

BE IT REMEMBERED that a Special Zoning Meeting of the City Council of Jackson, Mississippi was convened in the Council Chambers in City Hall at 1:30 p.m. on April 29, 2021 being the fifth Thursday of said month when and where the following things were had and done to wit:

Present: Council Members: Aaron Banks, Council President, Ward 6; Charles Tillman, Vice President Ward 5; Ashby Foote, Ward 1 (via teleconference); Angelique Lee, Ward 2 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; and De'Keither Stamps, Ward 4.

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

President Banks recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4120, 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 GREEN INVESTMENTS, LLC A REZONING FROM I-1 (LIGHT) INDUSTRIAL DISTRICT TO A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO ALLOW FOR THE REHABILITATION AND PRESERVATION OF A HISTORIC RESIDENTIAL HOUSING COMMUNITY FOR THE PROPERTIES LOCATED ON PARCELS 73-18 & 73-29 (MILL ST.), 73-19 & 73-6 (W. COHEA ST) AND 73-31 (W. MONUMENT ST.), CASE NO. 4120.

WHEREAS, Green Investments, LLC has filed a petition to rezone the properties located on Parcels 73-18 & 73-29 (Mill St.), 73-19 & 73-6 (W. Cohea St) and 73-31 (W. Monument St.), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from I-1 (Light) Industrial District to a Planned Unit Development (PUD) District to allow for the rehabilitation and preservation of a historic residential housing community; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the properties from I-1 (Light) Industrial District to a Planned Unit Development (PUD) District to allow for the rehabilitation and preservation of a historic residential housing community; 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, April 19, 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 City Council that notice of said petition had been published in the Mississippi Link on March 4, 2021 and March 18, 2021 that a hearing had been held by the Jackson City Planning Board on March 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 has offered the recommendation to rezone the above described properties from I-1 (Light) Industrial District to a Planned Unit Development (PUD) 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; 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 particularly described as follows:

TRACT 1

PARCEL I

A certain parcel of land situated in Jackson, Hinds County, Mississippi, and being a part of Lots 11, 12, 13, 15, 16, 17 and 18 of the Third Cohea Estate Survey, 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, in Plat Book A at Page 258; said parcel contains 208,233.49 square feet or 4.78 acres, more or less, and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the North right-of-way line of Monument Street with the East right-of-way line of Mill Street (as both are now laid out and improved, July, 1983); run thence northerly along said East right-of-way line of Mill Street for a distance of 448.14 feet; leaving said East right-of-way line of Mill Street, turn thence right through a deflecting angle of 91 degrees 11 minutes 26 seconds and run easterly for a distance of 115.80 feet; turn thence left through a deflection angle of 86 degrees 52 minutes 48 seconds and run northerly for a distance of 51.90 feet; turn thence right through a deflection angle of 86 degrees 19 minutes 38 seconds and run easterly for a distance of 40.0 feet; turn thence left through a deflection angle of 86 degrees 19 minutes 38 seconds and run northerly for a distance of 100.0 feet; to a point on the South right-of-way line of Cohea Street (as now laid out and improved, July, 1983); turn thence right through a deflection angle of 86 degrees 19 minutes 38 seconds and run easterly along said South right-of-way line of Cohea Street for a distance of 35.68 feet; leaving said South right-of-way line of Cohea Street, turn thence right through a deflection angle of 92 degrees 45 minutes 54 seconds and run southerly for a distance of 200.0 feet; turn thence left through a deflection angle of 92 degrees 45 minutes 54 seconds and run easterly for a distance of 30.0 feet; turn thence left through a deflection angle of 87 degrees 14 minutes 06 seconds and run northerly for a distance of 18.01 feet; turn thence right through a deflection angle of 88 degrees 41 minutes 21 seconds and run easterly for a distance of 118.48 feet; turn thence left through a deflection angle of 86 degrees 16 minutes 26 seconds and run northerly for a distance of 8.39 feet; turn thence right through a deflection angle of 85 degrees 51 minutes 20 seconds and run easterly for a distance of 305.89 feet to a point on the West right-of-way line of Farish Street (as now laid out and improved, July, 1983); turn thence right through a deflection angle of 87 degrees 43 minutes 51 seconds and run southerly along said West right-of-way line of Farish Street for a distance of 51.59 feet; leaving said West right-of-way line of Farish Street, turn thence right through a deflection angle of 91 degrees 02 minutes 18 seconds and run westerly for a distance of 98.5 feet; turn thence left through a deflection angle of 91 degrees 02 minutes 18 seconds and run southerly for a distance of 49.5 feet; turn thence right through a deflection angle of 89 degrees 33 minutes 44 seconds and run westerly for a distance of 160.7 feet; turn thence left through a deflection angle of 00 degrees 55 minutes 16 seconds and continue thence westerly for a distance of 53.69 feet; turn thence left through a deflection angle of 87 degrees 42 minutes 23 seconds and run southerly for a distance of 95.0 feet; turn thence right through a deflection angle of 90 degrees 06 minutes 14 seconds and run westerly for a distance of 35.0 feet; turn thence left through a deflection angle of 90 degrees 06 minutes 14 seconds and run southerly for a distance of 112.0 feet to a point on the aforesaid North right-of-way line of Monument Street; turn thence right through a deflection angle of 90 degrees 06 minutes 14 seconds and run westerly along said North right-of-way line of Monument street for a distance of 300.13 feet to the POINT OF BEGINNING

