

**BE IT REMEMBERED** that a Regular Zoning Meeting of the City Council of Jackson, Mississippi was convened in the Council Chambers in City Hall at 2:30 p.m. on May 17, 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 (Videoconference); Angelique Lee, Ward 2 (Videoconference); 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, Deputy City Attorney.

Absent: Kenneth Stokes, Ward 3; De'Keither Stamps, Ward 4 and Charles Tillman, Vice President Ward 5.

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

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**President Banks** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4122, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes.

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**President Banks** requested that the Clerk read the Order:

**ORDINANCE GRANTING CURT SMITH & ROBERT SCHMIDT A REZONING FROM I-1 (LIGHT) INDUSTRIAL DISTRICT TO CMU-1 (COMMUNITY) MIXED-USE DISTRICT, PEDESTRIAN ORIENTED TO ALLOW FOR THE CONVERSION OF THE EXTENDED STAY HOTEL TO MULTIFAMILY APARTMENTS FOR PROPERTY LOCATED AT 881 E. RIVER PLACE (PARCEL 1008-31), CASE NO. 4122.**

**WHEREAS**, Curt Smith & Robert Schmidt has filed a petition to rezone the property located at 881 E. River Place (Parcel 1008-31), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the conversion of the extended stay hotel to multifamily apartments; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the conversion of the extended stay hotel to multifamily apartments; and

**WHEREAS**, notice was duly and legally given to property owners and interested citizens that a meeting of the Council would be held at the City Hall at 2:30 p.m., Monday, May 17, 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 April 8, 2021 and April 22, 2021 that a hearing had been held by the Jackson City Planning Board on April 28, 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 has offered the recommendation to rezone the above described property from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented; and

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

**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:

**Parcel "A"**

Being situated in East River Place, a subdivision, the map of plat of which is recorded in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi, and being more particularly described by meets and bounds as follows:

Commence at the northwest corner of Lot 6 of the said East River Place, said northwest corner being the POINT OF BEGINNING for the parcel herein described; thence run South 66°05'44" East, for a distance of 294.97 feet to an iron pin; thence run south 23°46'47" West, for a distance of 91.13 feet to an iron pin; thence run South 66°13'13" East, for a distance of 32.64 feet to an iron pin; thence run South 17°35'29" West, for a distance of 75.32 feet to an iron pin; thence run North 71°20'59" West, for a distance of 49.11 feet to an iron pipe; thence with a curve to the left (said curve having a radius of 76.30 feet, a chord length of 131.15 feet, and chord bearing of South 49°23'21" West) run for a distance of 157.83 feet to an iron pin; thence run South 09°52'18" East, for a distance of 17.58 feet to an iron pin; thence with a curve to the right (said chord having a radius of 154.13 feet, a chord length of 76.19 feet, and a chord bearing of South 4°26'18" West) run for a distance of 76.99 feet to an iron pin; thence run South 18°44'50" West, for a distance of 76.69 feet to an iron pin; thence with a curve to the right (said curve having a radius 160.43 feet, a chord length of 58.97 feet, and a chord bearing of South 29°20'20" West) run for a distance of 59.31 feet to an iron pin; thence run South 39°55'50" West, for a distance of 80.30 feet to an iron pin; thence run North 78°38'00" West, for a distance of 108.21 feet to an iron pin; thence run North 71°55'48" West, for a distance of 90.45 feet to an iron pin; thence run North 19°14'00" East, for a distance 477.18 feet to an iron pin; thence run North 19°43'00" East, for a distance of 145.00 feet to an iron pin, said point being the True Point of Beginning

**Parcel "B"**

Being situated in East River Place, a subdivision, the map of plat of which is recorded in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi, and being more particularly described by meets and bounds as follows:

Commence at the northwest corner of Lot 6 of the said East River Place and run thence South 66°05'44" East, for a distance of 294.97 feet to an iron pipe, said pin being the True Point of Beginning; thence continue South 66°05'44" East, for a distance of 240.03 feet to an iron pipe; thence South 04°37'44" East, for a distance of 74.71 feet to an iron pipe; thence with a curve to the left (said curve having a radius of 89.28 feet, a chord length of 33.69 feet, and a chord bearing of South 62°46'44" West) run for a distance of 33.90 feet to an iron pipe; thence run South 51°54'07" West, for a distance of 13.55 feet to an iron pipe; thence run south 56°19'13" West, for a distance of 15.32 feet to an iron pin; thence with a curve to the right (said curve having a radius of 123.82 feet, a chord length of 87.22 feet, and a chord bearing of south 88°01'41" West) run for a distance of 89.13 feet to an iron pipe; thence run North 71°20'59" West, for a distance of 120.92 feet to an iron pin; thence run North 17°35'29" East, for a distance of 75.32 feet to a point; thence run North 66°13'13" West, for a distance of 32.64 feet to a point' thence run North 23°46'47" East, for a distance of 91.13 feet to an iron pin, said pin being the True Point of Beginning

Parcels "A" & "B" combined 185307.00 sq. ft. and 4.26 acres.

is hereby modified so as to approve the rezoning of the property located at 881 E. River Place (Parcel 1008-31) from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the conversion of the extended stay hotel to multifamily apartments. 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 Lindsay** moved adoption; **Council President Banks** seconded.

