



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

FOR OFFICE USE ONLY
RECEIVED
JAN 04 2024
City of Jackson
City Planning Administration
CASE NO.: 4242
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: 0 Eden Downs Rd., Jackson, MS
39209

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

Current Zoning for property: R-1

Tax Parcel Number: 844 - 155 -

III. Size of Property:

Lot Frontage 1,862.98 feet
Lot Depth 1,320 feet
Square footage/Acres 10.48 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)*

Establish main residence - manufactured home

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 4 day of 1, 2024.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature]

[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 4 day of 1, 2024.

MY COMMISSION EXPIRES:

9-4-27

[Signature]
NOTARY PUBLIC



Tommy Caison
1320 N Taney Street
Philadelphia, PA, 19121
January 2, 2024

Warren A. Hood Building
200 S. President Street
Jackson, MS, 39201

To Whom it may Concern:

Dear Sir/Madam,

I am writing this letter of intent to request a land Use Permit on my property located at 0 Eden Downs Rd, Jackson, MS 39209. I, Tommy Caison, have acquired property at the address listed above, and have started the process of moving to this place with my wife.

I am new to this place and would like to receive a Use Permit to set up a residence for my wife and I, to live at the property 0 Eden Downs Rd., Jackson, MS. We would like and hope to bring in a home to create residence and live in Mississippi as soon as possible. Our hope is to bring in a manufactured home for our main residence.

Lastly, I would like to assure you that all the construction will be done under proper guidance and while maintaining the rules and regulations of the neighborhood and city. Bringing in our new home will be carried out appropriately and according to the stipulated guidelines outlined by the government and other relevant bodies. Also, the new construction will be equipped within the boundaries of my compound and will not extend into the road or infringe on any of my neighbor's property. If approved, this will be a great help to my family.

We have attached the necessary documents to support our application, including names and addresses, descriptions, deeds, receipts, and fees. We believe that our request to bring in a home is compliant with the local land use laws and regulations.

Thank you for your time and consideration in advance. Please let us know if you need any additional information or if there are any concerns you may have.

If you have any further queries, you can reach me at 215-834-7560 or through an email tcaison@gmail.com.

Best regards,

Tommy Caison



CITY OF JACKSON, MS
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FOR OFFICE USE ONLY
RECEIVED
 JAN 11 2024
 City of Jackson
 City Planning Administration
CASE NO.: 4243
Ward #: 2

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

Rezoning From R-7 To C-3 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 5330 N State Street

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

Current Zoning for property: R-7

Tax Parcel Number: 500 - 1000 - _____

III. Size of Property: Lot Frontage _____ feet
 Lot Depth _____ feet
 Square footage/Acres 2.8 acre
 Improved or Unimproved? unimproved
 If improved, number of existing buildings? _____
Use of buildings: Residential Commercial Industrial

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

Rezoning of a portion of parcel 500-1000 to build a self-storage facility. It was changed from C-3 to R-7 in 2021 to expand the mobile home community, but we wish to convert it to build a self-storage facility. Dimensional variance for certain boundary lines on the parcel such that a five foot setback would apply to those boundary lines

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

VI. Are there any Restrictive Covenants? no If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? yes
 If yes, please attach copies of agency findings and decisions.

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.

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
5330 N. State St. Jackson, Mississippi

On this the 4th day of January, 2024.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Justin Peterson

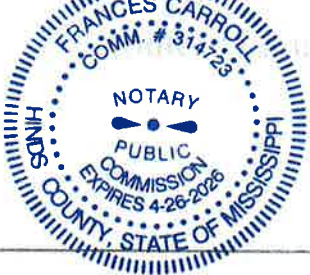
Justin Peterson

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 January, 2024.

MY COMMISSION EXPIRES:
4/26/2026

Frances Carroll
NOTARY PUBLIC



January 4, 2023

VIA HAND DELIVERY

Ms. Ester L. Ainsworth
Zoning Administrator
City of Jackson
200 S. President St. Room 204
Jackson, MS 39205-0017

Re: Rezoning Request – A Portion of Tax Parcel 500-1000– Statement of Intent

To Whom It May Concern:

Please accept this letter as applicant Homewood Company, L.L.C.'s statement of intent for its requested rezoning of a ±2.8 acre portion of tax parcel 500-1000 (said ±2.8 acres, the "Subject Property"). The Subject Property is depicted on the siteplan attached hereto as Exhibit "A." A legal description of the Subject Property is attached hereto as Exhibit "C."

