

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, SEPTEMBER 15, 2025 2:30 P.M.**

1696

**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 15, 2025 being the third Monday of said month when and where the following things were had and done to wit:

Present: Council Members: Brian Grizzell, Council President, Ward 4; Vernon Hartley, Council Vice President, Ward 5; Ashby Foote, Ward 1 (via teleconference); Montyne Clay, Ward 2; Lashia Brown-Thomas, Ward 6 (via teleconference) and Kevin Parkinson, Ward 7. Directors: Shanekia Jordan, Clerk of the Council; Sabrina Shelby, Chief Deputy Clerk of Council; Ester Ainsworth, Zoning Administrator.

Absent: Kenneth I. Stokes, Ward 3.

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The meeting was called to order by **President Brian Grizzell**.

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**President Grizzell** recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4275 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 Grizzell** requested that the Clerk read the Order:

**ORDINANCE GRANTING ALLTEL COMMUNICATIONS, D/B/A VERIZON WIRELESS 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 FOR THE PROPERTY LOCATED ON PARCEL 633-3-1 ON MCFADDEN RD, CASE NO. 4275.**

**WHEREAS**, Alltel Communications, d/b/a Verizon Wireless has filed a petition to rezone the property 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 for the property on Parcel 633-3-1 on McFadden Rd. 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 offered the recommendation to rezone the property 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 on the subject 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 15, 2025 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 January 2, 2025 and January 16, 2025 that a hearing would be held on February 26, 2025 by the Jackson City Planning Board, 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 properties 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 on the subject property; and

**WHEREAS**, there were subsequent postponements of the Case from the February 26, 2025 Planning Board Hearing until the Planning Board Hearing for August 27, 2025 to allow the applicant and the City of Jackson's Telecommunications/ IT Division to discuss and reconcile concerns with the construction of the proposed wireless commercial communications tower facility on the subject property; 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 the requested rezoning be granted for the property on Parcel 633-3-1 on McFadden Rd based upon there being a substantial change in the land use character of the surrounding area that justifies rezoning the property and there being a public need for additional property in that area zoned in accordance with the request in said application since any previous City Council action; and

**WHEREAS**, the Jackson City, after having considered the matter, is of the opinion that the proposed construction\installation of a commercial wireless communications tower facility will 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 Use Permit be granted for the property on Parcel 633-3-1 on McFadden Rd to allow for the construction\installation of a commercial wireless communications tower facility within a R-1 (Single-Family) Residential District of the City of Jackson; and

**WHEREAS**, the Council, after having considered the matter, is of the opinion that the granting of the Variance will not confer upon the applicant any special privilege that is denied by this Ordinance to other similar lands, structures or buildings in the same district within the existing R-1 (Single-Family) Residential District of the City of Jackson and that a Variance of up to 60' from the required 160' from adjacent structures to construct a wireless commercial communications tower facility be granted for the property on Parcel 633-3-1 on McFadden Rd.

**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:

A tract of land being situated in Section 33, Township 6 North, Range West, Hinds County Mississippi, and being more particularly described as follows:

Beginning at the Northeast corner of Lot 2, Block C, Browning Estates, Part 2, and running northerly along the West right of way line of West Browning Drive a distance of 50 feet to the POINT OF BEGINNING of the property herein described; run thence Northerly along said West right of way line 206.78 feet to a point in the South right of way line of U. S. Highway 80 West; thence turn West through an angle of 89 degrees 37 minutes and run Westerly and along the South right of way line of Highway 80 West 160 feet to a point; turn thence South through an angle of 90 degrees 23 minutes and run Southerly 211.98 feet to a point; turn East through an angle of 91 degrees 30 minutes and run Easterly 160 feet to the POINT OF BEGINNING

Being the same property conveyed by Eleventh NCS Realty Company to Circle K Convenience Stores, Inc., a Texas Corporation, by Special Warranty Deed dated March 31, 1986, recorded in Book 3204 at Page 281 of the records in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi.

