



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

FOR OFFICE USE ONLY
RECEIVED
JUN 15 2023
City of Jackson
City Planning Administration
CASE NO.: 4218
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: 3181 JR Lynch Street

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

Current Zoning for property: C-3

Tax Parcel Number: 697 - 520 - 4

III. Size of Property: Lot Frontage 160 feet
Lot Depth 124.85 feet
Square footage/Acres 0.46 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 convert the existing building into a community recreational center.

V. Are there any City Code Violations on this property? yes
If yes, please give details and dates of violations:
unscreened dumpster (2016, 4, 15) - case closed

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?
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.

Remuel Tripp & Archie Tripp
Applicant's Signature

Remuel Tripp & Archie Tripp
Property Owner's Signature

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

3181 J.R. Lynch Street Jackson, Mississippi

On this the 13th day of June, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Remuel Tripp

Archie Tripp

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 13th **day of**

June, 20 23.

MY COMMISSION EXPIRES:

11/9/26



Jacqueline Lewis
NOTARY PUBLIC

LETTER OF INTENT

L AND A's Event Center

3181 J R Lynch Street

Jackson, MS 39209

(601)506-1802

Re: Letter of intent for 3181 JR Lynch Street Jackson, MS 39209

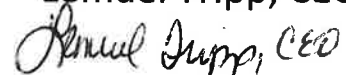
To: Whom It May Concern:

The center is located at 3181 J R Lynch street Jackson, MS 39209. This is a new business entity to service the previously unmet need of a safe space to host religious, family, social and recreational activities to the residences of the center city communities of the Capital city.

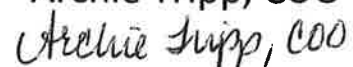
We solicit your support in this endeavor to help us accomplish our goal of keeping citizens of Jackson close to home for their needs for quality space when hosting events.

Thanks in advance

Lemuel Tripp, CEO



Archie Tripp, COO





CITY OF JACKSON, MS
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 JUN 26 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4219
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: 34 Elaine CT Jackson, MS 39204

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

Current Zoning for property: R-1

Tax Parcel Number: 212 - 354 -

III. Size of Property:

Lot Frontage 32 feet
 Lot Depth 142.4 feet
 Square footage/Acres 0.27 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)*

Catering / Delivery only NO Traffic in and out of Residence

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.*

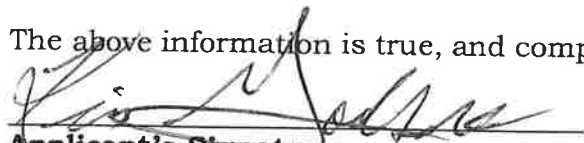
VII. Has there been any Zoning Action filed on this property in the past? NO
If yes, please attach copies of agency findings and decisions.

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:

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


Applicant's Signature


Property Owner's Signature

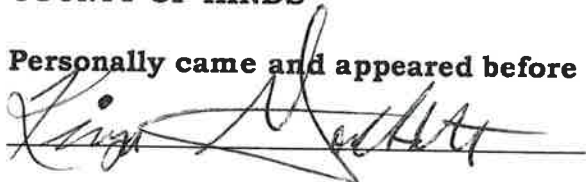
WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

34 Elaine Court Jackson, MS 39204 Jackson, Mississippi

On this the 22nd 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 22 day of June, 2023.

MY COMMISSION EXPIRES:

Sept. 15, 2025


NOTARY PUBLIC



Kinya Godbolt
34 Elaine Court, TXN, MS. 39204
* NOTICE/STATEMENT* of Intent

To Whom it may concern,
I Kinya Godbolt am writing to
inform you, of the start of
my new catering business, my
business will **NOT** (not^{will}) have
any traffic, I will prepare meals
at my address (The address) stated
above, and the meals will be
Delivered ONLY! Thank you
in advance for your support

Respectfully,
Kinya Godbolt

Kinyas Tasteful Southern SouFood & Sweets
LLC



CITY OF JACKSON, MS
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RECEIVED
JUL 07 2023
 City of Jackson
 City Planning Administration

CASE NO.: 4220

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: 4840 Hwy. 18 W.