I am President of StateStreet Group ("SSG"), a real estate developer based in downtown Jackson. I am also Manager of the applicant, Homewood Company, L.L.C., which is an affiliate of SSG. Homewood Company, L.L.C. owns Homewood Manor Mobile Home Community located at 5330 North State Street in Jackson. Homewood Manor is a mobile home community constructed in the early 1970s and situated on a 10.226 acre parcel.

Homewood Manor is currently zoned R-7 (Mobile Home Park Residential). In 2021, the city rezoned the Subject Property from C-3 (General Commercial) to R-7 at applicant's request, so as to allow for applicant's expansion of the mobile home community. See January 24, 2022 City Council approval, attached hereto as Exhibit "B." Applicant ultimately did not develop the Subject Property, however.

Applicant now requests to rezone the Subject Property back to its C-3 classification. This would allow Homewood Company (or an affiliate) to develop the Subject Property into a self-storage facility, which applicant has determined to be an appropriate use that is consistent with the current character of the area and meets a market need.

Applicant further requests a dimensional variance from the requirements of section 702.05.02(4) and (5), which require a twenty-five (25) foot setback from neighboring residential property. Applicant requests that the setback requirement be reduced to five (5) feet for the Subject Property boundary lines designated "A," "B," and "C" on Exhibit "A." Applicant is the owner of the residentially-zoned property that is adjacent to

boundary lines "A" and "B." Moreover, the property immediately adjacent to boundary line "C" is a vehicular drive and parking area.

For the above reasons, and as will be further demonstrated at the hearing of this matter, Homewood Company's requested rezoning should be granted because there was a mistake in the original zoning, and/or the character of the surrounding area has changed to such an extent as to justify the requested rezoning, and there is a public need for the requested rezoning. Applicant's requested variance likewise meets the relevant criteria for approval.

Thank you in advance for your consideration of this matter.

Sincerely,

A handwritten signature in blue ink that reads "Justin J. Peterson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Justin J. Peterson
President, StateStreet Group, L.L.C.
Manager, Homewood Company, L.L.C.



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

FOR OFFICE USE ONLY
 RECEIVED
 JAN 04 2024
 City of Jackson
 City Planning Administration
CASE NO.: 4244
Ward #: 7

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

Rezoning From R2 To CMU-1 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 734 Fairview Street, Jackson, MS 39202

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

Current Zoning for property: R2

Tax Parcel Number: 12 - 45 - _____

III. Size of Property: Lot Frontage 285.7 feet
 Lot Depth 292.8 feet
 Square footage/Acres 83,652.96 sq. ft. or 1.8 acres
 Improved or Unimproved? Improved
 If improved, number of existing buildings? 2
Use of buildings: Residential Commercial ^(mixed) Industrial

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

To better align the property's zoning classification with its mixed-use, consistent with a substantial change in the character of the neighborhood. See also attached Jurisdiction and Statement of Purpose.

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

VI. Are there any Restrictive Covenants? No *If yes, please attach copies of Covenants.*

VII. Has there been any Zoning Action filed on this property in the past? Yes - see attachments
If yes, please attach copies of agency findings and decisions.

VIII. APPLICANT'S INFORMATION:

Name: Fairview Inn of Jackson, LLC

Mailing Address: 734 Fairview Street

City: Jackson **State:** MS **Zip:** 39202

Contact Phone: (601) 948-3429 **Fax:** (601) 948-1203

Email: innkeeper@fairviewinn.com

IX. APPLICANT WILL BE REPRESENTED BY: Same as above

Name: Lisa A. Reppeto, Carroll Warren & Parker PLLC

Mailing Address: 188 E. Capitol Street, Suite 1200/P. O. Box 1005

City: Jackson **State:** MS **Zip:** 39201/39215-1005

Contact Phone: (769) 524-5541 **Fax:** (601) 592-6060

Email: lreppeto@cwplaw.com

X. CURRENT PROPERTY OWNER(S) Same as above

Name: Sharp Hospitality, LLC

Mailing Address: 734 Fairview Street

City: Jackson **State:** MS **Zip:** 39202

Contact Name: Peter & Tamar Sharp **Contact Phone:** (601) 948-3429

Email: innkeeper@fairviewinn.com **Fax:** (601) 948-1203

XI. APPLICATION FEE SCHEDULE: **Application fees are non-refundable after public hearing.*

<u> </u> \$501	Rezoning/Use Permit/PUD	\$501 for first five (5) acres, plus \$30 for each additional acre
<u> </u>	Special Exception	\$301 with a \$150 annual renewal fee (subject to City Council approval)
<u> </u>	Variance(s)	\$301 plus \$100 for each additional Variance request
<u> </u> \$501	TOTAL to be included with application	

