

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MAY 19, 2014 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 19, 2014, being the third Monday of said month when and where the following things were had and done to wit:

- Present: Council Members: President, Charles Tillman, Ward 5; Melvin Priester, Jr.; Vice-President, Ward 2; Quentin Whitwell, Ward 1; De'Keither Stamps, Ward 4; and Margaret Barrett-Simon, Ward 7. Brenda Pree, City Clerk; Angela Harris, Deputy City Clerk; Ester Ainsworth, Zoning Administrator; Carl Allen, Director of City Planning; Akili Kelly, Senior Planner and Azande Williams, Deputy City Attorney.
- Absent: LaRita Cooper-Stokes, Ward 3.

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The meeting was called to order by **President Charles Tillman**.

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**President Tillman** requested that **Item No. 2, 3, 4** be moved forward on the Agenda.

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**President Tillman** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 3862, 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. Thereafter, **President Tillman** requested that the Clerk read said Order:

**ORDER APPROVING MILLSAPS COLLEGE A SPECIAL EXCEPTION TO PROVIDE OFFICE AND MEETING SPACES FOR ACTIVITIES ASSOCIATED WITH TWO OF THE ADMINISTRATIVE UNITS WITHIN THE ACADEMIC AFFAIRS DIVISION OF THE COLLEGE IN AN R-4(LIMITED MULTI-FAMILY) RESIDENTIAL DISTRICT, CASE NO. 3862.**

**WHEREAS**, Millsaps College filed a petition for a Special Exception for offices and meeting space on property zoned R-4 (Limited Multi-Family) Residential District, located at 1702 N State St. 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 the said petition; and

**WHEREAS**, notice was duly and legally given to property owners and interested citizens that a meeting of the City Council would be held at the City Hall at 2:30 p.m., May 19, 2014 to consider said petition, 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 Clarion Ledger on April 3, 2014 and April 17, 2014 that a hearing had been held by the Jackson City Planning Board, 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 Special Exception of the above described property, within the existing zoning of the City of Jackson; and

**WHEREAS**, it appears to the Council that the documents are in order, and that the recommendation of the Planning Board to approve the petitioned Special Exception to allow for offices and meeting space within an area zoned R-4 (Limited Multi-family) Residential District does support the promotion of the public health, safety, morals, the general welfare of the community and the granting of such will not adversely affect adjacent property owners; and

**WHEREAS**, it appears to the Council that the petition for the Special Exception be approved based on the findings that the granting of the Special Exception does promote the public health, safety, morals, or the general welfare of the community and the granting of such will not adversely affect surrounding properties.

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

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

LOT 1, BLOCK 3, GLEN WOOD PLACE SUBIDVISION AS RECORDED IN PLAT BOOK 1, PAGE 85 IN THE OFFICE OF THE CHANCERY CLERK OF HINDS COUNTY IN JACKSON, MS

be and is hereby granted a Special Exception to allow for offices and meeting space on property zoned R-4 (Limited Multi-family) Residential District provided, however that before a Special Exception 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.

**SECTION 2.** That this Order shall be effective 30 days after its passage.

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**President Tillman** recognized **Attorney Michael Williams** of Watkins & Eager, PLLC and **Kenneth Townsend**, a representative of Millsap College, who addressed the Council and argued in favor of the property located at 1702 N. State St. to approve a Special Exception to provide office and meeting spaces for activities associated with two of the administrative units within the Academic Affairs Division of the College in an R-4 (Limited Multi-family) Residential District.

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There was no opposition from the public.

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**Council Member Stamps** moved adoption; **Council Member Barrett-Simon** seconded.

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

Nays- None.

Absent- Cooper-Stokes.

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

- SE-1906- Robert Dorsey and James A. Washington- 3649 Fontaine Ave.
- SE-2376- Rev. Willie Williams, Sr.- 3344 Livingston Rd.

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MAY 19, 2014 2:30 P.M.**

- SE-2857- Geneva Carter d/b/a the Learning Wheel Development Center- 307 Houston Ave.
- SE-3209- Mildred Hoover- 1008 Peyton Avenue.

