

**REGULAR ZONING MEETING OF THE CITY COUNCIL
MONDAY, SEPTEMBER 19, 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 September 19, 2022 being the third Monday of said month when and where the following things were had and done to wit:

Present: Council Members: Angelique Lee, Council Vice President, Ward 2; Kenneth I. Stokes, Ward 3; Brian Grizzell, Ward 4 (via teleconference); Vernon Hartley, Ward 5; Aaron Banks, Ward 6 (via teleconference) and Virgi Lindsay, Ward 7. Directors: Shanekia Mosley-Jordan; Clerk of Council; Sabrina Shelby; Chief Deputy Clerk of Council; Ester Ainsworth, Zoning Administrator; Catoria Martin, City Attorney.

Absent: Ashby Foote, Council President, Ward 3.

The meeting was called to order by **Vice President Angelique Lee**.

Vice President Lee recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4173, 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.

Vice President Lee requested that the Clerk read the Order:

ORDER GRANTING TERENCE LOTT A MODIFICATION OF THE EXISTING CONDITIONAL USE PERMIT TO ALLOW FOR A COMMUNITY RECREATIONAL CENTER WITHIN A C-2 (LIMITED) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 1187 E. COUNTY LINE RD. (PARCEL 738-8-3), CASE NO. 4173.

WHEREAS, on May 25, 2022, the Jackson City Planning Board, after holding the required public hearing, recommended the approval of a Conditional Use Permit to operate a community recreational center within a C-2 (Limited) Commercial District for the property located at 1187 E. County Line Rd. (Parcel 738-8-3); and

WHEREAS, on June 20, 2022, the City Council granted Terrance Lott a Conditional Use Permit to operate a community recreational center within a C-2 (Limited) Commercial District for the property located at 1187 E. County Line Rd. (Parcel 738-8-3) in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

WHEREAS, Terrance Lott has requested the modification of the Conditional Use Permit to remove the Condition that requires an annual renewal of the Use Permit which allows for the operation a community recreational center within a C-2 (Limited) Commercial District for the property located at 1187 E. County Line Rd. (Parcel 738-8-3); 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, September 19, 2022 to consider said change; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed community recreational center for the property located at 1187 E. County Line Rd. (Parcel 738-8-3) would not be detrimental to the continued use, value, or development of properties in the vicinity and that the request for the removal of the annual renewal requirement for the Conditional Use Permit be granted.

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:

TRACT 1

A certain parcel of land being situation in Lots 1 and 8, Block 49, Highland Colony (Virden-Hatch Place), 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 A at Page 283, and being more particularly described as follows:

Commence at the Northwest Corner of Wildwood North, Part II, a subdivision according to the map or plat thereof, on file and of record in the offices of the Chancery Clerk of Hinds County at Jackson, Mississippi, as now recorded in Plat Book 23 at Page 19; run thence North 89 degrees 56 minutes 55 seconds West along the South right-of-way line of County Line Road (as now laid out and improved) for a distance of 40.10 feet to the POINT OF BEGINNING of the parcel of land herein described; said point being the Point of Intersection of the West line of a 40 foot right-of-way (undeveloped street) with said South right-of-way line of County Line Road; from said POINT OF BEGINNING, run thence South 04 degrees 24 minutes 10 seconds West along said West line of a 40 foot right-of-way, said West line further being 40 feet West of and parallel to the West line of the aforesaid Wildwood North, Part I F, for a distance 766.66 feet to a point; run thence North 86 degrees 04 minutes 09 seconds West for a distance of 578.27 feet to a point on the East top of bank of Purple Creek; run thence North 01 degrees 54 minutes 05 seconds East along said East top of bank of Purple Creek for a distance of 71.00 feet to a point; run thence South 89 degrees 59 minutes 55 seconds East for a distance of 221.00 feet to a point; run thence North 04 degrees 00 minutes 33 seconds East for a distance of 242.48 feet to a point; run thence South 85 degrees 59 minutes 27 seconds East for a distance of 69.97 feet to a point; run thence North 04 degrees 01 minutes 05 seconds East for distance of 418.13 feet to a point on the aforesaid South right-of-way line of County Line Road; run thence South 89 degrees 56 minutes 55 seconds East along said South right-of-way line of County Line Road for a distance of 296.36 feet to the POINT OF BEGINNING, containing 261,912.573 square feet or 6.013 acres, more or less.