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

Current Zoning for property: C-3

Tax Parcel Numbers: 831-100-2

III. Size of Property: Lot Frontage 318.52 feet
 Lot Depth 200 feet
 Square footage/Acres 1.36
 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)*
To Operate Package 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:

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

Applicant's Signature

Property Owner's Signature

Property Manager

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

4820 - 4840 Hwy 18 west

Jackson, Mississippi

On this the 7th day of July, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Jennifer Goode

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**

July 7th, 2023

MY COMMISSION EXPIRES:

June 18, 2027

[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

J. K. Gosain Jackson, Mississippi

On this the 6th day of July, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

JISHNU GOSAIN

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 6th day of

July, 20 23.

MY COMMISSION EXPIRES:

Feb 2, 2024

J. K. Gosain
NOTARY PUBLIC



JISHNU GOSAIN
114 DUNLEITH WAY
CLINTON, MS 39056
07/06/23

CITY OF JACKSON COUNCIL

Subject: Statement of Intent to Open a Vibrant Liquor Store in Jackson, MS

Dear city of Jackson leaders, business owners, and to whom it may concern,

I am writing to express my strong desire to open a vibrant liquor store in the city of Jackson, Mississippi. With this letter, I aim to outline my vision for the store and address any concerns regarding safety, community engagement, and the overall benefits it will bring to the city.

Safety is a paramount consideration for both the community and the success of any business. I assure you that my liquor store will prioritize safety measures to create a secure environment. The store will be well lit, employing the latest lighting technologies to ensure visibility and discourage any potential criminal activity. We will collaborate closely with local law enforcement agencies to maintain safe and secure premises for both employees and customers. This location also has more than enough parking spaces to accommodate all of our customers.

To foster a friendly and inviting atmosphere, our store will be designed with a modern and attractive aesthetic. We will invest in creating an ambiance that encourages customers to explore and discover a wide range of alcoholic beverages from all over the world. Our well-trained and knowledgeable staff will provide exceptional customer service, offering guidance and sharing insights about various types of wines and spirits. This will enhance the shopping experience and promote responsible consumption.

As an entrepreneur, I am committed to being an active participant in the community. I understand the concerns about vagrancy and assure you that our liquor store will not tolerate any unauthorized individuals loitering around the building. We will implement effective security measures to deter such activities. Additionally, we will actively engage with community organizations and events, supporting local initiatives and promoting responsible alcohol consumption.

By establishing this vibrant liquor store, the city of Jackson stands to benefit in multiple ways. Firstly, the presence of an upscale liquor store will attract residents and visitors alike, contributing to the local economy. The creation of four full-time job opportunities will provide employment stability and foster economic growth. Furthermore, our commitment to supporting local suppliers and producers will contribute to the growth of the regional economy.

In conclusion, I am eager to open a liquor store in Jackson, Mississippi, which will offer an extensive selection of wines and spirits from around the world. I am confident in our ability to

create a safe, well-lit, and friendly environment that will enhance the city's social and economic fabric. By providing knowledgeable insights on various alcoholic beverages, supporting community initiatives, and creating job opportunities, our liquor store will undoubtedly be an asset to the surrounding businesses as well as to the city.

Thank you for considering my proposal. I am available at your convenience to discuss any further details or address any concerns. I am hopeful that the city council will support this endeavor, recognizing the positive impact it will have on the community.

Sincerely,

Jishnu Gosain
jishnugosain@gmail.com
225-719-1576



CITY OF JACKSON, MS
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FOR OFFICE USE ONLY

RECEIVED

JUL 07 2023

City of Jackson
 City Planning Administration

CASE NO.: 4221

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: 142 Magnolia St
Jackson, MS 39203

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

Current Zoning for property: R-4

Tax Parcel Number: 133 - 29 -

III. Size of Property:

Lot Frontage 77 feet
 Lot Depth 196 feet
 Square footage/Acres 12,633 s.f.
 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 applicant is requesting a Use Permit to operate a boarding home and a Variance for the required number of parking spaces.

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.

Applicant's Signature

[Handwritten Signature]

Property Owner's Signature

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

142 MAGNOLIA ST JACKSON, MS 39203 Jackson, Mississippi

On this the 3 day of JULY, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Jason Abrams

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 3rd **day of**

July, 2023

MY COMMISSION EXPIRES



[Handwritten Signature]

NOTARY PUBLIC

Statement of Intent

The property owner, the Andy Abrams Foundation, is proposing to operate a boarding house with approximately eight (8) residents located at 142 Magnolia St. The Andy Abrams Foundation is a nonprofit organization whose mission is to equip, prepare, and develop leaders for entrepreneurship in both the profit and nonprofit sectors through quality mentorship, strategic networking, rebuilding brokenness in the neighborhood, and providing on-going financial partnership to underfunded missionary staff. In section 602.08.3 of the City of Jackson Zoning Ordinance, a boarding house is a use which may be permitted with a Use Permit. The proposed Use Permit is being requested on the grounds that the proposed use will not be detrimental to the continued use, value, or development of the properties in the vicinity and the proposed use will not be hazardous, detrimental or disturbing to the present surrounding land uses due to noise, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference or other nuisances.

