

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

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

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4306 – Ward 3

Tabled from the November 17th Council Meeting

Location:

350 N. Mart Plaza (Parcel 430-16-4)

Petitioner:

Clifton Rogers

Request:

a **Rezoning** from C-3 (General) Commercial District to UTC - Urban Town Center (Mixed Use) District, to allow for dwelling units above a first floor commercial use or mixed use building.

Planning Board Vote:

(Motion to Approve) (2) in favor (9) Opposing

Planning Board Recommendation: Denial of the Rezoning Request

Public Input:

The wife of the applicant, Latrice Rogers, and the representative for the applicant, Terris Harris, spoke in support of the request. Doug Boone, Jennifer Baughn, Brenda Smith Davis, Sarah Weisenberger, Robert Hutchison and Liz Brister, spoke in opposition of the request. Eight letters of opposition and a petition in opposition.

II. Case No. 4312 – Ward 4

Location:

4661 South Drive
(Parcels 646-10, 646-10-1 & 646-10-2)

Petitioner:

Janice Tyler

Request:

a **Rezoning** from C-3 (General) Commercial District to R-7 (Mobile Home) Residential District to allow for the continued use of the property as a mobile home park and to eliminate its non-conforming use status.

Planning Board Vote:

(Motion to Approve) (8) in favor (0) Opposing

Planning Board Recommendation: Approval of the Rezoning Request

Public Input:

Other than the representative for the applicant, Josh Wren, no one else spoke in support or opposition of the request.

III. Case No. 4313 – Ward 1

Location:

5009/5055 Old Canton Rd.
(Parcels 507-276 & 507-280-1)

Petitioner:

Eric McKie d/b/a Green Oaks Garden Center

Request:

a height **Variance** of up to 5' from the maximum 8' height for fences to allow for privacy, economic and security purposes within a C-3 (General) Commercial District.

Planning Board Vote:

(Motion to Approve) (8) in favor (0) Opposing

Planning Board Recommendation:

Approval of the height Variance of up to 3' from the maximum 8' height for fences to allow for privacy, economic and security purposes within a C-3 (General) Commercial District.

Public Input:

The applicant was not present. No one spoke in support or opposition of the request.

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

(Ward 3) C-UP 4150

Shirley Cleveland – 4417 O'Bannon Dr. (Parcel 411-28)

- Conditional Use Permit was granted to Shirley Cleveland on Dec. 17, 2018 to operate a Commercial Child Care Center within a C-1A (Restricted) Commercial District.
- Cancellation was based upon **the request from the grantee**.

(Ward 3) C-UP 4266

Anthony Sims – Parcel 100-66 on Bailey Ave.

- Conditional Use Permit was granted to Anthony Sims on Dec. 16, 2024 to operate a Used Car Dealership within a C-3 (General) Commercial District.
 - Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **December 8, 2025**.
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V. Special Exception and Use Permit Renewals for December 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 – 2331 Ward 3 | New Testament M.B. Church | 2702 Holmes Ave. Jackson, MS 39213 | Church on less than 1 acre | 12/5/84 |
| SE – 2340 Ward 5 | Barbara Moaton | 422 Eastview St. Jackson, MS 39209 | One-Chair Beauty Salon | 12/5/84 |
| C-UP 4033 Ward 7 | Michael Boerner | 2801 & 2807 Old Canton Rd. Jackson, MS 39216 | Community recreational center as part of a neighborhood shopping center | 12/17/2018 |
| C-UP 4193 Ward 3 | Yolanda Bell | 2425 Martin L. King Dr. 2427 Martin L. King Dr. & 1039 Marine St Jackson, MS 39213 | Preschool Learning Center & After School Program | 12/19/2022 |
| SE – 4267 Ward 4 | Burnette Brown- Smith | 5040 Clinton Blvd. Jackson, MS 39209 | Home Tax Office | 12/16/2024 |

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.

December 15, 2025