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**President Banks** recognized **Curt Smith**, Applicant, who spoke in favor to allow a rezoning from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District to allow for the conversion of the residential building and accessory structure to studio apartments.

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There was no opposition from the public.

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

Yeas – Banks, Foote, Lee and Lindsay.

Nays – None.

Absent – Stamps, Stokes and Tillman.

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**President Banks** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4123, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes.

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**President Banks** requested that the Clerk read the Order:

**ORDINANCE GRANTING COBALT REALTY, LLC A REZONING FROM C80-MU (MIXED-USE) SUBDISTRICT TO C80-I1 (LIGHT) INDUSTRIAL SUBDISTRICT TO ALLOW FOR USES THAT ARE COMPATIBLE TO THE EXISTING BUILDING FOR PROPERTY LOCATED AT 4704 & 4708 ROBINSON RD. (PARCELS 832-250-1 & 832-250-5), CASE NO. 4123.**

**WHEREAS**, Cobalt Realty, LLC has filed a petition to rezone the property located at 4704 & 4708 Robinson Rd. (Parcels: 832-250-1 & 832-250-5), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from C80-MU (Mixed-Use) Subdistrict to C80-I1 (Light) Industrial Subdistrict to allow for uses that are compatible to the existing building; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from C80-MU (Mixed-Use) Subdistrict to C80-I1 (Light) Industrial Subdistrict to allow for uses that are compatible to the existing building; and

**WHEREAS**, notice was duly and legally given to property owners and interested citizens that a meeting of the Council would be held at the City Hall at 2:30 p.m., Monday, May 17, 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 April 8, 2021 and April 22, 2021 that a hearing had been held by the Jackson City Planning Board on April 28, 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 has offered the recommendation to rezone the above described property from C80-MU (Mixed-Use) Subdistrict to C80-I1 (Light) Industrial Subdistrict; and

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

**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:

**PARCEL #832-250-1**

A CERTAIN PARCEL OF LAND BEING A PART OF LOTS 2, 3, 4, 5, 6, AND 7, MANY OAKS SUBDIVISION, A SUBDNISION 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 7, PAGE 14 AND ALSO A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST, AND RUN THENCE SOUTH 00 DEGREES 01 MINUTE 53 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 FOR A DISTANCE OF 520.48 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; RUN THENCE NORTH 61 DEGREES 09 MINUTES 11 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD FOR A DISTANCE OF 356.19 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING; RUN THENCE SOUTH 00 DEGREES 09 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 189.80 FEET; RUN THENCE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 80.46 FEET; RUN THENCE SOUTH 51 DEGREES 36 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 150.24 FEET; RUN THENCE SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 598.04 FEET; RUN THENCE NORTH 89 DEGREES 50 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 951.24 FEET; RUN THENCE NORTH 00 DEGREES 20 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 421.42 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LANGLEY STREET, ACCORDING TO THE PLAT OF SAID MANY OAKS SUBDNISION; SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 2 OF SAID MANY OAKS SUBDNISION; RUN THENCE NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF LANGLEY STREET AND NORTH LINE OF SAID LOT 2 AND ITS EASTERLY EXTENSION THEREOF, MANY OAKS SUBDNISION FOR A DISTANCE OF 186.95 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE OF LOT 2 AND ITS EASTERLY EXTENSION THEREOF, MANY OAKS SUBDIVISION AND SAID SOUTH RIGHT OF WAY LINE OF LANGLEY STREET WITH THE EAST RIGHT OF WAY LINE OF PINE GROVE STREET (ABANDONED); RUN THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS EAST ALONG SAID

