

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, OCTOBER 20, 2025 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. 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.

II. Case No. 4298 – Ward 5

Location: 509 Broad St. (Parcel 131-128)

Petitioner: Greater Mt. Calvary MB Church, Inc.

Request: a **Special Exception** to allow for a Residential Community Facility within a R-1 (Single-Family) Residential District and a **Variance** of up to ten (10) ft. from the required twenty-five feet for the front and/or rear yard setbacks.

Planning Board Motion:

To **deny** a **Special Exception** to allow for a Residential Community Facility within a R-1 (Single-Family) Residential District and a **Variance** of up to ten (10) ft. from the required twenty-five feet for the front and/or rear yard setbacks.

Planning Board Vote:

(Motion to Deny) (9) in favor (0) Opposing
(1) Recusal & (1) abstention

Planning Board Recommendation: Denial of the Special Exception and Variance Request

Public Input:

Representatives for the applicant, MacDarrell Poullard, Johnny Straughter & Jesse Thompson, spoke in support of the request. Alyce Horton, James Brooks, Shante' Crockett, Mario Miller and Sheila Harper spoke in opposition of the request. Eleven letters of opposition and a petition in opposition to the requested action were received.

III. Case No. 4303 – Ward 7

Location:

605 Clifton St. (Parcel 170-12) in conjunction with Parcels (170-4, 170-18, 170-19-1, 170-20, 170-21, 170-21-4, 170-21-5, 170-24, 169-3, 169-4, 169-5, 169-11, 169-120, 170-76, 169-112, 142-24, 142-40, 141-4, 141-5, 142-58 and 170-32)

Petitioner:

Charlotte Reeves

Request:

a **Rezoning** from R-5 (Multi-Family) Residential District, C-1 (Restricted) Commercial District, C-2 (Limited) Commercial District, C-3 (General) Commercial District & I-1 (Light) Industrial District to Community Mixed Use, Pedestrian Oriented District to allow for a mixed use development.

Planning Board Vote:

(Motion to Approve) (11) in favor (0) Opposing

Planning Board Recommendation: Approval of the Rezoning Request

Public Input:

The applicant, Charlotte Reeves, along with Robert Schnitzer and Avin Brown, spoke in support of the request. Felicia McClinton and Theresa King of the Gowdy & Washington Addition Homeowners' Association spoke in opposition of the request. One letter of opposition to the requested action was received.

IV. Special Exception and Use Permit Renewals for October 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:

CASE NO.	NAME	LOCATION	USE	GRANTED
SE-3970 Ward 1	Brad Reeves	4909 Ridgewood Rd. & 1538 Sheffield Dr.	Professional Office	10/16/2017
C-UP - 4145 Ward 7	YANA Club of MS, Inc.	Parcel #52-10 on Northview Dr. Jackson, MS	Accessory Off-Street Parking Lot	10/18/2021
C-UP - 4187 Ward 1	Osama Nasser	1039 E County Line Rd. Suite 102 Jackson, MS	Tobacco Paraphernalia Retail Business	10/17/2022
C-UP - 4223 Ward 2	Vishal Kumar S. Patel	572 Beasley Rd Jackson, MS 39206	Extended Stay Hotel	10/16/2023
SE-4225 Ward 4	Ernest King Jr.	526 Eden Downs Rd. Jackson, MS 39209	Privately Owned Horse Facility\Stable	10/16/2023
C-UP - 4264 Ward 7	Dr. Selika Sweet	Parcel 140-3 Pascagoula St. Jackson, MS 39209	Community Recreational Center & Billboard Sign	10/21/2024
SE - 4097 Ward 1	Lakeita F. Rox- Love	5375 Red Fox Rd. Jackson, MS 39206	Professional (Real Estate) Office	09/21/20
C-UP - 4179 Ward 5	Terrence Brent, Sr.	540 Raymond Rd. Suite 2 Jackson, MS 39202	General Restaurant	9/19/22
C-UP - 4259 Ward 4	Raad Mudhish Gobah	4886 Highway 18 W Suite B 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.

October 20, 2025