

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MARCH 21, 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 March 21, 2022 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, Ward 2 (via teleconference); Ashby Foote, Ward 1; Brian Grizzell, Ward 4 (via teleconference), Vernon Hartley, Ward 5 and Aaron Banks, Ward 6. Directors: Shanekia Mosley-Jordan, Clerk of the Council; Constance White; Chief Deputy Clerk of Council; Ester Ainsworth, Zoning Administrator; and Sondra Moncure, Deputy City Attorney.

Absent: Kenneth I. Stokes, Ward 3.

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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. 4160, 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 DHAHEL PATEL A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A LIQUOR STORE WITHIN A C-3 (GENERAL) COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 1815 UNIVERSITY BLVD (PARCEL: 215-92), CASE NO. 4160.**

**WHEREAS**, Dhavel Patel has filed a petition for a Use Permit to allow for the operation of a liquor store within a C-3 (General) Commercial District for the property located at 1815 University Blvd. (Parcel: 215-92) in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

**WHEREAS**, Jackson City Planning Board, after holding the required public hearing, has recommended approval of a Conditional Use Permit to allow for the operation of a liquor store in a C-3 (General) Commercial District for the property at 1815 University Blvd. (Parcel: 215-92); and

**WHEREAS**, notice was duly and legally given to property owners and interested citizens that a meeting of the Jackson City Council would be held at the City Hall at 2:30 p.m., Monday, March 21, 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 February 3, 2022 and February 17, 2022 and that a hearing had been held by the Jackson City Planning Board on February 23, 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 a Conditional Use Permit within the existing C-3 (General) Commercial District of the City of Jackson; and

**WHEREAS**, the Jackson City Council, after having considered the matter, is of the opinion that the proposed use is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking, and other uses and that a Use Permit be granted to allow for the operation of a liquor store within a C-3 (General) Commercial District for the property located at 1815 University Blvd. (Parcel: 215-92) in the City of Jackson; and

WHEREAS, pursuant to Section 702.05.02 (14) of the City of Jackson Zoning Ordinance, use permits for liquor stores are issued to the owner of the liquor store rather than to the owner of the land; do not run with the land but will allow the store to remain at a specific location until such time as the ownership of the liquor store changes; and subsequent owners of a liquor store at this location must apply for and receive a new Use Permit.

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, described as:

East Half (E-1/2) of Lots 1, 3, 5 and 7 and all of Lots 2, 4, 6, 8, 10, 12, 14 and all of Lots 9, 11, 13, 15, 16, 17, 18, 19, 20 and 21, Block "D", Lincoln Addition, 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, in Plat Book 1 at Page 38 thereof, reference to which is hereby made in aid of and as a part of this description.

LESS AND EXCEPT that portion of the above-described property conveyed to the State Highway Commission of Mississippi by Warranty Deeds recorded in Book 592 at Page 582 and Book 590 at Page 389 of the records in the office of the Chancery Clerk of the First Judicial District of Hinds County, at Jackson, Mississippi.

be and is hereby modified so as to approve a Use Permit to allow for the operation of a liquor store within a C-3 (General) Commercial District for the property located at 1815 University Blvd. (Parcel: 215-92) with adherence to Section 702.05.02 (14) of the City of Jackson Zoning Ordinance which states use permits for liquor stores are issued to the owner of the liquor store rather than to the owner of the land; do not run with the land but will allow the store to remain at a specific location until such time as the ownership of the liquor store changes; and subsequent owners of a liquor store at this location must apply for and receive a new Use Permit. The Use Permit shall be renewed annually. 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 Banks moved adoption; Council Member Hartley seconded.

President Lindsay recognized Scherrie L. Prince, Representative for the Applicant, who spoke in support of the request to approve a Use Permit to allow for the operation of a liquor store in a C-3 (General) Commercial District.

There was no opposition from the public.

