

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MAY 20, 2024 2:30 P.M.**

**BE IT REMEMBERED** that a Regular Zoning Meeting of the City Council of Jackson, Mississippi was convened in the Council Chambers in City Hall at 2:30 p.m. on May 20, 2024, being the third Monday of said month when and where the following things were had and done to wit:

**Present:** Council Members: Aaron Banks, Council President, Ward 6; Angelique Lee, Council Vice President, Ward 2; Ashby Foote, Ward 1; Brian Grizzell, Ward 4 (via teleconference); Vernon Hartley, Ward 5 and Virgi Lindsay, Ward 7. Directors: Shanekia Mosley-Jordan, Clerk of Council; Sabrina Shelby, Chief Deputy Clerk of Council; Ester Ainsworth, Zoning Administrator and Sondra Moncure, Special Assistant to the City Attorney.

**Absent:** Kenneth I. Stokes, Ward 3.

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The meeting was called to order by **President Aaron Banks**.

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**President Banks** recognized **Council Member Lindsay** who moved, seconded by **Vice President Lee**, to suspend the rules of the normal procedure of being briefed by the Zoning Administrator with procedural history. The motion prevailed by the following vote:

Yeas – Banks, Foote, Hartley, Lee and Lindsay.

Nays – None.

Absent – Grizzell and Stokes.

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Thereafter, **President Banks** requested that the Clerk read the Order:

**ORDER GRANTING CARTER’S COMPASSIONATE TRANSITIONAL & SUPPORTIVE HOUSING D/B/A HAGAR’S HOUSE A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF AN EMERGENCY SHELTER/MISSION WITHIN A C-3 (GENERAL) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 4456 W. NORTHSIDE DR. (PARCELS 803-5, 803-5-2, 803-5-3 & 803-10), CASE NO. 4253.**

**WHEREAS**, the Carters’ Compassionate Transitional & Supportive Housing d/b/a Hagar’s House has filed a petition for a Use Permit to allow for the operation of an emergency shelter/mission within a C-3 (General) Commercial District for the property located at 4456 W. Northside Dr. (Parcels 803-5, 803-5-2, 803-5-3 & 803-10) in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has recommended approval of a Conditional Use Permit to allow for the operation of an emergency shelter/mission within a C-3 (General) Commercial District for the property located at 4456 W. Northside Dr. (Parcels 803-5, 803-5-2, 803-5-3 & 803-10); and

**WHEREAS**, notice was duly and legally given to property owners and interested citizens that a meeting of the Council would be held at the City Hall at 2:30 p.m., Monday, May 20, 2024 to consider said change, based upon the record of the case as developed before the Jackson City Planning Board; and

**WHEREAS**, it appeared to the satisfaction of the Jackson City Council that notice of said petition had been published in the Mississippi Link on April 4, 2024 and April 18, 2024 that a hearing had been held by the Jackson City Planning Board on April 24, 2024, all as provided for by ordinances of the City of Jackson and the laws of the State of Mississippi, and that the Jackson City Planning Board had recommended approval of a Conditional Use Permit within the existing C-3 (General) Commercial District of the City of Jackson; and

**WHEREAS**, the Jackson City Council, after having considered the matter, is of the opinion that proposed use is compatible with the character of development in the vicinity relative

**WHEREAS**, the City of Jackson previously contracted with ProudCity, a web platform, that provides the City with the ability to manage digital services through a subscription for website, hosting and other associated products and services; and

**WHEREAS**, the ProudCity platform provides support for the website and allows administrators to manage critical aspects of the City’s online presence; and

**WHEREAS**, the prior maintenance agreement for ProudCity services expires in May 2024 and a renewal is necessary to continue uninterrupted access to the City’s website; and

**WHEREAS**, ProudCity is the sole provider of the ProudCity website services and the associated product and service package; and

**WHEREAS**, it is in the best interest of the City of Jackson that the maintenance and website needs for the City of Jackson continue through a renewed service agreement with ProudCity.

**IT IS, THEREFORE, ORDERED** that the Mayor be authorized to execute an agreement with ProudCity for the purchase of a maintenance agreement for website services and hosting at a total cost of \$12,000.00 for six months.

**President Banks** moved adoption; **Vice President Lee** seconded.

Yeas – Banks, Grizzell, Hartley, Lee and Lindsay.

Nays – Foote.

Absent – Stokes.

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There being no further business to come before the City Council, it was unanimously voted to adjourn until the Regular Council Zoning Meeting at 2:30 p.m. on May 20, 2024. At 2:28 p.m., the Council stood adjourned.

