

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

Present: Council Members: Brian Grizzell, Council President, Ward 4; Vernon Hartley, Council Vice President, Ward 5; Ashby Foote, Ward 1 (via teleconference); Lashia Brown-Thomas, Ward 6 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, Senior Deputy City Attorney.

Absent: Montyne Clay, Ward 2 and Kenneth I. Stokes, Ward 3.

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

There came on for consideration, Agenda Item No. 1:

ORDER DENYING CLIFTON ROGERS A REZONING FROM C-3 (GENERAL) COMMERCIAL DISTRICT TO UTC - URBAN TOWN CENTER (MIXED USE) DISTRICT, TO ALLOW FOR DWELLING UNITS ABOVE A FIRST FLOOR COMMERCIAL USE OR A MIXED-USE BUILDING FOR THE PROPERTY LOCATED ON 350 N. MART PLAZA (PARCEL 430-16-4), CASE NO. 4306. President Grizzell stated that said item would be tabled until next Regular Zoning Meeting to be held on January 26, 2026.

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4312 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:

ORDINANCE GRANTING JANICE TYLER A REZONING FROM C3 (GENERAL) COMMERCIAL DISTRICT TO R-7 (MOBILE HOME PARK) RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT 4661 SOUTH DRIVE (PARCELS #646-10, 646-10-1 & 646-10-2 TO ALLOW FOR THE CONTINUED USE OF THE PROPERTY AS A MOBILE HOME PARK AND TO ELIMINATE ITS NON-CONFORMING USE STATUS, CASE NO. 4312.

WHEREAS, Janice Tyler has filed a petition to rezone the property located at 4661 South Drive (Parcels #646-10, 646-10-1 & 646-10-2, in the City of Jackson, First Judicial District of Hinds County, Mississippi from C-3 (General) Commercial District to R-7 Mobile Home Park Residential District to allow for the continued use of the property as a mobile home park and to eliminate its non-conforming use status; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from C3 (General) Commercial District to R-7 (Mobile Home) Residential District to allow for the continued use of the property as a mobile home park and to eliminate its non-conforming use status; 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, December 15,

2025 to consider said change based upon the record of the case as developed before the Jackson City Planning Board; and

WHEREAS, it appeared to the satisfaction of the Jackson City Council that notice of said petition had been published in the Mississippi Link on October 30, 2025 and November 13, 2025 that a hearing had been held by the Jackson City Planning Board on November 19, 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 C3 (General) Commercial District to R-7 (Mobile Home) Residential District to allow for the continued use of the property as a mobile home park and to eliminate its non-conforming use status; and

WHEREAS, the Jackson City Council after having considered the matter, is of the opinion that such changes would be in keeping with sound land use practice and to the best interest of the City and that 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:

Parcels 646-10 & 646-10-1

5 acres in the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, T 6 N, R 1 W, more particularly described as follows, to-wit:

Commencing at a point which is the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 36, T 6 N, R 1 W, and which is the point of beginning, run thence west along the half section line dividing the N $\frac{1}{2}$ and S $\frac{1}{2}$ of said Sec. 36, a distance of 463' to a point on said line, thence run south and parallel with the line dividing the W $\frac{1}{2}$ and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Sec. 36 a distance of 470.5' to a point, thence run east parallel with the half section line dividing the N $\frac{1}{2}$ and S $\frac{1}{2}$ of said Sec. 36, aforesaid, a distance of 463' to a point on the line dividing the W $\frac{1}{2}$ and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Sec. 36, thence, run north along said line dividing the W $\frac{1}{2}$ and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Sec. 36, 470.5' to the point of beginning, containing 5 acres, more or less, of which 2.3 acres consists of Shadow Lawn Subdivision, as shown in Plat Book 4, at Page 39, of the records in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi.

