

**REGULAR ZONING MEETING OF THE CITY COUNCIL
MONDAY, JANUARY 27, 2025 2:30 P.M.**

730

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 January 27, 2025 being the fourth Monday of said month when and where the following things were had and done to wit:

Present: Council Members: Virgi Lindsay, Council President, Ward 7; Brian Grizzell, Council Vice President, Ward 4 (via teleconference); Ashby Foote, Ward 1; Montyne Clay, Ward 2 and Vernon Hartley, Ward 5 (via teleconference). Directors: Sabrina Shelby, Chief Deputy Clerk of Council; Jessica Whitlock, Chief Deputy Clerk of Council; Ester Ainsworth, Zoning Administrator; and Ramona Williams, Deputy City Attorney.

Absent: Kenneth I. Stokes, Ward 3 and Aaron Banks, Ward 6.

The meeting was called to order by **President Virgi Lindsay**.

President Lindsay recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4269 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 Lindsay requested that the Clerk read the Order:

ORDER GRANTING MOHAMMED ALQADHI A CONDITIONAL USE PERMIT TO ALLOW FOR A DRIVE THRU RESTAURANT (COFFEE SHOP) WITHIN A C-2 (LIMITED) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 5006 PARKWAY DR. (PARCEL 559-1040), CASE NO. 4269.

WHEREAS, Mohammed Alqadhi has filed a petition for a Use Permit to allow for a drive thru restaurant (coffee shop) within a C-2 (Limited) Commercial District for the property located at 5006 Parkway Dr. (Parcel 559-1040) 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 a drive thru restaurant (coffee shop) within a C-2 (Limited) Commercial District for the property located at 5006 Parkway Dr. (Parcel 559-1040); 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, January 27, 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 November 7, 2024 and November 14, 2024 that a hearing had been held by the Jackson City Planning Board on December 18, 2024, 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-2 (Limited) Commercial District of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed use is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking, and other uses; would not be detrimental to the continued use, value, or development of properties in the vicinity and that a Conditional Use Permit be granted to allow for a drive thru restaurant (coffee shop) for the property located at 5006

Parkway Dr. (Parcel 559-1040) within the existing C-2 (Limited) 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 1

Being situated in the Southeast $\frac{1}{4}$ of Section 7 and in the Southwest $\frac{1}{4}$ of Section 8, all in Township 6 North, Range 2 East, City of Jackson, First Judicial District of Hinds County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

Commence at the northwest corner of Lot I of Block "A" of Imperial Acres, a subdivision, the map or plat of which is recorded in Plat Book 14 at Page 31 of the Chancery Records of Hinds County at Jackson, Mississippi, said northwest corner being the POINT OF BEGINNING for the parcel herein described; thence North $46^{\circ} 21' 02''$ East for a distance of 72.22 feet along the southeastern right of way line of Old Canton Road; thence leave southeastern right of way line and run North $89^{\circ} 28' 02''$ East for a distance of 119.92 feet; thence North $43^{\circ} 32' 53''$ East for a distance of 79.74 feet; thence North $00^{\circ} 31' 58''$ West for a distance of 67.72 feet; thence South $89^{\circ} 28' 02''$ West for a distance of 45.25 feet to the said southeastern right of way fine of Old Canton Road; thence North $45^{\circ} 26' 45''$ East for a distance of 192.52 feet along the said southeastern right of way line; thence South $44^{\circ} 20' 58''$ East for a distance of 8.79 feet along a right of way offset; thence North $45^{\circ} 34' 02''$ East for a distance of 48.30 feet along the said southeastern right of way line; thence leave said southeastern right of way line of Old Canton Road and run South $48^{\circ} 40' 58''$ East for a distance of 125.00 feet; thence North $45^{\circ} 34' 02''$ East for a distance of 125.00 feet to the southwestern right of way line of Parkway Drive; thence South $48^{\circ} 40' 58''$ East for a distance of 151.68 feet along the said southwestern right of way line; thence run 246.94 feet along the arc of a 985.40 foot curve to the left along the said southwestern right of way line, said arc having a 246.29 foot chord which bears South $55^{\circ} 51' 58''$ East; thence South $62^{\circ} 52' 58''$ East for a distance of 99.84 feet along the said southwestern right of way line of Parkway Drive to the northern right of way line of Imperial Drive; thence leave said southwestern right of way line of Parkway Drive and run South $40^{\circ} 57' 02''$ West for a distance of 137.09 feet along the said northern right of way line; thence run 250.58 feet along the arc of a 294.30 foot curve to the right along the said northern right of way line, said arc having a 243.08 foot chord which bears South $65^{\circ} 20' 32''$ West; thence South $89^{\circ} 44' 02''$ West for a distance of 91.89 feet along the said northern right of way line to the southeast corner of Lot 7 of the said Block "A" of Imperial Acres; thence leave said northern right of way line of Imperial Drive and run North $00^{\circ} 27' 46''$ West for a distance of 150.00 feet along the eastern line of the said Lot 7 to the northeast corner thereof; thence South $89^{\circ} 32' 14''$ West for a distance of 545.00 feet along the northern line of the said Block "A" of Imperial Acres to POINT OF BEGINNING, containing 4.9704 acres, more or less.