TOGETHER WITH; The rights, easements and appurtenances pertaining thereto and any right, title, and interest of Grantor in and to adjacent streets, alleys, or rights of way, and improvements thereon, including all buildings, permanently attached machinery and fixtures, heating, plumbing, lighting: ventilating and air conditioning equipment affixed to or located in or upon said property on the date hereof, all improvements and additions thereto, but excluding all gasoline station and gasoline dispensing equipment, all signs, walk-in boxes and other movable trade fixtures.

is hereby modified so as to approve the rezoning of the property 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 60' to from the required 160' from adjacent structures to construct a wireless commercial communications tower facility. However, that before for any structure is erected or use thereof on the said property, the applicant must meet the requirements established for the construction of a wireless commercial communication facility and clearance 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.

**Vice President Hartley** moved adoption; **Council Member Brown-Thomas** seconded.

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**President Grizzell** recognized **David McGhee, Representative for Applicant**, who spoke in favor of 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.

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There was no opposition from the public.

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

Yeas – Brown-Thomas, Clay, Foote, Grizzell, Hartley and Parkinson.  
Nays – None.  
Absent – Stokes.

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**President Grizzell** recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4299 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 Grizzell** requested that the Clerk read the Order:

**ORDER GRANTING MELVIN GRAY A SPECIAL EXCEPTION TO ALLOW FOR A PRIVATE HORSE STABLE AND ANIMAL HUSBANDRY (CHICKENS) ON A SITE OF NOT LESS THAN ONE (1) ACRE WITHIN A R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT 4549 RAYMOND RD. (PARCEL: 848-155), CASE NO. 4299.**

**WHEREAS**, Melvin Gray has filed a petition for a Special Exception to allow for a private horse stable and animal husbandry (chickens) on a site of not less than one (1) acre within a R-1 (Single-Family) Residential District for the property located at 4549 Raymond Rd. (Parcel:

848-155), 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 Special Exception to allow for a private horse stable and animal husbandry (chickens) on a site of not less than one (1) acre within a R-1 (Single-Family) Residential District; 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., September 15, 2025 to consider said petition 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 7, 2025 and August 21, 2025 that a hearing had been held by the Jackson City Planning Board on August 27, 2025, 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 Special Exception for the above described property within an existing R-1 (Single-Family) Residential Zoning District of the City of Jackson; and

**WHEREAS**, it appears to the Jackson City Council that the documents are in order, and that the recommendation of the Planning Board to approve a Special Exception to allow for a private horse stable and animal husbandry (chickens) on a site of not less than one (1) acre within a R-1 (Single-Family) Residential District does support the promotion of the public health, safety, morals, the general welfare of the community and the granting of such will not adversely affect adjacent property owners.

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

That the property located in the First Judicial District of Hinds County, Jackson, Mississippi, and being more particularly described as follows:

Beginning at a point East line of the Jackson, Raymond road which point is 446 feet West of and 367 feet North of the Southeast corner of the North Half of Section 28, Township 5 North, Range 1 West, and run thence South 16 degrees East 546.4 feet, thence South 1140 feet, thence North 89 degrees and 15 minutes East 284 feet more or less to a point on the East line of said Section 28, thence North 752 feet, thence West 152.4 feet, hence North 00 degrees and 37 minutes West 475.5 feet, thence North 16 degrees West 536.4 feet to a point on the East line of said road, thence South 60 degrees west along the East line of said road 165 feet to the point of beginning, containing 8.46 acres more or less and all being in the Southeast Quarter of Northeast Quarter (SE ¼ of NE ¼), and the Northeast Quarter of the Southeast Quarter (NE ¼ of SE ¼) of Section 28, Township 5 North, Range 1 West, Hinds County, Mississippi.

be and is hereby granted a Special Exception to allow for a private horse stable and animal husbandry (chickens) on a site of not less than one (1) acre within a R-1 (Single-Family) Residential District for the property located at 4549 Raymond Rd. (Parcel: 848-155). 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.

**Council Member Clay** moved adoption.

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There was no representation from the Applicant.  
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**President Grizzell** recognized **Robert Bonds, Willow-O-Wood Neighborhood Association**, who spoke in opposition of a Special Exception to allow for a private stable and animal husbandry within a R-1 (Single-Family) Residential District.