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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

734 Fairview Street (39202) Jackson, Mississippi

On this the 3rd day of January, 2024.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Peter Sharp

Jamar Sharp

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

January, 2024.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

JURISDICTIONAL AND JUSTIFICATION STATEMENT / LETTER OF INTENT

The Fairview Inn of Jackson, LLC (“Fairview Inn”) and Sharp Hospitality, LLC (collectively referenced as “Fairview Inn”) submit their Jurisdictional Statement and Justification / Letter of Intent as follows:

1. On October 1, 2010, Fairview Inn submitted an application for conditional use pursuant to Text Amendments enacted by the Jackson City Council on July 19, 2010 (“Text Amendments”) allowing Bed and Breakfast and/or Historic Inns to operate restaurants on their premises and serve meals to the public with a use permit after a previous amendment was declared invalid by the Mississippi Supreme Court. A copy of this application is attached as Exhibit “1.” Due to an appeal filed in the Circuit Court of Hinds County, Mississippi on July 29, 2010 challenging the validity of Text Amendments, Fairview Inn’s application was tabled by the City’s zoning and planning board after a properly noticed hearing in November of 2010 and again in January of 2011 pending the outcome of the appeal. To date, the appeal remains pending in the Circuit Court of Hinds County, Mississippi. *See Baker v. Johnson*; In the Circuit Court of Hinds County, Mississippi; Case No. 10-cv-00643.
2. The subject property is the residence of the principal owners of the Fairview Inn. It is also utilized as overnight compensated guest lodging; a restaurant and lounge with the ability to serve alcoholic beverages; event facilities (i.e., weddings, rehearsal dinners, corporate and social fundraisers) with food and beverage (including alcoholic beverages); a licensed day spa providing massages and facials; and a small gift shop.
3. The subject property is located within the State Street Corridor. Multiple properties within this corridor have been granted variances, conditional use permits, or rezoned (including rezoning to CMU-1) in recent years to the extent that a substantial change in the character of the neighborhood has occurred. A map reflecting such changes is attached as Exhibit “2.”
4. The Fairview Inn’s current and planned future use of the subject property is consistent with the Comprehensive Plan, as it will bring the subject property into conformity with other similar properties along the State Street Corridor. The requested zoning change will not result in any change in the current use of the subject property.
5. The requested zoning change will not adversely impact vehicular or pedestrian traffic in the vicinity as there is adequate parking, a pull through drive area, and additional off parking pursuant to a lease agreement with Baptist Hospital for the adjacent parking area.
6. The requested rezoning will not adversely impact any public services including, but not limited to: water, sanitary sewer, streets, drainage, police and fire protection, and schools as the Fairview Inn does not seek to change its operation from what has existed for more than twenty years.



CITY OF JACKSON, MS
Application for Zoning Action
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FOR OFFICE USE ONLY

RECEIVED
 JAN 04 2024
 City of Jackson
 City Planning Administration
CASE NO.: 4245
Ward #: 1

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: Banner Hall, located at:
4465 I-55 South Frontage Road,
Jackson, MS 39206.

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

Current Zoning for property:	C2
Tax Parcel Number:	<u> </u> - <u>437 - 298</u> - <u> </u>

III. Size of Property: Lot Frontage 311 feet
 Lot Depth 425 feet
 Square footage/Acres 1.62 acres
 Improved or Unimproved? Improved
 If improved, number of existing buildings? One
Use of buildings: Residential Commercial

Industrial

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

The owners of Banner Hall are seeking to lease commercial space to three new tenants, and the uses of these tenants require a use permit to comply with the zoning ordinances. The new uses are for (1) a family-oriented restaurant & sport's bar, (2) a community space for groups to rent out small rooms for parties and functions, and (3) a high-end curated wine store, all of which need a use permit granting them the right to operate in a C2 zoned district.

V. Are there any City Code Violations on this property? No.

VI. Are there any Restrictive Covenants? No.

VII. Has there been any Zoning Action filed on this property in the past? None that the owners are aware of.

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.

