

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, APRIL 21, 2025 2:30 P.M.**

**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 April 21, 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 Vice President, Ward 4; Ashby Foote, Ward 1; Montyne Clay, Ward 2; Kenneth I. Stokes, Ward 3 and Vernon Hartley, Ward 5. Directors: Shanekia Jordan, Clerk of Council; Sabrina Shelby, Deputy Chief Clerk of Council; Ester Ainsworth, Zoning Administrator; Drew Martin (via teleconference), City Attorney and Sondra Moncure, Special Assistant to City Attorney.

**Absent:** Virgi Lindsay, Council President, Ward 7 and Aaron Banks, Ward 6.

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

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**Vice President Grizzell** recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4279 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 Lindsay** requested that the Clerk read the Order:

**ORDER GRANTING LOUISA SCHNEIDER O/B/O ROWAN INC. A CONDITIONAL USE PERMIT TO ALLOW FOR A BODY PIERCING BUSINESS WITHIN A C-3 (GENERAL) COMMERCIAL DISTRICT IN SUITE 173 OF THE PROPERTY LOCATED AT 4500 I-55 N. FRONTAGE RD (PARCEL 535-600), CASE NO. 4279.**

**WHEREAS**, Louisa Schneider O/B/O Rowan Inc. has filed a petition for a Use Permit to allow for a body piercing business located within a C-3 (General) Commercial District in Suite 173 of the property located at 4500 I-55 N. Frontage Rd (Parcel 535-600) in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

**WHEREAS**, Jackson City Planning Board, after holding the required public hearing, has recommended approval of a Conditional Use Permit to allow for a body piercing business within a C-3 (General) Commercial District in Suite 173 of the property located at 4500 I-55 N. Frontage Rd (Parcel 535-600); 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, April 21, 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 March 6, 2025 and March 20, 2025 that a hearing had been held by the Jackson City Planning Board on March 26, 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 had recommended approval of a Conditional Use Permit within the existing C-3 (General) Commercial District of the City of Jackson; and

**WHEREAS**, the Jackson City Council, after having considered the matter, is of the opinion that the proposed use is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures parking and other uses and that a Conditional Use Permit be granted to allow for a body piercing business within a C-3 (General) Commercial District in Suite 173 of the property located at 4500 I-55 N. Frontage Rd (Parcel 535-600).

**NOW, THEREFORE, BE IT ORDERED 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:

A parcel of land situated in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 6 North, Range 1 East, City of Jackson, First Judicial District of Hinds County, Mississippi, and being a part of Lots 1 and 2 of the J.O. Trawick Estate Subdivision and Lots 3 and 4 of Shamrock Hill Subdivision (including a part of Spruce Street which is now closed and abandoned) and being more particularly described as follows, to wit:

Commerce at the Northeast corner of Lot 1 of the J. O. Trawick Estate Subdivision as recorded in Plat Book 5 at Page 9 of the Chancery Records of the First Judicial District of Hinds County at Jackson, Mississippi, said point being the POINT OF BEGINNING for the parcel herein described; thence South 89044'38" West for a distance of 278.80 feet along the Southern line of Northside Drive to the intersection of the said Southern line of Northside Drive with the Eastern line of Interstate Highway No. 55; thence South 19°19'48" West for a distance of 195.04 feet along the said Eastern line of Interstate Highway No. 55; thence South 19009'57" West for a distance of 55.60 feet along the said Eastern line of Interstate Highway No. 55; thence run 46.10 feet along the arc of a 3336.05-foot radius curve to the right in the said right of way, said arc having a 46.09-foot chord which bears South 14030'12" West; thence South 14053'57" West for a distance of 249.70 feet along the said Eastern line of Interstate Highway No. 55; thence run 239.33 feet along the arc of a 5703.58 foot radius curve to the left in the said right of way line, said arc having a 239.31 foot chord which bears South 13041'49" West; thence South 45042'10" East for a distance of 18.84 feet along the said right of way line; thence run 10.95 feet along the arc of a 5687.58 foot radius curve to the left, said arc having a 10.95 foot chord which bears South 12020'23" West; thence run 38.27 feet along the arc of a 5687.58 foot radius curve to the left, said arc being a 38.27 foot chord which bears South 12005'31" West; thence South 110 53'57" West for a distance of 20.41 feet along the said right of way line; thence South 69053'37" West for a distance of 18.87 feet along the said right of way line; thence South 11053'57" West for a distance of 43.55 feet along the said right of way line; thence run 143.57 feet along the arc of a 4609.66 foot radius curve to the right in the said Eastern right of way line, said arc having a 143.56 foot chord which bears South 12047'29" West; thence leave said Eastern line of Interstate Highway No. 55 and run South 88011'25" East for a distance of 186.84 feet; thence South 88040'00" East for a distance of 24.69 feet to the centerline of Spruce Street (now closed) to an iron pin; thence South 00035'40" East for a distance of 22.17 feet along the said centerline of Spruce Street (now closed); thence run 10.20 feet along the arc of a 113.81 foot radius curve to the left in the said centerline of Spruce Street (now closed) to a drilled hole in a concrete wall, said arc having a 10.20 foot chord which bears South 03009'44" the Northeastern East; thence South 26000'14" East for a distance of 81.22 feet along boundary of the property conveyed from Earl W. Stanton to Bankers Trust in Deed Book 2014 at Page 231 of the Chancery Records of Hinds County, Mississippi, to a drilled hole in a concrete wall which marks the intersection of the said centerline of Spruce Street (now closed) with the Western line of Old Canton Road; thence North 47013'09" East for a distance of 25.0 feet along the said Western line of Old Canton Road; thence North 45018'19" East for a distance of 336.30 feet along the said Western line of Old Canton Road; thence North 41041'09" East for a distance of 174.40 feet along the said Western line of Old Canton Road; thence North 38017'39" East for a distance of 44.27 feet along the said Western line of Old Canton Road; thence run 136.62 feet along the arc of a 1879.36 foot radius curve to the left in the said Western line of Old Canton Road, said arc having a 136.59 foot chord which bears North 32055'44" East; thence North 24038'41" East for a distance of 35.81 feet along the said Western line; thence North 31051'29" East for a distance of 29.0 feet along the said Western line; thence North 58008'31" West for a distance of 15.0 feet along the said Western line; thence North 31051'29" East for a distance of 15.0 feet along the said Western line; thence South 58008'31" East for a distance of 15.0 feet along the said Western line; thence North 31051'29" East for a distance of 21.61 feet along the said Western line; thence North 27059'49" East for a distance of 86.56 feet along the said Western line; thence North 26048'38" East for a distance of 86.19 feet along the said Western line; thence North 260 37'38" East for a distance of 389.20 feet along the said Western line of Old Canton Road; thence run 34.07 feet along the arc of a right-of-way flare having a 25.0 foot radius curve to the left, said arc having a 31.50 foot chord which bears North 55045'26" West; thence South 89044'38" West for a distance of 446.79 feet

along the said Southern line of Northside Drive to the POINT OF BEGINNING, containing 14.9093 acres more or less.