**Note:** Said item failed due to a lack of a second.

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**President Grizzell** recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4300, 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 Grizzell** requested that the Clerk read the Order:

**ORDER DENYING HARDY COINS A REZONING FROM R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO C-3 (GENERAL) COMMERCIAL DISTRICT TO ALLOW FOR AN AUTOMOTIVE SERVICE AND REPAIR ESTABLISHMENT (MOTOR CYCLE REPAIR) FOR THE PROPERTY LOCATED ON 1210 SUMMER RD. (PARCEL 822-299), CASE NO. 4300.**

**WHEREAS**, Hardy Coins has filed a petition to rezone property located on 1210 Summer Rd. (Parcel 822-299), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from R-1 (Single-Family) Residential District to C-3 (General) Commercial District to allow for an automotive service and repair establishment (motor cycle repair); and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, a motion was offered to approve the rezoning of the property located on 1210 Summer Rd. (Parcel 822-299) from R-1 (Single-Family) Residential District to C-3 (General) Commercial District to allow for an automotive service and repair establishment (motor cycle repair); and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, the motion to approve the rezoning of the property located on 1210 Summer Rd. (Parcel 822-299) from R-1 (Single-Family) Residential District to C-3 (General) Commercial District to allow for an automotive service and repair establishment (motor cycle repair) failed with a vote of 5/2/1 (abstention) and no other motion was offered; 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 15, 2025 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 7, 2025 and August 21, 2025 that a hearing had been held by the Jackson City Planning Board on August 27, 2025, 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 offered no other motion /recommendation after a failed motion to approve of the rezoning of the property located on 1210 Summer Rd. (Parcel 822-299) from R-1 (Single-family) Residential District to C-3 (General) Commercial District; and

**WHEREAS**, the Council after having considered the matter, is of the opinion that such changes would not be in keeping with sound land use practice and to the best interest of the City and that there has not been a substantial change in the land use character of the surrounding area that justifies rezoning the property and there is not a public need for additional property in that area zoned in accordance with said application since any previous 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:

120 FT N & S X 152.7 FT E & W BEG 605 FT E & 18 FT S OF NW COR LOT 6  
BLK 1 VAN WINKLE EST PT 2 LESS TO ST P#822-299 \*1210 SUMMER RD\*

is hereby denied the petitioned rezoning of the property located at 1210 Summer Rd. (Parcel 822-

299) from R-1 (Single-family) Residential District to C-3 (General) Commercial District to allow for an automotive service and repair establishment (motor cycle repair).

President Grizzell moved adoption; Vice President Hartley seconded.

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There was no representation from the Applicant.

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There was no opposition from the public.

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

Yeas – Brown-Thomas, Clay, Foote, Grizzell, Hartley and Parkinson.  
Nays – None.  
Absent – Stokes.

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Cancelled Special Exceptions\Use Permits – No Action Required

(Ward 5) C-UP 4179  
Terrence Brent, Sr. – 540 Raymond Rd. – Suite 2 (Parcel: 217-9)

- Special Exception was granted to Terrence Brent, Sr. on September19, 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 September16, 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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ORDER GRANTING EXTENSION OF SPECIAL EXCEPTIONS AND USE PERMITS FOR ONE YEAR.

Coming for consideration are requests for the approval of the following for certifications 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

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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 Altahesh	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.

**Vice President Hartley** moved adoption; **Council Member Parkinson** seconded.

Yeas – Brown-Thomas, Clay, Foote, Grizzell, Hartley and Parkinson.

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 Regular Council Meeting to be held at 6:00 p.m. on Tuesday, September 23, 2025. At 3:10 p.m., the Council stood adjourned.

**PREPARED BY:**

  
**CLERK OF COUNCIL**

**APPROVED:**

  
**COUNCIL PRESIDENT** **DATE** 10/7/2025

  
**MAYOR**

**ATTEST:**

  
**CITY CLERK**

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