

These cases the cases for the March 23, 2022 Planning Board Meeting that will be held at 1:30 p. m. 1st Floor of Warren Hood Building. 8 New Cases #4165 - #4172.



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
JAN 25 2022  
City of Jackson  
City Planning Administration  
**CASE NO.:** 4165  
**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:** 3906 I-55 South Frontage Road

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

X

**Current Zoning for property:** C-3

**Tax Parcel Number:** 862 - 365 - \_\_\_\_\_

**III. Size of Property:** Lot Frontage 951 feet  
Lot Depth 521 feet  
Square footage/Acres 16.21 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 Place a single Face 14x48 digital Sign on property

**V. Are there any City Code Violations on this property?** \_\_\_\_\_  
*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.

Marty E. Rod  
Applicant's Signature

Chelsea Turner  
Property Owner's Signature  
(Magnolia Investments MS)

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

3906 I-55 South Frontage Road Jackson, Mississippi

On this the 9<sup>th</sup> day of December, 2021.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

MARTY E. ROD

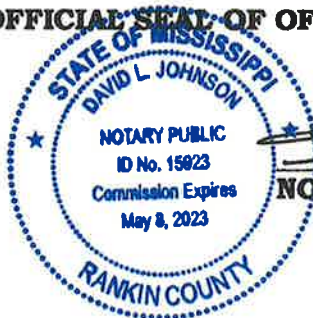
CHELSEA TURNER

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 9<sup>th</sup> day of December, 2021.

**MY COMMISSION EXPIRES:**

MAY 8, 2023



[Signature]  
NOTARY PUBLIC

## **Statement of Intent**

Lamar Advertising Inc. would like to ask permission from the City of Jackson for a use permit to place one of our digital sign units on the property at 3906 I-55 South Frontage, owned by Magnolia Investments MS, LLC. (Photos enclosed) The property is currently zoned C-3 and the location does meet your current city sign ordinance regulations.

Lamar Advertising feels that by granting the use permit for the digital sign, this will not affect the surrounding parcels of property and will not be detrimental to the public welfare. We feel that it will actually help the public as we run all Amber Alerts, hurricane evacuation routes, as well as ads for the FBI's most wanted criminals.

Lamar would like to thank you for your consideration of this request. We look forward to your response.

Respectfully,

Lamar Advertising Inc.



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

**FOR OFFICE USE ONLY**  
 RECEIVED  
 JAN 27 2022  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4166  
**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:** 6351 155 N. Frontage Rd. Suite 147  
Jackson, MS 39213  
 (Street number and name or description of location if property is a vacant lot)

**Current Zoning for property:** C-3

**Tax Parcel Number:** 710 - 1

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

**IV. Purpose for requested Zoning Action:** (Brief Description)  
Graphic arts studio w/ professional tattooing

**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 (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.

[Signature]  
Applicant's Signature

[Signature]  
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at  
6351 155 N. Frontage Rd, Suite 147 Jackson, Mississippi

On this the 24<sup>th</sup> day of Jan, 2022.

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally came and appeared before me, the within named:

John W. Craig

Tom Siffermann

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 24<sup>th</sup> day of Jan, 2022.

MY COMMISSION EXPIRES:

Dec. 9<sup>th</sup> 2025

[Signature]  
NOTARY PUBLIC



## **STATEMENT OF INTENT**

Profane Studios is a graphic arts company that will specialize in graphic design, web design, tattoos, logos, brand creation, and some spa services. The spa services will offer a variety of skin and temporary makeup options.

Profane Studios will function as a creative hub for the artist housed within. The studio will bring an eclectic atmosphere to our patrons, similar to the artistic establishments many are accustomed to within larger cities.

Profane Studios will focus on a customer first service strategy, meeting most if not all of our customers graphic, artistic and skin care needs.



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

**FOR OFFICE USE ONLY**

**RECEIVED**

JAN 27 2022

City of Jackson  
 City Planning Administration

CASE NO.: 4167

Ward #: 1

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

Rezoning From R-1A To R-3 ||  Use Permit ||  Special Exception ||  Variance(s)

**II. Subject Property Address Legal Description: BEG 148.19 FT SELY NE COR LOT 36 E D FONDREN EST PT 1 SLY 274.64 FT SWLY 140.33 FT S 315.81 FT E 200 FT N572.3 FT NWLY 66.51 FT to POB Being PT Lot 37 E D Fondren Est PT 1, Jackson, MS 39211, Hinds County**

*(Street number and name or description of location if property is a vacant lot)*  
**Douglass Drive between Pinewood Avenue and Eastwood Place**

**Current Zoning for property: R1-A**

**Tax Parcel Number: 540-344-1**

**III. Size of Property:** Lot Frontage 48feet front, 200feet back  
 Lot Depth 572 feet  
 Square footage/Acres 79.525 sq ft, or 1.8256 acres  
 Improved or Unimproved? Unimproved  
 If improved, number of existing buildings? N/A  
**Use of buildings:** Residential Commercial Industrial

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

Development of fenced and gated community with private street containing 7 spacious, upscale patio homes. The development will result in over \$4,375,000 in new home construction, resulting in estimated annual property tax increases of \$56,138.