be and is hereby modified so as to approve a Conditional Use Permit to allow for a body piercing business within a C-3 (General) Commercial District in Suite 173 of the property located at 4500 I-55 N. Frontage Rd (Parcel 535-600). The Conditions of the Use Permit shall be that it is granted on an annual basis; that it be granted to Louisa Schneider O/B/O Rowan Inc., the owner/operator of the body piercing business; and that subsequent owners or operators of a body piercing business at the location must apply for and receive a new Use Permit and that compliance with adopted Property Maintenance, Building, Fire Law Enforcement and Zoning Codes be maintained at all times. However, that before a Use Permit is issued for any structure to be erected or use thereof on the said property, the applicant must meet the requirements established through the Site Plan Review process.

**Council Member Hartley** moved adoption; **Council Member Clay** seconded.

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**Vice President Grizzell** recognized **Akili Kelly, Representative for the Applicant**, who spoke in favor of a Use Permit to allow for a body piercing business within a C-3 (General) Commercial District.

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There was no opposition from the public.

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

Yeas – Clay, Foote, Grizzell, Hartley and Stokes.  
Nays – None.  
Absent – Banks and Lindsay.

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**Vice President Grizzell** recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4280, 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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**Vice President Grizzell** requested that the Clerk read the Order:

**ORDINANCE GRANTING MS AUTOMOBILE RECYCLING & SALVAGE, LLC A REZONING FROM I-1 (LIGHT) INDUSTRIAL DISTRICT TO I-2 (HEAVY) INDUSTRIAL DISTRICT FOR THE PROPERTY LOCATED AT 900, 910 & 970 S. ROACH ST. (PARCELS 179-28, 179-14-2, 179-27, 179-14-1 & 179-18) TO CONSOLIDATE THE ZONING OF ALL PARCELS TO I-2. CASE NO. 4280.**

**WHEREAS**, MS Automobile Recycling & Salvage, LLC has filed a petition to rezone the property located at 900, 910 & 970 S. Roach St. (Parcels 179-28, 179-14-2, 179-27, 179-14-1 & 179-18), in the City of Jackson, First Judicial District of Hinds County, Mississippi from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to consolidate the zoning of all parcels to I-2; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to consolidate the zoning of all parcels to I-2; 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, April 21, 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 March 6, 2025 and March 20, 2025 that a hearing had been held by the Jackson City Planning Board on March 26, 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 has offered the recommendation to rezone the above described property from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to consolidate the zoning of all parcels to I-2; 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 practices and to the best interest of the City and that there has been a substantial change in the land use character of the surrounding area that justifies rezoning the property and there is a public need for additional property in that area zoned in accordance with the request in said application since any previous Jackson City Council action.

**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 particularly described as follows:

**Parcel No. 179-27**

A tract or parcel of land containing 0.908 acres (39,542 Sq. Ft), more or less, located in the East Half (E 112) of the Southwest Quarter (SW 1/4) of Section 10, Township 5 North, Range I East, in the City of Jackson, Hinds County, Mississippi and also being part of Lot 5 of the Muh's Partition proceedings in ACA. No.2048 in the records of the Chancery Clerk of Hinds County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at a set iron rod marking the intersection of the East right-of-way line of Roach Street and the North right-of-way line of Rankin Street, as both are now laid out and in use, said iron rod also being located North 89 degrees 59 minutes 33 seconds West a distance of 410.16 feet from a found iron rod marking the Southeast Corner of Lots of the aforesaid Muh's Partition; thence, following the aforesaid East right-of-way line of Roach Street run North 15 degrees 31 minutes 17 seconds West for a distance of 540.00 feet to an iron rod on the aforesaid East right-of-way line of Roach Street and the POINT OF BEGINNING of the herein described tract or parcel of land; thence, continuing along the aforesaid East right-of-way line of Roach Street, North 15 degrees 31 minutes 17 seconds West for a distance of 137.75 feet to a set iron rod; thence, leaving the aforesaid East right-of-way line of Roach Street, run along a chain-link fence and the westerly extension thereof, North 74 degrees 19 minutes 09 seconds East for a distance of 24.08 feet to a fence corner post; thence run along said fence, North 57 degrees 00 minutes 20 seconds East for a distance of 59.73 feet to a fence corner post; thence run along said fence, North 46 degrees 16 minutes 10 seconds East for a distance of 87.61 feet to a fence corner post; thence run along said fence, North 84 degrees 02 minutes 51 seconds East for a distance of 72.52 feet to a fence corner post; thence run along said fence, South 17 degrees 25 minutes 47 seconds East for a distance of 185.21 feet to a set iron rod; thence run South 74 degrees 28 minutes 43 seconds West for a distance of 235.93 feet back the POINT OF BEGINNING.

