

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 August 18, 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 and Carrie Johnson, Deputy City Attorney.

Absent: Kenneth I. Stokes, Ward 3.

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

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4290 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 GRANTING TONIA LOUISVILLE-JONES & RODDRICK JONES, SR. A CONDITIONAL USE PERMIT TO ALLOW FOR AN ACCESSORY PARKING LOT WITHIN A R-2 (SINGLE-FAMILY & TWO-FAMILY) RESIDENTIAL DISTRICT FOR THE BUSINESS AT 6204 N. STATE ST. FOR THE PROPERTY LOCATED AT 0 VINE ST (PARCEL 709-40), CASE NO. 4290.

WHEREAS, Tonia Louisville-Jones & Roddrick Jones, Sr. has filed a petition for a Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at O Vine St. (Parcel 709-40) 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 Conditional Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. for the property located at 0 Vine St (Parcel 709-40) that is within a R-2 (Single-Family & Two-Family) Residential 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, July 28, 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 June 5, 2025 and June 19, 2025 that a hearing would be held by the Jackson City Planning Board on June 25, 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 R-2 (Single-Family & Two-Family) Residential District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed use would not be detrimental to the continued use, value, or development of properties in the vicinity and would not adversely affect vehicular or pedestrian traffic in the vicinity and that a Conditional Use Permit be granted for the property located at 0 Vine Street

(Parcel 709-40) that is located within an existing R-2 (Single-Family & Two-Family) Residential 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:

LOT 9 BLK B BEVERLEY HGTS PT 1

be and is hereby modified so as to approve a Conditional Use Permit to for accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at 0 Vine Street (Parcel 709-40). The Conditions of the Use Permit shall be that it be granted to Tonia Louisville-Jones & Roddrick Jones, Sr., the owner/operators of the community recreational center, that subsequent owners or operators of a community recreational center or other businesses at this location must apply for and receive a new Use Permit for the accessory parking lot 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.

President Grizzell recognized **Tonia Louisville-Jones, Applicant**, who spoke in favor of a Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District.

There was no opposition from the public.

Note: Said item failed due to a lack of a motion.

President Grizzell requested that the Clerk read the Order to Deny:

ORDER DENYING TONIA LOUISVILLE-JONES & RODDRICK JONES, SR. A CONDITIONAL USE PERMIT TO ALLOW FOR AN ACCESSORY PARKING LOT WITHIN A R-2 (SINGLE-FAMILY & TWO-FAMILY) RESIDENTIAL DISTRICT FOR THE BUSINESS AT 6204 N. STATE ST. FOR THE PROPERTY LOCATED AT 0 VINE ST (PARCEL 709-40), CASE NO. 4290.

WHEREAS, Tonia Louisville-Jones & Roddrick Jones, Sr. has filed a petition for a Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at O Vine St. (Parcel 709-40) 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 Conditional Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. for the property located at 0 Vine St (Parcel 709-40) that is within a R-2 (Single-Family & Two-Family) Residential 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, July 28, 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 June 5, 2025 and June 19, 2025 that a hearing would be held by the Jackson City Planning Board on June 25, 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 R-2 (Single-Family & Two-Family) Residential District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed use would be detrimental to the continued use, value, or development of properties in the vicinity and would adversely affect vehicular or pedestrian traffic in the vicinity and that a Use Permit be denied for the property located at 0 Vine Street (Parcel 709-40) that is located within an existing R-2 (Single-Family & Two-Family) Residential 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:

LOT9 BLK B BEVERLEY HGTS PT 1

be and is hereby denied the petitioned Use Permit for an accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at 0 Vine Street (Parcel 709-40).

Note: Said item failed due to a lack of a motion.

President Grizzell requested that the Clerk read the Order to Deny:

ORDER DENYING TONIA LOUISVILLE-JONES & RODDRICK JONES, SR. A USE PERMIT TO ALLOW FOR AN ACCESSORY PARKING LOT WITHIN A R-2 (SINGLE-FAMILY & TWO-FAMILY) RESIDENTIAL DISTRICT FOR THE BUSINESS AT 6204 N. STATE ST. FOR THE PROPERTY LOCATED AT 128 VINE ST (PARCEL 709-43), CASE NO. 4290.

