

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 May 19, 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; Montyne Clay, Ward 2; Kenneth I. Stokes, Ward 3; Vernon Hartley, Ward 5 and Aaron Banks, Ward 6. Directors: Sabrina Shelby, Deputy Chief Clerk of Council; Jessica Whitlock, Deputy Chief Clerk of Council; Ester Ainsworth, Zoning Administrator and Terry Williamson, Legal Counsel.

Absent: None.

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. 4283 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 GLENDA BRYANT A REZONING FROM R-4 (LIMITED MULTI-FAMILY) RESIDENTIAL DISTRICT TO C-2 (LIMITED) COMMERCIAL DISTRICT TO ALLOW FOR TRANSITIONAL HOUSING FOR HOMELESS YOUTH FOR THE PROPERTY LOCATED ON 1611 BAILEY AVE. (PARCEL 96-24), CASE NO. 4283.

WHEREAS, Glenda Bryant has filed a petition to rezone property located on 1611 Bailey Ave. (Parcel 96-24), 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 transitional housing for homeless youth; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has recommended the approval of the rezoning of the property located on 1611 Bailey Ave. (Parcel 96-24) from R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District to allow for transitional housing for homeless youth; 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, May 19, 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 April 3, 2025 and April 17, 2025, that a hearing had been held by the Jackson City Planning Board on April 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 rezoning of the property located on 1611 Bailey Ave. (Parcel 96-24) 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 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

REGULAR MEETING OF THE CITY COUNCIL
TUESDAY, MAY 6, 2025 10:00 A.M.

451

PREPARED BY:

Shanika Morley-Jordan
CLERK OF COUNCIL

APPROVED:

Vigi Prady 6/3/2025
COUNCIL PRESIDENT DATE

Ch. [Signature]
MAYOR

ATTEST:

Anapla Harris
CITY CLERK

justifies rezoning the property and there is 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:

SECTION 1. That the property located in the City of Jackson, First Judicial District of Hinds County, Mississippi, more particular described as follows:

That part of Block Two (2) of O'Hara Subdivision, according to the map or plat thereof of record in the office of the Chancery Clerk of said County, at Jackson, particularly described by metes and bounds as follows:

TRACT I: - Beginning at the Northeast corner of Block 2 of O'Hara Subdivision as indicated on the map or plat on file in the office of the clerk of the Chancery Court at Jackson, Mississippi, in Plat Book 1 , Page 95, and run thence in a Southerly direction and along the West side of Bailey Avenue for a distance of fifty-four feet to a point on the West line of Bailey Avenue, which line is also the East line of said Block Two (2), O'Hara Subdivision; run thence in a Westerly direction along a line parallel to the North line of said Block Two (2) O'Hara Subdivision, for a distance of One Hundred Sixty (160) feet; thence run Northwardly along a line parallel to the West line of Bailey Avenue for a distance of fifty-four (54) feet to the Northern line of said Block Two (2), O'Hara Subdivision, at a point which is One Hundred Sixty (160) feet Westwardly from the point of beginning; thence run Eastwardly along the North line of Block Two (2), O'Hara Subdivision aforesaid for One Hundred Sixty (160) feet to the point of beginning. It is our intention by this deed to convey a lot of land 54 feet in width from North to South off the Northern end of that certain parcel of land conveyed to Fulton Thompson, T. M. Hederman and W. O. Rae on November 4, 1925, by Mrs. Mary Cushing by deed recorded in Deed Book 171 , Page 266, in the office of the Chancery Clerk's Office, reference to all of which is hereby made for greater certainty of description and deraignment of title; and being further described as the same property conveyed by Fulton Thompson, T. M. Hederman and W. O. Rae to R. S. Smith by deed dated May 26, 1927 and now recorded in Deed Book 197 on page 249, in the Chancery Clerk's Office of Hinds County at Jackson, Mississippi.

TRACT II: - Begin at a point on the North line of Huron Street, said city, a distance West along said line of 213 feet from the West line of Bailey Avenue, said City, and run thence North parallel to said West line of Bailey Avenue a distance of 126.8 feet; run thence West parallel to the South line of Derrick Street, said City, a distance of 67 feet; run thence South parallel to said West line of Bailey Avenue a distance of 26.1 feet; run thence East parallel to said North line of Huron Street a distance of 14 feet; run thence South parallel to said West line of Bailey Avenue a distance of 100 feet to the said North line of Huron Street; and run thence East along said North line of Huron Street a distance of 53 feet to the point of beginning.