**Parcel No. 179-28**

A tract or parcel of land containing 0.477 acres (20,763 Sq. Ft.), more or less, located in the East Half (Bia) of the Southwest Quarter (SW1/4) of Section 10, Township 5 North, Range 1 East, in the City of Jackson, Hinds County, Mississippi and also being part of Lot 5 of the Muffs Partition proceedings in CA. No. 2048 in the records of the Chancery Clerk of Hinds County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at a set iron rod marking the intersection of the East right-of-way line of Roach Street and the North right-of-way line of Rankin Street, as both are now laid out and in use, said iron rod also being located North 89 degrees 59 minutes 33 seconds West a distance of 410.16

feet from a found iron rod marking the Southeast Corner of Lots of the aforesaid Mules Partition; thence, foaming the aforesaid East right-of-way line of Roach Street, run North 15 degrees 31 minutes 17 seconds West for a distance of 677.75 feet to a set iron rod on the aforesaid East right-of-way line of Roach Street and the POINT OF BEGINNING of the herein described tract or parcel of land; thence, continuing along the aforesaid East right-of-way line of Roach Street, run North 15 degrees 31 minutes 17 seconds West for a distance of 149.68 feet to an iron rod; thence, leaving the aforesaid East right-of-way line of Roach Street, run along a chain-link fence and the westerly extension thereof, North 75 degrees 46 minutes 34 seconds East for a distance of 94.75 feet to a fence corner post; thence run along said fence, North 86 degrees 10 minutes 47 seconds East for a distance of 82.53 feet to a fence corner post; thence run along said fence, South 14 degrees 23 minutes 44 seconds East for a distance of 74.07 feet to a fence corner post; thence run along said fence, South 84 degrees 92 minutes 51 seconds West for a distance of 16.04 feet to a fence corner post; thence run along said fence, South 46 degrees 16 minutes 10 seconds West for a distance of 87.61 feet to a fence corner post; thence run along said fence, South 57 degrees 00 minutes 20 seconds West for a distance of 59.73 feet to a fence corner post; thence run along said fence and the extension thereof, South 74 degrees 19 minutes 09 seconds West for a distance of 24.08 feet back to the POINT OF BEGINNING.

**Parcel No. 179-14-2**

A tract or parcel of land containing 3.741 acres (162,976 Sq. Ft), more or less, located in the East Half (E 1/2) of the Southwest Quarter (SW1/4) of Section 10, Township 5 North, Range 1 East, in the City of Jackson, Hinds County, Mississippi and also being part of Lot 5 of the Muffs Partition proceedings in CA. No.2048 in the records of the Chancery Clerk of Hinds County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at a set iron rod marking the intersection of the East right-of-way line of Roach Street and the North right-of-way line of Rankin Street, as both are now laid out and in use, said iron rod also being located North 89 degrees 59 minutes 33 seconds West a distance of 410.16 feet from a found iron rod marking the Southeast Corner of Lot 5 of the aforesaid Muh's Partition; thence, following the aforesaid East right-of-way line of Roach Street, run North 15 degrees 31 minutes 17 seconds West for a distance of 827.43 feet to a set iron rod on the aforesaid East right-of-way line of Roach Street and the POINT OF BEGINNING of the herein described tract or parcel of land; thence, continuing along the aforesaid East right-of-way line of Roach Street, run North 15 degrees 31 minutes 17 seconds West for a distance of 68.32 feet to a set iron rod; thence, leaving the aforesaid East right-of-way line of Roach Street, run along a chain-link fence and the westerly extension thereof, North 77 degrees 56 minutes 42 seconds East for a distance of 271.00 feet to a fence corner post; thence run along said fence, North 28 degrees 52 minutes 47 seconds East for a distance of 27.60 feet to a fence corner post; thence run along said fence, North 65 degrees 08 minutes 43 seconds East for a distance of 56.25 feet to a fence corner post; thence run North 75 degrees 08 minutes 16 seconds East for a distance of 329.34 feet to a set iron rod on the East Line of Lot 5 of Muh's Partition; thence, following the aforesaid East line of Lot 5 of Muh's Partition, run South 00 degrees 07 minutes 00 seconds East for a distance of 378.00 feet to a set iron rod on the aforesaid East Line of Lot 5 of the Mules Partition; thence, leaving the aforesaid East Line of Lot 5 of Muh's Partition, run South 74 degrees 28 minutes 43 seconds West for a distance of 338.31 feet to a set iron rod at a chain-link fence; thence run along said fence, North 17 degrees 25 minutes 47 seconds West for a distance of 185.21 feet to a fence corner post; thence run along said fence, South 84 degrees 02 minutes 51 seconds West for a distance of 56.48 feet to a fence corner post; thence run along said fence, North 14 degrees 23 minutes 44 seconds West for a distance of 74.07 feet to a fence corner post; thence run along said fence, South 86 degrees 10 minutes 47 seconds West for a distance of 82.53 feet to a fence corner post; thence run along said fence and the extension thereof, South 75 degrees 46 minutes 34 seconds West for a distance of 94.75 feet back to the POINT OF BEGINNING.

**Parcel NO. 179-14-1**

Commencing at the intersection of the North right-of-way of Rankin Street and the East right-of-way of Roach Street; run thence northerly 223.0 feet to an iron pin and the Point of Beginning; continue thence northerly along the east right-of-way of Roach Street, 317.0 feet to an iron pin; thence, leaving the said east right-of-way, turn through an interior angle of 90 degrees 00' and run

573.58 feet to any iron pin; thence turn through an interior angle of 74 degrees 35" and run 170.95 feet to an iron pin; turn thence through an interior angle of 179 degrees 59' and run 105.88 feet to any iron pin; turn thence through an interior angle of 179 degrees 54' and run 63.65 feet to an iron pin; turn thence through an interior angle of 90 degrees 13' and run 79.21 feet to an iron pin; turn thence through an interior angle of 270 07' and run 70.85 feet to an iron pin; turn thence through an interior angle of 96 degrees 36' and run 391.87 feet to the Point of Beginning, containing 4.13 acres, more or less and being located in the Southwest ¼ of Section 10, Township 5 North, Range I East, Jackson, Hinds County, Mississippi. The above-described land is the same as described in the deed from Jackson Steel Company, Inc. to The First National Bank of Jackson recorded in Book 2860, Page 1087 in the Hinds County Chancery Clerk's Office

**Parcel NO. 179-18**

A parcel of land in the SW ¼ of Section 10, Township S North Range I East of the Choctaw Meridian, located in the City of Jackson, Hinds County, Mississippi, more fully described as follows:

Beginning at the point of intersection of the north line of Rankin Street and the east line of Roach Street, thence northerly along the east line of Roach Street 223 feet; thence on an angle to the right of 98° - 30', a distance of 212 feet more or less to a point on a line 8.5 feet westerly for a and parallel with the centerline of a spur track, as measured at a right angle thereto; thence southeasterly along the last said parallel line and its extension, 252 feet more or less to a point on the north line of Rankin Street; thence westerly along the north line of Rankin Street to the point of beginning

is hereby modified so as to approve the rezoning of the of the property located at 900, 910 & 970 S. Roach St. (Parcels 179-28, 179-14-2, 179-27, 179-14-1 & 179-18) from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to consolidate the zoning of all parcels to I-2. However, that before any structure is erected or use thereof on the said property, the applicant must meet the requirements established 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.

