

REGULAR ZONING MEETING OF THE CITY COUNCIL

MONDAY, MARCH 15, 2021, 2:30 P.M.

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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 15, 2021, being the third Monday of said month when and where the following things were had and done to wit:

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

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

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. 4113, 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 ALEX & SONIA WALKER A SIDE YARD VARIANCE FOR THE WEST SIDE OF THE PROPERTY FOR UP TO THREE (3) FEET FROM THE REQUIRED FIVE (5) FEET SIDE YARD DEPTH FOR PROPERTIES ZONED R-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO ALLOW FOR THE CONTINUED PLACEMENT\LOCATION OF THE EXISTING ACCESSORY FOR THE PROPERTY LOCATED AT 1426 WOODSHIRE DR. (PARCEL 738-1131), CASE NO. 4113.

WHEREAS, Alex & Sonia Walker has filed a petition for a side yard variance from the required five (5) feet side yard depth for properties within a R-1A (Single-family) Residential District to allow for the continued placement\location of the existing accessory structure for the property located at 1426 Woodshire Dr. 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 January 27, 2021, has recommended a side yard variance for the west side of the property for up to three (3) feet from the required five (5) feet side yard depth for properties within a R-1A (Single-family) Residential District to allow for the continued placement\location of the existing accessory structure; 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, March 15, 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 January 7, 2021 and January 21, 2021 that a hearing would be and 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

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

within the existing R-1A (Single-Family) Residential 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:

Lot 62 Wildwood North Pt. 3

be and is hereby granted a side yard variance for the west side of the property for up to three (3) feet from the required five (5) feet side yard depth for properties zoned R-1A (Single-family) Residential District to allow for the continued placement\location of the existing accessory structure. However, that before a variance 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 Tillman moved adoption; **Council Member Lindsey** seconded.

President Banks recognized **Sabrina Sissoko**, representative for the applicants, who spoke in favor of a side yard variance from the required five (5) feet side yard depth for properties within a R-1A (Single-family) Residential District to allow for the continued placement\location of the existing accessory structure for the property located at 1426 Woodshire Dr. in the City of Jackson, First Judicial District of Hinds County, Mississippi.

President Banks recognized **Joseph Patrick Griffin**, who spoke in opposition of a side yard variance from the required five (5) feet side yard depth for properties within a R-1A (Single-family) Residential District to allow for the continued placement\location of the existing accessory structure for the property located at 1426 Woodshire Dr. in the City of Jackson, First Judicial District of Hinds County, Mississippi.

President Banks recognized **Chandra Gayten, Office of the City Attorney**, who stated pictures were not shown during the Jackson Planning Board hearing. Thereafter, **President Banks** recognized **Council Member Foote** who moved to suspend the rules so that the applicant could show the pictures; seconded by **Council Member Lindsay**. The motion prevailed by the following votes:

- Yeas – Banks, Foote, Lindsay, Tillman.
- Nays – Lee.
- Absent – Stamps and Stokes.

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

- Yeas – Banks, Foote, Lee, Lindsay, 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. 411, 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:

ORDINANCE GRANTING TQL HOLDINGS, LLC AND THE QUARTER LAKELAND, LLC A REZONING OF THE ANCILLARY AND ADJACENT PARCELS FROM C-2 (LIMITED) COMMERCIAL DISTRICT TO C-3 (GENERAL) COMMERCIAL DISTRICT TO PROVIDE FOR CONSISTENT ZONING FOR THE ENTIRE DEVELOPMENT (“THE QUARTER”) FOR THE PROPERTY LOCATED AT 1830 (PARCEL 590-22-13) & 0 CRANE RIDGE DRIVE (PARCELS 590-22-4, 590-105 & 590-22-15), CASE NO. 4115.

WHEREAS, TQL Holdings, LLC and The Quarter Lakeland, LLC has filed a petition to rezone the ancillary and adjacent parcels for property located at 1830 (Parcel 590-22-13) & 0 Crane Ridge Drive (Parcels 590-22-4, 590-105 & 590-22-15), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from C2 (Limited) Commercial District to C3 (General) Commercial District to provide for consistent zoning for the entire development (“The Quarter”); and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has recommended the approval of the rezoning of the property from C2 (Limited) Commercial District to C3 (General) Commercial District to provide for consistent zoning for the entire development (“The Quarter”); 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 15, 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 February 4, 2021 and February 18, 2021 that a hearing had been held by the Jackson City Planning Board on February 24, 2021, 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 above described property to C3 (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 said application since any previous Jackson City Council action; and

NOW, THEREFORE, BE IT ORDAINED 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:

That certain parcel of land, together with the buildings and improvements thereon standing, situated in the Frist Judicial District, County of Hinds, State of Mississippi, and being more particularly described as follows:

TRACT 1:

SITUATED IN THE COUNTY OF HINDS, STATE OF MISSISSIPPI:

A CERTAIN PARCEL OF LAND BEING SITUATED IN GOVERNMENT LOT 4, SECTION 30, T6N-R2E, CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF PROPERTY AS DESCRIBED IN A DEED OF TRUST, EXECUTED BY LORBRIDGE, INC., AS RECORDED IN DEED BOOK 1979 AT PAGE 91, ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HINDS COUNTY AT JACKSON, MISSISSIPPI; SAID POINT OF