WHEREAS, Tonia Louisville-Jones & Roddrick Jones, Sr. has filed a petition for a Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at 128 Vine St. (Parcel 709-43) 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 denial of a Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. for the property located at 128 Vine St. (Parcel 709-43) that is within a R-2 (Single-Family & Two-Family) Residential 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, July 28, 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 June 5, 2025 and June 19, 2025 that a hearing would be held by the Jackson City Planning Board on June 25, 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 R-2 (Single-Family & Two-Family) Residential District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed use would be detrimental to the continued use, value, or development of properties in the vicinity and would adversely affect vehicular or pedestrian traffic in the vicinity and that a Use Permit be denied for the property located at 128 Vine Street (Parcel 709-43) that is located within an existing R-2 (Single-Family & Two-Family) Residential 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:

LOT 12 BLK B BEVERLEY HGTS PT 1

be and is hereby denied the petitioned Use Permit for an accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at 128 Vine Street (Parcel 709-43).

Note: Said item failed due to a lack of a motion.

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4293, 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 GRANTING KEISHA THOMPSON A USE PERMIT TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOUSE WITHIN A R-4 (LIMITED MULTI-FAMILY) RESIDENTIAL DISTRICT ON THE PROPERTY LOCATED AT 1116 W. PEARL ST. (PARCEL 148-42), CASE NO. 4293.

WHEREAS, Keisha Thompson has filed a petition for a Use Permit to allow for the placement of manufactured house within a R-4 (Limited Multi-family) Residential District on the property located at 1116 W. Pearl St. (Parcel 148-42) 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 Use Permit to allow for the placement of a manufactured house within a R-4 (Limited Multi-family) Residential District on the property at 1116 W. Pearl St. (Parcel 148-42); 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, July 28, 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 June 5, 2025 and June 19, 2025 that a hearing would be held by the Jackson City Planning Board on June 25, 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 the petitioned Use Permit within the existing R-4 (Limited Multi-family) Residential District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed use would not be detrimental to the continued use, value, or development of properties in the vicinity and not being 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 in addition to being in compliance with the Comprehensive Plan and that a Use Permit be granted to allow for the placement of a manufactured house within the existing R-4 (Limited Multi-family) Residential District for the property located at 1116 W. Pearl St. (Parcel 148-42) located in 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:

Lot 11 12 & 13 BLK B DALTON SUBN

be and is hereby modified so as to approve a Use Permit to allow for the placement of a manufactured house within a R-4 (Limited Multi-family) Residential District on the property located at 1116 W. Pearl St. (Parcel 148-42). 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 for the placement of a manufactured house and through the Site Plan Review process.

The requirements for the placement of a manufactured house shall be that:

- The unit is not located in the R-1A & R-3 Residential Districts;
- The unit is new or less than ten (10) years old;
- The units are similar to surrounding neighborhood features;
- Landscaping is similar to surrounding neighborhood features;
- The permanent hitch, wheels, axles, or other devices allowing transportation are removed;
- The unit is erected on a conventional foundation and is permanently affixed to the property;
- Permanent water and sewer facilities are available to the site;
- The unit has a HUD Certification Label (tag); and
- Prior to the placement of the unit on the site and the issuance of a building permit, documented approval of the unit from the State of Mississippi Fire Marshall's Office must be obtained.

Council Member Clay moved adoption.

President Grizzell recognized **Keisha Thompson, Applicant**, (*via teleconference*) who spoke in favor of a Use Permit to allow for the placement of a manufactured house within a R-4 (Limited Multi-family) Residential District.

There was no opposition from the public.

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

Note: Council Member Clay joined the meeting during the discussion via teleconference.

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4295, 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 GRANTING BETTY SULLIVAN A SPECIAL EXCEPTION TO ALLOW FOR A PROFESSIONAL (REAL ESTATE) OFFICE WITHIN A R-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT 4220 OLD ORCHARD PL. (PARCEL 438-68-1), CASE NO. 4295.