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

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

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President Lindsay recognized Zoning Administrator Ester Ainsworth who provided the Council with a procedural history of Case No. 4161, 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:

**ORDER DENYING DELANIO B. GRISHAM A USE PERMIT TO OPERATE A BOARDING HOUSE WITHIN A R-4 (LIMITED MULTI-FAMILY) RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT 140 ELM ST. (PARCEL 94-44-1), CASE NO. 4161.**

WHEREAS, Delanio B. Grisham has filed a petition for a Use Permit to operate a boarding house within a R-4 (Limited Multi-Family) Residential District for the property located at 140 Elm St. (Parcel 94-44-1) in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

WHEREAS, Jackson City Planning Board, after holding the required public hearing, has recommended denial of a Use Permit to operate a boarding house within a R-4 (Limited Multi-Family) Residential District for the property located at 140 Elm St. (Parcel 94-44-1); and

WHEREAS, notice was duly and legally given to property owners and interested citizens that a meeting of the Jackson City Council would be held at the City Hall at 2:30 p.m., Monday, March 21, 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 February 3, 2022 and February 17, 2022 and that a hearing had been held by the Jackson City Planning Board on February 23, 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 denial of a Use Permit within the existing R-4 (Limited Multi-Family) Residential District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that the proposed is not compatible with the character of development in the vicinity relative to density, bulk and intensity of structures parking and other uses and that a Use Permit be denied to operate a boarding house for the property located at 140 Elm St. (Parcel 94-44-1) within the existing R-4 (Limited Multi-Family) Residential District of the City of Jackson.

**NOW, THEREFORE, BE IT ORDERED BY THE COUNCIL OF THE CITY OF JACKSON, MISSISSIPPI:**

That the property located in the City of Jackson, First Judicial District of Hinds County, Mississippi, more particular described as follows:

West 37.3 feet of Lot Sixteen (16), Block "B", of the Amended Plat of Railroad Addition, according to the map thereof which is of record in the Office of the Chancery Clerk of Hinds County, at Jackson, Mississippi, in Plat Book "A" at Page 324, reference to which is hereby

be and is hereby denied the petitioned Use Permit to operate a boarding house within a R-4 (Limited Multi-Family) Residential District for the property located at 140 Elm St. (Parcel 94-44-1).

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

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There was no representative from the Applicant.

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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 – Banks, Grizzell, Hartley, Lee and Lindsay.

Nays – None.

Absent – Foote and Stokes.

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President Lindsay recognized Zoning Administrator Ester Ainsworth who provided the Council with a procedural history of Case No. 4162, 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 AMAZING INSTITUTIONAL CHURCH OF GOD IN CHRIST A REZONING FROM R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO NMU-1 (NEIGHBORHOOD) MIXED-USE DISTRICT, PEDESTRIAN ORIENTED TO ALLOW FOR A DIVERSITY OF OUTREACH SERVICES AND MINISTRIES FOR PROPERTY LOCATED AT 2603 W. CAPITAL ST. (PARCEL 124-108), CASE NO. 4162.**

**WHEREAS**, Amazing Institutional Church of God in Christ has filed a petition to rezone the property located at 2603 W. Capital St. (Parcel 124-108), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a diversity of outreach services and ministries; 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 NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a diversity of outreach services and ministries; 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 Jackson City Hall at 2:30 p.m., Monday, March 21, 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 February 3, 2022 and February 17, 2022 and that a hearing had been held by the Jackson City Planning Board on February 23, 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 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:**

That the property located in the City of Jackson, First Judicial District of Hinds County, Mississippi, more particular described as follows:

Tract 1

A tract of land consisting of 2.683 acres being all of Lots 1, 2, and 3, and part of Lots 4, 5, 6, 7 and 14 Eureka

survey according to the map or plat on file and of record in Plat Book 1 at Page 3, in the Chancery Clerks office, First Judicial District, Hinds County, at Jackson, Mississippi, being more particularly described as follows, to wit:

BEGINNING at the Southeast corner of said Lot 1 Eureka Survey, said point being the intersection of the North right-of-way line of Jayne Avenue with the West right-of-way line of Eureka Street, thence run Northerly along the West right-of-way line of Eureka Street, for a distance of 317.29 feet; thence turn right thru an interior angle of 83 degrees 15 minutes 54 seconds and run Westerly for a distance of 100.53 feet; thence turn right thru an interior angle of 271 degrees 37 minutes 03 seconds and run Northerly for a distance of 90.75 feet to a fence corner; thence turn right thru an interior angle of 269 degrees 00 minutes 49 seconds and run Easterly, along an existing fence and extensions thereof, for a distance of 99.12 feet to a point on the aforementioned West right-of-way line of Eureka Street; thence turn right thru an interior angle of 90 degrees 06 minutes 14 seconds and run Northerly, along said West right-of-way line for a distance of 140.23 feet to the intersection of said West right-of-way line with the Southern right-of-way line of Capitol Street; thence turn right thru an interior angle of 126 degrees 18 minutes 16 seconds and run Northwesterly, along the Southern right-of-way line of Capitol Street, for a distance of 154.99 feet; thence turn right thru an interior angle of 89 degrees 21 minutes 23 seconds and run Southwesterly for a distance of 160.01 feet; thence turn right thru an interior angle of 270 degrees 38 minutes 37 seconds and run Northwesterly for a distance of 60.00 feet to a point on the Eastern right-of-way line of Claiborne Street; thence turn right thru an interior angle of 89 degrees 21 minutes 23 seconds and run Southwesterly, along the Eastern right-of-way line of said Claiborne Street, for a distance of 87.11 feet to the point of curvature of a curve to the left having a delta angle of 63 degrees 21 minutes 07 seconds and a radius of 138.19 feet; thence run Southerly along said Eastern right-of-way line of Claiborne Street and the arc of said curve to the left for a distance of 152.79 feet (chord angle 147 degrees 26 minutes 33 seconds - 145.13 feet); thence turn an angle right, off the chord, of 76 degrees 51 minutes 15 seconds and run Easterly for a distance of 3.58 feet; thence turn right thru an interior angle of 152 degrees 07 minutes 43 seconds and run Northeasterly, for a distance of 45.16 feet; thence turn right thru an interior angle of 215 degrees 31 minutes 58 seconds and run Easterly for distance of 103.29 feet; thence turn right thru an interior angle of 173 degrees 58 minutes 59 seconds and run Easterly for a distance of 23.08 feet to a point on the West line of the aforementioned Lot 5 Eureka Survey; thence turn right thru an interior angle of 278 degrees 23 minutes 55 seconds and run Southerly along the West line of the aforementioned Lots 1, 2, 3, 4, and 5 Eureka Survey, for a distance of 371.28 feet to the Southwest corner of said Lot 1 Eureka Survey and a point on the North right-of-way line of Jayne Avenue; thence turn right thru an interior angle of 87 degrees 40 minutes 25 seconds and run Easterly, along the North line of Jayne Avenue, for a distance of 160.13 feet to the POINT OF BEGINNING.

Tract 2

A tract of land consisting of 0.432 acres being part of Lot 2 and Part of Lot 1 Bridges West End Survey according to the map or plat on file and of record in Plat Book 1 at Page 16 in the Chancery Clerks office, First Judicial District, Hinds County, at Jackson, Mississippi, being more particularly described as follows, to wit:

BEGINNING at a point on the North line of said Lot 2, said point being 2.50 feet West of the Northeast corner of said Lot 2, thence run Westerly along the North line of said Lot 2, and the Southern right-of-way line of Jayne Avenue, for a distance of 157.50 feet to the Northwest corner of said Lot 2; thence turn right thru an interior angle of 92 degrees 22 minutes 06 seconds and run Southerly along the West line of said Lot 1 and 2 for a distance of 117.20 feet; thence turn right thru an interior angle of 89 degrees 21 minutes 02 seconds and run Easterly for a distance of 157.46 feet to a point on the Western right-of-way line of Eureka Street; thence turn right thru an interior angle of 90 degrees 36 minutes 26 seconds and run Northerly along said Western right-of-way line for a distance of 121.92 feet to the POINT OF BEGINNING.

