

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, SEPTEMBER 15, 2025 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4275 – Ward 6

Location:	Parcel 633-3-1 on McFadden Rd
Petitioner:	Alltel Corporation, d/b/a Verizon Wireless
Request:	a Rezoning from R-5 (Multi-family) Residential, C-1 (Restricted) Commercial & C-2 (Limited) Commercial Districts to R-1 (Single-Family) Residential District with a Use Permit and a 60' Variance from the required 160' from adjacent structures to construct a wireless commercial communications tower facility.
Planning Board Motion:	To approve a Rezoning from R-5 (Multi-family) Residential, C-1 (Restricted) Commercial & C-2 (Limited) Commercial Districts to R-1 (Single-Family) Residential District with a Use Permit and a Variance of up to 60' from the required 160' from adjacent structures to construct a wireless commercial communications tower facility.
Planning Board Vote:	(Motion to Approve) (8) in favor (0) Opposing
Planning Board Recommendation:	Approval of the Rezoning with Use Permit & Variance of up to 60' from the required 160'
Public Input:	Other than the representative for the applicant, David McGehee, no one spoke in support or opposition of the request.

II. Case No. 4299 – Ward 6

Location:	4549 Raymond Rd. (Parcel 848-155)
Petitioner:	Melvin Gray
Request:	a Special Exception to allow for a private stable and animal husbandry within a R-1 (Single-Family) Residential District.
Planning Board Vote:	(Motion to Approve) (7) in favor (1) Opposing and (1) abstention

Planning Board Recommendation: **Approval of the Special Exception Request**

Public Input:

The applicant, Melvin Gray, and Marcus Conerly spoke in support of the request. Robert Bonds of the Willow-O-Wood Neighborhood Association spoke in opposition of the request. Mr. Bonds indicated that their opposition was not based upon the animals being a nuisance but a 1971 Ordinance of the City requiring that permission be received from the County Health Department to allow for the horses in the City.

III. Case No. 4300 – Ward 4

Location:

1210 Summer Dr. (Parcel 822-299)

Petitioner:

Hardy Coins

Request:

a **Rezoning** from R-1 (Single-Family) Residential District to C-3 (General) Commercial District to allow for an automotive service and repair establishment.

Planning Board Motion:

To **approve a Rezoning** from R-1 (Single-Family) Residential District to C-3 (General) Commercial District to allow for an automotive service and repair establishment.

Planning Board Vote:

(Motion to Approve) (2) in favor (5) Opposing
and (1) abstention

Planning Board Recommendation: No other motion/recommendation was offered

Public Input:

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

IV. Cancelled Special Exceptions\Use Permits - No Action Required

(Ward 5) C-UP 4054

Terrence Brent, Sr. – 540 Raymond Rd. – Suite 2 (Parcel: 217-9)

- Special Exception was granted to **Terrence Brent, Sr.** on September 19, 2022 to operate a General Restaurant within an C-2 (Limited) Commercial District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **September 4, 2025**.

(Ward 4) C-UP 4259

Raad Mudhish Gobah – 4886 Highway 18 W – Suite B (Parcel: 831-101)

- Special Exception was granted to **Raad Mudhish Gobah** on September 16, 2024 to operate a Tobacco Paraphernalia Retail Business within an C-3 (General) Commercial District.
 - Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **September 4, 2025**.
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V. Special Exception and Use Permit Renewals for September 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 – 3844 Ward 1	Anthony R. Simon	621 E. Northside Dr. Jackson, MS 39206	Professional Non-Retail Office	09/16/13
C-UP - 3914 Ward 7	Richard & Company, LLC – C/o Richard McKey	Patton Ave. Parcel #48-97 Jackson, MS 39206	Accessory Parking Lot	09/21/15
C-UP - 4141 Ward 7	Miltoria Heath	1110 Noel St. Jackson, MS 39202	Commercial Child Care Center	9/20/21
C-UP - 4218 Ward 5	Lemuel & Archie Tripp	3181 J R Lynch St. Jackson, MS 39209	Community Recreational Facility	9/18/23
SE – 4219 Ward 5	Kinya Godbolt	34 Elaine Ct Jackson, MS 39204	Catering Service	9/18/23
C-UP - 4220 Ward 4	Jishnu Gosain	4840 Highway 18 W Jackson, MS 39209	Liquor Store	9/18/23
C-UP - 4222 Ward 7	African Christian Fellowship USA, Inc. Jackson Chapter Abiye Iyo	1638 & 1640 S. Gallatin St. Jackson, MS 39201	Community Recreational Facility	9/18/23
C-UP - 4261 Ward 1	Basheer Altaresh	4800 I-55 North Suite 6B Jackson, MS 39206	Tobacco Paraphernalia Retail Business	9/16/24

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.

September 15, 2025