WHEREAS, Betty Sullivan has filed a petition for a Special Exception to allow for a professional (real estate) office within a R-1A (Single-Family) Residential District for the property located at 4220 Old Orchard Pl. (Parcel 438-68-1), 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 professional (real estate) office within a R-1A (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., August 18, 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 City Council that notice of said petition had been published in the Mississippi Link on July 3, 2025 and July 17, 2025 that a hearing had been held by the Jackson City Planning Board on July 23, 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-1A (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 professional (real estate) office within a R-1A (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:

Lot twenty-two (22), and part of twenty-three (23) of the Twin Pines Subdivision, a subdivision according to a map or plat thereof, which on file and of record in the Office of the Chancery Clerk of Hinds County at Jackson, Mississippi, in Plat Book 5 at Page 55, reference to which is hereby made in aid of and as a part of this description and land to the east of Twin Pines Subdivision in the SW ¼ of the NW ¼ of section 24, Township 6 North, Range 1 East and being more particularly described by metes and bounds as follows, to-wit:

Beginning at the northwest corner of said Lot 22 of Twin Pines Subdivision run thence southwesterly along the west line of said lots 22 and 23 for a distance of 102.3 feet to a point which is 2.3 feet southwesterly along last mentioned course from the northwest corner of said Lot 23; thence southeasterly and parallel with the north line of Lot 23 for a distance of 175 feet to a point that is 162.6 feet measured northeasterly and parallel with the western line of said Lot 23 from the easterly projection of the southern line of said Lot 23; run thence 102.3 feet to the southeast corner of Lot 21 of the Twin Pines Subdivision; thence run northwesterly along the south line of Lot 21 and along the line between Lots 21 and 22 of the Twin Pines Subdivision for a distance of 175 feet to the Point of Beginning. Being the same property as was conveyed to Edwin E. Luper in Book 1252 at page 497. This property is being sold in an "AS IS CONDITION".

be and is hereby granted a Special Exception to allow for a professional (real estate) office within a R-1A (Single-Family) Residential District for the property located at 4220 Old Orchard Pl. 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 Parkinson moved adoption; **Vice President Hartley** seconded.

There was no representation from the Applicant.

There was no opposition from the public.

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

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

Note: Council Member Clay left the meeting during the discussion.

President Grizzell recognized **Council Member Parkinson** who moved, seconded by **Vice President Hartley** to reconsider Agenda Item No. 1, Case 4290. The motion prevailed by the following vote:

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

President Grizzell requested that the Clerk read the Order:

ORDER GRANTING TONIA LOUISVILLE-JONES & RODDRICK JONES, SR. A CONDITIONAL USE PERMIT TO ALLOW FOR AN ACCESSORY PARKING LOT WITHIN A R-2 (SINGLE-FAMILY & TWO-FAMILY) RESIDENTIAL DISTRICT FOR THE BUSINESS AT 6204 N. STATE ST. FOR THE PROPERTY LOCATED AT 0 VINE ST (PARCEL 709-40), CASE NO. 4290.

WHEREAS, Tonia Louisville-Jones & Roddrick Jones, Sr. has filed a petition for a Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at O Vine St. (Parcel 709-40) 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 Conditional Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. for the property located at 0 Vine St (Parcel 709-40) that is within a R-2 (Single-Family & Two-Family) Residential 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, July 28, 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 June 5, 2025 and June 19, 2025 that a hearing would be held by the Jackson City Planning Board on June 25, 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 R-2 (Single-Family & Two-Family) Residential District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed use would not be detrimental to the continued use, value, or development of properties in the vicinity and would not adversely affect vehicular or pedestrian traffic in the vicinity and that a Conditional Use Permit be granted for the property located at 0 Vine Street (Parcel 709-40) that is located within an existing R-2 (Single-Family & Two-Family) Residential 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:

LOT 9 BLK B BEVERLEY HGTS PT 1

be and is hereby modified so as to approve a Conditional Use Permit to for accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at 0 Vine Street (Parcel 709-40). The Conditions of the Use Permit shall be that it be granted to Tonia Louisville-Jones & Roddrick Jones, Sr., the owner/operators of the community recreational center, that subsequent owners or operators of a community recreational center or other businesses at this location must apply for and receive a new Use Permit for the accessory parking lot 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 Parkinson moved adoption; **Vice President Hartley** seconded.