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:

<b>CASE NO.</b>	<b>NAME</b>	<b>LOCATION</b>	<b>USE</b>	<b>GRANTED</b>
SE- 2805 Ward 3	Gloria J. Perkins-Cabrera	4119 Oaklawn Dr.	Two-Chair Beauty Salon (Appt. Only)	5/09/90

**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 Barrett-Simon** moved adoption; **Council Member Stamps** seconded.

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

Nays- None.

Absent- Cooper-Stokes.

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**Noted for the record: Case No. SE-2663 Ward 5** was held by **Ester Ainsworth**.

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**President Tillman** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 3861, 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. Thereafter, **President Tillman** requested that the Clerk read said Order:

**ORDER APPROVING HIGHLAND VILLAGE HOLDINGS, LLC A USE PERMIT TO ALLOW FOR AN ACCESSORY PARKING LOT IN ANR-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICT FOR PROPERTIES LOCATED AT 1305 & 1306 KIMWOOD, LLC, CASE NO. 3861.**

**WHEREAS**, Highland Village Holdings, LLC has filed a petition for a Use Permit to allow for accessory parking lot in an R-1A (Single-family) Residential 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 on, March 26, 2014, 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, May 19, 2014 to consider said change, based upon the record of the case as developed before the City Planning Board; and

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MAY 19, 2014 2:30 P.M.**

**WHEREAS**, it appeared to the satisfaction of the City Council that notice of said petition had been published in the Clarion Ledger on March 6, 2014 and March 20, 2014 that a hearing would be held by the Jackson City Planning Board, 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 Use Permit within the existing R-1A (Single-family) Residential District of the City of Jackson; and

**WHEREAS**, the Council, after having considered the matter, is of the opinion that the proposed use will not be detrimental to the continued use, value, or development of properties in the vicinity; will not adversely affect vehicular or pedestrian traffic in the vicinity, can be accommodated by existing or proposed public services and facilities, will not be hazardous, detrimental, or disturbing to present surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference, or other nuisances and that the request for a Use Permit within the existing R-1A (Single-family) Residential District of the City of Jackson to allow for an accessory parking lot be granted.

**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:

<b>1305 Kimwood Drive (Parcel 535-2) Lot 1, Kimwood Subdivision, Part 1. Less to City for St.</b>	<b>1306 Kimwood Drive (Parcel 535-4) Lot 2, Kimwood Subdivision, Part 1.</b>
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be and is hereby modified so as to approve a Use Permit for properties located at 1305 & 1306 Kimwood Dr. for an accessory parking lot in a R-1A (Single-family) Residential District provided, however that before a Use Permit is issued for any use thereof on the said property, the applicant must meet the requirements established through the Site Plan Review process.

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**President Tillman** recognized **Attorney Kenneth Farmer** of Young, Wells, Williams, P.A. and **Katie Weatherby**, a representative of W S Development, who addressed the Council and argued in favor of the property located at 1305 & 1306 Kimwood Dr. to approve a Use Permit to allow for accessory automobile parking to serve commercial use immediately across from Old Canton Rd. in an R-1A (Single-family) Residential District.

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**President Tillman** recognized **Dr. Robert Blaine, Dick Sevier** and **Ansley Harkins**, who addressed the Council and argued in opposition of the property located at 1305 & 1306 Kimwood Dr. to approve a Use Permit to allow for accessory automobile parking to serve commercial use immediately across from Old Canton Rd. in an R-1A (Single-family) Residential District.

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**Note: Council Member Stamps** recused himself from voting and left the room at 3:54 p.m.

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REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MAY 19, 2014 2:30 P.M.

Council Member Whitwell moved adoption; Council Member Barrett-Simon seconded.

Yeas- Barrett-Simon, Priester, Tillman and Whitwell.

Nays- None.

Recusal- Stamps.

Absent- Cooper-Stokes.

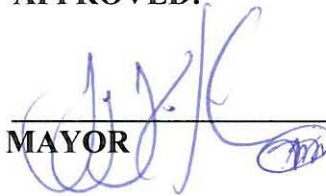
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There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Regular Meeting to held at 6:00 p.m. on Tuesday, May 20, 2014; and at 4:04 p.m., the Council stood adjourned.

ATTEST:

  
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CITY CLERK

APPROVED:

  
\_\_\_\_\_, 6.2.14  
MAYOR DATE

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