bring an additional place of entertainment and new business to the south side of Jackson. This potential business is projected to bring a minimum revenue of \$60,000 and provide more job opportunities to the area (i.e., cooks, waitresses, hostesses, etc.). This signature social environment will be available for adults who still have the desire to venture out, explore new places, learn themselves, and mingle with a diverse group of individuals while feeling safe. Along with all the exceptional reasonings so far, it will provide a variety of events during the week that will be appealing to the community. This will increase the love and family-like feeling amongst our community members.

Within the past three years, we have all witnessed a tremendous amount of change. From Covid-19 to the continuous notifications of crime and other adverse events, this recreational facility will be utilized to hopefully be a safe-haven in the Jackson area. Many friends, family, and community members have not felt the safety and enjoyment of life to come out and enjoy themselves. Opening this neighborhood-friendly facility will make an enormous effort to support, benefit, and motivate everyone within the community. My vision for this business is to become a cornerstone of the Jackson metropolitan area. Let's make a unified effort to facilitate change and prosperity in our own community!

Thank you for the opportunity to express my intent to the committee and body of persons of interest.

Sincerely,

Terrence Brent

A handwritten signature in black ink, appearing to read "Terrence Brent", written in a cursive style. The signature is positioned below the typed name "Terrence Brent".