

This are the 3 cases for the July 27, 2022
Planning Board Meeting @ 1:30.



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

FOR OFFICE USE ONLY
RECEIVED
JUN 20 2022
City of Jackson
City Planning Administration
CASE NO.: 4177
Ward #: 7

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

R-4

Rezoning from UV **To UTC** || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 510, 518 & 524 Mitchell Ave., 3012, 3016, 3024, 3032,
3038 & 3046 Oxford Ave and 3009 N. State St. (Use Permit only for 3009).
(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: UV & R-4

Tax Parcel Numbers: 51-142-1, 51-142, 51-141, 51-151, 51-143-1
51-143-2, 51-143-3, 51-143-4, 51-143-5 & 51-144 (Total of 10)

III. Size of Property: Lot Frontage 825 feet (total for all 10 parcels)
Lot Depth 1200 feet (total for all 10 parcels)
Square footage/Acres 2.5 acres (total for all 10 parcels)
Improved or Unimproved? Improved (for all 10 parcels)
If improved, number of existing buildings? 1
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
Rezoning to Urban Town Center to allow for potential higher density and/or
mixed use development and a use permit for structured parking

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

510 Mitchell Avenue, Jackson, MS 39216 **Jackson, Mississippi**

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature]

Alexa Ketchum

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 5th day of

May, 2022.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

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

Jan Watson
Applicant's Signature

B. H. [Signature]
Property Owner's Signature

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

518 Mitchell Ave. **Jackson, Mississippi**

On this the 5th day of May, 20 22.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

BERNARD H. BOOTH

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 5th day of

May, 20 22.

MY COMMISSION EXPIRES:



Cinde E. Touchstone
NOTARY PUBLIC

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

Gene Watkins
Applicant's Signature

S. C. [Signature]
Property Owner's Signature

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

524 W. L. Hill Jackson, Mississippi

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Roy L Shackelford Jr



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

May, 2022.

Patricia Foster
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 11, 2026

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.

Jan Watkins
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
3012 Oxford Ave. Jackson MS 39216 **Jackson, Mississippi**

On this the 5 day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature] Live Oak Trust

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 5th **day of**
May, 2022.

MY COMMISSION EXPIRES:

Tom Bex
NOTARY PUBLIC



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

Jon Watkins
Applicant's Signature

[Signature]
Property Owner's Signature

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

3016 Oxford Ave. Jackson, MS 39216 **Jackson, Mississippi**

On this the 5TH day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature] Fresh Start Trust 2019

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 15th day of

April May TBEX, 2022.

MY COMMISSION EXPIRES:

Joni Bea
NOTARY PUBLIC



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

[Signature]
Applicant's Signature

Danton Ketchum
Alexa Ketchum
Property Owner's Signature

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

3024 Oxford Avenue, Jackson, MS 39216 **Jackson, Mississippi**

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature]

Danton, Ketchum, Alexa Ketchum

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 5th **day of**

May, 2022.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

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

Jan Watm
Applicant's Signature

Alexa Ketchum
Property Owner's Signature

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

3032 Oxford Avenue, Jackson, MS 39216 Jackson, Mississippi

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature]

Alexa Ketchum

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.

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May, 2022.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

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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

3038 Oxford Ave Jackson MS 39216 Jackson, Mississippi

On this the 5 day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature] Fresh Start Trust 2019

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 5th **day of**

May, 2022.

MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC



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

Jan Watkins
Applicant's Signature

Jan Watkins
Property Owner's Signature

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

3046 Oxford Ave. + 3009 N. State St. Jackson, Mississippi

On this the 5th day of May, 20 22.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Jason Watkins N/A

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 5th day of

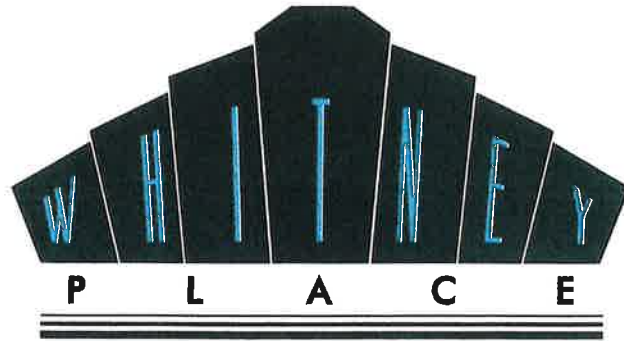
May, 20 22.

MY COMMISSION EXPIRES:

03-17-2023



Christina E. Blackmon
NOTARY PUBLIC



Statement of Intent

Whitney Place, LLC is requesting that the City rezone multiple contiguous parcels on Oxford Avenue and Mitchell Avenue from their current zoning designations of R-4 and Urban Village (UV) to Urban Town Center (UTC).

Over the years, the nature of these parcels and the surrounding area has changed substantially. While at one time the properties were contemplated as owner-occupied and mostly single-family dwellings, none of the properties are currently owner-occupied. All are currently rental duplexes. The land use character in the surrounding area and particularly in this block has and continues to evolve to a denser more urban usage that is envisioned by the City's Urban Town Center zoning classification. The current use is stifling growth and is certainly not the highest and best use of the property.