**Council Member Hartley** moved adoption; **Council Member Foote** seconded.

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**Vice President Grizzell** recognized **Roger L. McGehee, Jr., Representative for the Applicant**, who spoke in favor of a Rezoning from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to consolidate the zoning of all parcels to I-2).

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There was no opposition from the public.

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

- Yeas – Clay, Grizzell, Foote, Hartley and Stokes.
- Nays – None.
- Absent – Banks and Lindsay.

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**Vice President Grizzell** recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4281 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.

Vice President Grizzell requested that the Clerk read the Order:

**ORDER DENYING THE JACKSON ADVOCATE CORPORATION A REZONING FROM THE OCG OLD CAPITAL GREEN (MIXED USE) DISTRICT TO C-3 (GENERAL) COMMERCIAL DISTRICT TO ALLOW FOR THE PLACEMENT OF A BILLBOARD FOR THE PROPERTY LOCATED AT 414 S. STATE ST. (PARCEL 194-2). CASE NO. 4281.**

**WHEREAS**, the Jackson Advocate Corporation has filed a petition to rezone the property located at 414 S. State St. (Parcel 194-2), in the City of Jackson, First Judicial District of Hinds County, Mississippi from the OCG Old Capital Green (Mixed Use) District to C-3 (General) Commercial District with a Use Permit to allow for the placement of a billboard; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to deny the rezoning the property from OCG Old Capital Green District to C-3 (General) Commercial District; 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, April 21, 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 March 6, 2025 and March 20, 2025 that a hearing had been held by the Jackson City Planning Board on March 26, 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 has offered the recommendation to rezone the above described property from OCG Old Capital Green District to C-3 (General) Commercial District with a Use Permit to allow for the placement of a billboard; and

**WHEREAS**, the Jackson City 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 the request in said application since any previous Jackson 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 particularly described as follows:

A certain lot or parcel of land being situated in Court Square 1 South; City of Jackson, First Judicial District of Hinds County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a point on the East line of South State Street 107.2 feet measured Southerly and along, the East line of South State Street from the intersection of the East line of South State Street with the South line of Tombigbee Street (which point of intersection is five-tenths of a foot South of the Northwest corner of a brick building as set out in Deed Book 190 at Page 187 in the office of the Hinds County, Chancery Clerk at Jackson, Mississippi) said point of beginning being further described as being a point on the East line of South State Street at its intersection with the North face of the North wall of a certain three story brick building, and from this point of beginning run thence Southerly and along the East line of South State Street for a distance of 54.10 feet to the centerline of an 18 inch brick wall on the South side of the aforesaid three-story brick building; run thence Easterly and along the centerline of the aforesaid 18 inch wall for a distance of 125.21 feet to the East face of the East wall of said three-story brick building; run thence Southerly and along the said East wall for a distance of 3 inches to the center of a 12 inch wall on the South side of a certain one-story concrete block wall building; run thence Easterly along the centerline of said 12 inch concrete block wall for a distance of 35.95 feet to the East wall of said one-story concrete block wall building; run thence Southerly along the East wall of said one-story concrete block wall building for a distance of 2 inches to the centerline of a certain 8 inch concrete block wall; run thence Easterly along the centerline of said 8 inch concrete block wall and said centerline extended Easterly for a distance of 158.64 feet to the Western line of

Commerce Street; run thence Northerly and along the Western line of Commerce Street for a distance of 55.17 feet to a point which is 106.25 feet measured Southerly and along the Western line of Commerce Street from a concrete monument marking the South line of Tombigbee Street; turning thence to the left through an angle of 90 degrees 07 minutes and run Westerly along the extension Easterly of the North face of the North wall of the aforesaid three-story brick building and the North face of the North wall of the aforesaid three-story brick building for a distance of 319.80 feet to the point of beginning.

is hereby denied the petitioned rezoning of the of the property located at 414 S. State St. (Parcel 194-2) from the OCG Old Capital Green (Mixed Use) District to C-3 (General) Commercial District.

**Council Member Hartley** moved adoption; **Council Member Stokes** seconded.

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**Vice President Grizzell** recognized **Anne Sulton, Representative for the Applicant**, and **Alice Tisdale**, who spoke in favor of a rezoning from OCG Old Capital Green District to C-3 (General) Commercial District with a Use Permit to allow for the placement of a billboard.

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**Vice President Grizzell** recognized **Shanekia Jordan, Clerk of Council**, who stated that a letter was received from **Jeff Speed** in opposition of rezoning from OCG Old Capital Green District to C-3 (General) Commercial District with a Use Permit to allow for the placement of a billboard.

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**Vice President Grizzell** recognized **Liz Brister, Downtown Jackson Partners**, who spoke in opposition of a rezoning from OCG Old Capital Green District to C-3 (General) Commercial District with a Use Permit to allow for the placement of a billboard.

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**Vice President Grizzell** recognized **Sondra Moncure, Special Assistant to City Attorney**, who provided an overview of said item.

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**Vice President Grizzell** recognized **Council Member Hartley**, who withdrew his motion and **Council Member Clay** moved adoption; **Council Member Stokes** seconded.

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**Vice President Grizzell** recognized **Council Member Stokes** who moved, seconded by **Council Member Clay** to amend said order to accept a Use Permit for 414 State St. (Parcel 194-2).

The motion failed by the following vote:

Yeas – Clay and Stokes.

Nays – Foote.

Abstentions – Grizzell and Hartley.

Absent – Banks and Lindsay.

**Note:** The motion failed due to a lack of a majority vote.

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**Vice President Grizzell** recognized **Council Member Stokes** who moved, seconded by **Council Member Clay** to reconsider the previous amendment. After a thorough discussion, **Council Member Stokes** and **Council Member Clay** withdrew their motion and second.

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**Vice President Grizzell** recognized **Council Member Hartley** who moved, seconded by **Council Member Clay** that Case No. 4281 be remanded back to the planning board. The motion prevailed by the following vote:

Yeas – Foote, Clay, Grizzell, Hartley and Stokes.

Nays – None.

Absent – Banks and Lindsay.

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Note: Council Member Stokes left the meeting.

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Vice President Grizzell recognized Zoning Administrator, Ester Ainsworth, who provided the Council with a procedural history of Zoning Case No. 4101, 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.