**PREPARED BY:**

Shanikia Mosley-Bjorklund  
CLERK OF COUNCIL

**APPROVED**

[Signature], 6/4/2024  
COUNCIL PRESIDENT      DATE

[Signature]  
MAYOR

**ATTEST:**

[Signature]  
CITY CLERK

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to density, bulk and intensity of structures, parking, and other uses; would not be detrimental to the continued use, value, or development of properties in the vicinity and is in harmony with the Comprehensive Plan and that a Conditional Use Permit be granted to allow for the operation of an emergency shelter/mission for the property located at 4456 W. Northside Dr. (Parcels 803-5, 803-5-2, 803-5-3 & 803-10) within the existing C-3 (General) Commercial District of the City of Jackson.

**NOW, THEREFORE, BE IT ORDERED BY THE COUNCIL OF THE CITY OF JACKSON, MISSISSIPPI:**

That the property located in the City of Jackson, First Judicial District of Hinds County, Mississippi, more particular described as follows:

A parcel of land situated in the Southeast 1/4, Section 14, Township 6 North, Range 1 West, Hinds County, Mississippi, said parcel being a part of Parcel 12 of FAE Subdivision, as shown in Plat Book A at Page 37 in the office of the Chancery Clerk of Hinds County, Mississippi, more fully described as follows:

Commencing at a point marking the Southeast corner of Section 14, Township 6 North, Range 1 West, Hinds County, Mississippi, said point being 7.0 feet South of the center line of an 80 foot right-of-way road, namely: West Northside Drive, as same now exists; run thence Northerly 47.0 feet to an iron pin located on the North line of mentioned West Northside Drive, said pin being the Southeast corner of that certain parcel of land of Charles A. Trest as described in Deed Book 1588 at Page 36; thence turn left through an angle of 89 degrees 15 minutes and run Westerly along the North line of West Northside Drive 494.15 feet to an iron pin, said pin being the Southwest corner of the Creston Parcel as described in Deed Book 1800 at Page 240, and said pin being the Point of Beginning of the land herein described; thence continue Westerly 83 .46 feet to an iron pin; thence turn right through an angle of 89 degrees 15 minutes and run Northerly 522.02 feet to an iron pin; thence run right through an angle of 90 degrees 40 minutes and run Easterly 83.46 feet to an iron pin on the West line of the Creason Parcel mentioned; thence run right through an angle of 89 degrees 20 minutes and run Southerly 521.90 feet to the Point of Beginning, containing 1.00 acres, more or less.

AND:

A certain parcel of land of the South end of Lot 12 of the FAE Subdivision in Sections 13, 14, 23 and 24, Township 6 North, Range 1 West, and as shown by the survey thereof on file and of record in Surveyors Record Book A at Page 37 in the office of the Chancery Clerk of said County, Jackson, Mississippi, and reference to which is hereby made in aid hereof and being further described by metes and bounds, to-wit:

Commencing at the Southeast corner of Section 14, Township 6 North, Range 1 West, Hinds County, Mississippi, run thence North 47.0 feet to the North boundary line of Northside Drive; run thence Westerly along the North boundary line of said Northside Drive 265.48 feet to the Point of Beginning of the land herein described; turn thence to the right through an angle of 89 degrees 15 minutes and run a distance of 952.64 feet to an iron pin; turn thence left through an angle of 89 degrees 20 minutes and run a distance of 228.66 feet to an iron pin; turn thence to the left through an angle of 90 degrees 40 minutes and run a distance of 952.30 feet to a point on the North boundary line of said Northside Drive; turn thence left through an angle of 89 degrees 15 minutes and run along the North boundary line of said Northside Drive for a distance of 228.67 feet back to the Point of Beginning, said land herein described being situated in the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 6 North, Range 1 West, Hinds County, Mississippi, and containing 5.00 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in the Southeast 1/4 of Southeast 1/4 of Section 14, Township 6 North, Range 1 West, Hinds County, Mississippi, said parcel being a part of Parcel 12 of FAE Subdivision as shown in Plat Book A at Page 37 in the office of the Chancery Clerk, Hinds County, Mississippi, more fully described as follows:

Commencing at the Southeast corner of Section 14, Township 6 North, Range 1 West, Hinds County, Mississippi, run thence North 52.0 feet to the North right of way line of Northside Drive;

run thence Westerly along the North right of way line of said Northside Drive 265.48 feet to the Point of Beginning of the land herein described. Thence continue to run Westerly along the North right of way line of said Northside Drive for a distance of 158.85 feet to a point. Thence through an inside deflection angle to the left of 172 degrees 45 minutes run 22.27 feet to a point. Thence through an inside deflection angle to the left of 102 degrees 10 minutes run Northerly for a distance of 265.16 feet to a point. Thence through an inside deflection angle to the left of 109 degrees 02 minutes run 22.27 feet to a point. Thence through an inside deflection angle to the left of 174 degrees 33 minutes run Easterly for a distance of 191.60 feet to a point. Thence through an inside deflection angle to the left of 71 degrees 57 minutes run Southerly for a distance of 339.00 feet to the Point of Beginning.

