

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MARCH 17, 2025 2:30 P.M.**

1016

---

**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 March 17, 2025 being the third 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 (via teleconference); Vernon Hartley, Ward 5 (via teleconference) and Aaron Banks, Ward 6 (via teleconference). Directors: Shanekia Jordan, Clerk of Council; Ester Ainsworth, Zoning Administrator; and Terry Williams, Legal Counsel.

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

\*\*\*\*\*

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. 4273 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:

**ORDINANCE GRANTING LOVE’S TRAVEL STOPS & COUNTRY STORES, INC. A REZONING FROM C3 (GENERAL) COMMERCIAL DISTRICT TO I-1 (LIGHT) INDUSTRIAL DISTRICT FOR THE PROPERTY LOCATED AT PARCEL 870-1 AT THE CORNER OF 0 ELTON RD & 0 I-55 SOUTH TO ALLOW FOR A TRUCK TERMINAL (TRAVEL STORE) CASE NO. 4273.**

**WHEREAS**, Love’s Travel Stops & Country Stores, Inc. has filed a petition to rezone the property located at Parcel 870-1 at the corner of 0 Elton Rd & 0 I-55 South, in the City of Jackson, First Judicial District of Hinds County, Mississippi from C-3 (General) Commercial District to CMU-1 (Community) Mixed Use District, Pedestrian Oriented to allow for a truck terminal (travel store); 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 I-1 (Light) Industrial District to allow for a truck terminal (travel store); 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, March 17, 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 January 2, 2025 and January 16, 2025, that a hearing had been held by the Jackson City Planning Board on February 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 C3 (General) Commercial District to I-1 (Light) Industrial District to allow for a truck terminal (travel store); 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:

That certain tract or parcel of land situated in the Township 4 North, Range 1 East, First Judicial District of Hinds County, Mississippi, more particularly described as follows, to-wit:

All that part of the West Half of Section 5, lying South of the Elton Road, and West of the right-of-way of the Illinois Central Railroad.

All of the East Half of the East Half of Section 6, lying South of the Elton Road.

And being part of the property described in Exhibit D to the Quitclaim Deed recorded in Book 5395 at Page 451.

LESS AND EXCEPT the following property described in Special Warranty Deed recorded in Book 4552 at Page 397 and in Special Warranty Deed recorded in Book 4552 at Page 402:

A parcel of land lying and situated in N1/2 of Section 5, Township 4 North, Range 1 East, Hinds County, Mississippi, more particularly described as follows:

Commence at an iron pin representing the Northwest corner of Section 5, Township 4 North, Range 1 East, Hinds County, Mississippi and run East for a distance of 2310.71 feet to a point; thence run South for a distance of 1427.60 feet to an iron pin which is the Point of Beginning of the Parcel herein described. From the Point of Beginning run thence S 81 degrees 12 minutes 48 seconds E along the South line of Elton Road for a distance of 240.00 feet to a 3" iron pipe on the West right of way line of Illinois Central Railroad; thence run S 16 degrees 15 minutes 09 seconds W along said railroad right of way for a distance of 181.50 feet to an iron pin; thence run N 81 degrees 12 minutes 48 seconds W for a distance of 240.00 feet to an iron pin; thence run N 16 degrees 15 minutes 09 seconds E for a distance of 181.50 feet to the Point of Beginning. This parcel contains 1.00 acre, more or less.

ALSO LESS AND EXCEPT the following property described in Special Warranty Deed recorded in Book 3450 at Page 636 and Special Warranty Deed recorded in Book 3450 at Page 631 and Special Warranty Deed recorded in Book 3450 at Page 628: Commence at an iron pipe located at the intersection of the South line of Elton Road with the Westerly line of the Illinois Central Gulf Railroad and run South 15° 50' West along the said Westerly line of the Illinois Central Gulf Railroad a distance of 470.50 feet; run thence North 74° 10' West a distance of 125.00 feet along an offset in the said Westerly line of the Illinois Central Gulf Railroad; run thence South 15° 50' West a distance of 795.33 feet along the said Westerly line of the Illinois Central Gulf Railroad to a point on the line between the North one-half and the South one-half of Section 5, Township 4 North, Range 1 East and the Point of Beginning of the herein described parcel; continue thence South 15° 50' West a distance of 834.17 feet; run thence North 74° 10' West a distance of 530.00 feet; run thence North 15° 50' East a distance of 683.86 feet to a point on the said one-half section line; run thence East a distance of 550.91 feet along the said one-half section line to the Point of Beginning, containing 9.24 acres, more or less.