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

Nays – None.

Abstention – Hartley.

Absent – Clay and Stokes.

* * * * *

President Grizzell requested that the Clerk read the Order to Deny:

ORDER DENYING TONIA LOUISVILLE-JONES & RODDRICK JONES, SR. A USE PERMIT TO ALLOW FOR AN ACCESSORY PARKING LOT WITHIN A R-2 (SINGLE-FAMILY & TWO-FAMILY) RESIDENTIAL DISTRICT FOR THE BUSINESS AT 6204 N. STATE ST. FOR THE PROPERTY LOCATED AT 128 VINE ST (PARCEL 709-43), CASE NO. 4290.

WHEREAS, Tonia Louisville-Jones & Roddrick Jones, Sr. has filed a petition for a Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at 128 Vine St. (Parcel 709-43) 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 denial of a Use Permit to allow for an accessory parking lot for the business at 6204 N. State St. for the property located at 128 Vine St (Parcel 709-43) that is within a R-2 (Single-Family & Two-Family) Residential 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, July 28, 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 June 5, 2025 and June 19, 2025 that a hearing would be held by the Jackson City Planning Board on June 25, 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 R-2 (Single-Family & Two-Family) Residential District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed use would be detrimental to the continued use, value, or development of properties in the vicinity and would adversely affect vehicular or pedestrian traffic in the vicinity and that a Use Permit be denied for the property located at 128 Vine Street (Parcel 709-43) that is located within an existing R-2 (Single-Family & Two-Family) Residential 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:

LOT 12 BLK B BEVERLEY HGTS PT 1

be and is hereby denied the petitioned Use Permit for an accessory parking lot for the business at 6204 N. State St. within a R-2 (Single-Family & Two-Family) Residential District for the property located at 128 Vine Street (Parcel 709-43).

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

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

Nays – Foote.

Absent – Clay and Stokes.

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4296, 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 LAKONJA & EARNEST LEWIS A REZONING FROM R-4 (LIMITED MULTI-FAMILY) RESIDENTIAL DISTRICT TO C-2 (LIMITED) COMMERCIAL DISTRICT TO ALLOW FOR A NEIGHBORHOOD LAUNDROMAT FOR THE PROPERTY LOCATED ON 1396 FOREST AVE. (PARCEL 721-784), CASE NO. 4296.

WHEREAS, LaKonja & Earnest Lewis has filed a petition to rezone property located on 1396 Forest Ave. (Parcel 721-784), in the City of Jackson, First Judicial District of Hinds County, Mississippi, from R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District to allow for a neighborhood laundromat; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has recommended the denial of the rezoning of the property located on 1396 Forest Ave. (Parcel 721-784) from R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District to allow for a neighborhood laundromat; 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, August 18, 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 July 3, 2025 and July 17, 2025 that a hearing had been held by the Jackson City Planning Board on July 23, 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 denial of the rezoning of the property located on 1396 Forest Ave. (Parcel 721-784) from R-4 (Limited Multi-family) Residential District to C-2 (Limited) 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 nor is there 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 petitioned request for the rezoning of the property located at 1224 Bailey Ave. (Parcel 95-31-1) in the City of Jackson, First Judicial District of Hinds County, Mississippi, and more particular described as follows:

LOT 24, LAKE FOREST ESTATES PT 3

is hereby denied the petitioned rezoning from R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District.

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

President Grizzell recognized **LaKonja Lewis, Applicant**, who spoke in favor of a rezoning from R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District to allow for a neighborhood laundromat.

There was no opposition from the public.

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

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

Nays – None.

Absent –Clay and Stokes.

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4297, 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 GRANTING GERLEAN S. MUELLER A USE PERMIT TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOUSE WITHIN A R-2 (SINGLE – SINGLE & TWO-FAMILY) RESIDENTIAL DISTRICT ON THE PROPERTY LOCATED AT 135 PIN OAK DR. (PARCEL 804-102), CASE NO. 4297.

