

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 16, 2020 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; Melvin Priester, Jr., Ward 2; Charles Tillman, Ward 5 and Aaron Banks Ward 6. Shanekia Mosley, Interim Clerk of the Council; Angela Harris; Interim Chief Deputy Municipal Clerk; Ester Ainsworth, Zoning Administrator; Chandra Gayten, Deputy City Attorney.

Absent: Kenneth I. Stokes, Ward 3 and De'Keither Stamps, Ward 4.

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

President Lindsay recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4083, 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.

President Lindsay requested that the Clerk read the Order:

ORDINANCE GRANTING WATERSTONE INC. A REZONING FROM R-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO R-3 (TOWNHOUSE AND ZERO LOT LINE) RESIDENTIAL DISTRICT FOR THE CONSTRUCTION OF EIGHT (8) ZERO LOT LINE TOWNHOMES FOR THE PROPERTIES LOCATED ON PARCELS 450-3-20, 450-3-21, 450-3-22, 450-3-23 & 450-3-24 (LOTS 18-22) OF THE WATERSTONE SUBDIVISION. CASE NO. 4083.

WHEREAS, Waterstone Inc. has filed a petition to rezone properties located on Parcels 450-3-20, 450-3-21, 450-3-22, 450-3-23 & 450-3-24(Lots 18-22) of the Waterstone Subdivision, in the City of Jackson, First Judicial District of Hinds County, Mississippi, from R-1A (Single-Family) Residential District to R-3 (Townhouse and Zero Lot Line) Residential District to allow for the construction of eight (8) zero lot line townhomes; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has recommended the approval of the rezoning of the properties on Parcels 450-3-20, 450-3-21, 450-3-22, 450-3-23 & 450-3-24 (Lots 18-22) of the Waterstone Subdivision from R-1A (Single-Family) Residential District to R-3 (Townhouse and Zero Lot Line) Residential District for the construction of eight (8) zero lot line townhomes; 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 16, 2020 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 6, 2020 and February 20, 2020, that a hearing had been held by the Jackson City Planning Board on February 26, 2020, 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 the rezoning of the properties located on Parcels 450-3-20, 450-3-21, 450-3-22, 450-3-23 & 450-3-24 (Lots 18-22) from R-1A (Single-Family) Residential District to R-3 (Townhouse and Zero Lot Line) Residential 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 properties and there is a public need for additional property in that area zoned in accordance with 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, and Mississippi, more particular described as follows:

Lots 18, 19, 20, and 21, Waterstone Subdivision, Part Two, 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, in Plat Book 38 at Pages 10 and 10A, reference to which is hereby made in aid of and as a part of this description.

Lot 22, Waterstone Subdivision, Part Three, being a re-subdivision of Lots 8, 9, 10, 11, 13, 23 & 24 of Waterstone Subdivision, Part Two, 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, in Plat Book 40 at Page 40, reference to which is hereby made in aid of and as a part of this description.

are hereby modified so as to approve the rezoning of the properties located on Parcels 450-3-20, 450-3-21, 450-3-22, 450-3-23 & 450-3-24 (Lots 18-22) from R-1A (Single-Family) Residential District to R-3 (Townhouse and Zero Lot Line) Residential District for the construction of eight (8) zero lot line townhomes. 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 Foote moved adoption; Council Member Banks seconded.

President Lindsay recognized Mr. H.C. Bailey, Jr., a representative of the Applicant, who spoke in favor to approve the applicant's original request of a Rezoning from R-1A (Single-Family) Residential District to R-3 (Townhouse and Zero Lot Line) Residential District for construction.

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

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

Ester Ainsworth noted for the record: Cancelled Special Exceptions:

- SE 2734 – Dorothy Taylor – 5753 Angle St. (Parcel #723-701) (Ward 2)
- C-UP 3952 – Hugh J. Thomas – 2906 North State St. Suite B-6 (Parcel #47-13) (Ward 7)

No action required.

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 -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
C-UP 4045 Ward1	Viera & Gwendolyn Roseburgh	420 Meadowbrook Rd.	Community Recreational Center	03/18/19

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 Tillman moved adoption; **Council Member Banks** seconded.

Yeas- Foote, Banks, Lindsay, Priester and Tillman.

Nays- None.

Absent-Stamps and Stokes.

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 3:00 p.m. on Monday, March 16, 2020 at 2:46 p.m. the Council stood adjourned.

PREPARED BY:

Shanika Mosley
INTERIM CLERK OF COUNCIL

APPROVED:

[Signature], 3/23/2020
MAYOR _{CG} DATE

ATTEST:

[Signature]
CITY CLERK