ALSO, LESS AND EXCEPT the property described in Warranty Deed unto the State Highway Commission of Mississippi recorded in Book 1048 at Page 286.

is hereby modified so as to approve the rezoning of the of the property located at Parcel 870-1 at the corner of 0 Elton Rd & 0 I-55 South from C3 (General) Commercial District to I-1 (Light) Industrial District to allow for a truck terminal (travel store). 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.

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

-----  
**President Lindsay** recognized **Brad Peck, Representative for the Applicant**, who spoke in favor of a Rezoning from C-3 (General) Commercial District to I-1 (Light) Industrial District, to allow for a truck terminal (Travel Store).

-----  
There was no opposition from the public.

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

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

\*\*\*\*\*

**President Lindsay** recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4274, 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 UMA RAMALINGAM A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A LIQUOR STORE IN A NEIGHBORHOOD SHOPPING CENTER AND NOT IN COMBINATION WITH A CONVENIENCE TYPE GROCERY STORE OR SERVICE STATION WITHIN A C80-C2 (LIMITED) COMMERCIAL SUBDISTRICT IN SUITE A OF THE PROPERTY LOCATED AT 5901 HIGHWAY 80 W (PARCEL 817-150), CASE NO. 4274.**

**WHEREAS**, Uma Ramalingam has filed a petition for a Use Permit to allow for a liquor store in a neighborhood shopping center and not in combination with a convenience type grocery store or service station within a C80-C2 (Limited) Commercial Subdistrict in Suite A of the property located at 5901 Highway 80 W (Parcel 817-150) 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 a liquor store in a neighborhood shopping center and not in combination with a convenience type grocery store or service station within a C80-C2 (Limited) Commercial Subdistrict in Suite A of the property located at 5901 Highway 80 W (Parcel 817-150); 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, March 17, 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 January 2, 2025 and January 16, 2025, that a hearing had been held by the Jackson City Planning Board on February 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 the petitioned Use Permit within the existing C80-C2 (Limited) Commercial Subdistrict of the City of Jackson; and

**WHEREAS**, the Jackson City Council, after having considered the matter, is of the opinion that the proposed use would be compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking, and other uses and that a Use Permit be granted to allow for a liquor store in a neighborhood shopping center not in combination with a convenience type grocery store or service station within the existing C80-C2 (Limited) Commercial Subdistrict 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:

A tract of land being situated in Section 33, Township 6 North, Range West, Hinds County Mississippi, and being more particularly described as follows:

Beginning at the Northeast corner of Lot 2, Block C, Browning Estates, Part 2, and running northerly along the West right of way line of West Browning Drive a distance of 50 feet to the POINT OF BEGINNING of the property herein described; run thence Northerly along said West right of way line 206.78 feet to a point in the South right of way line of U. S. Highway 80 West; thence turn West through an angle of 89 degrees 37 minutes and run Westerly and along the South right of way line of Highway 80 West 160 feet to a point; turn thence South through an angle of 90 degrees 23 minutes and run Southerly 211.98 feet to a point; turn East through an angle of 91 degrees 30 minutes and run Easterly 160 feet to the POINT OF BEGINNING.

Being the same property conveyed by Eleventh NCS Realty Company to Circle K Convenience Stores, Inc, a Texas Corporation, by Special Warranty Deed dated March 31, 1986, recorded in Book 3204 at Page 281 of the records in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi.

TOGETHER WITH; The rights, easements and appurtenances pertaining thereto and any right, title, and interest of Grantor in and to adjacent streets, alleys, or rights of way, and improvements thereon, including all buildings, permanently attached machinery and fixtures, heating, plumbing, lighting: ventilating and air conditioning equipment affixed to or located in or upon said property on the date hereof, all improvements and additions thereto, but excluding all gasoline station and gasoline dispensing equipment, all signs, walk-in boxes and other movable trade fixtures.