BEGINNING BEING 600 FEET SOUTH AND 800 FEET EAST OF THE NORTHWEST CORNER OF THE AFORESAID GOVERNMENT LOT 4; RUN THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 239.73 FEET TO AN EXISTING IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE (AS NOW LAID OUT AND IMPROVED); RUN THENCE SOUTH 82 DEGREES 12 MINUTES 25 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE FOR A DISTANCE OF 154.89 FEET TO A POINT ON THE EAST EDGE OF A CONCRETE DRIVE; LEAVING SAID NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE, RUN THENCE NORTH 15 DEGREES 40 MINUTES 34 SECONDS WEST ALONG SAID EAST EDGE OF A CONCRETE DRIVE FOR A DISTANCE OF 6.84 FEET; RUN THENCE NORTH 10 DEGREES 11 MINUTES 01 SECONDS WEST ALONG SAID EAST EDGE OF A CONCRETE DRIVE FOR A DISTANCE OF 70.46 FEET TO A POINT ON THE SOUTH EDGE OF A CONCRETE PARKING AREA; LEAVING SAID EAST EDGE OF A CONCRETE DRIVE, RUN THENCE NORTH 81 DEGREES 39 MINUTES 49 SECONDS EAST ALONG SAID SOUTH EDGE OF A CONCRETE PARKING AREA FOR A DISTANCE OF 84.69 FEET TO A POINT; LEAVING SAID SOUTH EDGE OF A CONCRETE PARKING AREA, RUN THENCE NORTH 09 DEGREES 15 MINUTES 20 SECONDS WEST ALONG THE EAST EDGE OF SAID CONCRETE PARKING AREA FOR A DISTANCE OF 60.51 FEET TO A POINT; LEAVING SAID EAST EDGE OF A CONCRETE PARKING AREA, RUN THENCE SOUTH 81 DEGREES 41 MINUTES 53 SECONDS WEST ALONG THE NORTH EDGE OF SAID CONCRETE PARKING AREA FOR A DISTANCE OF 20.59 FEET TO A POINT ON THE EAST LINE OF LOT 5, CRANE RIDGE PROFESSIONAL QUARTERS, 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 37 AT PAGE 2; LEAVING SAID NORTH EDGE OF A CONCRETE PARKING AREA, RUN THENCE NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 5, CRANE RIDGE PROFESSIONAL QUARTERS FOR A DISTANCE OF 73.11 FEET TO THE NORTHEAST CORNER THEREOF; RUN THENCE NORTH 89 DEGREES 19 MINUTES 57 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 5, LOT 4 AND LOT 3 OF SAID CRANE RIDGE PROFESSIONAL QUARTERS FOR A DISTANCE OF 128.00 FEET TO AN EXISTING 1/2 IRON PIN; LEAVING SAID NORTH LINE OF LOT 3, CRANE RIDGE PROFESSIONAL QUARTERS, RUN THENCE SOUTH 00 DEGREES 40 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 96.41 FEET TO AN EXISTING IRON PIN; SAID POINT ALSO BEING ON THE WEST EDGE OF THE AFORESAID CONCRETE PARKING AREA; RUN THENCE SOUTH 09 DEGREES 16 MINUTES 36 SECONDS EAST ALONG SAID WEST EDGE OF A CONCRETE PARKING AREA FOR A DISTANCE OF 58.32 FEET TO A POINT; LEAVING SAID WEST EDGE OF A CONCRETE PARKING AREA, RUN THENCE NORTH 81 DEGREES 09 MINUTES 09 SECONDS EAST ALONG THE SOUTH EDGE OF A CONCRETE PARKING AREA FOR A DISTANCE OF 40.74 FEET TO A POINT ON THE WEST EDGE OF SAID CONCRETE DRIVE; LEAVING SAID SOUTH EDGE OF A CONCRETE PARKING AREA, RUN THENCE SOUTH 10 DEGREES 11 MINUTES 35 SECONDS EAST ALONG SAID WEST EDGE OF A CONCRETE DRIVE FOR A DISTANCE OF 70.26 FEET; RUN THENCE SOUTH 04 DEGREES 53 MINUTES 48 SECONDS EAST ALONG SAID WEST EDGE OF A CONCRETE PARKING AREA FOR A DISTANCE OF 6.61 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE; SAID POINT ALSO BEING ON THE ARC OF A 14.0086 DEGREE CURVE BEARING TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 42 MINUTES 03 SECONDS AND A RADIUS OF 409.00 FEET; RUN THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 83.52 FEET TO AN EXISTING IRON PIN; SAID CURVE HAVING A CHORD BEARING OF SOUTH 74 DEGREES 13 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 83.38 FEET; LEAVING SAID NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE, RUN THENCE NORTH 07 DEGREES 10 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 57.79 FEET TO A POINT ON THE CENTERLINE OF A MISSISSIPPI POWER AND LIGHT COMPANY 200 FOOT WIDE EASEMENT AS DESCRIBED IN DEED RECORDED IN DEED BOOK 910 AT PAGE 597, ON FILE AND OF RECORD IN THE AFORESAID CHANCERY CLERK'S OFFICE; RUN THENCE SOUTH 82 DEGREES 49 MINUTES 11 SECONDS WEST ALONG SAID CENTERLINE OF A

MISSISSIPPI POWER AND LIGHT COMPANY EASEMENT FOR A DISTANCE OF 240.28 FEET TO A POINT; RUN THENCE NORTH 06 DEGREES 18 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE OF A MISSISSIPPI POWER AND LIGHT COMPANY EASEMENT FOR A DISTANCE OF 267.84 FEET TO A POINT ON THE SOUTH LINE OF THE MISSISSIPPI POWER AND LIGHT COMPANY PROPERTY AS DESCRIBED IN DEED RECORDED IN DEED BOOK 868 AT PAGE 144, ON FILE AND OF RECORD IN THE AFORESAID CHANCERY CLERK'S OFFICE; LEAVING SAID CENTERLINE OF A MISSISSIPPI POWER AND LIGHT COMPANY EASEMENT, RUN THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE OF THE MISSISSIPPI POWER AND LIGHT COMPANY PROPERTY FOR A DISTANCE OF 193.61 FEET TO A POINT ON THE NORTH LINE OF LOT 1, CRANE RIDGE SUBDIVISION, 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 30 AT PAGE 27; SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF RIDGEWOOD ROAD (AS NOW LAID OUT AND IMPROVED); LEAVING SAID NORTH LINE OF LOT 1, CRANE RIDGE SUBDIVISION AND SAID SOUTH LINE OF THE MISSISSIPPI POWER AND LIGHT COMPANY PROPERTY, RUN THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF RIDGEWOOD ROAD FOR A DISTANCE OF 245.52 FEET; LEAVING SAID EAST RIGHT-OF-WAY LINE OF RIDGEWOOD ROAD, RUN THENCE EAST FOR A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID MISSISSIPPI POWER AND LIGHT COMPANY PROPERTY; RUN THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID MISSISSIPPI POWER AND LIGHT COMPANY PROPERTY FOR A DISTANCE OF 253.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STATE HIGHWAY 25 AS NOW LAID OUT AND IMPROVED); SAID POINT ALSO BEING IN THE ARC OF A 0.50529 DEGREE CURVE BEARING TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 05 MINUTES 04 SECONDS AND A RADIUS OF 11,339.16 FEET; LEAVING SAID EAST LINE OF THE MISSISSIPPI POWER AND LIGHT COMPANY PROPERTY, RUN THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STATE HIGHWAY 25 AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.73 FEET; SAID CURVE HAVING A CHORD BEARING OF SOUTH 83 DEGREES 25 MINUTES 09 SECONDS EAST AND A CHORD DISTANCE OF 16.73 FEET; RUN THENCE NORTH 07 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STATE HIGHWAY 25 FOR A DISTANCE OF 20.00 FEET TO THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STATE HIGHWAY 25; SAID POINT ALSO BEING IN THE ARC OF A 0.50440 DEGREE CURVE BEARING TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 53 MINUTES 36 SECONDS AND A RADIUS OF 11,359.16 FEET; RUN THENCE ALONG SAID ORIGINAL SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STATE HIGHWAY 25 AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 177.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID CURVE HAVING A CHORD BEARING OF SOUTH 82 DEGREES 55 MINUTES 45 SECONDS EAST AND A CHORD DISTANCE OF 177.10 FEET; RUN THENCE SOUTH 55 DEGREES 24 MINUTES 56 SECONDS EAST ALONG SAID ORIGINAL SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STATE HIGHWAY 25 FOR A DISTANCE OF 110.83 FEET TO THE POINT CURVATURE OF A 0.50663 DEGREE CURVE BEARING TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 53 SECONDS AND A RADIUS OF 11,309.16 FEET; RUN THENCE ALONG SAID ORIGINAL SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STATE HIGHWAY 25 AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 114.76 FEET; SAID CURVE HAVING A CHORD BEARING OF SOUTH 81 DEGREES 41 MINUTES 31 SECONDS EAST AND A CHORD DISTANCE OF 114.76 FEET; LEAVING SAID ORIGINAL SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STATE HIGHWAY 25 AND THE ARC OF SAID CURVE, RUN THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 424.07 FEET TO THE POINT OF BEGINNING, CONTAINING 8.829 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING TWO PARCELS IDENTIFIED AS PARCEL 2 AND PARCEL 3:

PARCEL 2

A CERTAIN PARCEL OF LAND BEING A PART OF THE NORTH ½ OF GOVERNMENT LOT 4 BEING SITUATED IN SECTION 30, T6N-R2E IN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, CRANE RIDGE PROFESSIONAL QUARTERS, 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 37 AT PAGE 2; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 6 OF SAID CRANE RIDGE PROFESSIONAL QUARTERS; RUN THENCE SOUTH 00 DEGREES 40 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 47.93 FEET TO A PAINTED DOT MARKING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE THENCE SOUTH 00 DEGREES 40 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 78.53 FEET TO A SET ½" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE; RUN THENCE SOUTH 82 DEGREES 12 MINUTES 25 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE FOR A DISTANCE OF 38.10 FEET TO AN EXISTING PAINTED DOT; LEAVING SAID NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE, RUN THENCE NORTH 15 DEGREES 40 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 6.84 FEET TO AN EXISTING PAINTED DOT; RUN THENCE NORTH 10 DEGREES 11 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 70.46 FEET TO AN EXISTING PAINTED DOT; RUN THENCE NORTH 81 DEGREES 39 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 53.54 FEET TO THE POINT OF BEGINNING, CONTAINING 3,569.6 SQUARE FEET, MORE OR LESS.

PARCEL 3

A CERTAIN PARCEL OF LAND BEING A PART OF THE NORTH ½ OF GOVERNMENT LOT 4 BEING SITUATED IN SECTION 30, T6N-R2E IN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHEAST CORNER OF LOT 5, CRANE RIDGE PROFESSIONAL QUARTERS, 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 37 AT PAGE 2; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 6 OF SAID CRANE RIDGE PROFESSIONAL QUARTERS; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 00 DEGREES 40 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 47.93 FEET TO A PAINTED DOT; RUN THENCE SOUTH 81 DEGREES 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 53.54 FEET TO AN EXISTING PAINTED DOT; RUN THENCE SOUTH 10 DEGREES 11 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 70.46 FEET TO AN EXISTING PAINTED DOT; RUN THENCE SOUTH 15 DEGREES 40 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 6.84 FEET TO AN EXISTING PAINTED DOT ON THE NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE; RUN THENCE SOUTH 82 DEGREES 12 MINUTES 25 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE FOR A DISTANCE OF 21.84 FEET TO AN EXISTING PAINTED DOT MARKING THE POINT OF CURVATURE OF A 14.0086 DEGREE CURVE BEARING TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 24 SECONDS AND A RADIUS OF 409.00 FEET; RUN THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 5.28 FEET TO AN EXISTING PAINTED DOT; SAID CURVE HAVING A CHORD BEARING OF SOUTH 79 DEGREES 59 MINUTES 22 SECONDS WEST AND A CHORD DISTANCE OF 5.28 FEET; LEAVING SAID NORTH

RIGHT-OF-WAY LINE OF CRANE RIDGE DRIVE AND THE ARC OF SAID CURVE, RUN THENCE NORTH 04 DEGREES 53 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 6.61 FEET TO AN EXISTING PAINTED DOT; RUN THENCE NORTH 10 DEGREES 11 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 18.50 FEET TO A PAINTED DOT; RUN THENCE NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 102.06 FEET TO AN EXISTING PAINTED DOT; RUN THENCE NORTH 82 DEGREES 49 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 69.26 FEET TO THE POINT OF BEGINNING, CONTAINING 5,075.7 SQUARE FEET, MORE OR LESS.

TRACT 2:

LOT 4 AND 1.0 FEET OFF THE EAST SIDE OF LOT 3, CRANE RIDGE PROFESSIONAL QUARTERS, 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 37 AT PAGE 2, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

TRACT 3:

PARCEL 1

A CERTAIN PARCEL OF LAND BEING PART OF LOT 6, CRANE RIDGE PROFESSIONAL QUARTERS, 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 37 AT PAGE 2 AND ALSO BEING A PART OF THE NORTH ½ OF GOVERNMENT LOT 4 BEING SITUATED IN SECTION 30, T6N-R2E IN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5 OF THE AFORESAID CRANE RIDGE PROFESSIONAL QUARTERS; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE AFORESAID LOT 6, CRANE RIDGE PROFESSIONAL QUARTERS; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 6 FOR A DISTANCE OF 13.33 FEET TO AN EXISTING PAINTED DOT; LEAVING SAID WEST LINE OF LOT 6, RUN THENCE NORTH 81 DEGREES 41 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 20.59 FEET TO AN EXISTING PAINTED DOT; RUN THENCE SOUTH 09 DEGREES 15 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 60.51 FEET TO AN EXISTING PAINTED DOT; RUN THENCE SOUTH 81 DEGREES 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 31.15 FEET TO A PAINTED DOT; RUN THENCE NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 47.93 FEET TO THE POINT OF BEGINNING, CONTAINING 1,568.1 SQUARE FEET, MORE OR LESS.

