

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, FEBRUARY 28, 2022 2:30 P.M.**

**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 February 28, 2022 being the fourth 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, Ward 2 (via teleconference); Ashby Foote, Ward 1; Brian Grizzell, Ward 4 and Vernon Hartley, Ward 5. Directors: Shanekia Mosley-Jordan, Clerk of the Council; Ester Ainsworth, Zoning Administrator; and Sondra Moncure, Deputy City Attorney.

Absent: Kenneth I. Stokes, Ward 3 and Aaron Banks, Ward 6.

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

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**President Virgi Lindsay** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4156, 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 Lindsay** requested that the Clerk read the Order:

**ORDINANCE GRANTING JILL REYES A REZONING FROM R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO I-1 (LIGHT) INDUSTRIAL DISTRICT FOR THE PROPERTY LOCATED AT 0 MCRAVEN RD. (PARCEL 825-410) TO ALLOW FOR A CONSTRUCTION STORAGE SITE, CASE NO. 4156.**

**WHEREAS**, Jill Reyes has filed a petition to rezone the property located at 0 McRaven Rd. (Parcel 825-410), in the City of Jackson, First Judicial District of Hinds County, Mississippi from R-1 (Single-Family) Residential District to I-1 (Light) Industrial District to allow for a construction storage site; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from R-1 (Single-Family) Residential District to I-1 (Light) Industrial District to allow for a construction storage site; 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, February 28, 2022 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 January 6, 2022 and January 20, 2022 that a hearing had been held by the Jackson City Planning Board on January 26, 2022, 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-1 (Single-Family) Residential District to I-1 (Light) Industrial District to allow for a construction storage site; 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 properties 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 particularly described as follows:

ALL THAT PT SW ¼ SE ¼ SOUTH OF THE RAILROAD LESS 4 ACRES  
IN THE NE CORNER, ALL IN SECTION 3, T5N, R1W

is hereby modified so as to approve the rezoning of the of the property located at 0 McRaven Rd. (Parcel 825-410) from R-1 (Single-Family) Residential District to I-1 (Light) Industrial District to allow for a construction storage site. 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 Grizzell** moved adoption; **President Lindsay** seconded.

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**President Lindsay** recognized **Keith Polk, Representative for the Applicant**, who spoke in support of the request to approve a Rezoning from R-1 (Single-Family) Residential District to I-1 (Light) Industrial District to allow for a construction storage site.

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There was no opposition from the public.

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

Yeas – Foote, Grizzell, Hartley, Lee and Lindsay.  
Nays – None.  
Absent – Stokes and Banks.

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**President Lindsay** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4157, 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 Lindsay** requested that the Clerk read the Order:

**ORDER GRANTING WESTHAVEN FUNERAL HOME A USE PERMIT TO ALLOW FOR THE EXPANSION OF THE EXISTING FUNERAL HOME SERVICES TO INCLUDE CREMATORY SERVICES WITHIN A C80-C3 (GENERAL) COMMERCIAL SUBDISTRICT FOR THE PROPERTY LOCATED AT 4660 HIGHWAY 80 W. (PARCEL 822-365), CASE NO. 4157.**

**WHEREAS**, Westhaven Funeral Home has filed a petition for a Use Permit to allow for the expansion of the existing funeral home services to include crematory services within a C80-C3 (General) Commercial Subdistrict for the property located at 4660 Highway 80 W. (Parcel 822-365) 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 expansion of the existing funeral home services to include crematory services within a C80-C3 (General) Commercial Subdistrict for the property located at 4660 Highway 80 W. (Parcel 822-365); 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, February 28, 2022 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 January 6, 2022 and January 20, 2022 that a hearing had been held by the Jackson City Planning Board on January 26, 2022, 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 C80-C3 (General) Commercial Subdistrict of the City of Jackson; and

**WHEREAS**, the Jackson City Council, after having considered the matter, is of the opinion that proposed use would not be detrimental to the continued use, value, or development of properties in the vicinity and that a Use Permit be granted to allow for the expansion of the existing funeral home services to include crematory services within the existing C80-C3 (General) Commercial Subdistrict 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:

A certain lot or parcel of land being situated in Lots 6 and 7; Block 1, Van Winkle Estates, Part 2, in the First Judicial District of Hinds County, Mississippi, being more particularly described by metes and bounds as follows:

Beginning at a point in the South line of Summer Place, a subdivision of part of Lot 5, Block 1, Van Winkle Estates, Part 2, said point of beginning being the Southwest corner of Lot 7 of said Summer Place, run thence Westerly along the South line of Summer Place for a distance of 50 feet; turn thence to the left through an angle of 83 degrees 07 minutes and run Southwesterly 81 feet to an iron stake, said point being the point of beginning of the land herein described, a point of beginning of survey herein described; turn thence to the left and through an angle of 59 degrees 42 minutes and run Southwesterly 189.5 feet to the northern right-of-way of U.S. Highway No. 80; turn thence to the right through an angle of 88 degrees 48 minutes and run northwesterly along the northern right-of-way of U.S. Highway No. 80, 100 feet to a point; turn thence to the right through an angle of 59 degrees 12 minutes and run Northeasterly 133.2 feet to a point; turn thence to the right through an angle of 59 degrees 42 minutes and run Easterly 115.6 feet to the point of beginning.

be and is hereby modified so as to approve a Use Permit to allow for the expansion of the existing funeral home services to include crematory services for the property located at 4660 Highway 80 W. (Parcel 822-365) within a C80-C3 (General) Commercial Subdistrict. However, that before a Use Permit is issued for any structure to be erected or use thereof on the said property, the applicant must meet the requirements established through the Site Plan Review process.

