

**ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL**

**MONDAY, MARCH 16, 2026 - 2:30 P.M.**

**CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET**

**AGENDA**

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**I. Case No. 4306 – Ward 3**

*Tabled from the December 15<sup>th</sup> 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.

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**II. Case No. 4318 – Ward 5**

**Location:**

Parcels 821-620-2 & 821-620-3 on Highway 80 W.

**Petitioner:**

James King

**Request:**

a **Rezoning** from C80-RE Residential Estate Subdistrict to C80-MU (Mixed-Use) Subdistrict with **Use Permits** to allow for the construction of a community recreational center/event venue & a Vendor Park.

**Planning Board Vote:**

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

**Planning Board Recommendation: Approval of the Rezoning & Use Permits Request**

**Public Input:**

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

**III. Case No. 4319 – Ward 7**

**Location:** Parcel Numbers: 159-113, 159-133, 159-121-1, & 159-109 on Tunica St, 159-103, 159-104, 159-122-1, 159-122, 159-142 & 159-143 on JR Lynch St. and Parcel 159-126 on Aberdeen St.

**Petitioner:** Mt. Nebo M. B. Church

**Request:** a **Rezoning** from R-4 (Limited Multi-family) Residential District and C-3 (General) Commercial District to NMU-1 Neighborhood (Mixed Use) District, Pedestrian Oriented to allow for the addition of a church parking lot and other church community oriented services.

**Planning Board Vote:** **(Motion to Approve) (9) in favor (0) Opposing**

**Planning Board Recommendation:** **Approval of the Rezoning Request**

**Public Input:** The representative for the applicant, John Burge, and Pastor John Wicks spoke in support of the request. Madelyn Archer, a property owner in the area, requested more information about the proposed uses for the properties. Pastor Wicks provided a brief summary of the Church's proposed uses which included the continued provision of their current services and instituting other services that would help to meet the needs of the community.

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**IV. Case No. 4320 – Ward 5**

**Location:** Parcels 824-561, 824-565 & 824-567 on J R Lynch St. Ext

**Petitioner:** Christopher Jones

**Request:** a **Rezoning** from C80-MU (Mixed-Use) Subdistrict to C80-I1 (Light Industrial) Subdistrict to allow for the construction of a light industrial facility.

**Planning Board Vote:** **(Motion to Approve) (7) in favor (0) Opposing (2) Abstentions**

**Planning Board Recommendation:** **Approval of the Rezoning Request**

**Public Input:** The applicant, Christopher Jones, spoke in support of the request. Ricky Jones, President of the West Central Jackson Improvement Association and the Lynch Street Subdivision # 1 Neighborhood Association, expressed concerns for the area regarding the environment impact of the proposed

project and how it would impact the overall revitalization of the Metro Center and the surrounding areas.

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**V. City of Jackson Text Amendments**

**Petitioner:** City of Jackson/ Department of Planning & Development/ Zoning Division

**Requesting:** Text amendments to the Official City of Jackson Zoning Ordinance to provide for and establish more effective Zoning regulations for the City of Jackson

**Planning Board Motion:** To approve the proposed text amendments to the City of Jackson Official Zoning Ordinance.

**Planning Board Vote:** (9) in favor, (0) opposing

**Planning Board Recommendation:** Approval of the Text Amendments

**Public Input:** Other than City staff there was no one who spoke in opposition or support of the request.

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**VI. Special Exception and Use Permit Renewals for March 2026**

**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:

<b>CASE NO.</b>	<b>NAME</b>	<b>LOCATION</b>	<b>USE</b>	<b>GRANTED</b>
<b>SE - 3290 Ward 2</b>	Southern Consultants	5740 County Cork Rd. Jackson, MS 39206	Engineering Office	03/01/90
<b>C-UP-3952 Ward 7</b>	Hugh J. Thomas	2906 North State St. Jackson, MS 39206	Tattoo Parlor	3/20/17
<b>C-UP - 4045 Ward 1</b>	Viera & Gwendolyn Roseburgh	420 Meadowbrook Rd. Jackson, MS 39206	Community Recreational Center	03/18/19
<b>C-UP-4274 Ward 4</b>	Uma Ramalingam	5901 Highway 80 W. Suite A Jackson, MS 39209	Liquor Store	3/17/2025

<b>C-UP - 4276</b> <b>Ward 7</b>	Bo C. Powell	101 Beatty St. Jackson, MS 39209	Bar	3/17/2025
<b>C-UP - 4278</b> <b>Ward 1</b>	Randall McClanahan	1625 E. County Line Rd Suite 400-405 Jackson, MS 39211	General Restaurant	3/17/2025

**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.

**March 16, 2026**