WHEREAS, Gerlean S. Mueller has filed a petition for a Use Permit to allow for the placement of manufactured house within a R-2 (Single-Family & Two-Family) Residential District on the property located at 135 Pin Oak Dr. (Parcel 804-102) 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 Use Permit to allow for the placement of a manufactured house within a R-2 (Single-Family & Two-Family) Residential District on the property at 135 Pin Oak Dr. (Parcel 804-102); 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, August 18, 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 July 3, 2025 and July 17, 2025 that a hearing had been held by the Jackson City Planning Board on July 23, 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 the petitioned Use Permit within the existing R-2 (Single-Family & Two-Family) Residential District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed use would not be detrimental to the continued use, value, or development of properties in the vicinity and not being 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 in addition to being in compliance with the Comprehensive Plan and that a Use Permit be granted to allow for the placement of a manufactured house within the existing R-2 (Single-Family & Two-Family) Residential District for the property located at 135 Pin Oak Dr. (Parcel 804-102) located in 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:

Lot 42, Block "A", POHONTAS HEIGHTS SUBDIVISION, a Subdivision in and to the First Judicial District of Hinds County, Mississippi, according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of the First Judicial District of Hinds County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

be and is hereby modified so as to approve a Use Permit to allow for the placement of a manufactured house within a R-2 (Single-Family & Two-Family) Residential District on the property located at 135 Pin Oak Dr. (Parcel 804-102). 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 for the placement of a manufactured house and through the Site Plan Review process. The requirements for the placement of a manufactured house shall be that:

- The unit is not located in the R-1A & R-3 Residential Districts;
- The unit is new or less than ten (10) years old;
- The units are similar to surrounding neighborhood features;
- Landscaping is similar to surrounding neighborhood features;
- The permanent hitch, wheels, axles, or other devices allowing transportation are removed;
- The unit is erected on a conventional foundation and is permanently affixed to the property;
- Permanent water and sewer facilities are available to the site;
- The unit has a HUD Certification Label (tag); and
- Prior to the placement of the unit on the site and the issuance of a building permit, documented approval of the unit from the State of Mississippi Fire Marshall's Office must be obtained.

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

President Grizzell recognized **Gerlean S. Mueller, Applicant**, who spoke in favor of a Use Permit to allow for the placement of a manufactured house within a R-2 (Single-Family & Two-Family) Residential District.

There was no opposition from the public.

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

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

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:

**REGULAR ZONING MEETING OF THE CITY COUNCIL
MONDAY, AUGUST 18, 2025 2:30 P.M.**

1184

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE- 3676 Ward 3	Richard Moman	4644 N. State St. Jackson, MS 39206	Tax Office	08/18/08
C-UP 3946 Ward 7	Catholic Diocese of Jackson	921 N. President St. Jackson, MS 39202	Emergency Shelter/ Mission	08/15/16
C-UP 4092 Ward 2	Linda Stuckey	5753 Angle Dr. Jackson, MS 39204	Commercial Day Care	08/17/20
SE- 4094 Ward 7	Bill Kellum	1438 N. State St. Jackson, MS 39206	Law Office	08/17/20
SE- 4257 Ward 3	Tracy Willis	301 Sewanee Dr. Jackson, MS 39209	Private Kennel - Up to 5 canines	08/19/24
C-UP 4212 Ward 1	UA Jackson LLC	6370 Ridgewood Ct. Jackson, MS 39211	Community Recreational Center	07/17/23

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, Foote, Grizzell, Hartley and Parkinson.

Nays -- None.

Absent -- Clay and Stokes.

There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Special Council Meeting to be held at 10:00 a.m. on Tuesday, August 26, 2025. At 3:21 p.m., the Council stood adjourned.

PREPARED BY:

Shanika Mosley-Jordan
CLERK OF COUNCIL

APPROVED:

[Signature], 9/9/25
COUNCIL PRESIDENT DATE

[Signature] 9/11/25
MAYOR

ATTEST:

Angela Harris
CITY CLERK