PARCEL 4

A CERTAIN PARCEL OF LAND BEING A PART OF THE NORTH ½ OF GOVERNMENT LOT 4 BEING SITUATED IN SECTION 30, T6N-R2E IN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, CRANE RIDGE PROFESSIONAL QUARTERS, 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 37 AT PAGE 2; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 6 OF SAID CRANE RIDGE PROFESSIONAL QUARTERS; RUN THENCE SOUTH 82 DEGREES 49 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 69.26 FEET TO AN EXISTING PAINTED DOT MARKING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 00 DEGREE 40 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 102.06 FEET TO A PAINTED DOT; RUN THENCE NORTH 10 DEGREES 11 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 51.76 FEET TO AN EXISTING PAINTED DOT; RUN THENCE SOUTH 81 DEGREES 09

MINUTES 09 SECONDS WEST FOR A DISTANCE OF 40.74 FEET TO AN EXISTING PAINTED DOT; RUN THENCE NORTH 09 DEGREES 16 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 58.32 FEET TO AN EXISTING ½" IRON PIN; RUN THENCE SOUTH 89 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 56.49 FEET; RUN THENCE NORTH 82 DEGREES 49 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 3.55 FEET TO THE POINT OF BEGINNING, CONTAINING 3,206.4 SQUARE FEET, MORE OR LESS.

PARCEL 590-105

LOT 25, CRANE RIDGE 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 30, PAGE 27, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

AND ALSO:

LOTS 3, 9, 16, 17, 18, 19, 20, 21 AND 25, CRANE RIDGE, 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, MISSISSIPPI, IN PLAT BOOK 30 AT PAGE 27, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

LESS AND EXCEPT:

PART OF LOT 25, CRANE RIDGE A SUBDIVISION ACCORDING TO A MAP OR PLAT WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HINDS COUNTY, AT JACKSON, MISSISSIPPI, IN NAT BOOK 30, AT PAGE 27 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 2 EAST, AND BEING A PART OFF OF THE EAST SIDE OF LOT 8, AND A PART OFF OF THE WEST SIDE OF LOT 9, AND A PART OFF OF THE SOUTHWEST CORNER OF LOT 25, CRANE RIDGE SUBDIVISION AS RECORDED IN THE OFFICE OF THE HINDS COUNTY CHANCERY CLERK IN PLAT BOOK 30 AT PAGE 27, AND COMMENCING AT AN IRON PIN MARKING THE NORTHEAST CORNER OF LOT 9 AS RECORDED AND RUN WESTERLY 81.0 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE TURN TO THE LEFT THROUGH A DEFLECTION ANGLE OF 83 DEGREES 00 MINUTES AND RUN 105.23 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY OF CRANE RIDGE DRIVE; THENCE TURN TO THE LEFT THROUGH AN INTERIOR ANGLE OF 142 DEGREES 05 MINUTES AND RUN SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY OF CRANE RIDGE DRIVE 28.60 FEET TO THE POINT OF TANGENCY OF A 39 DEGREE 42 MINUTES 42 SECOND DEGREE CURVE; THENCE TO THE LEFT THROUGH AN INTERIOR ANGLE OF 172 DEGREES 25 MINUTES AND RUN ALONG A CHORD OF SAID CURVE 39.36 FEET TO AN IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 9 AS PLATTED; THENCE TURN TO THE LEFT THROUGH AN INTERIOR ANGLE OF 164 DEGREES 29 MINUTES AND RUN ALONG ANOTHER CHORD OF SAID CURVE 34.89 FEET TO AN IRON PIN; THENCE TURN TO THE LEFT THROUGH AN INTERIOR ANGLE OF 61 DEGREES 01 MINUTES AND RUN 162.94 FEET TO AN IRON PIN; THENCE TURN TO THE RIGHT THROUGH A DEFLECTION ANGLE OF 82 DEGREES 57 MINUTES AND RUN EASTERLY 11.74 FEET TO AN IRON PIN MARKING THE NORTHWEST CORNER OF LOT 9 AS PLATTED; THENCE CONTINUE RUNNING EASTERLY 65.0 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 10,657.63 SQUARE FEET, MORE OR LESS, CONSISTING OF 3090.60 SQUARE FEET FROM LOT 8, 7307.80 SQUARE FEET FROM LOT 9, AND 259.13 SQUARE FEET FROM LOT 25 OF CRANE RIDGE SUBDIVISION AS ORIGINALLY PLATTED.

ALSO LESS AND EXCEPT:

PART OF LOT 25, CRANE RIDGE A SUBDIVISION ACCORDING TO A MAP OR PLAT WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF

HINDS COUNTY, AT JACKSON, MISSISSIPPI, IN PLAT BOOK 30 PAGE 27, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND SITUATED IN AND BEING A PART OF LOT 4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 2 EAST, HINDS COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30, TOWNSHIP 6 NORTH, RANGE 2 EAST AND RUN THENCE SOUTH FOR A DISTANCE OF 600.00 FEET; RUN THENCE EAST FOR A DISTANCE OF 263.60 FEET TO A POINT ON THE CENTERLINE OF A 200 FOOT WIDE MISSISSIPPI POWER AND LIGHT COMPANY EASEMENT; RUN THENCE SOUTH 06 DEGREES 18 MINUTES EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 267.84 FEET; RUN THENCE NORTH 82 DEGREES 50 MINUTES EAST ALONG THE CENTERLINE OF A MISSISSIPPI POWER AND LIGHT COMPANY 200 FOOT WIDE EASEMENT FOR A DISTANCE OF 240.27 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE THENCE NORTH 82 DEGREES 50 MINUTES EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 270.00 FEET; THENCE LEAVING THE CENTERLINE OF SAID 200 FOOT WIDE EASEMENT RUN SOUTH 00 DEGREES 12 MINUTES WEST FOR A DISTANCE OF 43.47 FEET, MORE OR LESS, TO A POINT 30 FEET NORTH OF AND AT RIGHT ANGLES TO THE CENTERLINE OF CRAIN RIDGE DRIVE; RUN THENCE WESTERLY 30 FEET FROM AND PARALLEL TO THE CENTERLINE OF SAID CRAIN RIDGE DRIVE FOR A DISTANCE OF 265.7 FEET MORE OR LESS TO A POINT THAT IS SOUTH 07 DEGREES 10 MINUTES EAST OF THE POINT OF BEGINNING; RUN THENCE NORTH 07 DEGREES 10 MINUTES WEST FOR A DISTANCE OF 57.79 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND, FURTHER LESS AND EXCEPT:

PART OF LOT 25, CRANE RIDGE A SUBDIVISION ACCORDING TO A MAP OR PLAT WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HINDS COUNTY, AT JACKSON, MISSISSIPPI, IN PLAT BOOK 30 AT PAGE 27, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING SITUATED IN LOT 4, SECTION 30, TOWNSHIP 6 NORTH, RANGE 2 EAST, JACKSON, HINDS COUNTY, MISSISSIPPI, CONTAINING 0.2970 ACRES, MORE OR LESS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MISSISSIPPI HIGHWAY 25 WITH THE EAST LINE OF SAID LOT 4, SAID POINT BEING 150 FEET FROM THE CENTER LINE OF MISSISSIPPI HIGHWAY 25; RUN THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 4, SOUTH 00 DEGREES 16 MINUTES 30 SECONDS WEST, 521.51 FEET TO A POINT; RUN THENCE NORTH 89 DEGREES 48 MINUTES WEST, 235.30 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; RUN THENCE SOUTH 00 DEGREES 12 MINUTES WEST, 15.56 FEET TO A POINT; RUN THENCE SOUTH 81 DEGREES 28 MINUTES WEST, 264.01 FEET TO A POINT; RUN THENCE NORTH 00 DEGREES 14 MINUTES 30 SECONDS EAST, 50.05 FEET TO A POINT; RUN THENCE NORTH 82 DEGREES 52 MINUTES EAST, 76.54 FEET TO A POINT; RUN THENCE NORTH 00 DEGREES 12 MINUTES EAST, 15.82 FEET TO A POINT; RUN THENCE SOUTH 89 DEGREES 48 MINUTES EAST, 185.00 FEET TO A POINT; RUN THENCE SOUTH 00 DEGREES 12 MINUTES WEST, 20.00 FEET TO THE POINT OF BEGINNING.

AND, FURTHER LESS AND EXCEPT:

PART OF LOT 24, CRANE RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK 30 AT PAGE 27, OF THE CHANCERY RECORDS OF HINDS COUNTY AT JACKSON, MISSISSIPPI, CONTAINING 0.2363 ACRES, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH ROW LINE OF MISSISSIPPI HIGHWAY 25 AND THE EAST LINE OF LOT 4, SECTION 30, T6N-R2E, JACKSON, HINDS COUNTY, MISSISSIPPI, SAID POINT BEING 150 FEET FROM THE

CENTER LINE OF SAID HIGHWAY 25; THENCE RUN S 00°16'30" W, 521.51 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF LOT 22 OF SAID CRANE RIDGE SUBDIVISION; THENCE RUN N 89°48'W, 235.30 FEET TO THE WEST LINE OF INSURANCE CENTER DRIVE AND THE POINT OF BEGINNING.

THENCE RUN S 00°12' W, 5.45 FEET ALONG THE WEST LINE OF INSURANCE CENTER DRIVE TO THE NORTH LINE OF CRANE RIDGE DRIVE; THENCE RUN S 81°28' W, 264.01 FEET ALONG THE NORTH LINE OF CRANE RIDGE DRIVE; THENCE RUN N 00°14'30" E, 34.94 FEET; THENCE RUN N 82°52' E, 76.54 FEET; THENCE RUN N 00°22' E, 15.82 FEET; THENCE RUN S 89°48' E, 185.00 FEET TO THE WEST LINE OF INSURANCE CENTER DRIVE; THENCE RUN S 00°12' W, 20.00 FEET TO THE POINT OF BEGINNING.

is hereby modified so as to approve the rezoning of the property located at 1830 (Parcel 590-22-13) & 0 Crane Ridge Drive (Parcels 590-22-4, 590-105 & 590-22-15) from C2 (Limited) Commercial District to C3 (General) Commercial District to provide for consistent zoning for the entire development ("The Quarter"). 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. 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 Tillman moved adoption; **Council Member Lindsey** seconded.

President Banks recognized, **John Kane Ditto**, former Jackson Mayor, who spoke in support of the ordinance granting TQL Holdings, LLC and the Quarter Lakeland, LLC a rezoning of the ancillary and adjacent parcels from C-2 (Limited) commercial district to C-3 (General) commercial district to provide for consistent zoning for the entire development ("The Quarter") for the property located at 1830 (parcel 590-22-13) & 0 Crane Ridge Drive.

There was no opposition from the public.

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

- Yeas – Banks, Foote, Lee, Lindsay, 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. 4116, 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 ALLTEL COMMUNICATIONS, D/B/A VERIZON WIRELESS A USE PERMIT TO ALLOW FOR THE CONSTRUCTION/INSTALLATION OF A COMMERCIAL WIRELESS COMMUNICATIONS TOWER FACILITY WITHIN A R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED ON PARCEL 830-80-2 (O TV RD), CASE NO. 4116.

WHEREAS, Alltel Communications, d/b/a Verizon Wireless has filed a petition for a Use

Permit to allow for the construction\installation a commercial wireless communications tower facility within a R-1 (Single-Family) Residential District 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 construction\installation of a commercial wireless communications tower facility 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 Jackson City would be held at the City Hall at 2:30 p.m., Monday, March 15, 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 February 4, 2021 and February 18, 2021 that a hearing had been held by the Jackson City Planning Board on February 24, 2021, 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-1 (Single-Family) Residential District of the City of Jackson; and

WHEREAS, the Jackson City, after having considered the matter, is of the opinion that the proposed construction\installation of a commercial wireless communications tower facility 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 a Use Permit be granted to allow for the construction\installation of a commercial wireless communications tower facility within the existing R-1 (Single-Family) Residential 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:

All that tract or parcel of land lying and being in Hinds County, Mississippi, and being 4.97 acres within the lands of Fountain Real Estate, L.P., as recorded in Deed Book 4392 page 142, and being further located in Lot 18 of Saunders Farm Subdivision, as recorded in Plat Book 2 Page 107, Hinds County records, and being more particularly described as follows:

BEGINNING at a ½-inch rebar found on the northerly right-of-way line of TV Road (having a 60-foot right-of-way), said rebar marking the southeast corner of said Fountain Real Estate lands; Thence running along said northerly right-of-way line, North 89°59'54" West, 399.93 feet to the southwest corner of said Lot 18; Thence leaving said right-of-way line and running along the west line of Lot 18 (said line also being the west line of a 15-foot wide sewer easement), North 00°00'06" East, 541.23 feet to a point; Thence leaving said west line of Lot 18 and running, South 89°59'54" East, 399.93 feet to a bent 1-inch open top pipe found; Thence, South 00°00'06" West, 541.23 feet to a ½-inch rebar found on the northerly right-of-way line of TV Road and the POINT OF BEGINNING.

Bearings based on Mississippi Grid North, NAD83, West Zone.

Said tract contains 4.97 acres (216,455 square feet), more or less and was compiled using tax maps and deed descriptions. This description does not constitute a subdivision and is intended for zoning purposes only.

be and is hereby modified so as to approve a Use Permit to allow for the construction\installation of a commercial wireless communications tower facility for the property located on Parcel 830-80-2 (O TV Rd) within a R-1 (Single-Family) Residential District. 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 and to ensure the adherence to the regulations for a commercial wireless communications tower facility in a residentially zoned district.