Vice President Grizzell requested that the Clerk read the Order:

**ORDER GRANTING PARSHWA LLC A MODIFICATION OF THE EXISTING CONDITIONAL USE PERMIT TO ALLOW FOR THE RELOCATION OF THE EXISTING LIQUOR STORE AT 6351 I-55 N. FRONTAGE RD (PARCEL 47-6) SUITE 105 TO THE ADJACENT SUITE 101 THAT IS A PART OF A NEIGHBORHOOD SHOPPING CENTER WITHIN A C-3 (GENERAL) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 6351 I55 N FRONTAGE RD (PARCEL 710-1), CASE NO. 4101.**

WHEREAS, on September 23, 2020, the Jackson City Planning Board, after holding the required public hearing, recommended the approval of a Conditional Use Permit to allow for the operation of a liquor store that is a part of a neighborhood shopping center within a C-3 (General) Commercial District for the property located at 6351 I-55 N. Frontage Rd (Parcel 710-1) Suite 105; and

WHEREAS, on October 19, 2020, the City Council granted Parshwa LLC a Conditional Use Permit to operate a liquor store that is a part of a neighborhood shopping center within a C-3 (General) Commercial District for the property located at 6351 I-55 N. Frontage Rd (Parcel 710-1) Suite 105 in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

WHEREAS, Parshwa LLC has requested the modification of the Conditional a Use Permit to allow for the relocation of the liquor store that is a part of a neighborhood shopping center within a C-3 (General) Commercial District from the current suite of 105 into the adjacent suite of 101 for the located at 6351 I-55 N. Frontage Rd (Parcel 710-1) in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

WHEREAS, it appeared to the satisfaction of the Jackson City Council that notice of said petition had been noticed that a hearing would be held by the Jackson City Council on April 21, 2025 all as provided for by ordinances of the City of Jackson and the laws of the State of Mississippi, and

WHEREAS, the Council, after having considered the matter, is of the opinion that the relocation of the liquor store that is a part of a neighborhood shopping center is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking and other uses and that the Conditional Use Permit be transferred from Suite 105 to Suite 101 for the liquor store that is a part of a neighborhood shopping center into property located at 6351 I-55 N. Frontage Rd. (Parcel 710-1) within the existing C-3 (General) Commercial District of the City of Jackson.

**NOW, THEREFORE, BE IT ORDERED 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:

TRACT I

A tract of land consisting of 12.421 acres situated in the West Half (W ½) of the Northeast Quarter (NE ¼) and the East Half (E ½) of the Northwest Quarter (NW ¼) of Section 1, Township 6 North, Range I East, Hinds County, Mississippi being more particularly described as follows, to wit:

Commencing at a found iron rod marking the Northwest corner of Beverly Heights, Part 1, according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi in Plat Book 7 at Page 17; said point also being on the East right-of-way line of U.S. Highway Number 51; thence run North 27 degrees 27 minutes 25 seconds East, for a distance of 1238.00 feet to a point on said right-of-way line; thence run North 26 degrees 37 minutes 25 seconds East, along said right-of-way line, for a distance of 114.17 feet; thence run South 63 degrees 22 minutes 35 seconds East, along said right-of-way line for a distance of 29.89 feet; thence run North 26 degrees 37 minutes 25 seconds East, along said right-of-way line, for a distance of 338.14 feet to a point in the centerline of White Oak Creek as it existed prior to its relocation in June 1995; thence run South 50 degrees 49 minutes 23 seconds East, along said right-of-way line, for a distance of 10.24 feet; thence run North 26 degrees 37 minutes 25 seconds East along said right-of-way line, for a distance of 367.69 feet to the intersection of said right-of-way line with the South right-of-way line of County Line Road, thence run South 86 degrees 52 minutes 15 seconds East, along said South right-of-way line, for a distance of 166.83 feet to a found concrete right-of-way monument; thence run South 31 degrees 38 minutes 22 seconds East, along said right-of-way line, for a distance of 52.00 feet to a found concrete right-of-way monument on a curve to the left, said curve better described as having a Delta of 14 degrees 37 minutes 19 seconds and a Radius of 836.20 feet; thence run along said South right-of-way line and the arc of said curve to the left, for a distance of 213.34 feet (Chord South 79 degrees 50 minutes 50 seconds East for a distance of 212.76 feet) to the point of tangency of said curve; thence run South 87 degrees 11 minutes 48 seconds East, along said South right-of-way line, for a distance of 126.97 feet to a found concrete right-of-way monument; thence run North 04 degrees 35 minutes 23 seconds East, along said South right-of-way line for a distance of 68.11 feet to a found concrete right-of-way monument; thence run South 86 degrees 26 minutes 45 seconds East, along said South right-of-way line, for a distance of 37.18 feet to a found concrete right-of-way monument at the intersection of said South right-of-way line with the West right-of-way line of Interstate Highway Number 55; thence run South 35 degrees 04 minutes 32 seconds East, along said West right-of-way line, for a distance of 141.90 feet to a found concrete right-of-way monument and the point of curvature of a curve to the left, said curve being better described as having a Delta of 08 degrees 05 minutes 34 seconds and a Radius of 1232.23 feet; thence run along said West right-of-way line and said arc to the left for a distance of 174.04 feet (Chord South 14 degrees 07 minutes 32 seconds East for a distance of 173.90 feet) to a found iron rod at the point of tangency of said curve; thence run South 18 degrees 24 minutes 32 seconds East, along said West right-of-way line, for a distance of 284.20 feet to a found concrete right-of-way monument and the POINT OF BEGINNING of the property herein described; thence run South 01 degrees 54 minutes 28 seconds West, along said West right-of-way line, for a distance of 103.72 feet; thence run South 81 degrees 37 minutes 42 seconds West for a distance of 282.96 feet; thence run South 08 degrees 22 minutes 18 seconds East for a distance of 269.50 feet; thence run South 81 degrees 37 minutes 42 seconds West for a distance of 81.00 feet; thence run South 08 degrees 22 minutes 18 seconds East for a distance of 283.50 feet; thence run North 81 degrees 37 minutes 42 seconds East for a distance of 393.85 feet to a point on the aforementioned West right-of-way line of Interstate Highway 55; thence run South 18 degrees 09 minutes 42 seconds East, along said West right-of-way line, for a distance of 38.56 feet; thence run South 81 degrees 37 minutes 42 seconds West for a distance of 270.41 feet to the point of curvature of a curve to the left, said curve being better described as having a delta of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; thence run along the arc of said curve to the left for a distance of 15.71 feet (Chord South 36 degrees 37 minutes 42 seconds West for a distance of 14.14 feet) to the point of tangency of said curve; thence run South 08 degrees 22 minutes 18 seconds East for a distance of 204.96 feet; thence run South 81 degrees 37 minutes 42 seconds West for a distance of 287.00 feet; thence run North 08 degrees 22 minutes 18 seconds West for a distance of 37.96 feet; thence run South 81 degrees 37 minutes 42 seconds West for a distance of 9.00 feet; thence run North 08 degrees 22 minutes 18 seconds West for a distance of 133.42 feet; thence run South 81 degrees 37 minutes 42 seconds West for a distance of 572.69 feet; thence run North 00 degrees 41 minutes 02 seconds West for a distance of 258.28 feet to the point of curvature of a curve to the right, said curve being better described as having a Delta