PARCEL II

A certain lot or parcel of land in the Southeast corner of Lot Eighteen (18), Cohea Third Survey, and more particularly described by metes and bounds as follows, to-wit:

Beginning at a point on the North line of Monument Street which is 335.22 feet measured easterly along the North line of Monument Street from the East line of Mill Street as both streets are now laid out and improved in the City of Jackson, Mississippi, run thence westerly along the East line of Monument Street for a distance of: 35 feet; thence turning to the right through an angle of 90 degrees run northerly 112 feet to an iron stake; thence easterly and parallel with Monument Street for a distance of 35 feet to an iron stake; thence southerly 112 feet to the point of beginning. Being 35 feet by 112 feet off the south end of the property devised by Jennie Henry to the grantors herein.

PARCEL III

Beginning at a point on the south side of Cohea Street in the City of Jackson, Mississippi, which point is 319.7 feet Westerly from the West line of North Farish Street, as both streets are now laid out and improved in the City of Jackson, Mississippi, run thence Southerly along the east line of that certain tract of land belonging formerly to Morton, Lumber Company for a distance of 185.8 feet to the southeast corner of said Morton Lumber Company tract; run westerly along the south line of said tract for 116.6 feet to the southwest corner thereof; ran thence Northerly along the west line of said tract for 35.2 feet to a point; which point is the point of beginning of the property herein described; from this point of beginning run thence Easterly for 99.6 feet to a point; thence Southerly 35.2 feet to a point; thence Westerly for 99.6 feet to the West line of the said Morton Lumber company tract; run thence Northerly along the West line of said Morton Lumber Company tract for 32.5 feet to the point of beginning.

There is also conveyed a perpetual easement over and across the 12-foot alley lying immediately East of the above property which said alley is to be used jointly with the property lying immediately North of the property herein conveyed in the First Judicial District of Hinds County, Mississippi, all being part of Lot 15 & 16, Cohea Survey First Judicial District of Hinds County, Mississippi.

PARCEL IV

Beginning at a point on the south Side of Cohea Street in said City which point is 319.7 feet westerly from the West line of North Farish Street, as both streets are now laid out and improved in the City of Jackson, Mississippi, run thence Southerly along the East line of that certain tract of land belonging formerly to Morton Lumber Company for 185.8 feet to the southeast corner of said Morton Lumber Company tract; run westerly along the south line of said tract for 116.6 feet to the Southwest corner thereof; run thence northerly along the west line of said tract of land formerly belonging to the said Morton Lumber Company for a distance of 75.2 feet to a point, which is the point of beginning of the property herein described; now, taking said point as the point of beginning run thence easterly for a distance of 99.6 feet to a point; thence southerly for a distance of 40 feet to a point; which said point is 40 inches south of the house now located on said property; thence westerly for a distance of 99.6 feet to the west line of said Morton umber Company Tract; thence northerly along the west line of said Morton Lumber Company tract thence northerly along the west line of said Morton Lumber Company Tract for a distance of 40 feet to the point of beginning. The South line of the property herein conveyed is located 40 inches south of the house now located on said property.

There is also conveyed a perpetual easement over and across the 12-foot alley lying immediately East of the above property which said alley is to be used jointly with the property of the grantor lying immediately south of the property herein conveyed.

PARCEL V

A parcel of land being at the northeast corner of lot owned by w. L. Hayes and Emma Hayes and later owned by H. Botnick, described as the one-half (1/2) acre in in North part of Lots fifteen (15) and Sixteen (16) of the Cohea Estate being the same land sold for taxes on the 3rd day of March, A.D. 1884 to the State of Mississippi and the deed showing said purchase