Much of the area adjoining these parcels was rezoned to UTC over a decade ago with the purpose of promoting higher density, walkability, and other benefits of a mixed-use environment. The rezoning to UTC has been highly effective in increasing the desirability of the Fondren neighborhood, and particularly what is known as the Downtown Fondren Historic District. There is currently high demand and a public need for additional development along the lines of what Downtown Fondren has experienced and which would be allowed in the UTC classification, and the subject properties are prime for such additional development.

Under the current zoning, however, the subject parcels will not be able to benefit from the positive transformations in the immediate area. The proposed rezoning of these parcels to UTC will align these parcels with the other portions of the block and allow for further development on this block to satisfy the public need for development of appropriate type and density in the Fondren area.

In addition to rezoning, Whitney Place seeks a use permit for structured parking to be constructed on a portion of the properties, and on contiguous property that Whitney Place currently owns. Structured parking is necessary to handle the high parking demands in the neighborhood and needs that continue to emerge with ongoing development. The structured parking would be constructed in a manner consistent with the style, scale, and nature of surrounding property in the Downtown Fondren Historic District.



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

FOR OFFICE USE ONLY
RECEIVED
 JUN 02 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4178
Ward #: 1

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

Rezoning From R1 To R2 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 0 Old Canton Rd Jackson, MS 39211
Lot 1 BLK B Canton Club Sub Pt 1
(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: R1

Tax Parcel Number: 564 - 16 -

III. Size of Property: Lot Frontage 100 feet
 Lot Depth 159.5 feet
 Square footage/Acres approx. 16,380 sq. ft.
 Improved or Unimproved? unimproved
 If improved, number of existing buildings? 1
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
Vacant lot located at corner of Old Canton rd + South Canton Club
has not be used for 15 yrs + provides dumping site + neglect to area
New construction of residential duplex would provide more housing + is located

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

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

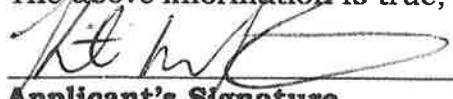
VII. Has there been any Zoning Action filed on this property in the past? None
 If yes, please attach copies of agency findings and decisions.

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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

0 Old Canton Rd. Jackson, MS 39211 **Jackson, Mississippi**

On this the 31 day of May, 20 22.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Kristi Kirkwood

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 31 day of May, 20 22.

MY COMMISSION EXPIRES:

June 21 2023



Dan Day
NOTARY PUBLIC

Statement of Intent-Parcel 564-16

The intent of this statement shall be the attainment of approval for a two-family residential structure on parcel 564-16. There has been substantial change to the population and land use since the originally property that once occupied Parcel 564-16 was erected. Therefore, a public need for additional property and property type in this area is warranted. Currently, this area has multiple R2 and R3 properties within 160-200ft of parcel 564-16 and is within 1000 feet of multiple zoned property type (commercial, townhome, duplex) by being situated on a street that hosts churches, car washes, gas stations, restaurants, etc.. Parcel 564-16 has remained a vacant lot for 15+years serving as an attraction for illegal dumping, unkempt lawn maintenance and unwanted parking in a community seeking to remain vibrant. These conditions have caused parcel 564-16 to become a hazard and dangerous risk for the neighbors that reside near the lot. Also, with inflation and supply shortages, building a new home has become increasingly unaffordable for many seeking to buy or rent a home. By allowing the lot to be approved for a R2 structure , this change would help overcome the increase in cost of living barrier and improve the area while also creating a positive social impact among this community. In addition, this will fulfill the public need for additional up-to-date affordable housing. Please consider this the statement of intent for the request for rezoning from R1 to R2 to Parcel 564-16 by Kristi Monique Kirkwood, a local resident, and approve.



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

FOR OFFICE USE ONLY
RECEIVED
 JUN 13 2022
 City of Jackson
 City Planning Administration
CASE NO.: 4179
Ward #: 5

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

 Rezoning From To || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 540 RAYMOND RD. Suite A

SAME AS ABOVE

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

Current Zoning for property: C2

Tax Parcel Number: 219 - 9 -

III. Size of Property:

Lot Frontage 336.87 feet

Lot Depth 460 feet

Square footage/Acres 3.96 ACRES

Improved or Unimproved? Un. IMP. P.P.

If improved, number of existing buildings?

Use of buildings: Residential **Commercial** Industrial

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

my goal is to turn the space into a restaurant that sells signature drinks
alcohol, beer and wine with a host of adult ent. ties

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

Terrence Brent Sr.
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 13th day of JUNE, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Terrence Brent Sr. _____

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, 2022.

MY COMMISSION EXPIRES:

3-31-24



APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3rd) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

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

Applicant's Signature

Property Owner's Signature

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

540 Raymond Rd Jackson, Mississippi

On this the 4th day of June, 20 22.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Chuck Roberts

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of

June, 2022.

MY COMMISSION EXPIRES:

5/11/2026



Ruth A. Roman
NOTARY PUBLIC

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

RE: Zoning Use Permit at 540 Raymond Road

To Ms. Esther Ainsworth/Zoning:

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

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

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

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

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

Sincerely,

Terrence Brent

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