Tract 2

Ten foot (101) sewer line easement recorded in Book 5706 at Page 782 in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi.

be and is hereby modified so as to approve a Conditional Use Permit to allow for a drive thru restaurant (coffee shop) within a C-2 (Limited) Commercial District for the property located at 5006 Parkway Dr. (Parcel 559-1040). The Conditions of the Use Permit shall be that it is granted on an annual basis; that it be granted to Mohammed Alqadhi, the owner/operator of the drive thru restaurant (coffee shop), that subsequent owners or operators of a drive thru restaurant (coffee shop) 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 Foote moved adoption; **President Lindsay** seconded.

President Lindsay recognized Mohammed Alqadhi, Applicant, who spoke in favor of a Use Permit to allow for a drive thru restaurant (coffee shop) within a C-2 (Limited) Commercial District.

There was no opposition from the public.

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

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

President Lindsay recognized Zoning Administrator, Ester Ainsworth, who provided the Council with a procedural history of Zoning Case No. 4272, 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 Lindsay requested that the Clerk read the Order:

ORDER GRANTING MONA NORMAN A USE PERMIT TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOUSE WITHIN A R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT ON THE PROPERTY LOCATED AT PARCEL 819-293 ON NORMAN ST., CASE NO. 4272.

WHEREAS, Mona Norman has filed a petition for a Use Permit to allow for the placement of manufactured house within a R-1 (Single-Family) Residential District on the property located at Parcel 819-293 on Norman St. 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-1 (Single-Family) Residential District on the property at Parcel 819-293 on Norman St.; 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, January 27, 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 November 28, 2024 and December 12, 2024 that a hearing had been held by the Jackson City Planning Board on December 18, 2024, 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-1 (Single-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-1 (Single-Family) Residential District for the property located at Parcel 819-293 on Norman St. 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 33 Blk C Prosperity Acres Pt 3 – 1410 Norman St**P# 819-293

be and is hereby modified so as to approve a Use Permit to allow for the placement of a manufactured house within a R-1 (Single-Family) Residential District on the property located at Parcel 819-293 on Norman St. 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.

Vice President Grizzell moved adoption; **President Lindsay** seconded.

President Lindsay recognized **Mona Norman, Applicant**, who spoke in favor of a Use Permit to allow for the placement of manufactured house within a R-1 (Single-Family) Residential District.

There was no opposition from the public.

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

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

Cancelled Special Exceptions\Use Permits – No Action Required

(Ward 7) SE 4027

Matthew McLaughlin - 1704 North State St. (Parcel 12-16)

- Special Exception was granted to Matthew McLaughlin on Jan. 28, 2019 to operate a Professional Office 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 January 7, 2025.

(Ward 2) SE 4035

Myrtis D. Patterson - 5417 Grafton St. (Parcel: 500-338)

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- SE was granted to Myrtis D. Patterson on Jan. 28, 2019 to allow for the operation of a one-chair beauty salon within an R-1A (Single-family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date January 7, 2025.

(Ward 5) C-UP 4231

Earnest Williams - 1651 University Blvd. - Ste. B (Parcel #166-1)

- C-UP was granted to Earnest Williams on Jan. 22, 2024 to allow for the operation of a General Restaurant within a C80-C2 (Limited) Commercial Subdistrict.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date January 7, 2025.

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

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

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE – 3792 Ward 5	Andrea Crudup	103 Alta Woods Blvd.	One-chair Beauty Shop	1/9/12
SE – 3796 Ward 7	Fondren Renaissance Foundation	4145 Old Canton Rd.	Professional Non-Retail Office	1/9/12
SE-4109 Ward 1	Eris Giurintano	12 St. Andrews Dr. Jackson, MS 39211	Professional Real Estate Office	1/25/21
SE-4195 Ward 7	Aaron Honeysucker	1990 Pleasant Ave. Jackson, MS 39203	Residential Community Center	1/23/23

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.

President Lindsay moved adoption; **Council Member Clay** seconded.

President Lindsay recognized **Council Member Foote** who moved, seconded by **Council Member Clay**, to amend said order to include Case Numbers C-UP 4236 and SE 4035. The motion prevailed by the following votes:

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

Thereafter, **President Lindsay** called for a vote on said order, as amended:

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

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<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE – 3792 Ward 5	Andrea Crudup	103 Alta Woods Blvd.	One-chair Beauty Shop	1/9/12
SE – 3796 Ward 7	Fondren Renaissance Foundation	4145 Old Canton Rd.	Professional Non-Retail Office	1/9/12
SE-4109 Ward 1	Eris Giurintano	12 St. Andrews Dr. Jackson, MS 39211	Professional Real Estate Office	1/25/21
SE-4195 Ward 7	Aaron Honeysucker	1990 Pleasant Ave. Jackson, MS 39203	Residential Community Center	1/23/23
C-UP 4236 Ward 2	Ebony Pearls Foundation Inc.	6060 Bonita St. Jackson, MS 39209	Community Recreational Center	1/22/2024
SE 4035 Ward 2	Myrtis D. Patterson	5417 Grafton St. Jackson, MS 39206	One-chair Beauty Shop	1/28/2019

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.

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

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, January 28, 2025. At 2:54 p.m., the Council stood adjourned.

PREPARED BY:

Shanekia Masley-Gordon
CLERK OF COUNCIL

APPROVED:

Wiz. Lindsay - 2/11/2025
COUNCIL PRESIDENT DATE

Ch. Foote

MAYOR

ATTEST:

Angela Harris
CITY CLERK