**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 (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,  
*East Ridge, LLC By Roy H. Liddell, Member* *East Ridge, LLC By Roy H. Liddell, Member*

\_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**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 \_ \_ \_ day of \_\_\_\_\_, 2\_0\_

**MY COMMISSION EXPIRES:**

\_\_\_\_\_  
**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 (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.

*East Ridge, LLC*  
By: [Signature] Member  
Applicant's Signature  
*Roy H. Liddell*

*East Ridge, LLC*  
By: [Signature] Member  
Property Owner's Signature  
*Roy H. Liddell*

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

**Jackson, Mississippi**

On this the 25<sup>th</sup> day of January, 2022

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Roy H. Liddell

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 25<sup>th</sup> day of January, 2022

MY COMMISSION EXPIRES:

3/27/24



[Signature]  
NOTARY PUBLIC

**Statement of Intent:**

**Current market analysis indicates a demand for upscale residential homes with minimal lot size and associated reduced maintenance costs. There is minimal vacant acreage available in the northeast portion of the city of Jackson available to meet this demand. Rezoning of land in the same neighborhood for the Waterstone Place allowed for development of zero lot line homes with recent rezoning approving duplex homes, both of an upscale nature.**



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

**FOR OFFICE USE ONLY**

**RECEIVED**  
 FEB 01 2022

City of Jackson  
 City Planning Administration  
**CASE NO.:** 4168

**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:** 210-212 W. Ash St.

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

**Current Zoning for property:** R-4

**Tax Parcel Number:** 95 - 64 - 65

**III. Size of Property:** Lot Frontage 80 feet  
 Lot Depth 150 feet  
 Square footage/Acres 12,000 sq ft  
 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 to continue operating rooming house.

**V. Are there any City Code Violations on this property?**       
 If yes, please give details and dates of violations:  
      
    

**VI. Are there any Restrictive Covenants?**       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. Use permit approved 12-18-2017 for rooming house.

**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.

[Signature]  
Applicant's Signature

[Signature]  
Property Owner's Signature

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

210 and 212 W. Ash Street Jackson, Mississippi

On this the 18<sup>th</sup> day of January, 2022.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

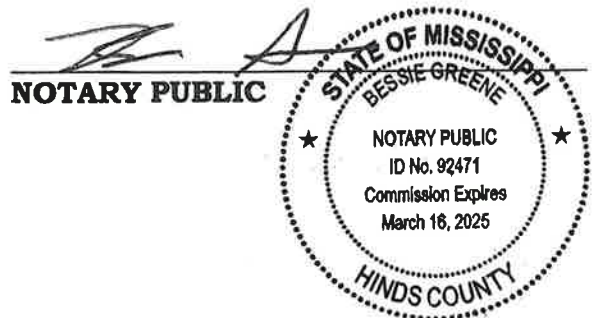
Byron Poindexter

Octavia Poindexter

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 18<sup>th</sup> day of January, 2022.

**MY COMMISSION EXPIRES:**  
March 16, 2025



## LETTER OF INTENT

---

Dear Sir or Madam:

We are writing to inform you that we, Bryon & Octavia Poindexter, intend to continue using the property 210 and 212 West Ash Street, Jackson, MS as a rooming house. I have notified all the property owners within 160ft of the properties of my intent to use the properties as a rooming house.

Sincerely,

Bryon & Octavia Poindexter



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
 FEB 01 2022  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4169  
**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:** 203 EAST LANE

PLEASANT GIFT MB CHURCH

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

Current Zoning for property: R-1

Tax Parcel Number: TRACT 3 CONSISTING OF:

- 641-93-1
- 641-121
- 641-97-1
- 641-97-2
- 641-175
- 641-177
- 641-180
- 641-181
- 641-182
- 641-183

**III. Size of Property:**

TRACT 3  
 Lot Frontage 336' feet  
 Lot Depth ~ 304' feet  
 Square footage/Acres 2.833  
 Improved or Unimproved?  IMPROVED  
 If improved, number of existing buildings? 1  
 Use of buildings: Residential Commercial Industrial

