

**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 October 15, 2018 being the third Monday of said month when and where the following things were had and done to wit:

Present: Council Members: Virgi Lindsay, Vice President; Ward 7; Ashby Foote, Ward 1; Charles Tillman, Ward 5 and Aaron Banks Ward 6. Michelle Battee-Day, Assistant City Clerk; Shanekia Mosely, Deputy City Clerk; Ester Ainsworth, Zoning Administrator and Shanda Lewis, Deputy City Attorney.

Absent: Melvin Priester, Jr., President, Ward 2; Kenneth I. Stokes, Ward 3 and De'Keither Stamps, Ward 4.

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The meeting was called to order by **Vice President Virgi Lindsay**.

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**Vice President Lindsay** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4020, 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 Lindsay** requested that the Clerk read the Order:

**ORDINANCE GRANTING RUCKER CULPEPPER A REZONING FROM I-1 (LIGHT) INDUSTRIAL DISTRICT TO NMU-1 (NEIGHBORHOOD) MIXED-USE DISTRICT TO ALLOW FOR THE REDEVELOPMENT OF THE BUILDING AS A MIXED USE BUILDING WITH LIVE\WORK UNITS FOR PROPERTY LOCATED AT 1804 N. MILL ST., CASE NO. 4020.**

**WHEREAS**, Rucker Culpepper has filed a petition to rezone property located at 1804 N. Mill St., in the City of Jackson, First Judicial District of Hinds County, Mississippi, from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District to allow for the redevelopment of the building as a mixed use building with live\work units; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has recommended approval to rezone the properties from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District to allow for the redevelopment of the building as a mixed use building with live\work units; 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, October 15, 2018 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 Jackson Advocate on September 6, 2018 and September 20, 2018 that a hearing had been held by the Jackson City Planning Board on September 26, 2018, 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 the petitioned rezoning of the above described properties NMU-1 (Neighborhood) Mixed-Use District; and

**WHEREAS**, the Council after having considered the matter, is of the opinion that such changes would be in keeping with sound land use practice and to the best interest of the City and that there has been a substantial change in the land use character of the surrounding area that justifies rezoning the property and there is a public need for additional property in that area zoned in accordance with the request in said application since any previous City Council action.

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

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

100 FT E/S MILL ST X 185.65 FT N/S MCTYERE ST INS/END LOTS 6 & 7 BLK W MILLSAPS COLLEGE ADDN LESS TRI SW COR LOT 6 TO STREET, JACKSON, FIRST JUDICIAL DISTRICT OF HINDS COUNTY, MISSISSIPPI.

is hereby modified so as to approve the rezoning of the property located at 1804 N. Mill St. from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District to allow for the redevelopment of the building as a mixed use building with live/work units. However, that before for any structure is erected or use thereof on the said properties, the applicant must meet the requirements established through the Site Plan Review process. The Zoning Administrator is ordered to note such change on the Official Zoning Map to the City of Jackson, Mississippi.

**SECTION 2.** That the cost of publication of this Ordinance shall be borne by the petitioner.

**SECTION 3.** That this Ordinance shall be effective thirty (30) days after its passage and after publication of same by the petitioner.

**Council Member Banks** moved adoption; **Vice President Lindsay** seconded.

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**Vice President Lindsay** recognized **Rucker Culpepper** who spoke in favor to approve a Rezoning from I-1 (Light) to NMU-1 (Neighborhood) Mixed- Use District to allow for the redevelopment of the building with live/work units.

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There was no opposition from the public.

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Thereafter, **Vice President Lindsay** called for a vote on said item:

Yeas- Banks, Foote, Lindsay and Tillman.  
Nays- None.  
Absent- Priester, Stamps and Stokes.