Parcel 646-10-2

Beginning at a point 463 feet West from the Northeast corner of the West Half of the Southeast Quarter of Section 36, Township 6 North, Range 1 West, thence South 150 feet, thence West 100 feet, thence North 150 feet, thence East 100 feet to the point of beginning. Said property conveyed being the same property conveyed to a previous grantor which said deed is recorded in Deed Book 814 at page 290 of the records of deeds in the office of the Clerk of the Chancery Court of Hinds County, at Jackson, Mississippi, reference to which is made in aid of this description

is hereby modified so as to approve the rezoning of the of the properties located at 4661 South Drive (Parcels #646-10, 646-10-1 & 646-10-2 from C3 (General) Commercial District to R-7 (Mobile Home) Residential District to allow for the continued use of the property as a mobile home park and to eliminate its non-conforming use status. 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. The Zoning Administrator is ordered to note such change on the Official Zoning Map to the City of Jackson, Mississippi.

SECTION 2. That the cost of publication of this Ordinance shall be borne by the petitioner.

SECTION 3. That this Ordinance shall be effective thirty (30) days after its passage and after publication of same by the petitioner.

Vice President Hartley moved adoption; Council Member Parkinson seconded.

President Grizzell recognized Josh Wren, Representative for the Applicant, who spoke in support of a Rezoning from C-3 (General) Commercial District to R-7 (Mobile Home) Residential District to allow for the continued use of the property as a mobile home park and to eliminate its non-conforming use status.

There was no opposition from the public.

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

Yeas – Foote, Grizzell, Hartley and Parkinson.

Nays – None.

Absent – Brown-Thomas, Clay and Stokes.

President Grizzell recognized Zoning Administrator, Ester Ainsworth, who provided the Council with a procedural history of Zoning Case No. 4313, 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 ERIC MCKIE D/B/A GREEN OAKS GARDEN CENTER A HEIGHT VARIANCE OF UP TO 3' FROM THE MAXIMUM 8' HEIGHT REQUIREMENT FOR FENCES FOR THE PURPOSE OF PRIVACY, ECONOMIC AND SECURITY FOR THE PROPERTIES LOCATED AT 5009/5055 OLD CANTON RD. (PARCELS 507-276 & 507-280-1), CASE NO. 4313.

WHEREAS, Eric McKie d/b/a Green Oaks Garden Center has filed a petition for a 5' from the maximum 8' height requirement for fences for the purpose of privacy, economic and security for the properties located at 5009/5055 Old Canton Rd. (Parcels 507-276 & 507-280-1) in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

WHEREAS, Jackson City Planning Board, after holding the required public hearing on November 19, 2025, has recommended the approval of a height Variance of up to 3' from the maximum 8' height requirement for fences for the purpose of privacy, economic and security for the properties located at 5009/5055 Old Canton Rd. (Parcels 507-276 & 507-280-1) 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, December 15, 2025 to consider said change, based upon the record of the case as developed before the City Planning Board; and

WHEREAS, it appeared to the satisfaction of the City Council that notice of said petition had been published in the Mississippi Link on October 30, 2025 and November 13, 2025 that a hearing would be held by the Jackson City Planning Board, 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 recommended approval of a height Variance of up to 3' from the maximum 8' height for fences for the purpose of privacy, economic and security for the properties located at 5009/5055 Old Canton Rd. (Parcels 507-276 & 507-280-1) of the City of Jackson; and

WHEREAS, the Council, after having considered the matter, is of the opinion that the granting of the Variance will not confer upon the applicant any special privilege that is denied by

this Ordinance to other similar lands, structures or buildings in the same district within the City of Jackson and that the Variance request be granted.

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

That the properties located in the City of Jackson, First Judicial District of Hinds County, Mississippi, more particular described as follows:

Tract 1:

Commencing at the Southeast corner of the NE ¼ of section 13, Township 6 North, Range 1 East, Hinds County, Mississippi; run thence Westerly along the South line of the SE ¼ of the NE ¼ of said Section 13, Township 6 North, Range 1 East, Hinds County, Mississippi for a distance of 1247.2 feet to the Easterly right of way of Old Canton Road; turn thence right and run Northerly along the Easterly line of Old Canton Road 828.5 feet; turn thence right 89 degrees 11 minutes and run Easterly 150 feet to the point of beginning; turn thence left 89 degrees 11 minutes and run Northerly 250 feet; turn thence right 89 degrees 1 1 minutes and run Easterly 122.82 feet; turn thence right 84 degrees 28 minutes and run Southerly 251.07 feet; turn thence right 95 degrees 32 minutes and run Westerly 150 feet to the point of beginning, containing 1.06 acres, more or less.