PLACE OF WORSHIP & ASSEMBLY

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

TO CONSTRUCT A FELLOWSHIP HALL ASSEMBLY FACILITY AND  
PARKING ADJACENT TO EXISTING CHURCH BUILDING

**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 (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.

*Willie Fontenot*  
Applicant's Signature

*Pleasant Gift MBE Rep*  
Property Owner's Signature

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

203 East Lane **Jackson, Mississippi**

On this the 27<sup>th</sup> day of JANUARY, 2022.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

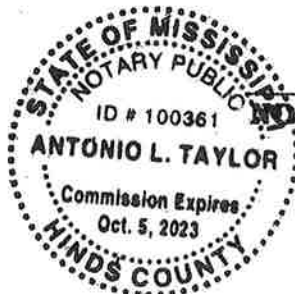
**Personally came and appeared before me, the within named:**

*Willie Fontenot*

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** 27<sup>th</sup> **day of**  
JANUARY, 2022.

**MY COMMISSION EXPIRES:**  
OCTOBER 05, 2023



*[Signature]*  
NOTARY PUBLIC

# Pleasant Gift M. B. Church

P. O. Box 20575 \*203 East Lane \* Jackson, MS 39289-1575

Ph. (601) 922-6744 \* email:Pleasantgiftmiss@bellsouth.net

Rev. Emmitt T. Paige, Pastor \* (601) 506-3664

January 27, 2022

## STATEMENT OF INTENT & JUSTIFICATION

City of Jackson Zoning Department  
219 S President Street  
Jackson, MS 39201

### Deacons/Trustee Board:

Bro. Willie Watson., Chairman  
Bro. Maurice Davis, Co-Chair  
Bro. Robert Barnes, Jr., Member  
Bro. Dan Course, Member  
Bro. Henry Reynolds,

To Whom This May Concern:

Please accept the enclosed application for Use Permit, supporting documentation and fee.

Pleasant Gift MB Church is located at 203 East Lane and, along with all adjacent lands, is situated within a Residential 1 (R-1) District. Pleasant Gift desires to construct a stand-alone fellowship hall adjacent to the existing Sanctuary and include off-street parking to serve both facilities.

The following information is in support of this request.

1. The proposed use is compatible with existing land use as a place of worship and will serve and enhance the character of the vicinity.
2. The proposed use will not be detrimental to the continued use, value, or development of properties in the vicinity. The new facility is proposed on vacant, unimproved land and will add value to the under-developed area.
3. The proposed use will not adversely affect vehicular or pedestrian traffic in the vicinity. Sixty (60) parking spaces are planned within the bounds of the property to serve both existing and proposed buildings.
4. The proposed use can be accommodated by existing public services and facilities, including water, sanitary sewer, streets, and police and fire protection. Improvements to local and site drainage, including on-site storm water detention, are included in proposed work.
5. The proposed use is in harmony with the Comprehensive Plan: and
6. The proposed use will not be hazardous, detrimental, or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference or other nuisances.

Respectfully submitted,

PLEASANT GIFT MISSIONARY BAPTIST CHURCH

  
Willie J. Watson, Chairman of Deacons





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

FOR OFFICE USE ONLY  
**RECEIVED**  
 FEB 03 2022  
 City of Jackson  
 City Planning Administration  
 CASE NO.: 4970  
 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:** 1250 Martin Luther King, Jr. Drive, Jackson, MS 39203

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

Current Zoning for property: <u>          C-2          </u>
Tax Parcel Number: <u>  105  </u> - <u>  195  </u> - _____

**III. Size of Property:** Lot Frontage   175   feet  
 Lot Depth   171.87   feet  
 Square footage/Acres   14,810.4 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)**

The purpose for requested zoning action is to acquire a use permit needed to operate a car wash/ detail shop.

**V. Are there any City Code Violations on this property?**   yes  

*If yes, please give details and dates of violations:*

In a letter dated January 19, 2022, two code violations were stated, (1) a car wash/detail shop needs use permit and (2) used car sales need c-3 zoning and use permit. The property will not be used for any car sales.

**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.

*Harry Keeler / CGMBC - Treasurer*  
*Lillie Woods / CG - Trustee*  
Applicant's Signature

*Harry Keeler / CGMBC - Treasurer*  
*Lillie Woods - Trustee*  
Property Owner's Signature

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

1250 Martin Luther King, Jr. Drive Jackson, Mississippi

On this the 28 day of JANUARY, 2022.

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Lillie Woods

Harry Keeler

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.

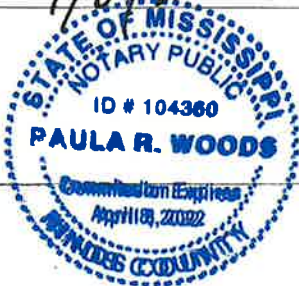
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28<sup>th</sup> day of

January, 2022.