Tract 3

A tract of land consisting of 3.788 acres being all of Lots 1 through 10, Block C, Virden Heights according to the map or plat on file and of record in Plat Book 1 at Page 5, in the Chancery Clerks office, First Judicial District, Hinds County, at Jackson, Mississippi, part of the closed alleyways in said Block C and a parcel of land lying and being situated in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 6 North, Range 1 East being more

particularly described as follows, to wit:

BEGINNIG at the Southeast corner of said Lot 10 thence run Northerly along the West right-of-way line of Delaware Avenue and the East tine of said Lots 10, 9, 6, 5, 2, and 1 for a distance of 433.42 feet to the intersection of said West right-of-way line with the Southern right-of-way line of Capitol Street; thence turn right thru an interior angle of 114 degrees 35 minutes 20 seconds and run Northwesterly along said Southern right-of-way line, for a distance of 96.34 feet to the point of curvature of a curve to the right having a delta angle of 04 degrees 54 minutes 45 seconds and a radius of 1511.25 feet; thence run Northwesterly along said Southern right-of-way line and curve to the right fora distance of 129.57 feet (chord angle 186 degrees 56 minutes 19 seconds for a distance of 129.53 feet); thence turn an interior angle right, off the chord, of 184 degrees 45 minutes 17 seconds and run Northwesterly along said Southern right-of-way line, for a distance of 153.65 feet; thence turn right thru an interior angle of 68 degrees 30 minutes 38 seconds and run Southwesterly for a distance of 19.06 feet to the Eastern right-of-way line of Eureka Street; thence turn right thru an interior angle of 122 degrees 13 minutes 42 seconds and run Southerly along said Eastern right-of-way line and the West line of the aforementioned Lots 1, 3, 4, 7, and 8, for a distance of 542.01 feet to the Southwest corner of said Lot 8; thence turn right thru an interior angle of 90 degrees 00 minutes 00 seconds and run Easterly for a distance of 169 . 00 feet; thence turn right thru an interior angle of 270 degrees 00 minutes 00 seconds and run Southerly for a distance of 80.00 feet; thence turn right thru an interior angle of 90 degrees 00 minutes 00 seconds and run Easterly for a distance of 169.00 feet to the POINT OF BEGINNING.

Tract 4

A tract of land consisting of 0.895 acres being all of lots 2, 3, and 4 Block B Virden Heights according to the map or plat on file and of record in Plat Book 1 at Page 5, in the Chancery Clerks office, First Judicial District, Hinds County, at Jackson, Mississippi, and including the West ½ of the closed 10 - ft. alleyway lying east of and adjacent to said lots being more particularly described as follows, to wit:

BEGINNING at the Southwest Corner of said Lot 4, thence run Easterly along the Southern line of said Lot 4, and an extension thereof for a distance of 169.00 feet; thence turn right thru an interior angle of 90 degrees 00 minutes 00 seconds and run Northerly for a distance of 209.89 feet to a point on the Southern right-of-way line of Capitol Street; thence turn right thru an interior angle of 103 degrees 44 minutes 47 seconds and run Northwesterly, along said Southern right-of-way line, for a distance of 173.98 feet to the intersection of said Southern right-of-way line with the Eastern right-of-way line of Delaware Avenue; thence turn right thru an interior angle of 76 degrees 15 minutes 13 seconds and run Southerly, along said Eastern right-of-way line, for a distance of 251 . 23 feet to the POINT OF BEGINNING.

is hereby modified so as to approve the rezoning of the property located at 2603 W. Capital St. (Parcel 124-108) from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a diversity of outreach services and ministries. 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 Banks** moved adoption; **Council Member Grizzell** seconded.

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President Lindsay recognized **Timothy Lewis, Representative for the Applicant**, who spoke in favor to approve a Rezoning from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District to allow for diversity of outreach services and ministries.