Tract 2:

For a place of beginning, begin at the intersection of the Southern right-of-way line of Old Canton Road with the western right-of-way line of Ridgewood Road, as both streets are now (March 1973) laid out, improved, and in use in the City of Jackson, Mississippi, and measure thence westerly along the southern right-of-way line of said Old Canton Road for a distance of 905.63 feet to an iron stake, which stake is the true point of beginning for the property herein described; continue thence westerly along the southern right-of-way line of said Old Canton Road for a distance of 150.19 feet to an iron stake; turn thence to the left through a deflection angle of 89 degrees 11' and run thence southerly along the eastern property line of property now belonging to Cities Service Station's Corporation for a distance of 200.0 feet to an iron stake marking the SE corner of said Cities Service Station's Corporation property; turn thence to the left through a deflection angle of 90 degrees 49' and run thence easterly for a distance of 122.22 feet to an iron stake; turn thence to the right through a deflection angle of 84 degrees 28' 29" and run thence southeasterly for a distance of 251.19 feet to an iron stake; turn thence to the left through a deflection angle of 173 degrees 37' 46" and run thence northerly for a distance of 450.05 feet to the point of beginning, containing an area of 0.77 acres.

be granted a height Variance of up to 3' from the maximum 8' height requirement for fences for the purpose of privacy, economic and security for the properties located at 5009/5055 Old Canton Rd. (Parcels 507-276 & 507-280-1). However, that before for any structure is erected or use thereof on the said properties, the applicant must meet the requirements established through the Site Plan Review process.

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

There was no representative 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, Parkinson.

Nays – None.

Absent – Clay and Stokes.

Note: Council Member Brown-Thomas joined the meeting during the discussion.

Cancelled Special Exceptions\Use Permits – No Action Required

(Ward 3) C-UP 4150

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

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

(Ward 3) C-UP 4266

Anthony Sims – Parcel 100-66 on Bailey Ave.

- Conditional Use Permit was granted to Anthony Sims on Dec. 16, 2024 to operate a Used Car Dealership within a C-3 (General) Commercial District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date December 8, 2025.

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

Coming for consideration are requests for the approval of the following for certifications of renewal for one year and after the anniversary date of approval for Use Permit or Special Exceptions as follows:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE – 2331 Ward 3	New Testament M.B. Church	2702 Holmes Ave. Jackson, MS 39213	Church on less than 1 acre	12/05/1984
SE - 2340 Ward 5	Barbara Moaton	422 Eastview St. Jackson, MS 3920	One-Chair Beauty Shop	12/05/1984
C-UP - 4033 Ward 7	Michael Boerner	2801 & 2807 Old Canton Rd.	Community recreational center as part of a neighborhood shopping center	12/17/2018
C-UP - 4193 Ward 3	Yolanda Bell	2425 Martin L. King Dr. 2427 Martin L. King Dr. &1039 Marine St. Jackson, MS 39213	Preschool Learning Center & After School Program	12/19/2022
SE – 4267 Ward 4	Burnette Brown- Smith	5040 Clinton Blvd. Jackson, MS 39209	Home Tax Office	12/16/2024

IT IS, HEREBY ORDERED by the Council of the City of Jackson that the said Use Permits and/or Special Exceptions be and the same are hereby extended for another year from and after the anniversary date granting said permits.

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

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

Nays – None.

Absent – Clay and Stokes.

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

There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Regular Council Meeting to be held at 6:00 p.m. on Tuesday, December 16, 2025. At 2:52 p.m., the Council stood adjourned.

PREPARED BY:

Shantika Mosby-Jordan
CLERK OF COUNCIL

APPROVED:

[Signature], 12/30/2025
COUNCIL PRESIDENT DATE

[Signature]
MAYOR

ATTEST:

Angela Harris
CITY CLERK