*Paula R. Woods*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

4/8/22





# Cherry Grove Missionary Baptist Church

1296 Martin Luther King, Jr. Dr.  
Jackson, MS 39203-3760  
Telephone # : (601) 354-1256, (601) 354-1257  
Email Address: [cherrygrove@bellsouth.net](mailto:cherrygrove@bellsouth.net)

**Pastor Marek D. Walker**

Faith Weathersby, Deacon Chairman  
Lillie Woods, Trustee Chairman

Martha Myers, Church Clerk  
Kay S. Gale, Church Secretary

January 28, 2022

## Statement of Intent

Ref. Case #2022.1.10. Cherry Grove MB Church is requesting a use permit as needed under zoning classification C-2 (Limited) Commercial District per section 702.04.01(a).9 for the purpose of operating a car wash/detail shop. We believe a car wash/detail shop will be great service to the community.



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

<b>FOR OFFICE USE ONLY</b>  FEB 04 2022 City of Jackson City Planning Administration <b>CASE NO.:</b> <u>4171</u> <b>Ward #:</b> <u>4</u>
---

**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:** Parcel: 638-41-1 on Dixon Rd.

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

<b>Current Zoning for property:</b> <u>C-2</u>
--

<b>Tax Parcel Numbers:</b> <u>638-41-1</u>
--

**III. Size of Property:** Lot Frontage 414.06 feet  
 Lot Depth 239.9 feet  
 Square footage/Acres 1.98 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 Build a Drive Thru Sno Biz Stand Business

**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 (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.

Ashley Johnson  
Applicant's Signature

Alberta Johnson  
Property Owner's Signature

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

0 Dixon Road 638-41-1 Jackson, Mississippi

On this the 2 day of 3<sup>rd</sup>, 2022.

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Ashley Johnson

Alberta 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 3<sup>rd</sup> day of**

February, 2022.

**MY COMMISSION EXPIRES:**

March 10, 2024



Sierra M. White  
NOTARY PUBLIC

February 3, 2022

**STATEMENT OF INTENT**

To Whom It May Concerns:

My name is Ashley Johnson. I'm the owner of a Sno Biz Business. I would like to operate a drive thru Sno Biz business. Property will be kept neat and clean with no loitering.

Thanks

A handwritten signature in blue ink that reads "Ashley Johnson". The signature is written in a cursive style with a large initial 'A' and a long, sweeping underline.



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

**FOR OFFICE USE ONLY**  
**RECEIVED**  
 FEB 04 2022  
 City of Jackson  
 City Planning Administration  
**CASE NO.:** 4172  
**Ward #:** 7

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

Rezoning From C3 R1 To CMU-1 |  Use Permit |  Special Exception |  Variance(s)

**II. Subject Property Address:** 315 3 Meadowbrook Rd, Jackson MS 39206

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

**Current Zoning for property:** C3 & R1

**Tax Parcel Number:** 430 - 310 - \_\_\_\_\_

**III. Size of Property:** Lot Frontage 724.9 feet  
 Lot Depth 310.9 feet  
 Square footage/Acres 5.0945 acres-221,917 sq. ft.  
 Improved or Unimproved? Improved  
 If improved, number of existing buildings? 3  
**Use of buildings:** Residential   Commercial Industrial

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

The purpose of the rezoning from C3 & R1 to CMU-1 of the current site that has two vacant buildings, and one occupied building, is to redevelop the property into High-End LOFTS.

**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 (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.

Applicant's Signature

Property Owner's Signature

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

315 3 Meadowbrook Rd Jackson, Mississippi

On this the 4 day of February, 2022

**STATE OF MISSISSIPPI  
COUNTY OF HINDS**

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

Gabriel Prada

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 4th day of

February, 2022.

**MY COMMISSION EXPIRES:**

August 23, 2023



[Signature]  
NOTARY PUBLIC





Global Investment Group

February 3, 2022

**STATEMENT OF INTENT**  
**REQUEST FOR REZONING FROM C3 & R1 TO CMU-1 Parcel 430-310.**  
**DMG REAL ESTATE HOLDINGS 319 MEADOWBROOK LLC**

There has been a substantial change in the land use character of the surrounding area that justifies rezoning the property and a public need for additional property. The vacant buildings on the current structure have become a hazard and a dangerous risk for the neighbors in the surrounding areas. There is a public need to redevelop the site by removing the current structures and bringing High-End LOFTS. This economic development anchor will have a positive social impact in the community that will fulfill the public need to improve the area while also fulfilling the public need of lack of housing. This constitutes the statement of intent for the request for rezoning from C3 & R1 to CMU-1 Parcel 430-310 by DMG Real Estate Holdings 319 Meadowbrook LLC.



3220 NORTH STATE STREET | JACKSON, MS 39216  
WWW.PRACONGLOBALINVEST.COM | 769-524-4573

Global Investment Group