TRACT II

Together with those certain easement(s) appurtenant which constitute and interest in real described in Reciprocal Easement And Operation Agreement of record in Book 3714, Page 384, as amended by Amendment of Reciprocal Easement And Operation Agreement of record in Book 5879, Page 958, as amended by Waiver For Reciprocal Easement and Operation Agreement of record in Book 5879, Page 972, as amended by Second Amendment to Reciprocal Easement and Operation Agreement of record in Book 6141, Page 001.

TRACT III

Together with those certain easement(s) appurtenant which constitute and interest in real property described in Declaration of Cross Access Easements and Covenants of record in Book 5879, Page 989, as amended by Amendment to Declaration Of Cross Access Easements And Covenants of record in Book 6141, Page 009.

be and is hereby modified so as to approve the removal of annual renewal requirement of the Conditional Use Permit to operate a community recreational center within a C-2 (Limited) Commercial District for the property located at 1187 E. County Line Rd. (Parcel 738-8-3). The Conditions that require that the Use Permit to be granted to Terence Lott the owner/operator of the community recreational center and that subsequent owners or operators of a community recreational center at the location must apply for and receive a new Use Permit will remain the same. 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.

Vice President Lee moved adoption; **Council Member Lindsay** seconded.

There was no representative from the Applicant.

There was no opposition from the public.

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

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

Nays – None

Absent – Foote and Stokes.

Vice President Lee recognized **Council Member Hartley** who requested that Case No. 4179 be tabled until later in the meeting. Said item was tabled until later in the meeting.

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

Vice President Lee recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4180, 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.

Vice President Lee requested that the Clerk read the Order:

ORDER GRANTING JAQUAN M. & SARA P. JACKSON A CONDITIONAL USE PERMIT TO ALLOW FOR A TATTOO & PIERCING PARLOR WITHIN A C-3 (GENERAL) COMMERCIAL DISTRICT IN SUITE F OF THE PROPERTY LOCATED AT 350 NORTH MART PLAZA (PARCEL 430-16-4), CASE NO. 4180.

WHEREAS, Jaquan M. & Sara P. Jackson has filed a petition for a Use Permit to allow for a tattoo & piercing parlor located within a C-3 (General) Commercial District in Suite F of the property located at 350 North Mart Plaza (Parcel 430-16-4) 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 a tattoo & piercing parlor within a C-3 (General) Commercial District in Suite F of the property located at 350 North Mart Plaza (Parcel 430-16-4); 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, September 19, 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 August 4, 2022 and August 18, 2022 that a hearing had been held by the Jackson City Planning Board on August 24, 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 Conditional

Use Permit be granted to allow for a tattoo & piercing parlor within a C-3 (General) Commercial District in Suite F of the property located at 350 North Mart Plaza (Parcel 430-16-4).

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:

Tract I.

A parcel of land being situated in Lots 2 and 3 of Block "L" of the North View Addition, Part 2, 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, reference to which is made in aid hereof, and being more particularly described as follows:

Commence at the intersection of the East right-of-way line of North State Street and the North right-of-way line of North Mart Plaza, (street dedicated by Deed Book 1082, Page 245, dated May 15, 1958), marked by a found 1/2" iron pin, and being 225 feet Northeasterly of and 30.9 feet Westerly of the Southwest corner of said Lot 3, Block "L" of North View Addition as indicated in previously recorded deeds;