- A) The monopole shall be located a minimum of one hundred sixty (160) feet from any adjacent structure on all adjacent lots.
- B) The WCF shall be in the rear of the lot and encompass a minimum area of two-hundred fifty

- (250) square feet. The setback from the rear lot line shall be a minimum of five (5) feet.
- C) A Site Plan for the WCF must be submitted with the Use Permit application and mailed with the Zoning Action Notification Form and shall include:
- the legal description for the WCF site;
 - the building footprint of the structures located on the lot and the structures located to the north, south, east and west of the proposed WCF site;
 - the Fall zone (The area in which a wireless support structure may be expected to fall in the event of a structural failure, as measured by engineering standards.); and
 - a rendering of the enclosure to include the landscaping
 - The WCF enclosures shall be a minimum height of six (6) ft. and constructed of walls or fences of wood or plastic lumber, (finished) masonry units, (finished) concrete, or any combination of these elements. The materials used shall be compatible with those of adjacent or surrounding buildings or structures and may be used in any combination of the enclosure materials listed above. The enclosure shall be constructed in such a manner that all structural members, including braces, posts, poles and other projections, shall be on the interior side. The enclosures shall be of a material and color the same or similar to the existing principal structure.
 - Existing on-site vegetation shall be preserved to the maximum extent practicable and shall be supplemented as required.
- D) The WCF Permit shall be renewed annually by the recipient company.
- E) Upon the ceasing of operations, the WCF facility shall be removed within one-hundred eighty (180) days and the property restored to its prior condition or better.

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

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

President Banks recognized **Jordan Hillman, Director of Planning and Development**, who gave a brief overview of said item.

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

Yeas – Banks, Foote, Lee, Lindsay, Tillman.
Nays – None.
Absent – Stamps and Stokes.

ORDINANCE APPROVING AMENDMENTS TO THE TEXT OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF JACKSON AS ADOPTED ON MAY 29, 1974 AND SUBSEQUENTLY AMENDED IN ORDER TO PROVIDE FOR AND ESTABLISH MORE EFFECTIVE ZONING REGULATIONS FOR THE CITY OF JACKSON LAND USES.

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

That Article VII, Section 702.05.01 for uses permitted in the C-3 (General) Commercial District of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read follows. NOTE: Items 1-25 and the content language for these items shall remain the same.

26. Warehouse and Distribution Center, when located in existing structures. Loading docks on the front facade of the structure are prohibited.

That the language in Article VII, Section 702.04.1(a) which lists liquor stores as a use which may be permitted as a Use Permit in the C-2 (Limited) Commercial District is hereby amended to read as follows:

Liquor Store where part of a neighborhood shopping center and not in combination with a convenience type grocery store or service station.

That the language in Article VII, Section 702.05.1(a) which lists liquor stores as a use which may be permitted as a Use Permits in the C-3 (General) Commercial District is hereby amended to read as follows:

Liquor Store where part of a neighborhood shopping center and not in combination with a convenience type grocery store or service station.

That the language in Article VII-A Sections 702.02-A, 703.02-A and 706.02-A which lists liquor stores as a use which may be permitted as Use Permits in the Neighborhood and Community Mixed Use Districts, Pedestrian Oriented and Urban Town Center Mixed Use District are hereby amended to read as follows:

Liquor Store when located in a neighborhood shopping center or mixed use building and not in combination with a convenience type grocery store or service station.

That the language in Article VII-A Sections 706.06.2-B which lists liquor stores as a use which may be permitted as Use Permits in the C80-C2 (Limited) Commercial Subdistrict is hereby amended to read as follows:

Liquor Store when located in a neighborhood shopping center and not in combination with a convenience type grocery store or service station.

That Article VII-A, Section 706.07.1-B for uses permitted in the C80-C3 (General) Commercial Sub district of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read follows:

NOTE: Items 1-20 and the content language for these items shall remain the same.

21. Warehouse and Distribution Center, when located in existing structures. Loading docks on the front facade of the structure are prohibited.

That the language in Article VII-A Section 706.07.2-B which lists liquor stores as a use which may be permitted as Use Permits in the C80-C3 (General) Commercial Sub district is hereby amended to read as follows:

NOTE: Items 1-6 and 8-14 the content language for these items shall remain the same.

7. Nightclubs, *and* bars, as defined by this Ordinance. In accordance with the 67-1-51 (3) (Permits; distance regulations) Mississippi Code, 1972 Annotated, as amended, no bar selling intoxicating liquor as defined by the Mississippi Code shall be located not less than five hundred (500) feet from any church, school, kindergarten or funeral home.

15. Liquor Store when located in a neighborhood shopping center and not in combination with a convenience type grocery store or service station. In accordance with the 67-1-51 (3) (Permits; distance regulations) Mississippi Code, 1972 Annotated, as amended, no bar selling intoxicating liquor as defined by the Mississippi Code shall be located not less than five hundred (500) feet from any church, school, kindergarten or funeral home.

That the language in Article VII-A Section 706.10.1(a) -B which lists those uses which may be permitted as Use Permits in the C80-MU (Mixed Use) Sub district is hereby amended to read as follows:

NOTE: Items 1 and 3-4 - the content language for these items shall remain the same.

2. Nightclubs *and* bars as defined by this Ordinance. In accordance with the 67-1-51 Mississippi Code, 1972 Annotated, as amended, no bar selling intoxicating liquor as defined by the Mississippi Code shall be located not less than five hundred (500) feet from any church, school, kindergarten or funeral home, provided, however, that within an area zoned commercial, mixed use or industrial, such minimum distance shall not be less than 100 feet.

5. *Liquor Store when located in a neighborhood shopping center and not in combination with a convenience type grocery store or service station. In accordance with the 67-1-51 (3) (Permits; distance regulations) Mississippi Code, 1972 Annotated, as amended, no bar selling intoxicating liquor as defined by the Mississippi Code shall be located not less than five hundred (500) feet from any church, school, kindergarten or funeral home.*

6. *Vendor Park*

That the language in Article VII-A Section 707.02- which lists liquor stores as a use which may be permitted as a Use Permit in the C4 (Central) Business District is hereby amended to read as follows:

Liquor Store when located in a mixed use building and not in combination with a convenience type grocery store or service station

That the language in Article VII-A Section 708.03.06.01-A which lists liquor stores as a use which may be permitted as a Use Permit in the Old Capitol Green Mixed Use District is hereby amended to read as follows:

Liquor Store when located in a neighborhood shopping center and not in combination with a convenience type grocery store or service station.