be and is hereby modified so as to approve a Conditional Use Permit to allow for the operation of an emergency shelter/mission within a C-3 (General) Commercial District for the property located at 4456 W. Northside Dr. (Parcels 803-5, 803-5-2, 803-5-3 & 803-10). The Conditions of the Use Permit shall be that it is granted on an annual basis; that it be granted to the Carter’s Compassionate Transitional & Supportive Housing d/b/a Hagar’s House, the owner/operator of the emergency shelter/mission, that subsequent owners or operators of an emergency shelter/mission at the location must apply for and receive a new Use Permit and that compliance with adopted Property Maintenance, Building, Fire Law Enforcement and Zoning codes be maintained at all times. However, that before a Use Permit is issued for any structure to be erected or use thereof on the said property, the applicant must meet the requirements established through the Site Plan Review process.

Vice President Lee moved adoption; Council Member Lindsay seconded.

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There was no representative from the Applicant.

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There was no opposition from the public.

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Thereafter, President Banks called for a vote on said item:

- Yeas – Banks, Foote, Grizzell, Hartley, Lee and Lindsay.
- Nays – None.
- Absent – Stokes.

Note: Council Member Grizzell joined the meeting during the discussion via teleconference.

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President Banks requested that the Clerk read the Order:

**ORDER GRANTING JACK’S FAMILY RESTAURANT, LP A CONDITIONAL USE PERMIT TO ALLOW FOR A DRIVE THRU RESTAURANT WITHIN A C80-C2 (LIMITED) COMMERCIAL SUBDISTRICT FOR THE PROPERTY LOCATED AT 2365 HIGHWAY 80 W. (PARCEL 40-11-1), CASE NO. 4254.**

WHEREAS, Jack’s Family Restaurant, LP has filed a petition for a Use Permit to allow for a drive thru restaurant within a C80-C2 (Limited) Commercial Subdistrict for the property located at 2365 Highway 80 W. (Parcel 40-11-1) in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has recommended approval of a Conditional Use Permit to allow for a drive thru restaurant within a C80-C2 (Limited) Commercial Subdistrict for the property located at 2365 Highway 80 W. (Parcel 40-11-1); and

WHEREAS, notice was duly and legally given to property owners and interested citizens that a meeting of the Council would be held at the City Hall at 2:30 p.m., Monday, May 20, 2024

to consider said change, based upon the record of the case as developed before the Jackson City Planning Board; and

**WHEREAS**, it appeared to the satisfaction of the Jackson City Council that notice of said petition had been published in the Mississippi Link on April 4, 2024 and April 18, 2024 that a hearing had been held by the Jackson City Planning Board on April 24, 2024, all as provided for by ordinances of the City of Jackson and the laws of the State of Mississippi, and that the Jackson City Planning Board had recommended approval of a Conditional Use Permit within the existing C80-C2 (Limited) Commercial Subdistrict of the City of Jackson; and

**WHEREAS**, the Jackson City Council, after having considered the matter, is of the opinion that proposed use is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking, and other uses; would not be detrimental to the continued use, value, or development of properties in the vicinity and is in harmony with the Comprehensive Plan and that a Conditional Use Permit be granted to allow for a drive thru restaurant for the property located at 2365 Highway 80 W. (Parcel 40-11-1) within the existing C80-C2 (Limited) Commercial Subdistrict of the City of Jackson.

**NOW, THEREFORE, BE IT ORDERED BY THE COUNCIL OF THE CITY OF JACKSON, MISSISSIPPI:**

That the property located in the City of Jackson, First Judicial District of Hinds County, Mississippi, more particular described as follows:

Part of Lot 2, Harvey Place Subdivision, a plat of which is recorded in the Office of the Chancery Clerk of the First Judicial District of Hinds County at Jackson, Mississippi in Plat Book B at Page 89 thereof, in Section 7 and 8, Township 5 North, Range 1 East, and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the East line of Ellis Avenue with the South line of U.S. Highway 80 as both were laid out and improved as of 1971; run thence Southeasterly and along the Southern right of way line of U.S. Highway 80 for a distance of 440.1 feet to a point on the East line of Lot 2, Harvey Place Subdivision; run thence South 0 degrees 53 minutes West and along the East line of the aforesaid Lot 2 of Harvey Place Subdivision for a distance of 417.50 feet; thence turning to the right through a deflection angle of 89 degrees 23 minutes run North 89 degrees 44 minutes West for a distance of 373.5 feet to the East line of Ellis Avenue; run thence Northerly and along the East line of Ellis Avenue for a distance of 634.05 feet to the Point of Beginning and containing an area of 4.58 acres. LESS AND EXCEPT therefrom a triangular parcel of land in the Southwest corner of said property and more fully described in that certain Warranty Deed from J.D. Drake, et al to the State Highway Commission of Mississippi on November 19, 1962 and recorded in Book 1398 at Page 12 in the Office of the Chancery Clerk of Hinds County at Jackson, Mississippi, reference to which is hereby made in aid of and as a part of this description.