Thence run Easterly along said North right-of-way line of North Mart Plaza for a distance of 471.65 feet to a set 5/8" iron pin, and being The Point of Beginning of said Tract I;

Thence continue Easterly along said North right-of-way for a distance of 50.0 feet to a set 5/8" iron pin;

Thence turn to the left through an angle of 82 degrees 13 minutes and run Northeasterly for a distance of 184.1 feet to a set 5/8" iron pin;

Thence turn to the left through an angle of 96 degrees 44 minutes and run Westerly for a distance of 50.0 feet to a set 5/8" iron pin;

Thence turn to the left through an angle of 83 degrees 18 minutes and run Southwesterly for a distance of 185.0 feet to the Point of Beginning, containing 9,157 square feet, more or less.

Being the same property as described in Deed Book 1086, at Page 324.

Tract II.

A parcel of land being situated in Lots 2 and 3 of Block "L" of the North View Addition, Part 2, 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, reference to which is made in aid hereof, and being more particularly described as follows:

Commence at the intersection of the East right-of-way line of North State Street and the North right-of-way line of North Mart Plaza, (street dedicated by Deed Book 1082, Page 245, dated May 15, 1958), marked by a found 1/2" iron pin, and being 225 feet Northeasterly of and 30.9 feet Westerly of the Southwest corner of said Lot 3, Block "L" of North View Addition as indicated in previously recorded deeds;

Thence run Easterly along said North right-of-way line of North Mart Plaza for a distance of 521.65 feet to a set 5/8" iron pin, and being the Point of Beginning of said Tract II;

Thence continue Easterly along said North right-of-way for a distance of 70.0 feet to a found 1/2" iron pin;

Thence turn to the left through an angle of 82 degrees 10 minutes and run Northeasterly for a distance of 182.9 feet to a found 1/2" iron pin;

Thence turn to the left through an angle of 96 degrees 47 minutes and run Westerly for a distance of 70.0 feet to a set 5/8" iron pin;

Thence turn to the left through an angle of 83 degrees 16 minutes and run Southwesterly for a distance of 184.1 feet to the Point of Beginning, containing 12,743 square feet, more or less.

Being the same property as described in Deed Book 1086, at Page 320.

Tract III.

A parcel of land being situated in Lots 2 and 3 of Block "L" of the North View Addition, Part 2, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Hinds Count at Jackson, Mississippi, reference to which is made in aid hereof, and being more particularly described as follows:

Commence at the Northwest corner of "Parcel Number 6" as shown on Plat dated March 22, 1957, (revised April 8, 1960) prepared by W.A. Akin, Civil Engineer, recorded in Deed Book 1266 at Page 415 of the aforesaid Chancery Clerk, also being the Northwest corner of Tract I, Deed Book 1086 at Page 324, marked by a set 5/8" iron pin, and being the Point of Beginning.

Thence run Northeasterly along an extension of the West line of said Parcel Number 6/Tract I, for a distance of 10.0 feet to a set 5/8" iron pin;

Thence Easterly and parallel to the North line of said Parcel Number 6/Tract I for a distance of 60.0 feet to a set 5/8" iron pin;

Thence Southwesterly and parallel the West line of said Parcel Number 6/tract II for a distance of 10.0 feet to a set 5/8" iron pin on the North line of Parcel Number 7 as shown on aforesaid Plat/Tract II, Deed Book 1086, at Page 320;

Thence Westerly along the North line of said Parcels Number 6 and 7/Tracts I and II for a distance of 60.0 feet to the Point of Beginning, containing 596 square feet, more or less.

Being the same property as described in Deed 1266 at Page 415.

be and is hereby modified so as to approve a Conditional Use Permit to allow for a tattoo & piercing parlor within a C-3 (General) Commercial District in Suite F of the property located at 350 North Mart Plaza (Parcel 430-16-4). The Conditions of the Use Permit shall be that it is granted on an annual basis; that it be granted to Jaquan M. & Sara P. Jackson, the owners/operators of the tattoo & piercing parlor; and that subsequent owners or operators of a tattoo & piercing parlor at the location must apply for and receive a new Use Permit. 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 Lindsay moved adoption; **Council Member Grizzell** seconded.