EAST RIGHT OF WAY LINE OF PINE GROVE STREET (ABANDONED) FOR A DISTANCE OF 40.00 FEET TO AN EXISTING IRON PIN MARKING THE POINT OF INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF PINE GROVE STREET WITH THE NORTH RIGHT OF WAY LINE OF LANGLEY STREET; RUN THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF LANGLEY STREET AND THE SOUTH LINE OF LOT 1 OF SAID MANY OAKS SUBDIVISION FOR A DISTANCE OF 40.00 FEET TO THE POINT OF CURVATURE OF A 51.735277 DEGREE CURVE HEARING TO THE LEFT HAVING A CENTRAL ANGLE OF 69 DEGREES 49 MINUTES 05 SECONDS AND A RADIUS OF 110.75 FEET; RUN THENCE ALONG THE ARC OF SAID 51.735277 DEGREE CURVE BEARING TO THE LEFT A CHORD BEARING OF NORTH 51 DEGREES 04 MINUTES 16 SECONDS EAST AND A CHORD DISTANCE OF 126.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 16 DEGREES 17 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 19.60 FEET; RUN THENCE NORTH 89 DEGREES 36 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 27.20 FEET TO A POINT ON THE ARC OF A 13.402500 DEGREE CURVE BEARING TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 07 MINUTES 08 SECONDS AND A RADIUS OF 427.50 FEET; RUN THENCE ALONG THE ARC OF SAID 13.402500 DEGREE CURVE BEARING TO THE RIGHT A CHORD BEARING OF NORTH 80 DEGREES 05 MINUTES 01 SECOND EAST AND A CHORD DISTANCE OF 141.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE SOUTH 89 DEGREES 51 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 112.63 FEET; RUN THENCE NORTH 53 DEGREES 24 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 138.02 FEET; RUN THENCE NORTH 28 DEGREES 55 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 29.47 FEET; RUN THENCE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 56.18 FEET; RUN THENCE NORTH 00 DEGREES 09 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 208.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; RUN THENCE SOUTH 61 DEGREES 09 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD FOR A DISTANCE OF 45.60 FEET TO THE POINT OF BEGINNING, CONTAINING 12.831 ACRES, MORE OR LESS.

**PARCEL 1**

A CERTAIN PARCEL OF LAND BEING SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, T5N-R1W, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND RUN THENCE SOUTH 00 DEGREES 01 MINUTE 53 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12 FOR A DISTANCE OF 805.22 FEET; RUN THENCE WEST FOR A DISTANCE OF 876.81 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PINE GROVE STREET (ABANDONED) WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LANGLEY STREET, AS BOTH ARC SHOWN ON THE PLAT OF MANY OAKS SUBDIVISION, 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 7, PAGE 14; SAID POINT FURTHER BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LANGLEY STREET AND ITS EASTERLY EXTENSION THEREOF FOR A DISTANCE OF 186.95 FEET; LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF LANGLEY STREET, RUN THENCE NORTH 00 DEGREES 12 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 20.00 FEET TO A POINT IN THE CENTERLINE OF SAID LANGLEY STREET; RUN THENCE NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG SAID CENTERLINE OF LANGLEY STREET FOR A DISTANCE OF 187.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID PINE GROVE STREET; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 11 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF PINE GROVE STREET FOR A DISTANCE OF 20.00 FEET TO THE POINT OF

BEGINNING, CONTAINING 0.086 ACRES, MORE OR LESS.

**PARCEL 2**

A CERTAIN PARCEL OF LAND BEING SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TSN·R1W, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND RUN THENCE SOUTH 00 DEGREES 01 MINUTE 53 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 FOR A DISTANCE OF 805.22 FEET; RUN THENCE WEST FOR A DISTANCE OF 876.81 FEET, TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PINE GROVE STREET (ABANDONED) WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF LANGLEY STREET, AS BOTH ARE SHOWN ON THE PLAT OF MANY OAKS SUBDIVISION, 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 7, PAGE 14; RUN THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF PINE GROVE STREET (ABANDONED) FOR A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF PINE GROVE STREET (ABANDONED) WITH THE CENTERLINE, OF SAID LANGLEY STREET; SAID POINT FURTHER BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST ALONG SAID CENTERLINE OF LANGLEY STREET FOR A DISTANCE OF 40.04 FEET; LEAVING SAID CENTERLINE OF LANGLEY STREET, RUN THENCE NORTH 00 DEGREES 09 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF SAID LANGLEY STREET; RUN THENCE NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF LANGLEY STREET FOR A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF LANGLEY STREET WITH THE EAST RIGHT-OF-WAY LINE OF SAID PINE GROVE STREET (ABANDONED); RUN THENCE SOUTH 00 DEGREES 02 MINUTES 11 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF PINE GROVE STREET (ABANDONED) FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.018 ACRES, MORE OR LESS.