of 02 degrees 19 minutes 55 seconds and a Radius of 300.00 feet; thence run along the arc of said curve to the right for a distance of 12.21 feet (Chord North 00 degrees 28 minutes 56 seconds East for a distance of 12.21 feet) to the point of tangency of said curve; thence run North 01 degrees 38 minutes 53 seconds East for a distance of 110.66 feet to the point of curvature of a curve to the right, said curve being better described as having a Delta of 23 degrees 26 minutes 30 seconds and a Radius of 150.00 feet; thence run along the arc of said curve to the right for a distance of 60.06 feet (Chord North 13 degrees 06 minutes 57 seconds East for a distance of 59.66 feet) to the point of tangency of said curve; thence run North 24 degrees 35 minutes 20 seconds East for a distance of 76.85 feet; thence run South 70 degrees 13 minutes 59 seconds East for a distance of 379.35 feet to a point in the centerline of White Oak Creek as it existed prior to its relocation in June 1995; thence run along the meanderings of said centerline the following bearings and distances: North 07 degrees 20 minutes 52 seconds East for a distance of 151.26 feet; thence North 50 degrees 37 minutes 22 seconds East for a distance of 42.59 feet; thence North 65 degrees 41 minutes 08 seconds East for a distance of 60.45 feet; thence North 48 degrees 21 minutes 21 seconds East for a distance of 51.18 feet; thence North 13 degrees 08 minutes 05 seconds East for a distance of 35.46 feet; thence North 16 degrees 06 minutes 22 seconds West for a distance of 36.91 feet; thence North 52 degrees 48 minutes 12 seconds West for a distance of 33.35 feet; thence South 76 degrees 18 minutes 04 seconds West for a distance of 66.05 feet; thence South 47 degrees 10 minutes 27 seconds West for a distance of 69.12 feet; thence North 46 degrees 56 minutes 49 seconds West for a distance of 20.00 feet; thence North 00 degrees 29 minutes 36 seconds West for a distance of 62.46 feet; thence North 49 degrees 57 minutes 25 seconds East for a distance of 50.56 feet; thence North 37 degrees 02 minutes 04 seconds West for a distance of 35.12 feet; thence North 81 degrees 34 minutes 47 seconds West for a distance of 28.82 feet; thence South 76 degrees 18 minutes 50 seconds West for a distance of 34.84 feet; thence North 77 degrees 54 minutes 44 seconds West for a distance of 66.06 feet; thence North 70 degrees 31 minutes 11 seconds West for a distance of 29.74 feet; thence North 48 degrees 59 minutes 29 seconds West for a distance of 59.00 feet; thence North 46 degrees 35 minutes 12 seconds West for a distance of 42.63 feet; thence, leaving said centerline of White Oak Creek, run North 81 degrees 37 minutes 42 seconds East for a distance of 181.17 feet; thence run North 08 degrees 22 minutes 18 seconds West for a distance of 10.00 feet; thence run North 81 degrees 37 minutes 42 seconds East for a distance of 242.34 feet; thence run South 08 degrees 22 minutes 18 seconds East for a distance of 57.10 feet; thence run North 81 degrees 37 minutes 42 seconds East for a distance of 136.00 feet; thence run South 08 degrees 22 minutes 18 seconds East for a distance of 44.00 feet; thence run North 81 degrees 37 minutes 42 seconds East for a distance of 229.77 feet to a point on a curve to the right, said curve being better described as having a delta of 20 degrees 44 minutes 24 seconds and a radius of 50.00 feet; thence run along the arc of said curve to the right for a distance of 5.97 feet (Chord South 10 degrees 25 minutes 42 seconds East for a distance of 5.96 feet); thence run North 81 degrees 37 minutes 42 seconds East for a distance of 40.55 feet to the Point of Beginning.

TRACT 2

A tract of land consisting of 3.444 acres situated in the West Half (W 1/2) of the Northeast Quarter (NE 1/4) and the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 1, Township 6 North, Range I East, Hinds County, Mississippi, being more particularly described as follows, to wit:

Commencing at a found iron rod marking the Northwest corner of Beverly Heights, Part 1, according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi in Plat Book 7 at Page 17; said point also being on the East right-of-way line of U.S. Highway Number 51; thence run North 27 degrees 27 minutes 25 seconds East, for a distance of 1238.00 feet to a point on said right-of-way line; thence run North 26 degrees 37 minutes 25 seconds East, along said right-of-way line, for a distance of 114.17 feet; thence run South 63 degrees 22 minutes 35 seconds East, along said right-of-way line for a distance of 29.89 feet; thence run North 26 degrees 37 minutes 25 seconds East, along said right-of-way line, for a distance of 338.14 feet to a point in the centerline of White Oak Creek as it existed prior to its relocation in June 1995; thence run South 50 degrees 49 minutes 23 seconds East, along said right-of-way line, for a distance of 10.24 feet; thence run North 26 degrees 37 minutes 25 seconds East along said right-of-way line, for a distance of 367.69 feet to the intersection of said right-of-way line with the South right-of-way line of County Line Road, thence run South 86 degrees 52 minutes 15 seconds East, along said South right-of-way line, for a distance of 166.83 feet to a found

