

**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 March 20, 2017, being the third Monday of said month when and where the following things were had and done to wit:

Present: Council Members: Margaret Barrett-Simon, Vice President, Ward 7; Ashby Foote, Ward 1; Melvin Priester, Jr., Ward 2; De'Keither Stamps, Ward 4 and Charles Tillman, Ward 5. Kristi Moore, City Clerk; Angela Harris, Deputy City Clerk; Traci Malone, Deputy City Clerk; Ester Ainsworth, Zoning Administrator; Biqi Zhao, Deputy Director of Planning; Ramina Aghili, Associate Planner and Azande Williams, Deputy City Attorney.

Absent: Tyrone Hendrix, President, Ward 6 and Kenneth I. Stokes, Ward 3.

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The meeting was called to order by **Vice President Margaret Barrett-Simon**.

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**Vice President Barrett-Simon** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 3952, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes.

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**Vice President Barrett-Simon** requested that the Clerk read the Order:

**ORDER GRANTING HUGH J. THOMAS A CONDITIONAL USE PERMIT TO OPERATE A TATTOO PARLOR WITHIN A UTC - URBAN TOWN CENTER (MIXED USE) DISTRICT FOR PROPERTY LOCATED AT 2906 NORTH STATE ST., SUITE B-6, CASE NO. 3952.**

**WHEREAS**, Hugh J. Thomas has filed a petition for a Use Permit to operate a tattoo parlor within a UTC - Urban Town Center (Mixed Use) District in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

**WHEREAS**, Jackson City Planning Board, after holding the required public hearing, has recommended approval of a Conditional Use Permit to operate a tattoo parlor within a UTC - Urban Town Center (Mixed Use) District; 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, March 20, 2017 to consider said change, based upon the record of the case as developed before the City Planning Board; and

**WHEREAS**, it appeared to the satisfaction of the City Council that notice of said petition had been published in the Mississippi Link on February 2, 2017 and February 16, 2017 that a hearing would be held by the Jackson City Planning Board on February 22, 2017, 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 UTC - Urban Town Center (Mixed Use) District of the City of Jackson; and

WHEREAS, the Council, after having considered the matter, is of the opinion that the operation of a tattoo parlor at the above location is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking and other uses and that a Use Permit be granted for a tattoo parlor within the existing UTC - Urban Town Center (Mixed Use) District of the City of Jackson with the conditions that the Use Permit be granted on an annual basis; that the Use Permit be granted to the owner/operator of the Electric Dagger Tattoo Parlor; and that subsequent owners or operators of a tattoo parlor at this location must apply for and receive a new Use Permit.

**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 certain parcel of land being part of Lots I, K and L of Isham Cade Survey, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi, as now recorded in Plat Book B at Page 7 and being part of Lot 22 of Odeneal Survey, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Book A at Page 256, said parcel of land contains 36,411.9 square feet or 0.84 acres, more or less and being more particularly described as follows:

Begin at a "x" marked on a sidewalk at the Point of Intersection of the North right-of-way line of Fondren Place with the East right-of-way line of North State Street (as both are now laid out and improved): run thence northerly along said East right-of-way line of North State Street for a distance of 147.81 feet to an existing pipe; turn thence right through a deflection angle of 02 degrees 54 minutes 49 seconds and continue northerly along said East right-of-way line of North State Street for a distance of 60.74 feet to an existing 1" bar leaving said East right-of-way line of North State Street. turn thence right through a deflection angle of 92 degrees 41 minutes 21 seconds and run easterly for a distance of 146.44 feet to an existing concrete monument; turn thence right through a deflection angle of 88 degrees 23 minutes 29 seconds and run southerly for a distance of 39.20 feet to a set ½" iron pin; turn thence left through a deflection angle of 90 degrees 54 minutes 30 seconds and run easterly for a distance of 103.70 feet to a set ½" iron pin; turn thence right through a deflection angle of 92 degrees 12 minutes 30 seconds and run southerly for a distance of 160.85 feet to an existing ½" iron pin on the aforesaid North right-of-way line of Fondren Place; turn thence right through a deflection angle of 87 degrees 18 minutes 17 seconds and run westerly along said North right-of-way line of Fondren Place for a distance of 235.05 feet to the POINT OF BEGINNING, containing 1.04 acres, more or less.

The above described parcel of land being the same property as described in deeds recorded in Deed Book 6266 at Page 373 and Deed Book 7056 at Page 6315, on file and of record in the aforesaid Chancery Clerk's office.

be and is hereby modified so as to approve a Conditional Use Permit to operate a tattoo parlor for property located at 2906 North State St., Suite B-6 within a UTC - Urban Town Center (Mixed Use) District with the conditions that the Use Permit be granted on an annual basis; that the Use Permit be granted to the owner/operator of the Electric Dagger Tattoo Parlor; and that subsequent owners or operators of a tattoo parlor at this location must apply for and receive a new Use Permit. However, 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.