A CERTAIN PARCEL OF LAND BEING A PART OF LOTS 5, 6, 7 AND 8, MANY OAKS SUBDIVISION, 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 7, PAGE 14, AND BEING SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST AND RUN THENCE SOUTH 00 DEGREES 01 MINUTE 53 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 FOR A DISTANCE OF 1,230.30 FEET; RUN THENCE WEST FOR A DISTANCE OF 122.12 FEET; RUN THENCE NORTH 89 DEGREES 50 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 951.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 00 DEGREES 20 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 109.76 FEET; RUN THENCE NORTH 89 DEGREES 50 MINUTES 21 SECONDS WEST FOR A DISTANCE 225.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROBINSON ROAD EXTENSION (AS NOW LAID OUT AND IMPROVED, JULY, 1996, 60-FOOT RIGHT OF WAY); RUN THENCE NORTH 00 DEGREES 20 MINUTES 11 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF ROBINSON ROAD EXTENSION FOR A DISTANCE OF 280.00 FEET; RUN THENCE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS EAST FOR A DISTANCE OF

225.00 FEET; RUN THENCE SOUTH 00 DEGREES 20 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 170.24 FEET TO THE POINT OF BEGINNING, CONTAINING 1.446 ACRES, MORE OR LESS.

A CERTAIN PARCEL OF LAND BEING SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, T5N-R1W, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND RUN THENCE SOUTH 00 DEGREES 01 MINUTE 53 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12 FOR A DISTANCE OF 605.22 FEET; RUN THENCE WEST FOR A DISTANCE OF 876.81 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PINE GROVE STREET (ABANDONED) WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LANGLEY STREET, AS BOTH ARE SHOWN ON THE PLAT OF MANY OAKS SUBDIVISION, 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 7, PAGE 14; RUN THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF PINE GROVE STREET (ABANDONED) FOR A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE PINE GROVE STREET (ABANDONED) WITH THE CENTERLINE OF SAID LANGLEY STREET; RUN THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST ALONG SAID CENTERLINE OF LANGLEY STREET FOR A DISTANCE OF 40.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST ALONG SAID CENTERLINE OF LANGLEY STREET FOR A DISTANCE OF 371.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROBINSON ROAD EXTENSION (AS NOW LAID OUT AND IN USE, AUGUST, 1996); RUN THENCE NORTH 00 DEGREES 20 MINUTES 11 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF ROBINSON ROAD EXTENSION FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID LANGLEY STREET AND ON THE SOUTH LINE OF LOT 1 OF SAID MANY OAKS SUBDIVISION; RUN THENCE NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF LANGLEY STREET AND THE SOUTH LINE OF SAID LOT 1, MANY OAKS SUBDIVISION FOR A DISTANCE OF FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, MANY OAKS SUBDIVISION; RUN THENCE SOUTH 00 DEGREES 09 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.171 ACRES, MORE OR LESS.

**PARCEL #832-250-5**

A PARCEL OF LAND SITUATED IN PART OF LOTS 7, 8 AND 9, MANY OAKS SUBDIVISION, A SUBDIVISION ACCORDING TO A MAP OR PLAN THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HINDS, AT JACKSON, MISSISSIPPI, AS NOW RECORDED IN PLAT BOOK 7 AT PAGE 14, AND ALSO BEING SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, T5N, R1W, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND RUN THENCE SOUTH 00 DEGREES 01 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 FOR A DISTANCE OF 1,230.30 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE THENCE SOUTH 00 DEGREES 01 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, RUN THENCE NORTH 80 DEGREES 29 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 487.16 FEET; RUN THENCE



SOUTH 09 DEGREES 30 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 12.61 FEET; RUN THENCE NORTH 89 DEGREES 50 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 810.95 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ROBINSON ROAD EXTENSION (AS NOT LAID OUT AND IMPROVED); RUN THENCE NORTH 00 DEGREES 20 MINUTES 11 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF ROBINSON ROAD EXTENSION FOR A DISTANCE OF 51.50 FEET; LEAVING SAID EAST RIGHT OF WAY LINE OF ROBINSON ROAD EXTENSION, RUN THENCE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 225.00 FEET; RUN THENCE NORTH 00 DEGREES 20 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 109.00 FEET; RUN THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 601.96 FEET; RUN THENCE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 465.47 FEET TO THE POINT OF BEGINNING, CONTAINING 4.513 ACRES, MORE OR LESS.

