

**ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL**

**MONDAY, APRIL 15, 2024 - 2:30 P.M.**

**CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET**

**AGENDA**

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**I. Case No. 4240 – Ward 2**

**Location:** 6204 N. State St. (Parcel 709-37)

**Petitioner:** Tonia Louisville-Jones & Roddrick Jones, Sr.

**Request:** a **Use Permit** to allow for the operation of a community recreational (event venue) within a C-3 (General) Commercial District.

**Planning Board Vote:** **(Motion to Approve) (10) in favor (0) Opposing.**

**Planning Board Recommendation:** **Approval of a Conditional Use Permit**

**Public Input:** Other than the representative for the applicant, Tonia Louisville-Jones, no one else spoke in support or opposition of the request.

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**II. Case No. 4241 – Ward 3**

**Location:** 0 Powell Rhodes Dr. (Parcel 107-194)

**Petitioner:** Michael Hollimon

**Request:** a **Use Permit** to allow for the placement of a manufactured house in a R-2 (Single & Two Family) Residential District.

**Planning Board Vote:** **(Motion to Approve) (7) in favor (4) Opposing**

**Planning Board Recommendation:** **Approval of the Use Permit Request**

**Public Input:** The applicant, Michael Holliman, spoke in support of the case and Lee Bernard & Keren Garrett, Sr. spoke in opposition of the request.

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**III. Case No. 4244 – Ward 7**

**Petitioner:** Fairview Inn of Jackson, LLC

**Request:** a **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to CMU-1 (Community) Mixed-Use District to allow for the

sustainability of the subject property and to capture the changing land use dynamics of the area.

**Planning Board Vote:** (Motion to Approve) (7) in favor (5) Opposing

**Planning Board Recommendation: Approval of the Rezoning Request**

**Public Input:** The representative for the applicant, Lisa A. Reppeto, Peter Sharp, Raymond Barry, Peyton D. Prospere, Mary A. Thigpen and Jennifer Welch spoke in support of the request. Daniel Baker, Christopher Weldy, Leo Stevens and Floyd Council spoke in opposition of the request. Other documents submitted were two (2) letters of support, a Petition of Support with 269 signatures, and one (1) letter of opposition and two (2) documents of opposition.

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**IV. Case No. 4245 – Ward 1**

**Location:** 4465 I-55 North (Parcel: 437-298) – Ste. 102 B

**Petitioner:** Bradley Adair

**Request:** a **Use Permit** to allow for a general restaurant within a neighborhood shopping center within a C-2 (Limited) Commercial District.

**Planning Board Vote:** (Motion to Approve) (11) in favor (0) Opposing

**Planning Board Recommendation: Approval of a Conditional Use Permit**

**Public Input:** Other than the representative for the applicant, Doug Price, no one else spoke in support or opposition of the request.

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**V. Case No. 4246 – Ward 1**

**Location:** 4465 I-55 North (Parcel: 437-298) – Ste. 102 A

**Petitioner:** Brandi Carter

**Request:** a **Use Permit** to allow for a liquor store within a neighborhood shopping center within a C-2 (Limited) Commercial District.

**Planning Board Vote:** (Motion to Approve) (11) in favor (0) Opposing

**Planning Board Recommendation: Approval of a Conditional Use Permit**

**Public Input:**

Other than the representative for the applicant, Doug Price, no one else spoke in support or opposition of the request.

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**VI. Case No. 4248 – Ward 1**

**Location:**

1625 E. County Line Rd. (Parcel #709-37)

**Petitioner:**

Kendrick Freeman

**Request:**

a **Use Permit** to allow for the operation of a bar (cigar retail and lounge) within a C-2 (Limited) Commercial District.

**Planning Board Vote:**

**(Motion to Approve) (11) in favor (0) Opposing.**

**Planning Board Recommendation:**

**Approval of a Conditional Use Permit**

**Public Input:**

Other than the applicant, Kendrick Freeman, no one else spoke in support or opposition of the request.

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**VII. Case No. 4249 – Ward 7**

**Location:**

846 N. President St. (Parcel 40-11-1)

**Petitioner:**

Kenneth Rowan

**Request:**

a **Use Permit** to allow for the operation of a community recreational center (event venue) within a C-3 (General) Commercial District.