LESS AND EXCEPT:

35,548.8 square feet or 0.82 acres in Lot 2 of Harvey Place Subdivision, a plat of which is recorded in the Office of the Chancery Clerk of the First Judicial District of Hinds County at Jackson, Mississippi in Plat Book B at Page 89, the subject property being more fully described by metes and bounds as follows:

From the NE corner of Lot 2, Harvey Place Subdivision proceed South 00 degrees 53 minutes West along the East line of Lot 2 for 1297.1 feet to a point on the South line of the Right of Way for U.S. Highway 80; thence North 60 degrees 15 minutes West along the South line of the Right of Way for U.S. Highway 80 for 440.1 feet to a point on the East line of the Right of Way for Ellis Avenue as it is laid out, improved and in use on this date, said point being the NW corner of the subject property and the Point of Beginning for its description. Continue thence South 00 degrees 12 minutes East along the East line of the Right of Way for Ellis Avenue for 260.0 feet; thence North 89 degrees 48 minutes East for 168.0 feet; thence North 00 degrees 12 minutes West for 163.2 feet to a point on the South line of the Right of Way for U.S. Highway 80; thence North 60 degrees 15 minutes West along the South line of the Right of Way for U.S. Highway 80 for 193.9 feet to the Point of Beginning.

Together with an easement on, over and across the 0.82-acre property less and excepted above which was conveyed by Acorn Development Company to Sue Thomas Washburn recorded in Book 4522 Page 674. This easement is for the purpose of ingress, egress, general and guest parking and the right to erect a reasonable number and size of business signs thereon relating to its motel operations as recorded in Book 4522 Page 674.

be and is hereby modified so as to approve a Conditional Use Permit to allow for a drive thru restaurant within a C80-C2 (Limited) Commercial Subdistrict for the property located at 2365 Highway 80 W. (Parcel 40-11-1). The Conditions of the Use Permit shall be that it is granted on an annual basis; that it be granted to Jack’s Family Restaurant, LP, the owner/operator of the drive thru restaurant, that subsequent owners or operators of a drive thru restaurant at the location must apply for and receive a new Use Permit and that compliance with adopted Property Maintenance, Building, Fire Law Enforcement and Zoning Codes be maintained at all times. However, that before a Use Permit is issued for any structure to be erected or use thereof on the said property, the applicant must meet the requirements established through the Site Plan Review process.

Council Member Hartley moved adoption; Council Member Lindsay seconded.

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President Banks recognized Jim Avery, Vice President of Jacks, who spoke in favor of a Use Permit to allow for a drive thru restaurant within a C80-C2 (Limited) Commercial Subdistrict.

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There was no opposition from the public.

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Thereafter, President Banks called for a vote on said item:

- Yeas – Banks, Foote, Hartley, Grizzell, Lee and Lindsay.
- Nays – None.
- Absent – Stokes.

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**ORDER GRANTING EXTENSION OF SPECIAL EXCEPTIONS AND USE PERMITS FOR ONE YEAR.**

Coming for consideration are requests for the approval of the following for certification of renewal for one year and after the anniversary date of approval for Use Permit or Special Exceptions as follows:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE – 3862	Millsaps College	1702 N. State St.	Office/Meeting Spaces	05/19/14
Ward 7		Jackson, MS 39206	& Administrative Units	

**IT IS HEREBY ORDERED** by the Council of the City of Jackson that the said Use Permits and/or Special Exceptions be and the same are hereby extended for another year from and after the anniversary date granting said permits.

Council Member Lindsay moved adoption; Vice President Lee seconded.

- Yeas – Banks, Foote, Grizzell, Lee and Lindsay.
- Nays – None.
- Absent – Hartley and Stokes.

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There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Regular Council Meeting to be held at 10:00 a.m. on Tuesday, May 21, 2024. At 3:25 p.m., the Council stood adjourned.

REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MAY 20, 2024 2:30 P.M.

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PREPARED BY:

Shanika Masby-Jordan  
CLERK OF COUNCIL

APPROVED:

[Signature] 6/4/2024  
COUNCIL PRESIDENT DATE

[Signature]  
MAYOR

ATTEST:

[Signature]  
CITY CLERK

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