Vice President Lee recognized **Jaquan M & Sara P. Jackson, Applicant**, who spoke in favor to approve a Conditional Use Permit within a C-3 (General) Commercial District to allow for the operation of a tattoo parlor in Suite F.

The was no opposition from the public.

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

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

Vice President Lee recognized Zoning Administrator Ester Ainsworth who provided the Council with a procedural history of Case No. 4179, 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.

Vice President Lee requested that the Clerk read the Order:

ORDER GRANTING TERRENCE BRENT, SR. A CONDITIONAL USE PERMIT TO ALLOW FOR A GENERAL RESTAURANT WITHIN A C-2 (LIMITED) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 540 RAYMOND RD., SUITE A (PARCEL 217-9), CASE NO. 4179.

WHEREAS, Terrence Brent, Sr. has filed a petition for a Use Permit to allow for a general restaurant located within a C-2 (Limited) Commercial District for the property located at 540 Raymond Rd. Suite A (Parcel 217-9) 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 a general restaurant within a C-2 (Limited) Commercial District for the property located at 540 Raymond Rd., Suite A (Parcel 217-9); 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 15, 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 City Council that notice of said petition had been published in the Mississippi Link on July 7, 2022 and July 21, 2022 and that a hearing had been held by the Jackson City Planning Board on July 27, 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 recommended approval of a Conditional Use Permit within the existing C-2 (Limited) 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 would not be hazardous, detrimental, or disturbing to present surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference, or other nuisances and that a Conditional Use Permit be granted to allow for a general restaurant within a C-2 (Limited) Commercial District for the property located at 540 Raymond Rd., Suite A (Parcel 217-9).

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:

A certain parcel of land situated in the East ½ of the Southwest Quarter of Section 8, Township 5 North, Range 1 East, Jackson, Hinds County, Mississippi, and being more particularly described as follows:

Commencing at the Southwest corner of that certain ten acre tract conveyed by Henry and Anne Moore to W. E. Johnson by Warranty Deed recorded in Deed Book 227 at Page 126 in the office of the Chancery Clerk Hinds County at Jackson, Mississippi; run thence Easterly along the South line of said ten acre tract for a distance of 4.0 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning, turn thence left through deflection angle of 88 degrees 21 minutes 49 seconds and run Northerly 4.0 feet East of and parallel to the West line of said ten acre tract for a distance of 458.20 feet; turn thence through an interior angle of 91 degrees 38 minutes 11 seconds and run Easterly for a distance of 481.43 feet to a point on the East line of said ten acre tract; said point also being on the West line of Glenwood 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; turn thence left through an interior angle of 88 degree 25 minutes 10 seconds and run Southerly along the East line of said ten acre tract and West line of Glenwood Subdivision for a distance of 183.19 feet; turn thence through an interior angle of 91 degrees 34 minutes 50 seconds and run Westerly for a distance of 175.0 feet; turn thence left through an interior angle of 268 degrees 25 minutes 10 seconds and run Southerly for a distance of 275.0 feet to the South line of said ten acre tract; turn thence left through an interior angle of 91 degrees 34 minutes 50 seconds and run Westerly along the South of said ten acre tract for a distance of 306.88 feet to the Point of Beginning, containing 172,498.08 square feet or 3.96 acres, more or less.

be and is hereby modified so as to improve a Conditional Use Permit to allow for a general restaurant within a C-2 (Limited) Commercial District for the property located at 540 Raymond Rd., Suite A (Parcel 217-9). The Conditions of the Use Permit shall be that it is granted on an annual basis; that it is being granted to Terrence Brent, Sr., the owner/operator of the general restaurant; that subsequent owners or operators of a general restaurant at the location must apply for and receive a new Use Permit and that compliance with adopted property maintenance, building and fire codes be maintained at all times. However, that is before a Use Permit is issued for any structure to be erected 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 Lindsay moved adoption; **Council Member Grizzell** seconded.