concrete right-of-way monument; thence run South 31 degrees 38 minutes 22 seconds East, along said right-of-way line, for a distance of 52.00 feet to a found concrete right-of-way monument on a curve to the left, said curve better described as having a Delta of 14 degrees 37 minutes 19 seconds and a Radius of 836.20 feet; thence run along said South right-of-way line and the arc of said curve to the left, for a distance of 213.34 feet (Chord South 79 degrees 50 minutes 50 seconds East for a distance of 212.76 feet) to the point of tangency of said curve; thence run South 87 degrees 11 minutes 48 seconds East, along said South right-of-way line, for a distance of 126.97 feet to a found concrete right-of-way monument; thence run North 04 degrees 35 minutes 23 seconds East, along said South right-of-way line for a distance of 68.11 feet to a found concrete right-of-way monument; thence run South 86 degrees 26 minutes 45 seconds East, along said South right-of-way line, for a distance of 37.18 feet to a found concrete right-of-way monument at the intersection of said South right-of-way line with the thence run South 35 degrees 04 minutes 32 seconds East, along said West right-of-way line, for a distance of 141.90 feet to a found concrete right-of-way monument and the point of curvature of a curve to the left, said curve being better described as having a Delta of 08 degrees 05 minutes 34 seconds and a Radius of 1232.23 feet; thence run along said West right-of-way line and said arc to the left for a distance of 174.04 feet (Chord South 14 degrees 07 minutes 32 seconds East for a distance of 173.90 feet) to a found iron rod at the point of tangency of said curve; thence run South 18 degrees 24 minutes 32 seconds East, along said West right-of-way line, for a distance of 284.20 feet to a found concrete right-of-way monument; thence run South 01 degrees 54 minutes 28 seconds West, along said West right-of-way line, for a distance of 103.72 feet; thence run South 81 degrees 37 minutes 42 seconds West for a distance of 282.96 feet; thence run South 08 degrees 22 minutes 18 seconds East for a distance of 269.50 feet; thence run South 81 degrees 37 minutes 42 seconds West for a distance of 81.00 feet; thence run South 08 degrees 22 minutes 18 seconds East for a distance of 283.50 feet; thence run North 81 degrees 37 minutes 42 seconds East for a distance of 393.85 feet to a point on the aforementioned West right-of-way line of Interstate Highway 55; thence run South 18 degrees 09 minutes 42 seconds East, along said West right-of-way line, for a distance of 107.17 feet to the centerline of a dedicated 40.00 foot wide road right-of-way; thence run North 88 degrees 43 minutes 40 seconds West, along said centerline, for a distance of 163.48 feet to a point in the centerline of a 20.00 foot wide dedicated road right-of-way; thence run South 04 degrees 17 minutes 33 seconds West, along said centerline, for a distance of 1012.94 feet; thence run North 85 degrees 42 minutes 27 seconds West for a distance of 10.00 feet to a point on the North line of the aforementioned Beverly Heights, Part 1; thence run North 75 degrees 48 minutes 29 seconds west, along said North line, for a distance of 1.78 feet to the POINT OF BEGINNING of the property herein described; thence run North 75 degrees 48 minutes 29 seconds West for a distance of 701.99 feet to a found iron pipe at the Northern corner of Lot 17 of the aforementioned Beverly Heights, Part 1; thence run North 27 degrees 11 minutes 09 seconds East for a distance of 43.26 feet to a point on a curve to the left, said curve being better described as having a Delta of 33 degrees 17 minutes 04 seconds and a Radius of 300.00 feet; thence run along the arc of said curve to the right for a distance of 72.52 feet (Chord North 49 degrees 26 minutes 30 seconds West for a distance of 72.35 feet) to the point of tangency of said curve; thence run North 42 degrees 31 minutes 02 seconds West for a distance of 152.17 feet to the point of curvature of a curve to the right, said curve being better described as having a Delta of 41 degrees 50 minutes 00 seconds and a Radius of 300.00 feet; thence run along the arc of said curve to the right for a distance of 219.04 feet (Chord North 21 degrees 36 minutes 00 seconds West for a distance of 214.21 feet) to the point of tangency of said curve; thence run North 00 degrees 41 minutes 02 seconds West for a distance of 291.17 feet; thence run North 81 degrees 37 minutes 42 seconds East for a distance of 100.91 feet; thence run South 00 degrees 41 minutes 02 seconds East for a distance of 304.62 feet to the point of curvature of a curve to the left, said curve being better described as having a Delta of 41 degrees 50 minutes 00 seconds and a Radius of 200.00 feet; thence run along the arc of said curve to the left for a distance of 146.03 feet (Chord South 21 degrees 36 minutes 00 seconds East for a distance of 142.80 feet) to the point of tangency of said curve; thence run South 42 degrees 31 minutes 02 seconds East for a distance of 152.17 feet to the point of curvature of a curve to the left, said curve being better described as having a Delta of 33 degrees 17 minutes 04 seconds and a Radius of 200.00 feet; thence run along the arc of said curve to the left for a distance of 116.19 feet (Chord South 59 degrees 09 minutes 34 seconds East for a distance of 114.56 feet) to the point of tangency of said curve; thence run South 75 degrees 48 minutes 06 seconds East for a distance of 450.63 feet to the point of curvature of a curve to the right, said curve being better described as

having a Delta of 61 degrees 47 minutes 33 seconds and a Radius of 125.00 feet; thence run along the arc of said curve to the right for a distance of 134.82 feet (Chord South 44 degrees 54 minutes 14 seconds East for a distance of 128.37 feet) to the point of tangency of said curve; thence run South 14 degrees 00 minutes 23 seconds East for a distance of 67.02 feet to the Point of Beginning.