**TRACT B**

A CERTAIN PARCEL OF LAND BEING SITUATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, T5N, R1W, HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 12, T5N, R1W AND RUN THENCE SOUTH 00 DEGREES 01 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12 FOR A DISTANCE OF 520.48 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE THENCE SOUTH 00 DEGREES 01 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12 FOR A DISTANCE OF 116.18 FEET; RUN THENCE NORTH 89 DEGREES 50 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 116.18 FEET; RUN THENCE NORTH 00 DEGREES 08 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 150.24 FEET; RUN THENCE NORTH 89 DEGREES 50 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 80.46 FEET; RUN THENCE NORTH 00 DEGREES 09 MINUTES 39 SECONDS EAST FOR A DISTANCE 189.90 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; RUN THENCE SOUTH 61 DEGREES 09 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD FOR A DISTANCE OF 356.19 FEET TO THE POINT OF BEGINNING, CONTAINING 2.700 ACRES, MORE OR LESS.

is hereby modified so as to approve the rezoning of the property located at 4704 & 4708 Robinson Rd. (Parcels 832-250-1 & 832-250-5) from C80-MU (Mixed-Use) Subdistrict to C80-II (Light) Industrial Subdistrict to allow for uses that are compatible to the existing building. 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 Lindsay** moved adoption; **Council President Banks** seconded.

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**President Banks** recognized **Jordan Johnson**, Applicant, who spoke in favor to allow a rezoning from C80-MU (Mixed-Use) Subdistrict to C80-II (Light) Industrial Sub-district to allow for uses that are compatible to the existing building.



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There was no opposition from the public.  
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Thereafter, **President Banks** called for a vote on said item:

Yeas – Banks, Foote, Lee and Lindsay.

Nays – None.

Absent – Stamps, Stokes and Tillman.

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**President Banks** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4124, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes.

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**President Banks** requested that the Clerk read the Order:

**ORDINANCE GRANTING ANDY HILTON A REZONING FROM I-1 (LIGHT) INDUSTRIAL DISTRICT TO NMU-1 (NEIGHBORHOOD) MIXED-USE DISTRICT, PEDESTRIAN ORIENTED TO ALLOW FOR A ZONING CLASSIFICATION THAT IS CONSISTENT WITH THE ZONING IN THE PROXIMITY AND TO ALLOW FOR MORE DEVELOPMENT OPPORTUNITIES FOR PROPERTY LOCATED AT 140 MCTYERE ST. (PARCEL 58-112-2), CASE NO. 4124.**

**WHEREAS**, Andy Hilton has filed a petition to rezone the property located at 140 McTyere St. (Parcel 58-112-2), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a zoning classification that is consistent with the zoning in the proximity and to allow for more development opportunities; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a zoning classification that is consistent with the zoning in the proximity and to allow for more development opportunities; 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, May 17, 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 April 8, 2021 and April 22, 2021 that a hearing had been held by the Jackson City Planning Board on April 28, 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 has offered the recommendation to rezone the above described property from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented; and

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

**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:

Beginning at a point on the North line of McTyere Street where the same is intersected by the East line of Wilson street; thence East along the North line of McTyere Street a distance of 50 feet to a point; thence North and parallel to the North line of McTyere Street a distance of 50 feet to the East line of Wilson Street; thence southwardly along the East line of Wilson Street a distance of 150 feet to the Point of Beginning and being in the Southwest corner of Block "N" comprising a part of Lots 24, 25, 26, 27 and 28 in said Block "N", Howie-Roell Re-survey of Millsaps Addition.

is hereby modified so as to approve the rezoning of the property located at 140 McTyere St. (Parcel 58-112-2) from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a zoning classification that is consistent with the zoning in the proximity and to allow for more development opportunities. 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 Lindsay** moved adoption; **Council President Banks** seconded.

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**President Banks** recognized **Andy Hilton**, Applicant, who spoke in favor to allow a rezoning from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a zoning classification that is consistent with the zoning in the proximity and to allow for more development opportunities.

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There was no opposition from the public.

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

Yeas – Banks, Foote, Lee and Lindsay.

Nays – None.

Absent – Stamps, Stokes and Tillman.

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**President Banks** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4125, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes.

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**President Banks** requested that the Clerk read the Order:

**ORDINANCE GRANTING JACKSON MANOR APARTMENTS, INC. & JACKSON MANOR PRESERVATION, L.P. A REZONING FROM C-2 (LIMITED) COMMERCIAL DISTRICT TO NMU-1 (NEIGHBORHOOD) MIXED-USE DISTRICT, PEDESTRIAN ORIENTED AND A VARIANCE OF UP TO TWENTY FEET FROM THE MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET FOR PRINCIPAL BUILDINGS IN THE NMU-I, PEDESTRIAN**