That Sections 706.11-B, 706.11.1-B, 706.11.2-B, 706.11.3-B, 706.11.4-B, 706.11.5 -B for the Highway 80 Corridor of Article VII-A for Mixed Use Districts are hereby removed from the Zoning Ordinance of Jackson, Mississippi.

That Article VII-A for Mixed Use Districts, Section 706.12 for the Highway 80 Corridor is hereby remembered to read as follows:

NOTE: The content language for this renumbered section shall remain the same.

706.11-B: Performance Standards for the Corridor 80 District

That Article VII-A for Mixed Use Districts, Section 706.13 for the Highway 80 Corridor is hereby remembered to read as follows:

NOTE: The content language for this renumbered section shall remain the same.

- 706.12- B *General Design Guidelines*
- 706.12.1-B *Building Location and Orientation*
- 706.12.2-B *Pedestrian Access*
- 706.12.3 -B *Vehicular Access*
- 706.12.4-B *Parking*
- 706.12.5-B *Signs*
- 706.12.6 -B *Screening*
- 706.12.7-B *Lighting*
- 706.12.8-B *Mass and Scale for Buildings over 40,000 Square Feet*
- 706.12.9 -B *Architectural Elements*
- 706.12.10- B *Roof Forms*

That Article VII-A for Mixed Use Districts, Section 706.13.10 of the Highway 80 Corridor for Building Materials is hereby renumbered and amended to read as follows:

706.12.10 – B Building Materials: Permitted exterior building materials shall be high quality, durable materials that include, but are not limited to, brick; native or manufactured stone (Renaissance stone or similar masonry materials); integrally colored, burnished, split faced, rock faced, textured, or glazed concrete masonry units; pre-finished architectural metal panel systems; quality metals such as copper; high quality pre-stressed concrete systems; and drainable (water managed) Exterior Insulated Form System (EIFS).

Materials on all sides of the building shall be compatible with materials on the front façade.

These guidelines are not intended to inhibit creativity and innovation in building design. The ~~Architectural~~ **Site Plan** Review Committee may permit the use of other materials, if the applicant demonstrates that the use of such materials will result in a building that gives a sense of quality and permanence.

That Article VII-A for Mixed Use Districts, Section 706.14 of the Highway 80 Corridor for Design Guidelines for Industrial Uses is hereby renumbered as follows:

NOTE: The content language for these renumbered sections shall remain the same.

- 706.13- B Design Guidelines for Industrial Uses
- 706.13 .1- B Building Location and Orientation
- 706.13 .2-B Vehicular Access
- 706.13.3-B Parking
- 706.13.4-B Signs
- 706.13.5-B Screening
- 706.13.6-B Lighting

That Article VII-A for Mixed Use Districts Section 706.15-B for the Highway 80 Corridor, is hereby removed from the Zoning Ordinance of Jackson, Mississippi.

That Sections 708.04-A, 708.05.01-A and all its relevant subsections, 708.05.02-A and all its relevant subsections, 708.05.03-A and all its relevant subsections, 708.05.04-A 708.05-A and all its relevant subsections in the Old Capitol Green Mixed Use District of Article VII-A for Mixed Use Districts are hereby removed from the Zoning Ordinance of Jackson, Mississippi.

That Article VII-A for Mixed Use Districts, Section 702.04-A for the Neighborhood Mixed Use District, Pedestrian oriented (NMU-1), of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read as follows:

Parking Regulations: Required off-street parking is governed by 1108-A of this Ordinance, with the following parking reductions allowed:

1. On-street parking located adjacent to any lot shall be counted toward meeting the parking requirements for that lot as set forth in this article.
2. Shared parking is allowed as governed by this Ordinance.
3. *A fifty (50) percent reduction in required parking shall be available for all uses regardless of conditions specified in 1 and 2 above.*

That Article VII-A for Mixed Use Districts, Section 703.04-A for Parking Regulations in the Community Mixed Use District, Pedestrian oriented (CMU-1), of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read as follows:

Parking Regulations: Required off-street parking is governed by 1108-A of this Ordinance, with the following parking reductions allowed:

1. On-street parking located adjacent to any lot shall be counted toward meeting the parking requirements for that lot as set forth in this article.
2. Shared parking is allowed as governed by this Ordinance.
3. **A fifty (50) percent reduction in required parking shall be available for all uses regardless of conditions specified in 1 and 2 above. That Article VII-A for Mixed Use Districts, Section 705.03-A for Parking Regulations in the Urban Village Mixed Use District of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read as follows:**

Parking Regulations: Required off-street parking is governed by 1108-A of this Ordinance, with the following parking reductions allowed:

1. On-street parking located adjacent to any lot shall be counted toward meeting the parking requirements for that lot as set forth in this article.
2. Shared parking is allowed as governed by this Ordinance.
3. *A fifty (50) percent reduction in required parking shall be available for all uses regardless of conditions specified in 1 and 2 above.*

The term and definition for Suitability Certificate is hereby removed from Section 1104.04.4 of Article VII-A for the High Street Overlay District of the Zoning Ordinance of Jackson, Mississippi.

That Article VII-A, Section 1104.05 of the High Street Overlay District of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read as follows:

1104.05 Procedures and General Requirements

In order to preserve, promote, and develop the distinctive appearance and to accomplish the purposes set forth in this ordinance:

1. *The Site Plan Review Committee shall review applications proposing construction, alteration, demolition, or relocation of any resource.*
2. *The Site Plan Review Committee shall not consider interior arrangements of buildings and structures except as otherwise provided herein.*
3. *The Site Plan Review Committee is authorized, solely in the performance of its official duties and only at reasonable times, to enter upon private land for the examination or survey thereof. No member, employee, or agent of the Site Plan Review Committee shall enter any structure without the express consent of the owner of record or occupant thereof.*

That Article VII-A, Section 1104.07 of the High Street Overlay District of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read as follows:

1104.07 Criteria for Site Plan Review - the Site Plan Review Committee ~~and the City~~ shall use the following criteria to review construction, alteration, demolition, or relocation of any resource in granting or denying ~~Site Plan Review Clearance~~:

1. Architectural design of building, structure, or appurtenance and proposed alteration.
2. The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the I, the materials, the textures, the colors, the patterns, the trims, and the design of the roof.
3. Rhythm created by existing building masses and spaces between the buildings.
4. The landscape plan shall be visually compatible with the environment with which it is visually related.
5. All exterior alterations to a building, structure, site or landscape feature shall be compatible with the Design Guidelines.