TRACT 3

A tract of land consisting of 0.059 acres situated in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 6 North, Range 1 East, Hinds County, Mississippi being more particularly described as follows, to wit:

Commencing at a found iron rod marking the Northwest corner of Beverly Heights, Part 1, according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi in Plat Book 7 at Page 17; said point also being on the East right-of-way line of U.S. Highway Number 51; thence run North 27 degrees 27 minutes 25 seconds East, for a distance of 1238.00 feet to a point on said right-of-way line; thence run North 26 degrees 37 minutes 25 seconds East, along said right-of-way line, for a distance of 114.17 feet; thence run South 63 degrees 22 minutes 35 seconds East, along said right-of-way line for a distance of 29.89 feet; thence run North 26 degrees 37 minutes 25 seconds East, along said right-of-way line, for a distance of 338.14 feet to a point in the centerline of White Oak Creek as it existed prior to its relocation in June 1995; thence run South 50 degrees 49 minutes 23 seconds East, along said right-of-way line, for a distance of 10.24 feet; thence run North 26 degrees 37 minutes 25 seconds East along said right-of-way line, for a distance of 367.69 feet to the intersection of said right-of-way line with the South right-of-way line of County Line Road; thence run South 86 degrees 52 minutes 15 seconds East, along said South right-of-way line, for a distance of 166.83 feet to a found concrete right-of-way monument; thence run South 31 degrees 38 minutes 22 seconds East, along said right-of-way line, for a distance of 52.00 feet to a found concrete right-of-way monument on a curve to the left, said curve better described as having a Delta of 14 degrees 37 minutes 19 seconds and a Radius of 836.20 feet; thence run along said South right-of-way line and the arc of said curve to the left, for a distance of 213.34 feet (Chord South 79 degrees 50 minutes 50 seconds East for a distance of 212.76 feet) to the point of tangency of said curve; thence run South 87 degrees 11 minutes 48 seconds East, along said South right-of-way line, for a distance of 126.97 feet to a found concrete right-of-way monument; thence run North 04 degrees 35 minutes 23 seconds East, along said South right-of-way line for a distance of 68.11 feet to a found concrete right-of-way monument; thence run South 86 degrees 26 minutes 45 seconds East, along said South right-of-way line, for a distance of 37.18 feet to a found concrete right-of-way monument at the intersection of said South right-of-way line with the West right-of-way line of Interstate Highway Number 55; thence run South 35 degrees 04 minutes 32 seconds East, along said West right-of-way line, for a distance of 141.90 feet to a found concrete right-of-way monument and the point of curvature of a curve to the left, said curve being better described as having a Delta of 08 degrees 05 minutes 34 seconds and a Radius of 1232.23 feet; thence run along said West right-of-way line and said arc to the left for a distance of 174.04 feet (Chord South 14 degrees 07 minutes 32 seconds East for a distance of 173.90 feet) to a found iron rod at the point of tangency of said curve; thence run South 18 degrees 24 minutes 32 seconds East, along said West right-of-way line, for a distance of 284.20 feet a found concrete right-of-way monument; thence run South 01 degrees 54 minutes 28 seconds West, along said West right-of-way line, for a distance of 103.72 feet to the POINT OF BEGINNING of the property herein described; thence continue along the aforementioned right-of-way line South 01 degrees 54 minutes 28 seconds West for a distance of 98.20 feet to a point; thence run South 81 degrees 37 minutes 42 seconds West for a distance of 17.77 feet to a point; thence run North 08 degrees 22 minutes 18 seconds West for a distance of 96.63 feet; thence run North 81 degrees 37 minutes 42 seconds East for a distance of 35.29 feet to the Point of Beginning.

be and is hereby modified so as to grant the transference of the Conditional Use Permit from Suite 105 to Suite 101 to allow for the continued operation of a liquor store within a C-3 (General) Commercial District for the property located at 6351 I-55 N. Frontage Rd. (Parcel 710-1). However, that before a Use Permit is issued for any structure to be erected or use thereof on the said property, the applicant must meet the requirements established through the Site Plan Review process.

Council Member Hartley moved adoption; Council Member Foote seconded.

There was no representation from the Applicant.

There was no opposition from the public.

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

Yeas – Clay, Foote, Grizzell, Hartley.

Nays – None.

Absent – Banks, Lindsay and Stokes.

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**Cancelled Special Exceptions\Use Permits – No Action Required**

**(Ward 3) C-UP 4168**

**Byron & Octavia Poindexter – 210 & 212 W. Ash St.**

- Conditional Use Permit was granted to Byron & Octavia Poindexter on April 18, 2022 to operate a Rooming House within a R-4 (Limited Multi-Family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date of April 7, 2025.

**(Ward 1) C-UP 4245**

**Bradley Adair – 4465 I-55 North – Ste. 102 B (Parcel 437-298)**

- Conditional Use Permit was granted to Bradley Adair on April 15, 2024 to operate a General Restaurant within a C-2 (Limited) Commercial District.
- Cancellation was based upon the request from the grantee to cancel.

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**ORDER GRANTING EXTENSION OF SPECIAL EXCEPTIONS AND USE PERMITS FOR ONE YEAR.**

Coming on 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 – 3048 Ward 4	Deborah Harper	405 Queen Margaret Ln. Jackson, MS 39209	One-Chair Beauty Salon	4/5/95
C-UP – 3894 Ward 1	Meena Sabharwal	1625 E. County Line Rd. Suite 320 Jackson, MS 39211	Operation of a Liquor Store	4/20/15
SE – 3962 Ward 7	Morrison Heights Baptist Church	142 E. Bell St. Jackson, MS 39209	Residential Community Facility	4/17/17

REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, APRIL 21, 2025 2:30 P.M.

C-UP – 4240 Ward 2	Tonia & Roddrick Jones, Sr.	6204 N. State St. Jackson, MS 39213	Community Recreational Center	4/15/24
C-UP – 4248 Ward 1	Kendrick Freeman	1625 E. County Line Rd. Ste. 540 Jackson, MS 39211	Cigar Bar (cigar retail and lounge)	4/15/24
C-UP – 4249 Ward 7	Kenneth W. Rowan	846 N. President St Jackson, MS 39202	Community Recreational Center	4/15/24
C-UP – 4251 Ward 6	Kimberly Course	451 McDowell Park Cir Jackson, MS 39204	Residential Daycare Center	4/15/24
SE – 4237 Ward 7	Myriam B. Richard	1031 N. Congress St. Jackson, MS 39202	Residential Community Facility	1/22/24

**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.

**Council Member Foote** moved adoption; **Council Member Hartley** seconded.

Yeas – Clay, Foote, Grizzell, and Hartley.

Nays – None.

Absent – Banks, Lindsay and 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 10:00 a.m. on Tuesday, April 22, 2025. At 4:06 p.m., the Council stood adjourned.

**PREPARED BY:**

Shanikia Mosley-Bjendar  
CLERK OF COUNCIL

**APPROVED:**

Viney Limbay, 5/6/2025  
COUNCIL PRESIDENT DATE

Ch. Foote  
MAYOR

**ATTEST:**

Angela Harris  
CITY CLERK

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