

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 August 16, 2021 being the third Monday of said month when and where the following things were had and done to wit:

Present: Council Members: Virgi Lindsay, Council President, Ward 7; Angelique Lee, Council Vice President, Ward 2; Ashby Foote, Ward 1; Vernon Hartley, Ward 5; Aaron Banks, Ward 6. 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 Brian Grizzell, Ward 4.

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

President Lindsay recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4135, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes.

President Lindsay requested that the Clerk read the Order:

ORDINANCE GRANTING BRUFF CONSTRUCTION, LLC A REZONING FROM R-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO C-1A (RESTRICTED) COMMERCIAL DISTRICT TO ALLOW FOR THE PROPERTY LOCATED AT 4836 N. STATE ST. (PARCEL 432-13), TO BE USED AS AN OFFICE SPACE.

WHEREAS, Bruff Construction, LLC has filed a petition to rezone the property located at 4836 N. State St. (Parcel 432-13), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from R-1A (Single-family) Residential District to C-1A (Restricted) Commercial District to allow for the property to be used as an office space; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from R-1A (Single-family) Residential District to C-1A (Restricted) Commercial District to allow for the property to be used as an office space; 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, August 16, 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 July 8, 2021 and July 22, 2021 that a hearing had been held by the Jackson City Planning Board on July 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 R-1A (Single-Family) Residential District to C-1A (Restricted) 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 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 particularly described as follows:

Lot 8, Block C, Broadmoor, Part 1, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Hinds County, Mississippi, at Jackson, Mississippi, in Plat Book 5, at Page 15, 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 property located at 4836 N. State St. (Parcel 432-13) from R-1A (Single-family) Residential District to C-1A (Restricted) Commercial District to allow for the property to be used as an office space at the property. 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 Lee moved adoption; **Council President Lindsay** seconded.

There was no representation from the applicant.

There was no opposition from the public.

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

Yeas – Foote, Hartley, Lee, and Lindsay.

Nays – None.

Absent – Banks, Grizzell, and Stokes.

Note: **Council Member Banks** joined the meeting.

President Lindsay recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4132, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes.

President Lindsay requested that the Clerk read the Order:

ORDINANCE GRANTING FORTSON DEVELOPERS, LLC A REZONING OF THE R-4 (LIMITED MULTI-FAMILY) RESIDENTIAL PORTION OF PARCEL 722-8 TO R-1 (SINGLE-FAMILY) RESIDENTIAL AND THE REZONING OF PARCEL 722-8-5 FROM C-2 (LIMITED) COMMERCIAL DISTRICT TO CMU-1 (COMMUNITY) MIXED-USE DISTRICT, PEDESTRIAN ORIENTED TO ALLOW FOR A MORE COMPATIBLE AND UNIFORM DEVELOPMENT OF THE PROPERTIES LOCATED ON PARCELS 722-8 ON FOREST AVE. & 722-8-5 ON WATKINS DR.

WHEREAS, Fortson Developers, LLC has filed a petition to rezone the R-4 (Limited) Multi-family Residential portion of Parcel 722-8 to R-1 (Single-family) Residential and Parcel 722-8- 5 from C-2 (Limited) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for a more compatible and uniform development of the properties; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the R-4 (Limited) Multi-family Residential portion of Parcel 722-8 to R-1 (Single-family) Residential and Parcel 722-8-5 from C-2 (Limited) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for a more compatible and uniform development of the 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, August 16, 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 July 8, 2021 and July 22, 2021 that a hearing had been held by the Jackson City Planning Board on July 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 properties from R-4 (Limited) Multi-family Residential to R-1 (Single-family) Residential and C-2 (Limited) Commercial 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 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, and Mississippi, more particular described as follows:

BEING SITUATED IN THE WEST $\frac{1}{2}$ OF THE SOUTHWEST OF SECTION TOWNSHIP 6 NORTH. RANGE 1 EAST, JACKSON. HINDS COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRONBAR ON THE EAST RIGHT OF WAY LINE OF WATKINS DRIVE MARKING THE SOUTHWEST CORNER OF LOT 37, BLOCK B OF NORWOOD SUBDIVISION, PART 6, AS RECORDED IN PLAT BOOK 22 AT PAGE 39 OF THE CHANCERY RECORDS OF HINDS COUNTY, MISSISSIPPI AND RUN THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS EAST, ALONG THE SOUTH BOUNDARY OF BLOCK B OF SAID SUBDIVISION, 833.69 FEET TO THE NORTHWEST CORNER OF THE CATHOLIC DIOCESE OF NATCHEZ PROPERTY AS RECORDED IN DEED BOOK 1004 AT PAGE 141 OF THE AFORESAID CHANCERY RECORDS; RUN THENCE SOUTH 01 DEGREES 35 MINUTES 10 SECONDS WEST, ALONG THE WEST BOUNDARY OF THE CATHOLIC DIOCESE OF NATCHEZ PROPERTY, 1407.94 FEET TO THE NORTHEAST CORNER OF THE NOW OR FORMER SINGER HOUSING COMPANY PROPERTY AS DESCRIBED IN DEED BOOK 2040 AT PAGE 573 OF THE AFORESAID CHANCERY RECORDS; RUN THENCE NORTH 89 DEGREEES 38 MINUTES 00 SECONDS WEST, ALONG THE NORTH BOUNDARY OF THE SINGER HOUSING COMPANY PROPERTY, 824.55 FEET TO THE EAST RIGT OF WAY LINE OF WATKINS DRIVE; RUN THENCE NORTH 01 DEGREE 13 MINUTES 00 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF WATKINS DRIVE, 158.69 FEET TO THE

