

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, JULY 28, 2025 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4286 – Ward 3

Tabled from the May 19th City Council

Location:

1224 Bailey Ave. (Parcel 95-31-1)

Petitioner:

Mary A. Stewart

Request:

a **Rezoning** from R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District to allow for a neighborhood restaurant or other compatible neighborhood commercial uses.

Planning Board Vote:

(Motion to Approve) (9) in favor (0) Opposing

**Planning Board
Recommendation:**

Approval of Rezoning Request

Public Input:

Other than the applicant, Mary A. Stewart, no one else spoke in support or opposition of the request.

II. Case No. 4290 – Ward 2

Location:

Parcel 709-40 and 128 Vine St. (Parcel 709-43)

Petitioner:

Tonia Louisville-Jones & Roddrick Jones, Sr.

Request:

a **Use Permit** to allow for an accessory parking for a business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District.

Planning Board Vote:

(Motion to Approve for (Parcel 709-40) (10) in favor (0) Opposing.

Planning Board Vote:

(Motion to Deny for 128 Vine St (Parcel 709-43) (8) in favor (1) Opposing and (1) Abstention.

Planning Board Recommendation:

**Approval of a Conditional Use Permit for
Parcel 709-40**

Denial of a Use Permit for Parcel 709-43

Public Input:

The applicant, Tonia Louisville-Jones, spoke in support of the request. Pastor Bobby Johnson and Tolena Matory-Pippens, residents of the area, spoke in opposition of the request. Fifteen letters of opposition to the Use Permit was received.

III. Case No. 4293 – Ward 5

Location:

1116 W. Pearl St. (Parcel 148-42)

Petitioner:

Keisha Thompson

Request:

a **Use Permit** to allow for the placement of a manufactured house in a R-4 (Limited Multi-family) Residential District.

Planning Board Vote:

(Motion to Approve) (10) in favor (0) Opposing

Planning Board Recommendation:

Approval of the Use Permit Request

Public Input:

Other than the applicant, Keisha Thompson, no one else spoke in support or opposition of the request.

IV. Case No. 4294 – Ward 2

Location:

1966 Country Club Dr. (Parcel 807-15)

Petitioner:

DITT, Inc. – Jarvis Roberts

Request:

a **Rezoning** from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to allow for the operation and growth of a towing and recovery business.

Planning Board Vote:

(Motion to Approve) (10) in favor (0) Opposing

Planning Board Recommendation:

Approval of the Use Permit Request

Public Input:

Other than the applicant, Jarvis Roberts, no one else spoke in support or opposition of the request.

V. Cancelled Special Exceptions\Use Permits – No Action Required

(Ward 3) SE 2482 – George Wilkes, Jr. – 729 Beaverbrook Dr. - (Parcel 527-116)

- SE was granted to George Wilkes, Jr. on Jul. 16, 1986 to operate a one chair barbershop within a R-1 (Single-family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date of July 10, 2025.

(Ward 3) SE 3313 – Eva Shell – 303 Wilshire Dr. - (Parcel 430-257)

- SE was granted to Eva Shell on Jul. 14, 2000 to operate a Residential Child Care Center within a R-1A (Single-family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date of July 10, 2025.

(Ward 2) C-UP 4087 – Jamika Dixon – 241 Briarwood Dr. - (Parcel 723-22)

- C-UP was granted to Jamika Dixon on Jul. 20, 2020 to allow for the operation of a Commercial Childcare Center within a C-1A (Restricted) Commercial District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date of July 10, 2025.

(Ward 1) C-UP 4212 – UA Jackson LLC – 6370 Ridgewood Ct. - (Parcel 738-9-8)

- C-UP was granted to UA Jackson LLC on Jul. 17, 2023 to allow for the operation of a Community Recreational Center within a C-3 (General) Commercial District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date of July 10, 2025.

VI. Special Exception and Use Permit Renewals for July 2025

ORDER GRANTING EXTENSION OF SPECIAL EXCEPTIONS AND USE PERMITS FOR ONE YEAR

Coming for consideration are requests for the approval of the following for certification of renewal for one year and after the anniversary date of approval for Use Permit or Special Exceptions as follows:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE-4085 Ward 2	Laura Robbins	5663 Beechwood Dr. Jackson, MS 39206	Residential Day Care Center	07/20/20
C-UP- 4088 Ward 2	Rhemalyn Lewis	4872 North State St. (formerly 4866/4872) Jackson, MS 39206	Commercial Child Care Center	07/20/20
C-UP- 4130 Ward 5	WMIW, LLC (Sam Astrahan)	3883/3885 Metro Dr. Jackson, MS 39209	Community Recreational Center	07/19/21

SE-4133 Ward 3	Jackson Memorial Funeral Services, LLC	800, 816 & 818 Woodrow Wilson Ave. Jackson, MS 39213	Residential Community Center	07/19/21
C-UP- 4209 Ward 5	New Horizon Ministries	590 Raymond Rd. Jackson, MS 39204	Community Recreational Center	07/17/23
SE-4256 Ward 5	Roy Dixon, Jr.	1254 Macon St. Jackson, MS 39209	Residential Community Center	07/15/24
SE-4054 Ward 7	JCD Urban Development	2034 W. McDowell Rd. Jackson, MS 39204	Residential Community Center	07/17/19

IT IS HEREBY ORDERED by the Council of the City of Jackson that the said Use Permits and/or Special Exceptions be and the same are hereby extended for another year from and after the anniversary date granting said permits.

JULY 28, 2025