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**Vice President Lindsay** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4022, 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 Lindsay** requested that the Clerk read the Order:

**ORDINANCE GRANTING NELSON ATKINSON A REZONING FROM R-4 (LIMITED MULTI-FAMILY) RESIDENTIAL DISTRICT TO C-3 (GENERAL) COMMERCIAL DISTRICT TO ALLOW FOR THE REDEVELOPMENT OF THE PROPERTIES LOCATED AT PARCELS 100-76 & 100-78 ON BAILEY AVE. & 2650 BAILEY AVE., CASE NO. 4022.**

**WHEREAS,** Nelson Atkinson has filed a petition to rezone the properties located at Parcels 100-76 & 100-78 on Bailey Ave. & 2650 Bailey Ave., in the City of Jackson, First Judicial District of Hinds County, Mississippi, from R-4 (Limited Multi-Family) Residential District to C-3 (General) Commercial District to allow for the redevelopment of the properties; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has recommended approval to rezone the properties from R-4 (Limited Multi-Family) Residential District to C-3 (General) Commercial District to allow for the redevelopment of the properties; 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, October 15, 2018 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 Jackson Advocate on September 6, 2018 and September 20, 2018 that a hearing had been held by the Jackson City Planning Board on September 26, 2018, 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 the petitioned rezoning of the above described properties to C-3 (General) Commercial District; and

**WHEREAS**, the Council after having considered the matter, is of the opinion that such changes would be in keeping with sound land use practice and to the best interest of the City and that there has been a substantial change in the land use character of the surrounding area that justifies rezoning the property and there is a public need for additional property in that area zoned in accordance with the request in said application since any previous City Council action.

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

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

**Parcel No.100-76:**

LOT 13, BLOCK E, SUBURBA SUBDIVISION

**Parcel No.100-78:**

LOT 15, BLOCK E, SUBURBA SUBDIVISION

**Parcel No.100-80:**

LOT 17, BLOCK E, SUBURBA SUBDIVISION

is hereby modified so as to approve the rezoning of the properties located at Parcels 100-76 & 100-78 on Bailey Ave. & 2650 Bailey Ave. from R-4 (Limited Multi-Family) Residential District to C-3 (General) Commercial District to allow for the redevelopment of the properties. However, that before for any structure is erected or use thereof on the said properties, the applicant must meet the requirements established through the Site Plan Review process. The Zoning Administrator is ordered to note such change on the Official Zoning Map to the City of Jackson, Mississippi.

**SECTION 2.** That the cost of publication of this Ordinance shall be borne by the petitioner.

**SECTION 3.** That this Ordinance shall be effective thirty (30) days after its passage and after publication of same by the petitioner.

**Council Member Banks** moved adoption; **Vice President Lindsay** seconded.

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**Vice President Lindsay** recognized **Nelson Atkinson**, Applicant, who spoke in favor to approve a Rezoning from R-4 (Limited Multi-Family) to C3 (General) Commercial to allow for the redevelopment of the properties.

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**Vice President Lindsay** recognized **Alfrednett Atkinson**, Applicant, who spoke in favor to approve a Rezoning from R-4 (Limited Multi-Family) to C3 (General) Commercial to allow for the redevelopment of the properties.

There was no opposition from the public.

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Thereafter, Vice **President Lindsay** called for a vote on said item:

Yeas- Banks, Foote, Lindsay and Tillman.  
Nays- None.  
Absent- Priester, Stamps and Stokes.

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**Ester Ainsworth** noted for the record: **Cancelled Special Exceptions:**

- **C-UP 3970** – Socrates Garrett – 3644 Hwy 80 – Ste. 2000 (Parcel 435-61-20)

No action required.

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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 – 2697 Ward 5	Alma Ruffin	4212 Oakmont Drive	Day Care Center	10/05/1988
SE – 3970 Ward 1	Brad Reeves	4909 Ridgewood Rd. & 1538 Sheffield Dr.	Professional Office	10/16/2017

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

Yeas- Banks, Foote, Lindsay and Tillman.  
Nays- None.  
Absent- Priester, Stamps 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, October 23, 2018; at 2:56 p.m., the Council stood adjourned.

**ATTEST:**

**APPROVED:**

*Quint Moore*  
CITY CLERK

*Charles G. Summala*, *11/13/18*  
MAYOR DATE

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