**ORIENTED DISTRICT FOR PROPERTY LOCATED AT 332 JOSANNA STREET (PARCEL 61-29-17), CASE NO. 4125.**

**WHEREAS**, Jackson Manor Apartments, Inc. & Jackson Manor Preservation, L.P. has filed a petition to rezone the property located at 332 Josanna Street (Parcel 61-29-17), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from C-2 (Limited) Commercial District to R-5 (Multi-family) Residential District and Variances from the required number of parking spaces and the front and rear yard setback; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has recommended the rezoning of the above described the property from C-2 (Limited) Commercial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented and a Variance of up to twenty feet from the maximum height of forty-five (45) feet for principal buildings in the NMU-I, Pedestrian Oriented District; and

**WHEREAS**, notice was duly and legally given to property owners and interested citizens that a meeting of the Council would be held at the City Hall at 2:30 p.m., Monday, May 17, 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 April 8, 2021 and April 22, 2021 that a hearing had been held by the Jackson City Planning Board on April 28, 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 has recommended the rezoning of the above described property from C-2 (Limited) Commercial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented and a Variance of up to twenty feet from the maximum height of forty-five (45) feet for principal buildings in the NMU-I, Pedestrian Oriented District; and

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

**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:

A parcel of land situated in the Northwest Quarter of the Southeast Quarter of Section 34, Township 6 North – Range 1 East, Hinds County, Mississippi and being more particularly described as follows:

Beginning at Northeast corner of Lot 15, Josie Johnson Subdivision, as recorded in Plat Book 7 at Page 34 in the office of the Chancery Clerk of Hinds County, Mississippi and run South 89 degrees 52 minutes 00 seconds West along the Northern boundary of said Lot 15 for a distance of 32.80 feet; leaving said Northern boundary, run thence

North 02 degrees 06 minutes 10 seconds West for a distance of 170.78 feet to the Southern boundary of Block 2, Purnell Addition to Millsaps College, as recorded in Plat Cabinet A at Slot 49; thence

South 89 degrees 39 minutes 07 seconds East along said Southern boundary for a distance of 146.18 feet; leaving said Southern boundary, run thence

North 02 degrees 06 minutes 10 seconds West for a distance of 59.92 feet; thence

South 89 degrees 56 minutes 41 seconds East for a distance of 48.78 feet to the Western boundary of Lot 2 of aforesaid Block 2, Purnell Addition to Millsaps College thence

South 02 degrees 10 minutes 59 seconds East for a distance of 364.32 feet to the northern Right-Of-Way line of Josanna Street, as it is now (Oct. 1989) in use; thence

South 89 degrees 52 minutes 00 seconds West along said Northern Right-Of-Way line for a distance of 166.19 feet to the Southeast corner of aforesaid Lot 15 Josie Johnson Subdivision; thence

North 00 degrees 35 minutes 14 seconds West along the Eastern boundary of said Lot 15, for a distance of 134.97 feet to the Point of Beginning.

Said parcel contains 1.337 acres more or less.

is hereby modified so as to approve the rezoning of the property located at 332 Josanna Street (Parcel 61-29-17) from C-2 (Limited) Commercial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented and a Variance of up to twenty feet from the maximum height of forty-five (45) feet for principal buildings in the NMU-I, Pedestrian Oriented District. 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 Lindsay** moved adoption; **Council President Banks** seconded.

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**President Banks** recognized **Parker Wiseman**, Representative for the applicant, who spoke in favor to allow for a rezoning from C-2 (Limited) Commercial District to R-5 (Multi-family) Residential District to allow for conformance in the zoning and the current use of the property and **Variances** from the required number of parking spaces and the required rear yard setback.

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There was no opposition from the public.

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

Yeas – Banks, Foote, Lee and Lindsay.

Nays – None.

Absent – Stamps, Stokes and Tillman.

\*\*\*\*\*

**President Banks** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4126, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes.

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**President Banks** requested that the Clerk read the Order:

**ORDINANCE GRANTING CAGE PROPERTIES A REZONING FROM C-2 (LIMITED) COMMERCIAL DISTRICT TO C-3 (GENERAL) COMMERCIAL DISTRICT TO ALLOW FOR MORE REDEVELOPMENT OPPORTUNITIES FOR THE PROPERTIES LOCATED AT 4855 I-55 NORTH (PARCELS 511-636) AND PARCELS 511-650 & 511-652), CASE NO. 4126.**

**WHEREAS**, Cage Properties has filed a petition to rezone the property located at 4855 I-55 North (Parcels: 511-636, 511-650 & 511-652), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for more redevelopment opportunities for the subject properties; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the properties from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for more redevelopment opportunities for the above described properties; and

