

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 January 25, 2021 being the fourth Monday of said month when and where the following things were had and done to wit:

Present: Council Members: Aaron Banks, Council President; Ward 6; Ashby Foote, Ward 1; Angelique Lee, Ward 2; Charles Tillman, Vice President Ward 5 and Virgi Lindsay, Ward 7. Directors: Shanekia Mosley-Jordan, Clerk of the Council; John W. Carroll, Sr., Chief Deputy Clerk of the Council; Ester Ainsworth, Zoning Administrator; and Chandra Gayten, Deputy City Attorney.

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

The meeting was called to order by **President Aaron Banks**.

President Banks recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4109, 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 Banks requested that the Clerk read the Order:

ORDER GRANTING ERI GIURINTANO A SPECIAL EXCEPTION TO ALLOW FOR A PROFESSIONAL (REAL ESTATE) OFFICE WITHIN A R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT 12 ST. ANDREWS DR. (PARCEL: 750-835) CASE NO. 4109.

WHEREAS, Eris Giurintano has filed a petition for a Special Exception to allow for a professional (real estate) office within a R-1 (Single-Family) Residential District for the property located at 12 St. Andrews Dr. (Parcel 750-835), 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 a Special Exception to allow for a professional (real estate) office within a R-1 (Single-Family) Residential District; 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., January 25, 2021 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 Mississippi Link on December 10, 2020 that a hearing had been held by the Jackson City Planning Board on December 16, 2020, 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 Special Exception for the above described property, within an existing R-1 (Single-Family) Residential Zoning District of the City of Jackson; and

WHEREAS, it appears to the City Council that the documents are in order, and that the recommendation of the Planning Board to approve a Special Exception to allow for a professional (real estate) office within a R-1 (Single-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.

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

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

Lot thirty-five (35), NORTHPOINTE ESTATES, Part Two, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Miss. In Plat Book 30 at page 37 thereof, reference to which is hereby made in aid of and as a part of this description.

be and is hereby granted a Special Exception to allow for a professional (real estate) office within a R-1 (Single-Family) Residential District for the property located at 12 St. Andrews Dr. However, that before for any structure is erected or use thereof on the said property, the applicant must meet the requirements established through the Site Plan Review process.

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

President Banks recognized **Eris Giurintano**, Applicant, who spoke in favor to allow a professional (real estate) office within an R-1 (Single-Family) Residential District.

There was no opposition from the public.

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

Yeas – Banks, Foote, Lee, Lindsay, and Tillman.

Nays – None.

Absent – Stamps and Stokes.

President Banks recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4110, 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 Banks requested that the Clerk read the Order:

ORDER GRANTING DWAN WAKEFIELD A USE PERMIT TO ALLOW FOR THE OPERATION OF A USED CAR LOT WITHIN A C-3 (GENERAL) COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 3897 I-55 SOUTH (PARCEL 862-70), CASE NO. 4110.

WHEREAS, Dwan Wakefield has filed a petition for a Use Permit to allow for the operation of a used car lot within a C-3 (General) Commercial District for the property located at 3897 I-55 South (Parcel 862-70) in the City of Jackson, First Judicial District of Hinds County, Mississippi, Mississippi; and

WHEREAS, Jackson City Planning Board, after holding the required public hearing, has recommended approval of a Use Permit to allow for the operation of a used car lot in a C-3 (General) Commercial District for the property at 3897 I-55 South (Parcel 862-70); and

WHEREAS, notice was duly and legally given to property owners and interested citizens that a meeting of the Jackson City Council would be held at the City Hall at 2:30 p.m., Monday, January 25, 2021 to consider said change, based upon the record of the case as developed before the Jackson City Planning Board; and

WHEREAS, it appeared to the satisfaction of the Jackson City Council that notice of said petition had been published in the Mississippi Link on December 10, 2020 that a hearing had been held by the Jackson City Planning Board on December 16, 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 approval of the petitioned Use Permit within the existing C-3 (General) Commercial District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that the proposed use would not detrimental to the continued use, value, or development of properties in the vicinity and that a Use Permit be granted to allow for the operation of a used car lot within a C-3 (General) Commercial District for the property located at 3897 I-55 South (Parcel 862-70) in the City of Jackson; and

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, described as:

Part of Lot 8 and the West Half of Lot 9 of THE MEADOWS SUBDIVISION, according to map or plat thereof on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi in Plat Book 3 at Page 92, more particularly described by metes and bounds as follows:

Commencing at a point on the north side of Stokes V. Robertson Road 1-55 feet west of the intersection of the north line of Stokes V. Robertson Road with the West right of way of the present U.S. Highway 51; run thence east along the north line of the Stokes V. Robertson Road for a distance of 15 feet; turn thence to the left through an angle of 20 degrees 47' and run northeasterly along the Northwest line of the property heretofore conveyed to the Mississippi State Highway Commission for a distance of 288.74 feet to a point on the West right of way line of present U.S. Highway 51 ; turn thence to the left through an angle of 26 degrees 35' and run northeasterly along the said west right of way line of present U.S. Highway 51 a distance of 20 feet to a point; turn thence left through an angle of 112 degrees 39' and run 241.33 feet to a point; turn thence left through an angle of 89 degrees 59' and run 206.9 feet to the point of beginning, and all improvements thereon.

be and is hereby modified so as to approve a Use Permit allow for the operation of a used car lot within a C-3 (General) Commercial District for the property located at 3897 I-55 South (Parcel 862-70). Additionally, pursuant to Section 702.05.02 of the City of Jackson Zoning Ordinance, Use Permits for a used car lot are issued to the owner of a used car lot rather than to the owner of the land; the Use Permit does not run with the land; subsequent owners of a used car lot at this location must apply for and receive a new Use Permit; the Use Permit shall be renewed annually with supporting documentation from the MS State Tax Commission; and the Use Permit will be cancelled upon the cancellation of any of the requirements from the MS State Tax Commission. However, that 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.

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

President Banks recognized **Artie Armstrong**, representative for the applicant, who spoke in favor to allow for the operation of a used car lot in a C-3 (General) Commercial District.

There was no opposition from the public.

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

Yeas – Banks, Foote, Lee, Lindsay, and Tillman.

Nays – None.

Absent – Stamps and Stokes.

President Banks recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4111, 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 Banks requested that the Clerk read the Order:

ORDER GRANTING DERICKA NORWOOD A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A TATTOO PARLOR WITHIN A C-3 (GENERAL) COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 3821 I-55 SOUTH (PARCEL 862-50-3), CASE NO. 4111.

WHEREAS, Dericka Norwood has filed a petition for a Use Permit to allow for the operation of a tattoo parlor within a C-3 (General) Commercial District for the property located at 3821 I-55 South (Parcel 862-50-3) 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 allow for the operation of a tattoo parlor within a C-3 (General) Commercial District for the property located at 3821 I-55 South (Parcel 862-50-3); and

WHEREAS, notice was duly and legally given to property owners and interested citizens that a meeting of the Jackson City Council would be held at the City Hall at 2:30 p.m., Monday, January 25, 2021 to consider said change, based upon the record of the case as developed before the Jackson City Planning Board; and

WHEREAS, it appeared to the satisfaction of the Jackson City Council that notice of said petition had been published in the Mississippi Link on December 10, 2020 that a hearing had been held by the Jackson City Planning Board on December 16, 2020, 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 for the above described property, within an existing C-3 (General) Commercial Zoning District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that the proposed tattoo parlor would not be detrimental to the continued use, value or development of properties in the vicinity and that a Conditional Use Permit be granted to operate a tattoo parlor for the property located at 3821 I-55 South (Parcel 862-50-3) within the existing C-3 (General) Commercial District of the City of Jackson.

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:

The following described property located and situated in First Judicial District of Hinds County, Mississippi, to-wit:

INDEXING: Pt Lots 8, 9, & 10; Blk C, & Pt Lots 1 & 5, Blk D, Robertson Sub., West of Hwy, Hinds County, Mississippi

0.56 acres, more or less, being part of Lots 8, 9, and 10, Block C, and part of Lots 1 and 5, Block D, Robertson's Subdivision, a map or plat of which is of record at Plat Book 7, at Page 38 of the Chancery Records of the First Judicial District of Hinds County, Mississippi, reference to which is hereby made in aid of and as a part of this description. Said 0.56 acres, more or less, is more particularly described as follows, to-wit:

Beginning at the northeast corner of Lot 5, Block C, Robertson's Subdivision, aforesaid and run thence easterly and parallel to the South line of said Lot 11, 165.76 feet to a point on the West right of way line of I-55; thence run North 23 degrees 06 minutes East along said right of way a distance of 200.0 feet to the point of beginning of the tract herein described; thence continue along said right of way North 23 degrees 06 minutes East for a distance of 100.00 feet; thence run North 87 degrees 10 minutes 32 seconds West 284.56 feet to the West line of said Lot 8; thence run South 00 degrees 29 minutes East along the West line of Lots 8 and 10, 90.00 feet; thence run South 86 degrees 15 minutes East 244.75 feet to the point of beginning.

EXCEPTED from the hereof are all easements, rights of way, zoning ordinances, and restrictive and protective covenants, of record which may affect subject property.

be and is hereby modified so as to approve a Conditional Use Permit to allow for the operation of a tattoo parlor within a C-3 (General) Commercial District for the property located at 3821 I-55 South (Parcel 862-50-3). The Conditions of the Use Permit shall be that it is granted on an annual basis; it is granted to Dericka Norwood, the owner/operator of MP Studios; and that subsequent owners or operators of a tattoo parlor at this location must apply for and receive a new Use Permit. However, that 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.