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**Vice President Barrett-Simon** recognized Mike Peters, Owner of Fondren Corner, who spoke in favor to approve a Conditional Use Permit to operate a tattoo parlor within a UTC - Urban Town Center (Mixed Use) District.

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There was no opposition from the public.  
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**Vice President Barrett-Simon** moved adoption; **Council Member Tillman** seconded.

Yeas- Barrett-Simon, Foote, Priester, Stamps and Tillman.

Nays- None.

Absent- Hendrix and Stokes.

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**Vice President Barrett-Simon** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 3964, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes.

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**Vice President Barrett-Simon** requested that the Clerk read said Order:

**ORDER GRANTING JASON SPELLINGS A VARIANCE OF TEN (10) OFF-STREET PARKING SPACES FROM THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES FOR MULTI-FAMILY RESIDENTIAL UNITS FOR PROPERTY LOCATED AT 3775 BAILEY AVE., CASE NO. 3964.**

**WHEREAS**, Jason Spellings has filed a petition for a Variance of ten (10) spaces from the required number of off street parking spaces for multi-family residential units in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

**WHEREAS**, Jackson City Planning Board, after holding the required public hearing on February 22, 2017, has recommended approval of the said petition; 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, March 20, 2017 to consider said change, based upon the record of the case as developed before the City Planning Board; and

**WHEREAS**, it appeared to the satisfaction of the City Council that notice of said petition had been published in the Mississippi Link on February 2, 2017 and February 16, 2017 that a hearing would be held by the Jackson City Planning Board, on February 23, 2017 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 Variance of ten (10) off street parking spaces from the required number of off street parking spaces for multifamily residential units within the existing R-5 (Multi-Family) Residential District, R-2 (Single-Family and Two-Family) Residential District & C-3 (General) Commercial District of the City of Jackson; and

**WHEREAS**, the Council, after having considered the matter, is of the opinion that granting the of the Variance requested will not confer upon the applicant any special privilege which is denied by the Zoning Ordinance to other similar lands, structures or buildings in the same district.

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

**SECTION 1.** That the property located in the City of Jackson, First Judicial District of Hinds County, Mississippi more particular described as follows:

Lots 169, 170, 184 and the north ½ of Lot 183 of Cottage Grove Subdivision, in Block 12, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi as now recorded in Plat Book 2, Page 11, reference to which is hereby made.

AND ALSO:

That portion of Humphries Avenue (formerly known as Chestnut Street) located in Cottage Grove Subdivision in the City of Jackson, Mississippi, further described as follows:

Beginning at the Northeast corner of Lot 169 of said Cottage Grove Subdivision and run thence Westerly 280 feet along the Northerly boundary line of said Lot 169 and Lot 170 to the Northwest corner of said Lot 170; run thence Northerly 30 feet more or less to a point being the intersection of the center line of said Humphries Avenue with the East boundary line of Lampton Street; run thence Easterly 280 feet along the centerline of Humphries Avenue to a point being the intersection of said centerline with the West boundary of Bailey Avenue Extended, said point being 30 feet more or less north of the point of beginning; run thence Southerly for a distance of 30 feet to the point of beginning, being a portion of the property set forth in that certain Ordinance Closing and Vacating That Portion of Humphries Avenue Between Bailey Avenue Extension and Douglas Avenue dated March 12, 1975 recorded in Minute Book 3H, Page 515 in the office of the City Clerk of Jackson, Mississippi and filed in the office of the Chancery Clerk of the First Judicial District of Hinds County on November 23, 2015 and recorded in Book 7183 at Page 6793.

be and is hereby granted a Variance of ten (10) off-street parking spaces from the required number of off-street parking spaces for multifamily residential units, however, before a 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.

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**Vice President Barrett-Simon** recognized **Jason Spellings**, Applicant, who spoke in favor to approve a parking Variance of ten (10) spaces from the required number of off street parking spaces for multifamily residential units.

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There was no opposition from the public.

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**Council Member Tillman** moved adoption; **Vice President Barrett-Simon** seconded.

Yeas- Barrett-Simon, Foote, Priester, Stamps and Tillman.  
Nays- None.  
Absent- Hendrix and 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 – 2734 Ward 2	Dorothy Taylor	5753 Angle St.	Day Care Center	03/08/89
SE – 3290 Ward 2	Southern Consultants	5740 County Cork Rd.	Engineering Office	03/01/90
SE – 3857 Ward 2	LaKisha Archie	6459 Abraham Lincoln Dr.	Residential Day Care Center	03/17/14



REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MARCH 20, 2017, 2:30 P.M.

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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.

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Vice President Barrett-Simon moved adoption; Council Member Tillman seconded.

Yeas- Barrett-Simon, Foote, Priester, Stamps and Tillman.

Nays- None.

Absent- Hendrix 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 6:00 p.m. on Tuesday, March 21, 2017: at 3:00 p.m., the Council stood adjourned.

ATTEST:

  
CITY CLERK

APPROVED:

  
MAYOR, 3.16.17  
DATE

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