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

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

4465 I-55 South Property Rd Jackson, Mississippi

On this the 3rd day of JANUARY, 2024.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

BRADLEY ADAIR

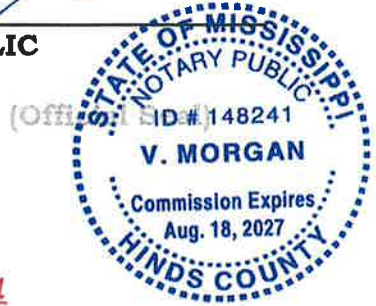
[Signature]

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 3rd day of JANUARY, 2024.

MY COMMISSION EXPIRES:
8/18/2024

[Signature]
NOTARY PUBLIC



GENERAL INSTRUCTIONS - Revised 2/9/21

USE PERMIT REQUEST & STATEMENT OF INTENT

This Use Permit Request is based on the applicant's desire to own and operate Rex's Good Time (a family oriented restaurant and sport's bar) within a multi-tenant retail building situated in a commercial district currently zoned as C-2. The justification for and the grounds upon which said request is made is rooted in the fact that the granting of a Use Permit for the applicant will enhance the attractiveness and increase the patronage of one of Jackson's decades-old institutional commercial buildings: Banner Hall. That being so, a Use Permit granted to the Applicant would increase the foot traffic and desirability of the existing Banner Hall tenants, namely Broad Street Baking Company, Lemuria, Tuxes Too, Barnette's Salon, Fresh Ink, Lynn Myer's Design Studio, and Pricepoint Real Estate, thereby increasing the desirability and tax base to the City of Jackson.

What is more, the Applicant's proposed use meets the following criteria:

1. It is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking and other uses;
2. It will not be detrimental to the continued use, value, or development of properties in the vicinity;
3. It will not adversely affect vehicular or pedestrian traffic in the vicinity;
4. It easily can be accommodated by existing or proposed public services and facilities including, but not limited to, water sanitary sewer, streets, drainage, police and fire protection, and schools;
5. It is in harmony with the Comprehensive Plan; and
6. It 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.

In sum, the granting of the Applicant's Use permit will not adversely affect the surrounding properties nor otherwise be detrimental to the public welfare. Instead, it will help in bringing life, vitality, patronage and tax dollars to the city we all love.

Thank you for your consideration.

Rex's Good Time



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

FOR OFFICE USE ONLY

JAN 04 2024
 City of Jackson
 City Planning Administration

CASE NO.: 4246

Ward #: 1

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: Banner Hall, located at:
4465 I-55 South Frontage Road,
Jackson, MS 39206.

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

Current Zoning for property:	C2
Tax Parcel Number:	_____ - 437 - 298 - _____

III. Size of Property: Lot Frontage 311 feet
 Lot Depth 425 feet
 Square footage/Acres 1.62 acres
 Improved or Unimproved? Improved
 If improved, number of existing buildings? One
Use of buildings: Residential Commercial

Industrial

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

The owners of Banner Hall are seeking to lease commercial space to three new tenants, and the uses of these tenants require a use permit to comply with the zoning ordinances. The new uses are for (1) a family-oriented restaurant & sport's bar, (2) a community space for groups to rent out small rooms for parties and functions, and (3) a high-end curated wine store, all of which need a use permit granting them the right to operate in a C2 zoned district.

V. Are there any City Code Violations on this property? No.

VI. Are there any Restrictive Covenants? No.

VII. Has there been any Zoning Action filed on this property in the past? None that the owners are aware of.

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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

4465 I-55 South Frontage Road Jackson, Mississippi

On this the 3rd day of JANUARY, 2024.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Brandi Carter

John Evans

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

JANUARY, 2024

[Signature]

MY COMMISSION EXPIRES:

8/18/2027

NOTARY PUBLIC



GENERAL INSTRUCTIONS - Revised 2/9/21

USE PERMIT REQUEST & STATEMENT OF INTENT

This Use Permit Request is based on the applicant's desire to own and operate Levure Bottle Shop (a high end and well curated wine store) within a multi-tenant retail building situated in a commercial district currently zoned as C-2. The justification for and the grounds upon which said request is made is rooted in the fact that the granting of a Use Permit for the applicant will enhance the attractiveness and increase the patronage of one of Jackson's decades-old institutional commercial buildings: Banner Hall. That being so, a Use Permit granted to the Applicant would increase the foot traffic and desirability of the existing Banner Hall tenants, namely Broad Street Baking Company, Lemuria, Tuxes Too, Barnette's Salon, Fresh Ink, Lynn Myer's Design Studio, and Pricepoint Real Estate, thereby increasing the desirability and tax base to the City of Jackson.