Vice President Lee recognized **Attorney John Hall, Representative of the Applicant**, who spoke in favor to approve a Use Permit to allow for the operation of a general restaurant within a C-2 (Limited) Commercial District.

There was no opposition from the public.

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

Yeas – Banks, Grizzell, Lee and Lindsay.
Nays – Hartley and Stokes.
Absent – Foote.

Vice President Lee recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4181, 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.

Vice President Lee requested that the Clerk read the Order:

ORDINANCE GRANTING RIVER RIDGE, LLC A REZONING FROM C-2 (LIMITED) COMMERCIAL DISTRICT TO C-3 (GENERAL) COMMERCIAL DISTRICT TO ALLOW FOR CONSISTENCY WITH THE PREDOMINATE ZONING CLASSIFICATION OF C-3 AND TO ALLOW FOR MORE REDEVELOPMENT OPPORTUNITIES FOR THE PROPERTY LOCATED AT 2095 DUNBARTON DR. (PARCELS 590-57, 590-57-2, 590-57-4, 590-57-5 & 590-57-3), CASE NO. 4181.

WHEREAS, River Ridge, LLC has filed a petition to rezone the property located at 2095 Dunbarton Dr. (Parcels 590-57, 590-57-2, 590-57-4, 590-57-5 & 590-57-3), 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 consistency with the predominate Zoning classification of C-3 and to allow for more redevelopment opportunities for the subject property; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for consistency with the predominate Zoning classification of C-3 to allow for more redevelopment opportunities for the above-described property; 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, September 19, 2022 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 August 4, 2022 and August 18, 2022 that a hearing had been held by the Jackson City Planning Board on August 24, 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 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:

Parcels 590-57-2 & 590-57-4

Being situated in Lot 5, Section 30, T6N-R2E, Jackson, Hinds County, Mississippi and being more particularly described as follows;

Commence at the intersection of the West boundary of said Lot 5 of Section 30, T6N-R2E, with the Southern R.O.W. line of Mississippi Highway 25, and run thence Easterly, along the Southern R.O.W. line of Mississippi Highway 25, 1,261.02 feet; turn thence to the right through a deflection angle of 90 degrees 00 minutes and run Southerly, 450.00 feet to the Southern R.O.W. line of a 50 foot wide street; turn thence to the left through a deflection angle of 90 degrees 00 minutes and run Easterly, along the Southern R.O.W. line of said street, 70.00 feet to an iron bar marking the POINT OF BEGINNING for the property herein described: continue Easterly, along the Southern R.O.W. line of said street, 281.50 feet to an iron bar; turn thence through an interior angle of 90 degrees 00 minutes and run Southerly, 270.00 feet to an iron bar; turn thence through an interior angle of 90 degrees 00 minutes and run Westerly, 359.50 feet to an iron bar; turn thence through an interior angle of 90 degrees 00 minutes and run Northerly, 145.00 feet to an iron bar; turn thence through an interior angle of 90 degrees 00 minutes and run Easterly, 78.00 feet to an iron bar; turn thence through an interior angle of 270 degrees 00 minutes and run Northerly, 125.00 feet to the POINT OF BEGINNING containing 87,315 square feet or 2.004 acres, more or less.

Parcel 590-57-5

Commencing at the point of intersection of the West line of Lot 5, Section 30, T6N, R2E Hinds County, Mississippi, and Southerly R.O.W. of Mississippi Highway 25, said point being 175 feet from the center of said R.O.W.: run thence Easterly along said R.O.W. 1261.02 feet to a point; thence turn right through a deflection angle of 90 degrees and run Southerly 720 feet to the Point of Beginning of the property herein described; thence turn left 90 degrees and run Easterly 356.5 feet; thence turn right 90 degrees and run Southerly 30 feet; thence turn right 90 degrees and run Westerly 356.5 feet; thence turn right and run Northerly 30 feet to the Point of Beginning.