SOUTHWEST CORNER OF THE NOW OR FORMER WATKINS INVESTMENT COMPANY PROPERTY AS RECORDED IN DEED BOOK 1908 AT PAGE 594 OF THE AFORESAID CHANCERY RECORDS; RUN THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG THE SOUTH BOUNDARY OF THE SAID WATKINS INVESTMENT COMPANY PROPERTY, 584.10 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTHERLY, ALONG THE EAST BOUNDARY OF THE

WATKINS INVESTMENT COMPANY PROPERTY THE FOLLOWING COURSES: NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 235.00 FEET; NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, 100.00 FEET; NORTH 00 DEGREES 11 MINUTES EAST, 330.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE LEAVING THE SAID EASTERN BOUNDARY, RUN NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, ALONG THE NORTH BOUNDARY OF THE SAID WATKINS INVESTMENT COMPANY PROPERTY, 472.26 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF WATKINS DRIVE; RUN THENCE NORTH 01 DEGREE 13 MINUTES 00 SECONDS EAST, ALONG THE SAID EAST RIGHT OF WAY LINE 680.12 FEET TO THE POINT OF BEGINNING, CONTAINING 20.0214 ACRES, MORE OR LESS.

is hereby modified so as to approve the rezoning of the R-4 (Limited) Multi-family Residential portion of Parcel 722-8 to R-1 (Single-family) Residential and Parcel 722-8- 5 from C-2 (Limited) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for a more compatible and uniform development of the 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 Lee moved adoption; **Council Member Banks** seconded.

President Lindsay recognized **Matthew Ames**, Representative for the Applicant, who spoke in favor to approve a **Rezoning** of the R-4 (Limited) Multi-family Residential portion of Parcel 722-8 to R-1 (Single-family) Residential and Parcel 722-8- 5 from C-2 (Limited) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for a more compatible and uniform development of the properties.

There was no opposition from the public.

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

Yeas – Banks, Foote, Hartley, Lee, and Lindsay,

Nays – None.

Absent – Grizzell and Stokes.

Cancelled Special Exceptions\Use Permits – No Action Required

(Ward 3) SE 1930 – Cora Lee Butler – 3016 Randolph St. (Parcel: 101-112-6)

- C-UP was granted to Cora Lee Butler on Aug. 6, 1980 to allow for the operation of a One Chair Beauty Salon within an R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date August 5, 2021.

REGULAR ZONING MEETING OF THE CITY COUNCIL
MONDAY, AUGUST 16, 2021 2:30 P.M.

407

(Ward 7) C-UP 3952 – Catholic Diocese of Jackson – 921 N. President St. (Parcel: 39-25)

- C-UP was granted to Catholic Diocese of Jackson on Aug. 15, 2016 to allow for the operation of an Emergency Shelter/ Mission within a C-3 (General) Commercial District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date August 5, 2021.

(Ward 1) SE 4095 – Art Minton – 1131 Druid Hill Dr. (Parcel: 438-101)

- C-UP was granted to Art Minton on Aug. 17, 2020 to allow for the operation of a Professional (Real Estate) Office within an R-1A (Single-family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date August 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:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE- 3676 Ward 3	Richard Moman	4644 N. State St. Jackson, MS 39206	Tax Office	08/18/08
SE-3715 Ward 3	Charlotte Ford	227 Stillwood Dr. Jackson, MS 39206	Catering Service	08/17/09
SE- 4094 Ward 7	Bill Kellum	1438 N. State St. Jackson, MS 39206	Law Office	08/17/20

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

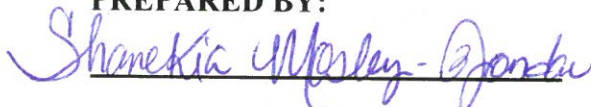
Yeas – Banks, Foote, Hartley, Lee, and Lindsay.

Nays – None.


Absent – Grizzell 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, August 17, 2021. At 2:48 p.m., the Council stood adjourned.

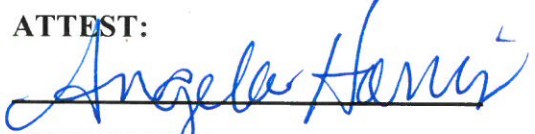
PREPARED BY:


CLERK OF COUNCIL

APPROVED:

 10/5/2021
MAYOR DATE

ATTEST:


CITY CLERK