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

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

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**President Lindsay** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4163, 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 REDEEMER CHURCH A REZONING OF THE PROPERTY LOCATED AT 640 E. NORTHSIDE DR. (PARCEL 431-8) FROM R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO SUD - SPECIAL USE DISTRICT AND AN ORDER GRANTING A USE PERMIT FOR THE PROPERTIES LOCATED AT 616 WELLINGTON DR. (PARCEL 431-20), 630 WELLINGTON DR. (PARCEL 431-18), 644 WELLINGTON DR. (PARCEL 431-16) & 4638 LONDONDERRY DR. (PARCEL 432-327) TO ALLOW FOR THE EXPANSION OF THE CHURCH'S INSTITUTIONAL AND EDUCATIONAL ACTIVITIES.**

**WHEREAS**, Redeemer Church has filed a petition to rezone the property located at 616 Wellington Dr. (Parcel 431-20), 630 Wellington Dr. (Parcel 431-18), 644 Wellington Dr. (Parcel 431-16), 640 E. Northside Dr. (Parcel 431-8) & 4638 Londonderry Dr. (Parcel 432-327), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from R-1 (Single-Family) Residential District to SUD - Special Use District to allow for the expansion of the church and school facilities; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property located at 640 E. Northside Dr. (Parcel 431-8) from R-1 (Single-Family) Residential District to SUD - Special Use District and a Use Permit for the properties located at 616 Wellington Dr. (Parcel 431-20), 630 Wellington Dr. (Parcel 431-18), 644 Wellington Dr. (Parcel 431-16) & 4638 Londonderry Dr. (Parcel 432-327) to allow for the expansion of the church's institutional and educational activities; 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 Jackson City Hall at 2:30 p.m., Monday, March 21, 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 February 3, 2022 and February 17, 2022 and that a hearing had been held by the Jackson City Planning Board on February 23, 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 property located at 640 E. Northside Dr. (Parcel 431-8) from R-1 (Single-Family) Residential District to SUD - Special Use District and a Use Permit for the properties located at 616 Wellington Dr. (Parcel 431-20), 630 Wellington Dr. (Parcel 431-18), 644 Wellington Dr. (Parcel 431-16) & 4638 Londonderry Dr. (Parcel 432-327); 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 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 for the property at 640 E. Northside Dr. (Parcel 431-8) ; and

**WHEREAS**, the Jackson City Council, after having considered the matter, is of the opinion that proposed use would be compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking, and other uses and 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 church's institutional and educational activities within the existing R-1 (Single-Family) Residential District of the City of Jackson for the properties at 616 Wellington Dr. (Parcel 431-20), 630 Wellington Dr. (Parcel 431-18), 644 Wellington Dr. (Parcel 431-16) & 4638 Londonderry Dr. (Parcel 432-327).

**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 431-20**

Lot 12, and the West 35 feet of Lot II, Block B, East Broadmoor Subdivision, Part 1, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi in Plat Book 7 at Page 45, reference to which is hereby made in aid of and as a part of this description.

**Parcel 431-18**

Lot 10, and East 1/2 of Lot 11, Block B, East Broadmoor Subdivision, Part 1, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi in Plat Book 7 at Page 45, Reference to which is hereby made in aid of and as a part of this description.

**Parcel 431-16**

Lot 8 of Block B, East Broadmoor, a Subdivision according to the map or plat thereof which is on file and of record in the Office of the Chancery Clerk of Hinds County at Jackson, Mississippi, in Plat Book/Cabinet 7 at Page/Slide/Slot 45 thereof, reference to which is made in aid of and part of this description.

**Parcel 431-8**

All land owned by Grantor and bounded on the South by Northside Drive, on the East by Cedarhurst Drive, on the North by Wellington Road, and on the West by Londonderry Drive, whether correctly described herein or not, but more particularly described herein as follows:

Parcel 1: Lot 4, of Block Y of Broadmoor Subdivision Part 3, 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, recorded in Plat Book 6 at Page 34, reference to which map or plat is hereby made in aid of and as a part of this description.