Parcel 590-57

Being situated in Lot 5, Section 30, T6N-R2E, Hinds County, Mississippi, and being more particularly described as follows:

Commence at the intersection of the West Boundary of said Lot 5 of Section 30, T6N-R2E, with the Southern R.O.W. line of Mississippi Highway 25, and run thence Easterly along the Southern R.O.W. line of Mississippi Highway 25, 1261.02 feet; turn thence to the right through a deflection angle of 90°00' and run Southerly, 450.00 feet to the Southern R.O.W. line of a 50' wide street; turn thence to the left through a deflection angle of 90°00' and run Easterly, along the Southern R.O.W. line of said street, 510.42 feet; run thence Southeasterly, along the arc of a curve in the said Southern R.O.W. line, 39.65 feet to an iron bar to the Point of Beginning for the herein described easement; said curve having a radius of 50.00 feet and a delta angle of 45° 39' 37"; thence back sighting along the chord of said curve, turn thence through an interior angle of 149°42' and run Southerly, 116.50 feet; turn thence right through a deflection angle of 21° 04' 30" and run Southwesterly, 91.45 feet; turn thence right through a deflection angle of 25° 41' and run Southwesterly, 35.48 feet; turn thence to the right through a deflection angle of 32° 14' 30" and run Southwesterly, 54.27 feet, turn thence to the right through a deflection angle of 11° 00' and run Westerly, 426.00 feet to the proposed East R.O.W. line of River Ridge Drive; turn thence through an interior angle of 90° 00' and run Southerly, 20.0 feet; turn thence through an interior angle of 90° 00' and run Easterly, 427.91 feet; turn thence through an interior angle of 169° 00' and run Northeasterly, 61.98 feet; turn thence through an interior angle of 147° 45' 30" and run Northeasterly, 45.83 feet; turn thence through an interior angle of 154° 19' and run Northeasterly, 99.72 feet; turn thence through an interior angle of 158° 55' 30" and run Northerly, 111.23 feet to the Southern R.O.W. line of aforesaid 50' wide street; run thence Northwesterly, along the arc of a curve in the Southern R.O.W. line of said street, 22.11 feet to the Point of Beginning.

Parcel 590-57-3

A tract of land lying and being in the first Judicial District of Hinds County, Mississippi, and being situated in Lot 5, Section 30, Township 6 North, Range 2 East, Jackson, Hinds County, Mississippi, and being more particularly described as follows:

Commence at the intersection of the West boundary of said Lot 5 of Section 30, Township 6 North, Range 2 East, with the Southern R.O.W. line of Mississippi Highway 25, and run thence Easterly, along the Southern R.O.W. line of Mississippi Highway 25, 1261.02 feet; turn thence to the right through a deflection angle of 90 degrees 00 minutes and run Southerly, 450.00 feet to the Southern R.O.W. line of a 50 foot wide street; turn thence to the left through a deflection angle of 90 degrees 00 minutes and run Easterly, along the Southern R.O.W. line of said street , 351.50 feet to the Northeast corner of and the Point of Beginning for the property herein described; continue thence Easterly, along the South R.O.W. line of said street 158.92 feet; run thence Southeasterly, along the arc of a curve in the said Southern R.O.W. line, 39.85 feet to an iron bar, said curve having a radius of 50 feet and a delta angle of 45 degrees 39 minutes 37 seconds; thence back sighting along the chord of said curve, turn thence through an interior angle of 149 degrees 42 minutes and run Southerly, 116.50 feet; turn thence through an interior angle of 158 degrees 55 minutes 30 seconds and run Southwesterly, 91.45 feet; turn thence through an interior angle of 154 degrees 19 minutes and run Southwesterly, 35.48 feet to an iron bar; turn thence through an interior angle of 147 degrees 45 minutes 30 seconds and run Westerly, 54.27 feet to an iron bar; turn thence through an interior angle of 169 degrees 00 minutes and run Westerly, 66.50 feet; turn thence through an interior angle of 90 degrees 00 minutes and run Northerly, 270 feet to the Point of Beginning, containing 1.018 acres, more or less.