**WHEREAS**, notice was duly and legally given to property owners and interested citizens that a meeting of the Council would be held at the City Hall at 2:30 p.m., Monday, May 17, 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 City Council that notice of said petition had been published in the Mississippi Link on April 8, 2021 and April 22, 2021 that a hearing had been held by the Jackson City Planning Board on April 28, 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 has recommended the rezoning the above described properties from C-2 (Limited) Commercial District to C-3 (General) Commercial District; and

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

**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:

**Parcel A:**

A part of the East one-half of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 13, Township 6 North, Range 1 East, lying in and being a part of the First Judicial District of Hinds County, Mississippi, and more particularly described as follows:

Begin at the Northeast corner of the intersection of the North line of the dedicated road or street along the South side of that certain property conveyed by W. P. Bridges to the Trustees of the Jackson Municipal Separate School District, with the East line of the road or street along the East side of said School property, as recorded in Deed Book 818, at Page 562; from said intersection run easterly along the North line of said road or street a distance of 150 feet to the Southwest corner of the Pan-Am Southern property as recorded in Deed Book 868, at Page 158; turn thence to the left through an angle of 89°58' and run Northerly along the West line of said Pan-Am Southern property and parallel with the road or street along the East side of the School property, for a distance of 295.9 feet to the Northwest corner of the Pan-Am Southern property and the point of beginning of the property herein described; continue thence Northerly on an extension of the last mentioned course, and parallel with the road or street along the East side of said School property for a distance of 348.2 feet to the Southwest corner of the D. F. Lyle property as recorded in Deed Book 930, at Page 253; turn thence to the right through an angle of 89°58' and run Easterly along the South line of said D. F. Lyle property for a distance of 360.9 feet to the new Right-of-Way line of U. S. Highway #51; turn thence to the right through an angle of 99°30' and run Southwesterly along the present Right-of-Way line of said U. S. Highway #51 for a distance of 353 feet to the North line of the Pan-Am Southern property; turn thence to the right through an angle of 80°30' and run Westerly along the North line of the Pan-Am Southern property for a

distance of 302.9 feet to the point of beginning.

Together with a non-exclusive easement or right-of-way for the purposes of ingress and egress over the following described property:

A strip of land 20 feet wide, East and West, and 940 feet long, North and South, described as follows: Commence at the Southwest corner of the Pan-Am Southern property described above, thence North 940 feet to a point, which is the Northwest corner of the D. F. Lyle property described above, thence West for a distance of 20 feet to a point on a projection in a Westerly direction of the North line of the said Lyle property, thence South for a distance of 940 feet to a point which is 20 feet West of the Southwest corner of the said Pan-Am Southern property, thence East 20 feet to the point of beginning, being a part of Section 13, Township 6 North, Range 1 East.

This being the same easement conveyed by W. P. Bridges to Sidney D. Jones and Elizabeth M. Jones by instrument recorded in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi, in Deed Book 1132, Page 513. And being the same property as described in Warranty Deed recorded in Book 1736 at Page 457.

**Parcel B:**

A certain parcel of land being situated in the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 13, Township 6 North, Range 1 East, Hinds County, Mississippi, and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the South line of the dedicated road or street along the North side of that certain property conveyed by W. P. Bridges to the Trustees of Jackson Municipal Separate School District with the Western right of way line of U.S. Highway #51, said School property being described by a deed in Book 818 at Page 562 and the said road or street being described in Deed Book 818 at Page 564, both being recorded in the office of the Chancery Clerk, at Jackson, Mississippi. From said point of beginning run thence Southwesterly along the Western right of way line of said U.S. Highway #51 for a distance of 300 feet; turning to the right through an angle of 80 degrees 30 minutes run Westerly and parallel with the South line of the street along the North side of said School property for a distance of 396 feet to a point which is 150 feet East of the East line of the Street or road which runs along the East side of said School property; thence Northerly and parallel with the said street or road along the East side of said School property for a distance of 295.9 feet to the South line of the Street or road along the North side of said School property; turning thence to the right through an angle of 89 degrees 58 minutes and run Easterly along the south line of said street or road 445.2 feet to the point of beginning.

LESS AND EXCEPT, a parcel of land off of the entire East end of said property conveyed by D. F. Lyle, et al, to State Highway Commission of Mississippi recorded in the aforesaid office in Book 1044, Page 159.

And being the same property as described in Warranty Deed recorded in Book 1736 at Page 460.