The property owner is also requesting a Variance to the off-street parking requirements. The parking requirements for a boarding house is one (1) space for every bedroom or one (1) space for every two beds, whichever is greater. Based on the proposed eight (8) bedroom boarding house with a single bed configuration, the parking requirement, parking requirement, per section 1108-A of the Zoning Ordinance, would be eight (8) parking spaces. Due to the limited space available on the subject property, the subject Variance is being requested on the grounds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.



CITY OF JACKSON, MS
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FOR OFFICE USE ONLY
RECEIVED
 JUL 10 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4222
Ward #: 7

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

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

II. Subject Property Address: 1638 & 1640 S. GALLATIN ST

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

Current Zoning for property: I-1

Tax Parcel Number: _____

- 175-101
- 175-104
- 175-104-1
- 175-262
- 175-266
- 175-290
- 175-330

III. Size of Property:

Lot Frontage 390 feet
 Lot Depth 318 feet
 Square footage/Acres 124,968 SQFT / 2.8 ACRES
 Improved or Unimproved? PARTIALLY IMPROVED
 If improved, number of existing buildings? 2
Use of buildings: Residential Commercial Industrial

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

TO RE-PURPOSE SITE, AND EITHER REMODEL EXISTING BUILDINGS OR CONSTRUCT NEW FACILITY IN SUPPORT OF RELIGIOUS, EDUCATIONAL AND RECREATIONAL ACTIVITIES, AND PROVIDE COMMUNITY NEEDS SERVICES

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

VI. Are there any Restrictive Covenants? NONE KNOWN 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.

Abime Thompson
Applicant's Signature

Abime Thompson
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
1638 & 1640 S. Gallatin St Jackson, Mississippi

On this the 5th day of July, 2023.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

Abiye Iyo

Abiye Iyo

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 5 day of

July, 2023.

Jeanta Clemons
NOTARY PUBLIC

MY COMMISSION EXPIRES:

March 14, 2026





*African Christian Fellowship USA INC
Jackson, Mississippi Chapter
P.O. Box 1107, Jackson MS 39215
www.acfjacksonms.org
www.acfsouthregion.org
www.acfusa.org*

July 6, 2023

STATEMENT OF INTENT & JUSTIFICATION

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

To Whom This May Concern:

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

African Christian Fellowship USA, Inc. (ACF USA) currently owns certain parcels comprising 2.8 acres situated at and adjacent to 1638 & 1640 S Gallatin Street. The current zoning is I-1 (Light) Industrial District. ACF USA desires to re-purpose site, and either remodel two existing buildings or construct a new facility in support of Christian-based religious, educational and recreational activities, and to provide community needs services in the South Gallatin Street vicinity.

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 community outreach 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 land use will be an improved facility planned to support community enrichment and will add value to the under-developed area.
3. The proposed use will not adversely affect vehicular or pedestrian traffic in the vicinity. Parking will be planned in accordance with Parking Regulations for Mixed Use Districts.
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 will be 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,

AFRICAN CHRISTIAN FELLOWSHIP USA, INC, JACKSON CHAPTER

Abiye Iyo, President



*African Christian Fellowship USA INC
Jackson, Mississippi Chapter
P.O. Box 1107, Jackson MS 39215
www.acfjacksonms.org
www.acfsouthregion.org
www.acfusa.org*

July 5, 2023

TO WHOM IT MAY CONCERN

This is to confirm that Dr. Abiye Iyo is the current President of the African Christian Fellowship Inc., Jackson, Mississippi Chapter. He is therefore authorized to act on behalf of the Organization in that capacity and to represent the organization.

Thank you,

Elder Joseph Akanji
Chairman
Board of Trustees
African Christian Fellowship Inc.
Jackson, MS Chapter
Phone: 601-983-8022

CC: Healthplus Federal Credit Union