is hereby modified so as to approve the rezoning of the property located at 2095 Dunbarton Dr. (Parcels 590-57, 590-57-2, 590-57-4, 590-57-5 & 590-57-3) from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for consistency with the predominate Zoning classification of C-3 and to allow for more redevelopment opportunities for the subject 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 Banks moved adoption; **Council Member Lindsay** seconded.

Vice President Lee recognized **Robert Miller, Applicant**, who spoke in favor to approve a Rezoning from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for consistency with the predominate Zoning classification of C-3 to allow for more redevelopment opportunities.

There was no opposition from the public.

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

Yeas – **Banks, Grizzell, Hartley, Lee, Lindsay and Stokes.**

Nays – None.

Absent – Foote.

Vice President Lee recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 4182, 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.

Vice President Lee requested that the Clerk read the Order:

ORDINANCE GRANTING SHAWN MAXER A REZONING FROM R-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO C-1A (RESTRICTED) COMMERCIAL DISTRICT TO ALLOW FOR THE CONSTRUCTION OF A BARBERSHOP FOR THE PROPERTY LOCATED ON PARCEL 220-91 ON ELLIS AVE AND AN ORDER GRANTING A USE PERMIT IN A R-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO ALLOW FOR ACCESSORY PARKING ON PARCEL 220-92 ON PEOLA ST., CASE NO. 4182.

WHEREAS, Shawn Maxer has filed a petition to rezone property the located at Parcel 220-91 on Ellis Ave., 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 construction of a barbershop and a Use Permit to allow for accessory parking on Parcel 220-92 on Peola St.; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has recommended the approval of the rezoning of the property at Parcel 220-91 on Ellis Ave. from R-1A (Single-Family) Residential District to C-1A (Restricted) Commercial District to allow for the construction of a barbershop and a Use Permit in a R-1A to allow for accessory parking on Parcel 220-92 on Peola St.; 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, September 19, 2022 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 Jackson City Council that notice of said petition had been published in the Mississippi Link on August 4, 2022 and August 18, 2022 that a hearing had been held by the Jackson City Planning Board on August 24, 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 the rezoning of the property located at Parcel 220-91 on Ellis Ave. from R-1A (Single-Family) Residential to C-1A (Restricted) Commercial and a Use Permit in a R-1A (Single-family) Residential District for the property located on Parcel 220-92 on Peola St; 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 said application since any previous City Council action; and

WHEREAS, the Council, after having considered the matter, is also of the opinion that the 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 accessory parking within a R-1A (Single-family) Residential District of the City of Jackson for Parcel 220-92 on Peola Street.

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 220-91 - LOT 4 BLK B CHESWOOD PARK SUB PT 2

Parcel 220-92 - LOT 5 BLK B CHESWOOD PARK SUB PT 2

is hereby modified so as to approve the rezoning of the property located at Parcel 220-91 on Ellis Ave from R-1A (Single-Family) Residential to C-1A (Restricted) Commercial and a Use Permit to allow for accessory parking within a R-1A (Single-family) Residential District for Parcel 220-92 on Peola St. 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 Lindsay** seconded.

Vice President Lee recognized **Shawn Maxer, Applicant**, who spoke in favor to approve a Rezoning from R-1A (Single-Family) Residential to C-1A (Restricted) Commercial District to allow for construction of a barbershop for property located on Parcel 220-91(0 Ellis Ave.) and a Use Permit for an accessory parking lot on Parcel 220-92 (0 Peola St.).

