

THESE ARE THE CASES FOR THE JANUARY 24, 2024
PLANNING BOARD MEETING @ 1:30
2 NEW CASES 4240 & 4241



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

FOR OFFICE USE ONLY
RECEIVED
DEC 11 2023
City of Jackson
City Planning Administration
CASE NO.: 4240
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: 4204 N. State St., Jackson, MS.

39213

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

Current Zoning for property: C3

Tax Parcel Number: 709 - 37

III. Size of Property:

Lot Frontage 120 feet
Lot Depth 100 feet
Square footage/Acres 0.36 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)*

Event Venue

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.

Opia Louisville Jones
Applicant's Signature

[Signature]
Property Owner's Signature

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

6204 North State Street Jackson, Mississippi

On this the 1st day of December, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Tonia L. Jones

Rodrick Jones

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 1st day of December, 20 23.

MY COMMISSION EXPIRES:

November 1, 2024



[Signature]
NOTARY PUBLIC

Tonia Louisville-Jones & Roddrick Jones
113 Rouser Rd.
Ridgeland, MS. 39157
tlouisville2000@gmail.com
601-497-1307/601-826-6204
December 01, 2023

Dear Sir/Ma'am:

We are writing to express our sincere intention and interest in opening an event venue under the banner of The North Venue. Having conducted thorough research and assessment of the market demand in Jackson, MS., we are confident that there is a significant opportunity for a top-tier event venue in this area.

Our passion for event planning and our experience in event decorating has driven us to pursue a versatile, elegant, and customizable space that caters to a wide range of events, from weddings and corporate gatherings to social functions and cultural celebrations.

Key points of my intent include:

- 1. Location:** Our location is suitable, has ample parking, and an appealing aesthetic.
- 2. Facility:** Our vision is to create a state-of-the-art event venue with modern amenities, including audio-visual equipment, catering facilities, and flexible seating arrangements to accommodate various event sizes.
- 3. Exceptional Service:** My team and I will prioritize exceptional customer service to ensure that our clients and their guests have memorable experiences.
- 4. Sustainability:** We are committed to adopting eco-friendly practices to minimize our environmental footprint.
- 5. Community Engagement:** We plan to actively engage with the local community by hosting events, workshops, and collaborations that benefit both residents and businesses.
- 6. Regulatory Compliance:** We will work diligently to meet all legal and regulatory requirements, including permits and licenses.

We are eager to discuss this opportunity further and explore potential partnerships, investment, or collaboration with The North Venue. Our industry expertise and established reputation in the market would be valuable in bringing this vision to fruition.

Thank you for considering our letter of intent. We eagerly await your response.

Sincerely,

Tonia Louisville-Jones/Roddrick Jones



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

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 DEC 01 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4241
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: 0 Powell Rhodes Dr

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

Current Zoning for property: Residential

Tax Parcel Number: 107 - 194 -

III. Size of Property:

Lot Frontage 37.5 feet
 Lot Depth 100 feet
 Square footage/Acres 4,791.6 sq. ft.
 Improved or Unimproved? improved
 If improved, number of existing buildings? 0
Use of buildings: Residential Commercial Industrial

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

I want to provide low income housing for the urban community.

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.

[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 DEC, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Michael Holliman

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 December, 20 23.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

Statement of intent.

My name is Michael Holliman.

My intentions are to create low income housing for the urban community. Like my ward 3 City Councilman Kenneth I Stokes, I want to be a pillar of my community.

Thanks you,

Michael Holliman