Be and is hereby modified so as to approve a Conditional Use Permit to allow for a liquor store in a neighborhood shopping center and not in combination with a convenience type grocery store or service station in Suite A of the property located at 5901 Highway 80 W. (Parcel 817-150) within a C80-C2 (Limited) Commercial Subdistrict. The Use Permit shall be granted on an annual basis; shall be granted to Uma Ramalingam, the owner/operator of the liquor store; any subsequent owners or operators of a liquor store at this location must apply for and receive a new Use Permit; and compliance with adopted Property Maintenance, Building, Fire, Law Enforcement & 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.

**Vice President Grizzell** moved adoption; **Council Member Banks** seconded.

-----  
There was no representation from the Applicant.

-----  
There was no opposition from the public.

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

Yeas – Banks, Foote, Grizzell, Hartley and Lindsay.

Nays – None.

Absent – Clay and Stokes.

\*\*\*\*\*

President Lindsay recognized Zoning Administrator, Ester Ainsworth, who provided the Council with a procedural history of Zoning Case No. 4276, 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 BO C. POWELL A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A BAR WITHIN A C80-C2 (LIMITED) COMMERCIAL SUBDISTRICT FOR THE PROPERTY LOCATED AT 101 BEATTY ST. (PARCELS 178-77, 178-77-1 & 178-89), CASE NO. 4276.**

WHEREAS, Bo C. Powell has filed a petition for a Use Permit to allow for the operation of a bar within a C80-C2 (Limited) Commercial Subdistrict for the property located at 101 Beatty St. (Parcels 178-77, 178-77-1 & 178-89) 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 the operation of a bar within a C80-C2 (Limited) Commercial Subdistrict for the property located at 101 Beatty St. (Parcels 178-77, 178-77-1 & 178-89); 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, March 17, 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 January 2, 2025 and January 16, 2025, that a hearing had been held by the Jackson City Planning Board on February 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 C80-C2 (Limited) Commercial Subdistrict of the City of Jackson; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that proposed use 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 and that a Conditional Use Permit be granted to allow for the operation of a bar for the property located at 101 Beatty St. (Parcels 178-77, 178-77-1 & 178-89) within the existing C80-C2 (Limited) Commercial Subdistrict 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:

Lots 1, 2, 18, and 19 of Block A of the Allen Subdivision, a Subdivision according to a map or Plat thereof which is on file and of record in the office of the Chancery Court Clerk of Hinds County at Jackson, Mississippi, in the Plat Book 2, Page 37, 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 Conditional Use Permit to allow for the operation of a bar within a C80-C2 (Limited) Commercial Subdistrict for the property located at 101 Beatty St. (Parcels 178-77, 178-77-1 & 178-89). The conditions of the Use Permit shall be that it is granted on an annual basis, that it be granted to Bo C. Powell, the owner/operator of the bar, that subsequent owners or operators of a bar 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.

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

-----  
**President Lindsay** recognized **Michelle D. McCain, Representative for the Applicant**, who spoke in favor of a Use Permit to allow for the operation of a bar within C80-C2 (Limited) Commercial Subdistrict.

-----  
There was no opposition from the public.

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

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

\*\*\*\*\*

**President Lindsay** recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4277, 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:

**ORDINANCE GRANTING KINGDOM HOLDINGS, LLC A REZONING FROM R-5 (MULTI-FAMILY) RESIDENTIAL DISTRICT TO CMU-1 (COMMUNITY MIXED-USE) DISTRICT, PEDESTRIAN ORIENTED FOR THE PROPERTY LOCATED AT 405 MARQUIS ST. (PARCEL 507-400-5) TO ALLOW FOR A DIVERSITY OF COMPATIBLE LAND USES, CASE NO. 4277.**

**WHEREAS**, Kingdom Holdings, LLC has filed a petition to rezone the property located at 405 Marquis St. (Parcel 507-400-5), in the City of Jackson, First Judicial District of Hinds County, Mississippi from R-5 (Multi-family) Residential District to CMU-1 (Community Mixed Use) District, Pedestrian Oriented to allow for a diversity of compatible land uses; and