being recorded in Deed Book No. 18 on Page 160 thereof in the office of the Chancery clerk of the First Judicial District of Hinds County, Mississippi. Said land facing on Cohea Street running thence westerly from the said point of beginning along Cohea Street for a distance of 30 feet thence southerly two hundred (200) feet parallel with the East line of said land owned by W.L. Hayes and Emma Hayes and thence easterly thirty (30) feet along the South line of said land owned now by H. Botnick and thence northerly two hundred (200) feet to the point of beginning. This being the same land conveyed to J.L.I. Conic by Pauline Dukes King on March 1, 1929, together with an easement or a right-of-way eight (8) feet wide and one hundred (100) feet along from said Cohea Street. Said right-of-way being next west of said lot or parcel of land conveyed. All of the said land and property herein conveyed lying and being situated in the First Judicial District of Hinds County, State of Mississippi and being the same land conveyed to J.L.I. Conic on the 1st day of March A. D. 192-9, and recorded in the Chancery Clerk's office of the First Judicial District of Hinds County, State of Mississippi in Deed Book 220 and Page 584, being the same land conveyed to J.E. Conic by J.L.I. Conic and Eudora Ruth Conic by deed recorded in the office of the Clerk of the Chancery Court of Hinds at Jackson Mississippi, in Deed Book 319, Page 297.

AND ALSO

To establish the point of beginning run 180 feet South on the East side of Dreyfus Street from the Southeast intersection of said Dreyfus Street with Monument Street, from said point run East parallel with Monument Street 1.38 1/2 feet: with this as the point of beginning run North parallel to Dreyfus Street 85 feet, more or less, thence East parallel with Monument Street 28 1/2 feet more or less, thence run South 85 feet, more or less parallel with Dreyfus Street to the alley, thence West parallel with Monument Street 28 1/2 feet, more or less, along the North side of the alley to the point of beginning. Cohea Estate Survey Two (2) located and situated in the First Judicial District of Hinds County, Mississippi.

Tract 2

Begin at a point in the South line of Cohea Street, which point is 207.6 feet measured westerly along the South line of Cohea street from the West line of Farish Street, as both streets are now laid out and improved in said City of Jackson, and from said point of beginning run thence westerly along the South line of Cohea street for a distance of 96 feet to a point on the East line of a 12 foot alley, which point is 342.2 feet measured easterly along the south line of Cohea Street from the East line of Mill street; turn thence to the left through an angle of 90 degrees 37 minutes and run southerly in a straight line along the East boundary line of said private alley way and parallel with the East line of Hill Street for a distance of 170 feet; run thence easterly and parallel with the South line of Cohea street for a distance of 96 feet; run thence northerly in a straight line a distance of 170 feet to the point of beginning; TOGETHER WITH all the right, title and interest of the grantor herein in and to the said private alley way and their non-exclusive right to the use thereof, which alley way is 12 feet wide and runs southerly from Cohea street along the West side of the above described land.

(Said property now being Tax Assessor - Parcel No. 73/19, and "indexed" as a part of Lots 13 and 14, of Third Cohea Estates)

Tract 3

For a Point of Beginning, commence at an iron pin set at a point on the south line of Cohea Street, which point is 170 feet measured Westerly along the said south line of Cohea street from the West line of Farish Street, and from said Point of Beginning, run thence Westerly along the south line of Cohea Street for a distance of 37.46 feet, more or less, to the Northeast corner of that certain parcel of land conveyed by Maurice H. Joseph to Wade Comer, Inc., by deed dated September 20, 1968, and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi in Book 1782 at Page 388; run thence southerly along the East line of the aforesaid property conveyed by Maurice H. Joseph to Wade Comer, Inc., by the aforesaid deed for a distance of 64 feet to a point; run thence North 89 degrees 51 feet East for a distance of 38.26 feet; run thence North 1 degree 24 minutes East for a distance of 64 feet to the point of beginning.

(Said property now being Tax Assessor - Parcel No. 73/6, and "indexed" as a part of Lots 13 and 14, of Third Cohea Estates Survey.)

Tract 4

A parcel in Lot 15, and 16 COHEA SY NJ, JACKSON, MISSISSIPPI, 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 Book 3050 at Page 514, reference to which is hereby made in aid of and as a part of this description.

is hereby modified so as to approve the rezoning of the properties located on Parcels 73-18 & 73-29 (Mill St.), 73-19 & 73-6 (W. Cohea St) and 73-31 (W. Monument St.) from I-1 (Light) Industrial District to a Planned Unit Development (PUD) District to allow for the rehabilitation and preservation of a historic residential housing community. However, that before any structure is erected or used 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 Member Lee** seconded.

President Banks recognized **Mary Elizabeth Evans**, representative for the Applicant, who spoke in favor to approve a rezoning from I-1 (Light) Industrial District to a Planned Unit Development (PUD) District to allow for the rehabilitation and preservation of a historic residential housing community.

There was no opposition from the public.

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

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

Nays – None.

Absent – Stokes and Stokes.

There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Public Hearing/Special Council Meeting to be held at 10:00 a.m. on Tuesday, May 4, 2021. At 2:12 p.m., the Council stood adjourned.

PREPARED BY:

Shanekia Mosley-Brandon

CLERK OF COUNCIL

APPROVED:

Charles L. ..., 7/2/2021

MAYOR

DATE

ATTEST:

Angela Harris

CITY CLERK