What is more, the Applicant's proposed use meets the following criteria:

1. It is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking and other uses;
2. It will not be detrimental to the continued use, value, or development of properties in the vicinity;
3. It will not adversely affect vehicular or pedestrian traffic in the vicinity;
4. It easily can be accommodated by existing or proposed public services and facilities including, but not limited to, water sanitary sewer, streets, drainage, police and fire protection, and schools;
5. It is in harmony with the Comprehensive Plan; and
6. It 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.

In sum, the granting of the Applicant's Use permit will not adversely affect the surrounding properties nor otherwise be detrimental to the public welfare. Instead, it will help in bringing life, vitality, patronage and tax dollars to the city we all love.

Thank you for your consideration.

Levure Bottle Shop



CITY OF JACKSON, MS
Application for Zoning Action
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FOR OFFICE USE ONLY

RECEIVED
 JAN 04 2024

City of Jackson
 City Planning Administration

CASE NO.: 4247

Ward #: 1

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: Banner Hall, located at:
4465 I-55 South Frontage Road,
Jackson, MS 39206.

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

Current Zoning for property:	C2
Tax Parcel Number:	_____ - 437 - 298 - _____

III. Size of Property:

Lot Frontage 311 feet
 Lot Depth 425 feet
 Square footage/Acres 1.62 acres
 Improved or Unimproved? Improved
 If improved, number of existing buildings? One
Use of buildings: Residential Commercial

Industrial

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

The owners of Banner Hall are seeking to lease commercial space to three new tenants, and the uses of these tenants require a use permit to comply with the zoning ordinances. The new uses are for (1) a family-oriented restaurant & sport's bar, (2) a community space for groups to rent out small rooms for parties and functions, and (3) a high-end curated wine store, all of which need a use permit granting them the right to operate in a C2 zoned district.

V. Are there any City Code Violations on this property? No.

VI. Are there any Restrictive Covenants? No.

VII. Has there been any Zoning Action filed on this property in the past? None that the owners are aware of.

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.

Robert Mitchell Mcbininis
Applicant's Signature

[Signature]
Property Owner's Signature

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

4465 I-55 South Frontage Rd **Jackson, Mississippi**

On this the 3rd day of JANUARY, 2024.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Robert Mitchell Mcbininis John Evans

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 JANUARY, 2024.

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES:
8/18/2027



GENERAL INSTRUCTIONS - Revised 2/9/21

USE PERMIT REQUEST & STATEMENT OF INTENT

This Use Permit Request is based on the applicant's desire to own and operate 601 Sings (a community gathering space where groups may rent small spaces for parties, functions, or get together) within a multi-tenant retail building situated in a commercial district currently zoned as C-2. The justification for and the grounds upon which said request is made is rooted in the fact that the granting of a Use Permit for the applicant will enhance the attractiveness and increase the patronage of one of Jackson's decades-old institutional commercial buildings: Banner Hall. That being so, a Use Permit granted to the Applicant would increase the foot traffic and desirability of the existing Banner Hall tenants, namely Broad Street Baking Company, Lemuria, Tuxes Too, Barnette's Salon, Fresh Ink, Lynn Myer's Design Studio, and Pricepoint Real Estate, thereby increasing the desirability and tax base to the City of Jackson.

What is more, the Applicant's proposed use meets the following criteria:

1. It is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking and other uses;
2. It will not be detrimental to the continued use, value, or development of properties in the vicinity;
3. It will not adversely affect vehicular or pedestrian traffic in the vicinity;
4. It easily can be accommodated by existing or proposed public services and facilities including, but not limited to, water sanitary sewer, streets, drainage, police and fire protection, and schools;
5. It is in harmony with the Comprehensive Plan; and
6. It 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.

In sum, the granting of the Applicant's Use permit will not adversely affect the surrounding properties nor otherwise be detrimental to the public welfare. Instead, it will help in bringing life, vitality, patronage and tax dollars to the city we all love.

Thank you for your consideration.

601Sings