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

There was no presentation from the Applicant and no opposition from the public.

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

Yeas – Banks, Foote, Lee, Lindsay, and Tillman.

Nays – None.

Absent – Stamps and Stokes.

President Banks recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4112, 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 Banks requested that the Clerk read the Order:

ORDER GRANTING JEFF SPEED A USE PERMIT TO ALLOW FOR THE CONVERSION OF AN OFFICE BUILDING FOR UP TO TWENTY (20) RESIDENTIAL APARTMENTS IN A C-2 (LIMITED) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 1430 LELIA DR. (PARCEL 542-20), CASE NO. 4112.

WHEREAS, Jeff Speed has filed a petition for a Use Permit to allow for the conversion of an office building for up to twenty (20) residential apartments in a C-2 (Limited) Commercial District for the property located at 1430 Lelia Dr. (Parcel 542-20) 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 a Use Permit to allow for the conversion of an office building for up to twenty (20) residential apartments in a C-2 (Limited) Commercial District for the property located at 1430 Lelia Dr. (Parcel 542-20); and

WHEREAS, notice was duly and legally given to property owners and interested citizens that a meeting of the Jackson City Council would be held at the City Hall at 2:30 p.m., Monday, January 25, 2021 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 Jackson City Council that notice of said petition had been published in the Mississippi Link on December 10, 2020 that a hearing had been held by the Jackson City Planning Board on December 16, 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 approval of the petitioned Use Permit within the existing C-2 (Limited) Commercial District of the City of Jackson; and

WHEREAS, the Jackson City 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 and that a Use Permit be granted to allow for the conversion of an office building for up to twenty (20) residential apartments within the existing C-2 (Limited) Commercial District of the City of Jackson

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:

Lot 10 and 11, LAKE LAND TERRACE, 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 10 Page 42, reference to which is hereby made in aid of and as a part of this description.

be and is hereby modified so as to approve a Use Permit allow for the conversion of an office building for up to twenty (20) residential apartments in a C-2 (Limited) Commercial District for the property located at 1430 Lelia Dr. (Parcel 542-20). However, that 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.

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

President Banks recognized **Jeff Speed**, Applicant, who spoke in favor to allow for the conversion of an office building for up to twenty (20) residential apartments in a C-2 (Limited) Commercial District.

There was no opposition from the public.

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

Yeas – Banks, Foote, Lee, Lindsay, and Tillman.

Nays – None.

Absent – Stamps and Stokes.

Ester Ainsworth noted for the record: **Cancelled Special Exceptions\Use Permits:**

- SE 4027 – Matthew McLaughlin – 1704 North State St. (Ward 7)
- SE 4035 – Myrtis D. Patterson – 5417 Grafton St. (Ward 2)
- C-UP 4080 – Care Center Ministries Mississippi – 258 E. Northside Dr. (Ward 3)

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:

CASE NO.	NAME	LOCATION	USE	GRANTED
C-UP 3998 Ward 3	Curtis Williams	210-12 W. Ash St. Jackson, MS 39203	Rooming Houses	12/18/2017
SE – 3729 Ward 2	Shirley Cleveland	5304 Queen Christina	Residential Child Care	1/19/10
SE – 3792 Ward 5	Andrea Crudup	103 Alta Woods Blvd.	One-chair Beauty Shop	1/9/12
SE – 3796 Ward 7	Fondren Renaissance Foundation	4145 Old Canton Rd.	Professional Non-Retail Office	1/9/12
C-UP 3999 Ward 7	Necco G. Nelson	500 E. Woodrow Wilson – Ste. B	Tattoo Parlor	1/22/18

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

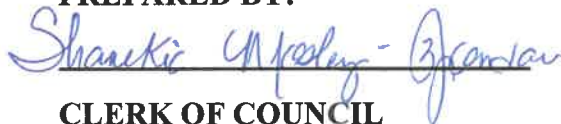
Yeas – Banks, Foote, Lee, Lindsay, and Tillman.

Nays – None.

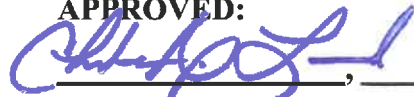
Absent – Stamps and Stokes.

There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Special Council Meeting to be held at 2:45 p.m. on Wednesday, January 27, 2020. At 3:16 p.m., the Council stood adjourned.

PREPARED BY:


CLERK OF COUNCIL

APPROVED:

 3/16/2024
MAYOR CG DATE

ATTEST:


CITY CLERK