That Sections 1104.12, 1104.13, and 1104.14 and 1104.15 of the High Street Overlay District are hereby renumbered as follows:

NOTE: The content language for these renumbered sections shall remain the same.

1104.11 Maintenance Requirements

1104.12 Design Guidelines

1104.13 Amendments

1104.14 Site Design Guidelines

That Article VII-A, Section 1104.15.1 of the High Street Overlay District of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read as follows:

1104.14.1 Purpose

The design guidelines for the High Street Overlay District are established to aid in the implementation of the ordinance which has as its purpose to promote a relevant commercial district and expansion of the commercial tax base of the city. The Rules of Procedure and Design Guidelines are intended to serve as a guide for the Site Plan Review Committee in their role as review body for all developments in the High Street Overlay District. The purposes of the procedures include but are not limited to the following:

NOTE: Items 1-10 and the content language for these items shall remain the same.

That Article XII-A, Supplementary District Regulations, Section 11-A-A for Off Street Parking of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read as follows:

1108-A: Off-Street Parking

Off-street parking shall be *administered* by the Zoning Administrator in accordance with the regulations herein set forth. *The Zoning Administrator may grant a reduction in the number of spaces of up fifty (50) per cent less than specified requirements.* At the time of the erection, enlargement, or expansion of any principal building or structure, or when a new use is initiated, or an existing use is expanded in any zoning district, except the C-4 Central Business District, there shall be provided minimum off-street parking, loading, stacking and maneuvering space with adequate provisions for ingress and egress in accordance with the following requirements:

NOTE: Items 1-51 and the content language for these items of this Section shall remain the same.

That Article XII-A, Section 1203-A for Site Plan Required of the Zoning Ordinance of Jackson, Mississippi is hereby amended to read as follows:

1203-A Site Plan Required

A site plan shall be required for the following:

1. Adult entertainment establishments
2. All Uses requiring a Use Permit
3. All development to be located within C-4, Central Business District; Old Capitol Green, OCG; UV, Urban Village District; UTC, Urban Town Center District; NMU-1, Neighborhood Mixed Use, Pedestrian Oriented; CMU-1, Community Mixed Use, Pedestrian Oriented; High Street Overlay District; Fondren/North State St. Overlay District; *the Corridor 80 (C80) District, Zoo/West Capital Street Overlay District.*
4. Banks with drive-through windows
5. Brewpub
6. Convenience Type Grocery Stores
7. Dairying and animal husbandry on sites of not less than one (1) acre
8. Demolitions and redevelopment within C-1A Districts
9. Developments of five (5) acres or more
10. Distillery
11. Fast food restaurants with drive-through windows
12. Modular Commercial Buildings
13. Multi-family development including condominiums
14. Other special cases and projects that may be brought to the Committee's attention by the City Council, the Planning Director, Zoning Administrator, or Planning Board
15. Nightclubs
16. Planned Unit Developments
17. Private Kennels
18. Private Stables
19. Produce Stands
20. Public utilities facilities and structures required to provide essential public services
21. Recreational Vendor Park
22. Residential subdivisions or re-subdivisions of property
23. Restaurants
24. Commercial Communications Towers
25. Small Craft Brewery
26. Service Stations
27. Retail Stand
28. Structures in excess of forty-five (45) feet in height
29. Substantial remodeling or additions that affect existing off-street parking; change the land use of the building(s) involved; or increase the square footage of existing non-residential structures fifteen (15) percent or more.
30. *Vendor Park*

That Article XXII-A, Penalties for Violation, Section 2202-A of the Zoning Ordinance of Jackson, Mississippi, is hereby amended to read as follows:

Any person who violates the provisions of this Ordinance or fails to comply within fifteen (15) days with any of its requirements after having been duly notified by the Zoning Administrator shall, upon conviction thereof, be fined not more than one *thousand* dollars (\$1,000) and in addition shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person, who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense, and suffer the penalties herein provided. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

That Article XVII-B, Retail Stand Permit and Sections 1701.01- B 1701.02- B 1701.03-B 1701.05-B 1701.06-B 1701.07-B1701.8-B 1701.9- B 1701.19- B are hereby removed from the Zoning Ordinance of Jackson, Mississippi

That this Ordinance shall be in force and effect thirty (30) days after passage and after publication of the same by the petitioner.

Council Member Lindsay moved adoption; Council Member Foote seconded.

President Banks recognized **Jordan Hillman, Director of Planning and Development**, who gave a brief overview of text amendments to the Official City of Jackson Zoning Ordinance to provide for and establish more effective Zoning regulations for the City of Jackson.

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

- Yeas – Banks, Foote, Lee, Lindsay.
- Nays – None.
- Abstention – Tillman.
- Absent – Stamps and Stokes.

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

(Ward 7) C-UP 3952 – Hugh J. Thomas – 2906 North State St. – Suite B (Parcel: 47-13)

- C-UP was granted to Hugh J. Thomas on Mar. 20, 2017 to allow for the operation of a tattoo parlor within a UTC - Urban Town Center (Mixed Use) District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date March 5, 2021.

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
SE – 3290 Ward 2	Southern Consultants	5740 County Cork Rd.	Engineering Office	03/01/90

REGULAR ZONING MEETING OF THE CITY COUNCIL
MONDAY, MARCH 15, 2021, 2:30 P.M.

617

SE – 3857 Ward 2	LaKisha Archie	6459 Abraham Lincoln Dr.	Residential Day Care Center	03/17/14
C-UP - 4045 Ward 1	Viera & Gwendolyn Roseburgh	420 Meadowbrook Rd.	Community Recreational Cente	3/18/19
SE – 4035 Ward 2	Myrtis D. Patterson	5417 Grafton St.	One-Chair Beauty Salon	01/28/19
SE –2949 Ward 3	Operation Shoestring	1711 Bailey Ave. Jackson, MS 39283	Office/Youth Center	02/03/93

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 Foote** seconded.

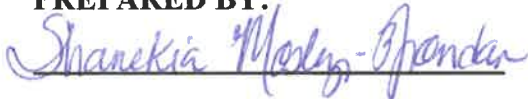
Yeas – Banks, Foote, Lee, Lindsay, and Tillman.

Nays – None.

Absent – Stamps and Stokes.

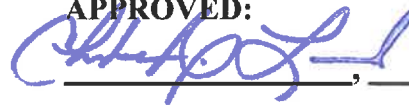
There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Special Council Meeting to be held at 10:00 a.m. on Tuesday, March 16, 2021. At 3:55 p.m., the Council stood adjourned.

PREPARED BY:



CLERK OF COUNCIL

APPROVED:

 5/17/2021

MAYOR

DATE

ATTEST:



CITY CLERK