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

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**President Lindsay** recognized **Johnathan Colbert, Representative for the Applicant**, who spoke in support of the request to approve a Use Permit to allow for the extension of services offered for an existing business within a C80-C3 (General) Commercial Subdistrict.

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

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

Nays – None.

Absent – Stokes and Banks.

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**President Lindsay** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4158, 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 Lindsay** requested that the Clerk read the Order:

**ORDINANCE GRANTING BILL & ELIZABETH BRISTER/ DESIGN 4 YOU, LLC A REZONING FROM R-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO NMU-1 (NEIGHBORHOOD) MIXED-USE DISTRICT, PEDESTRIAN ORIENTED FOR THE PROPERTY LOCATED AT 4562 N. STATE ST. (PARCELS 433-181, 433-182, 433-183 & 433-185) TO ALLOW FOR THE DEVELOPMENT OF THE PROPERTY FOR MULTI-FAMILY APARTMENTS AND/ OR CONDOMINIUMS, CASE NO. 4158.**

**WHEREAS**, Bill & Elizabeth Brister/Design 4 You, LLC has filed a petition to rezone the property located at 4562 N. State St. (Parcels 433-181, 433-182, 433-183 & 433-185), in the City of Jackson, First Judicial District of Hinds County, Mississippi from R-1A (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for the development of the property for multi-family apartments and/ or condominiums; 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 NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for the development of the property for multi-family apartments and/ or condominiums; 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, February 28, 2022 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 January 6, 2022 and January 20, 2022 that a hearing had been held by the Jackson City Planning Board on January 26, 2022, 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 NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for the development of the property for multi-family apartments and/ or condominiums; 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 properties 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 particularly described as follows:

Parcel 433-181

Lot 1, Block H, G.I. Subdivision, a subdivision according to map or plat thereof which is on file and of record in the Office of the Chancery Clerk of Hinds County, in Plat Book 8 at Page 29, reference to which is hereby made in aid of and as a part of this description.

Parcel 433-182

Lot 2, Block H, G.I. Subdivision, a subdivision according to map or plate thereof which is on file and of record in the Office of the Chancery Clerk of Hinds County, in Plat Book 8 at Page 29, reference to which is hereby made in aid of and as a part of this description.

Parcel 433-183

Lot 3, Block H, G.I. Subdivision, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Hinds County at Jackson, Mississippi in Plat Book 8 at Page 29, reference to which is hereby made in aid of an as a part of this description.

Parcel 433-185

Lot 5, Block H, G.I. Subdivision, a subdivision according to map or plat thereof which is on file and of record in the Office of the Chancery Clerk of Hinds County, in Plat Book 8 at Page 29, reference to which is hereby made in aid of an as a part of this description.

is hereby modified so as to approve the rezoning of the of the property located at 4562 N. State St. (Parcels 433-181, 433-182, 433-183 & 433-185) from R-1A (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for the development of the property for multi-family apartments and/ or condominiums. 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 Grizzell** moved adoption; **Council Member Foote** seconded.

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**President Lindsay** recognized **Roy Decker, Representative for the Applicant**, who spoke in favor to approve a Rezoning from R-1A (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District to allow for the development of multi-family apartments and/or condominiums to complement the changing character of the neighborhood.

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There was no opposition from the public.

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

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

Nays – None.

Absent – Stokes and Banks.

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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:

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CASE NO.	NAME	LOCATION	USE	GRANTED
SE -2949 Ward 3	Operation Shoestring	1711 Bailey Ave. Jackson, MS 39283	Office/Youth Center	02/03/93
3960 Ward 3 C-UP	James Addison	1805 Bailey Ave.	Night Club/General Restaurant	02/27/17
SE -4114 Ward 7	Jabaz Reeves	239 Ferguson Dr.	Private Kennel	3/1/21
SE - 4035 Ward 2	Myrtis D. Patterson	5417 Grafton St.	One-Chair Beauty Salon	1/28/19
SE - 4027 Ward 7	Matthew McLaughlin	1704 North State St.	Professional Office	1/28/19
SE - 4054 Ward 6	JCD Urban Development	2034 W. McDowell Rd. Jackson, MS 39204	Residential Community Facility for the conducting of office/ community activities	6/17/19

**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 Grizzell** moved adoption; **President Lindsay** seconded.

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

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

Nays – None.

Absent – Stokes and Banks.

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There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Regular Council Meeting to be held at 10:00 a.m. on Tuesday, March 1, 2022. At 3:06p.m., the Council stood adjourned.

**PREPARED BY:**

*Shanika Masley - Jordan*

**CLERK OF COUNCIL**

**APPROVED:**

*Virgil Pinkney*, 3-29-22

**COUNCIL PRESIDENT**

**DATE**

**ATTEST:**

*Angele Hanes*

**CITY CLERK**

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