There was no opposition from the public.

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

Yeas – Banks, Grizzell, Hartley, Lee, Lindsay and Stokes.

Nays – None.

Absent – Foote.

REGULAR ZONING MEETING OF THE CITY COUNCIL
MONDAY, SEPTEMBER 19, 2022 2:30 P.M.

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Vice President Lee recognized Zoning Administrator Ester Ainsworth who provided the Council with a procedural history of Case No. 4184, 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.

Vice President Lee requested that the Clerk read the Order:

ORDER GRANTING RUEBEN & AKEELE JONES A USE PERMIT TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOUSE WITHIN A R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT ON THE PROPERTY LOCATED AT 195 ELTON RD. (PARCEL 872-159) CASE NO. 4184.

WHEREAS, Rueben & Akeele Jones have filed a petition for a Use Permit to allow for the placement of manufactured house within a R-1 (Single-Family) Residential District on the property located at 195 Elton Rd. (Parcel 872-159) 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 placement of a manufactured house within a R-1 (Single-Family) Residential District on the property at 195 Elton Rd. (Parcel 872-159); 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, September 19, 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 August 4, 2022 and August 18, 2022 that a hearing had been held by the Jackson City Planning Board on August 24, 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 R-1 (Single-Family) Residential District 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 placement of a manufactured house within the existing R-1 (Single-Family) Residential District for the property at 195 Elton Rd located in 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:

Lot 9 & 10, Marshall 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 in plat book 4 at page 114, reference to which is hereby made in aid of and as a part of this description,

be and is hereby modified so as to approve a Use Permit to allow for the placement of a manufactured house within a R-1 (Single-Family) Residential District on the property located at 195 Elton Rd. (Parcel 872-159). 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 Lindsay moved adoption; Vice President Lee seconded.

REGULAR ZONING MEETING OF THE CITY COUNCIL
MONDAY, SEPTEMBER 19, 2022 2:30 P.M.

Vice President Lee recognized Rueben Jones, Applicant, who spoke in favor to approve a Use Permit to allow for the placement of a manufactured house within a R-1 (Single-Family) Residential District.

There was no opposition from the public.

Thereafter, Vice President Lee called for a vote on said item:

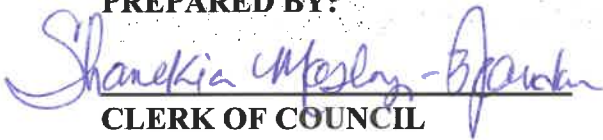
Yeas – Banks, Grizzell, Hartley, Lee, Lindsay and Stokes.

Nays – None.

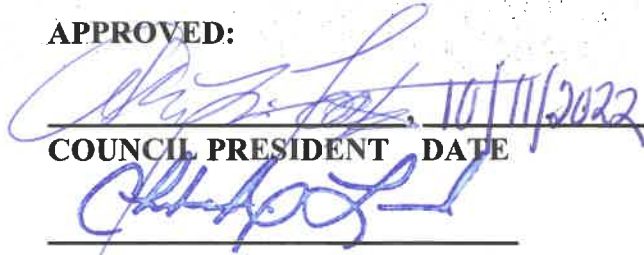
Absent – Foote.

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 3:00 p.m. on Thursday, September 22, 2022. At 4:09 p.m., the Council stood adjourned.

PREPARED BY:

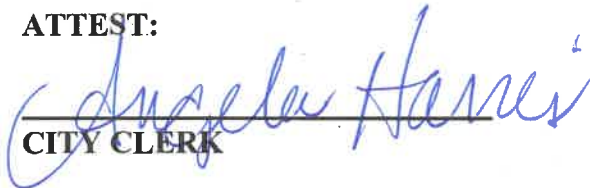

CLERK OF COUNCIL

APPROVED:


COUNCIL PRESIDENT DATE 10/11/2022

MAYOR

ATTEST:


CITY CLERK