**WHEREAS**, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from R-5 (Multi-family) Residential District to CMU-1 (Community Mixed-Use) District, Pedestrian Oriented to allow for a diversity of compatible land uses; 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, March 17, 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 February 6, 2025 and February 20, 2025, that a hearing had been held by the Jackson City Planning Board on February 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 R-5 (Multi-family) Residential District to CMU-1 (Community Mixed-Use) District, Pedestrian Oriented to allow for a diversity of compatible land uses; 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:

Situated in the NE ¼ of the NW ¼, Section 13, township 6 North, Range 1 East, and commencing at the Northwest intersection of Keele Street and Comet as both streets are laid out at in use in the City of Jackson, Hinds County, Mississippi, and run South 00 degrees 10' East along the West right-of-way of Keele Street 744.02 feet to an iron pin on the South right-of-way of Marquis Street as laid out and in use, which iron pin is the Point of Beginning of the land herein described; thence continue running South 00 degrees 10' East along the East Property fine of the Pepper Mill Apartments 211 feet, more or less, to center line of Hanging Moss Creek; thence run easterly along the center of said creek 200 feet, more or less; thence run North 00 degrees 10' West 199 feet, more or less, to an iron pin on the South right-of-way of Marquis Street; thence run North 81 degrees 25' West 200 feet along the South right-of-way of Marquis Street to the Point of Beginning.

is hereby modified so as to approve the rezoning of the of the property located at 405 Marquis St. (Parcel 507-400-5) from R-5 (Multi-family) Residential District to CMU-1 (Community Mixed-Use) District, Pedestrian Oriented to allow for a diversity of compatible land uses. 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.

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

-----  
There was no representation from the Applicant.

-----  
There was no opposition from the public.

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

Yeas – Banks, Foote, Grizzell, Hartley and Lindsay.

Nays – None.

Absent – Clay and Stokes.

\*\*\*\*\*

**President Lindsay** recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4278, 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 RANDALL MCCLANAHAN A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A GENERAL RESTAURANT WITHIN A C-2 (LIMITED) COMMERCIAL DISTRICT IN SUITES 400-405 OF THE PROPERTY LOCATED AT 1625 E. COUNTY LINE RD. (PARCEL #750-26), CASE NO. 4278.**

**WHEREAS**, Randall McClanahan has filed a petition for a Use Permit to allow for the operation of a general restaurant within a C-2 (Limited) Commercial District in suites 400-405 of the property located at 1625 E. County Line Rd. (Parcel #750-26) 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 the operation of a general restaurant within a C-2 (Limited) Commercial District in suites 400-405 of the property located at 1625 E. County Line Rd. (Parcel #750-26); 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, March 17, 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 February 6, 2025 and February 20, 2025, that a hearing had been held by the Jackson City Planning Board on February 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-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 would not be detrimental to the continued use value, or development of properties in the vicinity and is in harmony with the Comprehensive Plan and that a Conditional Use Permit be granted to allow for the operation of a general restaurant in suites 400-405 of the property located at 1625 E. County Line Rd. (Parcel #750-26) 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 ONE:**

A CERTAIN PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 EAST, HINDS COUNTY, MISSISSIPPI, AND ALSO BEING A PART OF LOT 2, BLOCK 51, HIGHLAND COLONY, ACCORDING TO THE MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HINDS COUNTY AT JACKSON, MISSISSIPPI, IN PLAT BOOK A AT PAGE 283; SAID PARCEL OF LAND CONTAINS 312,276.7 SQUARE FEET OR 7.1689 ACRES, MORE OR LESS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PEAR ORCHARD ROAD WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD (AS BOTH ARE NOW LAID OUT AND IMPROVED, AUGUST, 1983); RUN THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD FOR A DISTANCE OF 257.39 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; CONTINUE THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD FOR A DISTANCE OF 191.07 FEET; LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES

AND RUN SOUTHERLY FOR A DISTANCE OF 175.0 FEET; TURN THENCE LEFT THROUGH A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES AND RUN EASTERLY FOR A DISTANCE OF 161.45 FEET; TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 94 DEGREES 25 MINUTES 41 SECONDS AND RUN SOUTHERLY FOR A DISTANCE OF 455.56 FEET; TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 86 DEGREES 22 MINUTES 30 SECONDS AND RUN WESTERLY FOR A DISTANCE OF 622.63 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF PEAR ORCHARD ROAD; TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 93 DEGREES 36 MINUTES 18 SECONDS AND RUN NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF PEAR ORCHARD ROAD FOR A DISTANCE OF 434.34 FEET; TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 06 DEGREES 27 MINUTES 47 SECONDS AND CONTINUE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF PEAR ORCHARD ROAD FOR A DISTANCE OF 52.27 FEET; LEAVING SAID EAST RIGHT-OF-WAY LINE OF PEAR ORCHARD ROAD, TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 128 DEGREES 37 MINUTES 44 SECONDS AND RUN SOUTHERLY FOR A DISTANCE OF 110.39 FEET; TURN THENCE LEFT THROUGH A DEFLECTION ANGLE OF 49 DEGREES 29 MINUTES AND RUN EASTERLY FOR A DISTANCE OF 157.89 FEET; TURN THENCE LEFT THROUGH A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES AND RUN NORTHERLY FOR A DISTANCE OF 217.90 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD; TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 86 DEGREES 17 MINUTES 25 SECONDS AND RUN EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD FOR A DISTANCE OF 32.46 FEET TO THE POINT OF BEGINNING.

Be and is hereby modified so as to approve a Conditional Use Permit to allow for the operation of a general restaurant within a C-2 (Limited) Commercial District in suites 400-405 of the property located at 1625 E. County Line Rd. (Parcel #750-26). The conditions of the Use Permit shall be that it is granted on an annual basis, that it be granted to Randall McClanahan, the owner/operator of the general restaurant, that subsequent owners or operators of a general restaurant 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 Banks** moved adoption; **Council Member Foote** seconded.

-----  
**President Lindsay** recognized **Randall McClanahan, Representative for the Applicant**, who spoke in favor of a Use Permit to allow for the operation of a general restaurant 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 – Banks, Foote, Grizzell, Hartley and Lindsay.

Nays – None.

Absent – Clay and Stokes.

\*\*\*\*\*

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

**(Ward 1) C-UP 4247**

**Robert M. McGinnis – 4465 I-55 North – Ste. 102 C (Parcel 437-298)**

**REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MARCH 17, 2025 2:30 P.M.**

**1025**

- Conditional Use Permit was granted to Robert M. McGinnis on Mar. 18, 2024, to operate a Community Recreational Center within a C-2 (Limited) Commercial District.
- Cancellation was based upon the request to cancel from the grantee.

\*\*\*\*\*

**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:

CASE NO.	NAME	LOCATION	USE	GRANTED
SE -2949 Ward 3	Operation Shoestring	1711 Bailey Ave. Jackson, MS 39203	Office/Youth Center	02/03/93
3960 Ward 3 C-UP	James Addison	1805 Bailey Ave. Jackson, MS 39203	Night Club/General Restaurant	02/27/17
SE -4114 Ward 7	Jabaz Reeves	239 Ferguson Dr. Jackson, MS 39204	Private Kennel	03/01/21
SE - 3290 Ward 2	Southern Consultants	5740 County Cork Rd.	Engineering Office	03/01/90
C-UP-3952 Ward 7	Hugh J. Thomas	2906 North State St.	Tattoo Parlor	3/20/17
C-UP - 4045 Ward 1	Viera & Gwendolyn Roseburgh	420 Meadowbrook Rd.	Community Recreational Center	03/18/19

**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 Banks** moved adoption; **President Lindsay** seconded.

Yeas – Banks, Foote, Grizzell, Hartley and Lindsay.

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 4:00 p.m. on Monday, March 17, 2025. At 3:11 p.m., the Council stood adjourned.

REGULAR ZONING MEETING OF THE CITY COUNCIL  
MONDAY, MARCH 17, 2025 2:30 P.M.

1026

PREPARED BY:

APPROVED:

Shanikia Mosley-Brandon  
CLERK OF COUNCIL

Viggo Ruskay 4/8/2025  
COUNCIL PRESIDENT DATE

Ch. [Signature]

MAYOR

ATTEST:

Angela Harris  
CITY CLERK

\*\*\*\*\*