**Planning Board Vote:**

**(Motion to Approve) (9) in favor (1) Opposing.**

**Planning Board Recommendation:**

**Approval of a Conditional Use Permit**

**Public Input:**

The applicant, Kenneth W. Rowan, spoke in support of the request. Bradley Iggulden, spoke in opposition of the request. We also received a memo from Mr. Iggulden with concerns about the proposed request.

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**VIII. Case No. 4250 – Ward 3**

**Location:**

4232, 4240 & 4246 W. Capitol St.  
(Parcels #118-25, 118-26 & 118-27)

**Petitioner:**

Khacel White

**Request:**

a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a mixed

use development that includes residential and commercial opportunities.

**Planning Board Vote:** (Motion to Approve) (10) in favor (0) Opposing.

**Planning Board Recommendation:** Approval of the Rezoning Request

**Public Input:** The applicant, Khaleel White, Kassam Bhegani, Jr. and Ms. Clara Wilson spoke in support of the request. No one spoke in opposition of the request.

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**IX. Case No. 4251 – Ward 6**

**Location:** 451 McDowell Park Cir. (Parcel #630-363)

**Petitioner:** Kimberly A. Course

**Request:** a **Rezoning** from R-1A (Single-Family) Residential District to C-1A (Restricted) Commercial District with a **Use Permit** to allow for a commercial childcare center.

**Planning Board Vote:** (Motion to Approve) (10) in favor (0) Opposing.

**Planning Board Recommendation:** Approval of the Rezoning Request with a **Conditional Use Permit**

**Public Input:** Other than the applicant, Kimberly A. Course, no one else spoke in support or opposition of the request.

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**X. Case No. 4252 – Ward 5**

**Location:** 4311 McCain Ave. (Parcel #306-276)

**Petitioner:** Kendra Avery

**Request:** a **Special Exception** to allow for a private kennel for up to 3 dogs within a R-1 (Single-Family) Residential District.

**Planning Board Vote:** (Motion to Deny) (8) in favor (0) Opposing and (1) Abstention.

**Planning Board Recommendation:** Denial of the Special Exception Request

**Public Input:** The representative for the applicant, John Avery, spoke in support of the case. Thomas Thompson spoke in opposition of the request. We received one memo of opposition and one letter of general concern.

**XI. Cancelled Special Exceptions\Use Permits – No Action Required**

**(Ward 3) SE 2905**

**Mary Tillman – 3651 Mosley Ave. (Parcel 425-353)**

Special Exception was granted to Mary Tillman on Apr. 08, 1992 to operate a Personal Care Facility with a **maximum of twelve residents (12)** within an R-4 (Limited Multi-family) Residential District.

- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **April 05, 2024**.

**(Ward 7) SE 3962**

**Morrison Heights Baptist Church – 142 E. Bell St. (Parcel: 65-71)**

- Special Exception was granted to **Morrison Heights Baptist Church** on Apr. 17, 2023 to operate a Residential Community Facility within an R-4 (Limited Multi-Family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **April 05, 2024**.

**(Ward 4) SE 4203**

**Harvey Williams Sr. – 5129 Andover Dr. (Parcel: 640-428)**

- Special Exception was granted to Harvey Williams Sr. on Apr. 24, 2023 to operate a Residential Community Facility within an R-1 (Single-family) Residential District.
- Cancellation was based upon **request from the applicant**.

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**XII. Special Exception and Use Permit Renewals for April 2024**

**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:

<b><u>CASE NO.</u></b>	<b><u>NAME</u></b>	<b><u>LOCATION</u></b>	<b><u>USE</u></b>	<b><u>GRANTED</u></b>
<b>SE – 3048 Ward 4</b>	Deborah Harper	405 Queen Margaret Lane	One-Chair Beauty Salon	4/5/95
<b>C-UP – 3894 Ward 1</b>	Meena Sabharwal	1625 E. County Line Rd. - Suite 320 Jackson, MS 39206	Operation of a Liquor Store	4/20/15
<b>C-UP – 4168 Ward 3</b>	Byron & Octavia Poindexter	210 & 212 W. Ash St.	Rooming House	4/18/22

**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.

**April 15, 2024**