Parcel 2: A certain parcel of land being situated in Section 14, Township 6 North, Range I East, in the City of Jackson, Hinds County Mississippi, and being more particularly described as follows: Beginning at the intersection of the West line of Cedarhurst Drive with the South line of Wellington Road as both streets are now laid out and improved, and from said point of beginning run Westerly along the South line of Wellington Road for 434.3 feet to the East line of Lot 2, Block Y, Broadmoor Part 3: run thence Southerly along the East line of Lots 2 and 4, Block Y, Broadmoor Subdivision, Part 3 for 235.15 feet to the North line of Northside Drive; turn thence to the left through an angle of 90 degrees 19 minutes and run Easterly along the North line of Northside Drive for 426.24 feet; turn thence to the left through an angle of 26 degrees 33 minutes 54 seconds and run Northeasterly for 8.94 feet to the West line of Cedarhurst Drive; run thence Northerly along the West line of Cedarhurst Drive for 230.30 feet to the point of beginning.

Parcel 3: Lot 3, of Block Y of Broadmoor Subdivision, Part 3, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hind County at Jackson, Mississippi, recorded in Plat Nook 6 at Page 34, reference to which map or plat is hereby made in aid of and as part of this description.

Parcel 4: Lot 1, of Block Y of Broadmoor Subdivision, Part 3, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hind County at Jackson, Mississippi, recorded in Plat Nook 6 at Page 34, reference to which map or plat is hereby made in aid of and as part of this description.

Parcel 5: Lot 2, of Block Y of Broadmoor Subdivision, Part 3, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hind County at Jackson, Mississippi, recorded in Plat Nook 6 at Page 34, reference to which map or plat is hereby made in aid of and as part of this description.

**Parcel 432-327**

Lot 8 of Block B, East Broadmoor, a Subdivision according to the map or plat thereof which is on file and of record in the Office of the Chancery Clerk of Hinds County at Jackson, Mississippi, in Plat Book/Cabinet 7 at Page/Slide/Slot 45 thereof, reference to which is made in aid of and part of this description.

is hereby modified so as to approve the rezoning of the property located at 640 E. Northside Dr. (Parcel 431-8) from R-1 (Single-Family) Residential District to SUD - Special Use District and a Use Permit for the properties located at 616 Wellington Dr. (Parcel 431-20), 630 Wellington Dr. (Parcel 431-18), 644 Wellington Dr. (Parcel 431-16) & 4638 Londonderry Dr. (Parcel 432-327) to allow for the expansion of the church and school facilities. 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 Banks** moved adoption; **Council President Lindsay** seconded.

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**President Lindsay** recognized **Kelle Menogan, Representative for the Applicant**, who spoke in favor to approve a Rezoning from R-1 (Single-Family) Residential District to SUD- Special Use District to allow for diversity of outreach services and ministries.

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There was no opposition from the public.

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MARCH 21, 2022 2:30 P.M.**

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

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

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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:

CASE NO.	NAME	LOCATION	USE	GRANTED
SE – 3290 Ward 2	Southern Consultants	5740 County Cork Rd.	Engineering Office	03/01/90
SE – 3857 Ward 2	LaKisha Archie	6459 Abraham Lincoln Dr.	Residential Day Care Center	03/17/14
C-UP-3952 Ward 7	Hugh J. Thomas	2906 North State St.	Tattoo Parlor	3/20/17
C-UP - 4045 Ward 1	Viera & Gwendolyn Roseburgh	420 Meadowbrook Rd.	Community Recreational Center	3/18/19

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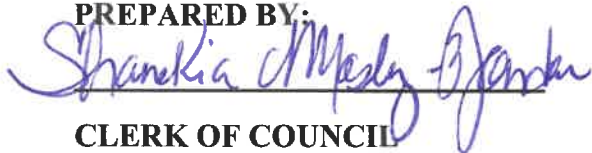
Thereafter, **President Lindsay** called for a vote on said item:

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

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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 Monday, March 21, 2022. At 3:29 p.m., the Council stood adjourned.

**PREPARED BY:**

  
CLERK OF COUNCIL

**APPROVED:**

 , 3.29.22  
COUNCIL PRESIDENT      DATE

**ATTEST:**

  
CITY CLERK

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