**Parcel C: #511-650**

At the intersection of the East line of that certain street lying on the East side of McWillie Elementary School known as McWillie Circle said street running Northerly and Southerly, and the South line of McWillie Street; and run thence Southerly along the East line of said McWillie Circle a distance of 300 feet to a point; using this point as a point of beginning, continue thence Southerly along the East line of McWillie Circle a distance of 100 feet to a point; turn thence to the left through an angle of 90° and run thence Easterly for a distance of 130 feet to a point; run thence Northerly and parallel to the East line of said McWillie Circle a distance of 100 feet to a point; run thence Westerly a distance of 130 feet to the point of beginning. This parcel of land is part of that tract conveyed by Millsaps College to R.D. Hudgins by instrument recorded in the office of the Chancery Clerk of the First Judicial District of Hinds County, Mississippi, in Deed Book 1654, Page 299, and said property being located in the West  $\frac{1}{2}$  of Section 13,

Township 6 North, Range 1 East.

Together with the right of ingress and egress to 20-foot alleyway which lies immediately East of and adjacent to that tract of land conveyed by Millsaps College to R.D. Hudgins by the above mentioned warranty deed recorded in Book 1654, Page 299; it is understood by the parties hereto that each party and his successors in title shall have the right of ingress and egress across said alleyway.

And being the same property described in Instrument recorded in Book 2160 at Page 560.

**Parcel D: 511-652**

For a point of beginning, begin at the intersection of the East line of that certain street lying on the East side of McWillie Elementary School known as McWillie Circle, said street running northerly and southerly, and the south line of McWillie Street and run thence southerly along the East line of said McWillie Circle a distance of 400 feet to a point, using this point as a point of beginning, continue thence southerly along the east line of McWillie Circle a distance of 100 feet to a point; turn thence to the left through an angle of 90 degrees and run thence easterly a distance of 130 feet to a point; run thence northerly and parallel to the East line of said McWillie Circle a distance of 100 feet to a point; run thence westerly a distance of 130 feet to the point of beginning; together with any and all rights of the sellers in and to the 20-foot alleyway adjoining said property on the East.

This parcel of land is part of that tract conveyed by Millsaps College to R.D. Hudgins by instrument in the office of the Chancery Clerk of the First Judicial District of Hinds County, Mississippi, in Deed Book 1654 at Page 299 and said property being located in the West half of Section 13, Township 6 North, Range 1 East.

And being the same property described in Instrument recorded in Book 2080 at Page 381.

is hereby modified so as to approve the rezoning of the property located at 4855 I-55 North (Parcel 511-636) and Parcels 511-650 & 511-652 from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for more redevelopment opportunities for the subject properties. 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 Lindsay** moved adoption; **Council President Banks** seconded.

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**President Banks** recognized **Brad Reeves**, Applicant, who spoke in favor to allow for a rezoning from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for more redevelopment opportunities for the subject properties.

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There was no opposition from the public.  
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Thereafter, **President Banks** called for a vote on said item:

Yeas – Banks, Foote, Lee and Lindsay.

Nays – None.

Absent – Stamps, Stokes and Tillman.

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**ORDER GRANTING EXTENSION OF SPECIAL EXCEPTIONS AND USE  
PERMITS FOR ONE YEAR.**

Coming for consideration are requests for the approval of the following for certification of renewal for one year and after the anniversary date of approval for Use Permit or Special Exceptions as follows:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE – 2805 Ward 3	Gloria J. Perkins Cabrera	4119 Oaklawn Dr. Jackson, MS 39206	Two-chair Beauty Salon	05/09/90
SE – 3862 Ward 7	Millsaps College	1702 N. State St. Jackson, MS 39202	Office/Meeting Spaces & Administrative Units	05/19/14
C-UP-3894 Ward 1	Meena Sabharwal	1625 E. County Line Rd. - Suite 320	Operation of a Liquor Store	4/20/15

**IT IS HEREBY ORDERED** by the Council of the City of Jackson that the said Special Exceptions and/or Use Permits be and the same are hereby extended for another year from and after the anniversary date granting said Special Exceptions and/or Use Permits.

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

Yeas – Banks, Foote, Lee and Lindsay.

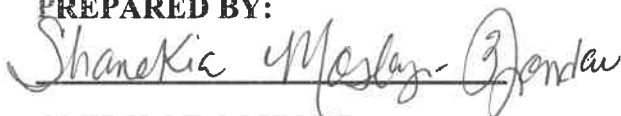
Nays – None.

Absent – Stamps, Stokes and Tillman.

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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 4:00 p.m. on Thursday, May 20, 2021. At 3:21 p.m., the Council stood adjourned.

**PREPARED BY:**



**CLERK OF COUNCIL**

**APPROVED:**

 8/13/21

**MAYOR**

**DATE**

**ATTEST:**



**CITY CLERK**

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