TRACT III: - Begin at a point on the North line of Huron Street, said City, a distance West along said line of 160 feet from the West line of Bailey Avenue, said City, and run thence North parallel to the said West line of Bailey Avenue for a distance of 127.3 feet; run thence West parallel with the South line of Derick Street for a distance of 53 feet; run thence South parallel with the said West line of Bailey Avenue a distance of 126.8 feet to the North line of Huron Street; and run thence East along the said North line of Huron Street for a distance of 53 feet to the point of beginning.

TRACT IV: - Beginning at a point on the South line of Derrick Street a distance of 220 feet West from the point of intersection of the South line of Derrick Street and the West line of Bailey Avenue as both streets are now laid out and improved in the City of Jackson, Mississippi. Run thence South and parallel with the West line of Bailey Avenue a distance of 125 feet to a point; run thence West and parallel with the South line of Derrick Street for a distance of 60 feet to a point, run thence North and parallel with the West line of Bailey Avenue a distance of 125 feet to a point on the South line of Den-ick Street, said point being 60 feet West of the point of beginning; run thence East along the South line of Derrick Street for a distance of 60 feet to the point of beginning.

TRACT V: - Begin at a point on the South line of Derrick Street in said City, a distance West along said line of 160 feet from the West line of Bailey Avenue, in said City and run thence West

along said South line of Derrick Street, a distance of 60 feet; run thence South parallel to said West line of Bailey Avenue, a distance of 125 feet; run thence East parallel to the South line of Derick Street, a distance of 60 feet; and run thence North parallel to said West line of Bailey Avenue, a distance of 125 feet to the point of beginning.

TRACT VI: - Beginning at the SE corner of Block Two (2) of O'Hara Subdivision as indicated on the plat thereof on file in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi, in Plat Book 1, Page 95, and run thence Northwardly and along the West side of Bailey Avenue for 196 feet; more or less, to the SE corner of the certain tract of land sold to R. S. Smith on May 26, 1927, by deed recorded in said Chancery Clerk's Office in Deed Book 197, Page 249, thence run Westwardly along the South line of said tract of land sold to R. S. Smith for 160 feet to the SW corner of said Smith tract; thence run Southwardly along a line parallel with the West line of Bailey Avenue for 196 feet more or less, to the South line of Said Block 2 of O'Hara subdivision and to a point on the North line of Huron Street which is 160 feet West of the beginning; thence run Eastwardly along said North line of Huron Street and along the South line of Block 2 of O'Hara Subdivision for 160 feet to the point of beginning. Said lot of land may be further described as 160 feet off the East side of Block 2, O'Hara Subdivision, less 54 feet off the North end thereof.

is hereby modified so as to approve the rezoning of the property located at 1611 Bailey Ave. (Parcel 96-24) from R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District to allow for transitional housing for homeless youth. 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; **Council Member Hartley** seconded.

President Lindsay recognized **Glenda Bryant, Applicant,** and **Clifton Jackson, Fiancé of the 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 transitional housing for homeless youth.

There was no opposition from the public.

President Lindsay recognized **Council Member Stokes** who moved, seconded by **Council Member Hartley** that Case No. 4283 be remanded back to the planning board. The motion prevailed by the following vote:

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

President Lindsay recognized Zoning Administrator, **Ester Ainsworth,** who provided the Council with a procedural history of Zoning Case No. 4284, 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 NEW STRANGER'S HOME M.B. CHURCH A USE PERMIT TO ALLOW FOR AN ACCESSORY PARKING LOT WITHIN A R-4 (LIMITED MULTI-FAMILY) RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED ON PARCELS 59-17 & 59-17-1 ON SIDWAY ST., CASE NO. 4284.

WHEREAS, New Stranger's Home M. B. Church has filed a petition for a Use Permit to allow for an accessory parking lot within a R-4 (Limited Multi-family) Residential District for the property located on Parcels 59-17 & 59-17-1 on Sidway 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 an accessory parking lot within a R-4 (Limited Multi-family) Residential District for the property located on Parcels 59-17 & 59-17-1 on Sidway 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, May 19, 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 April 3, 2025 and April 17, 2025, that a hearing had been held by the Jackson City Planning Board on April 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-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 that a Use Permit be granted to allow for an accessory parking lot within a R-4 (Limited Multi-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:

Parcel 59-17

LOT 14 BLK A EP HOWIE SUBN *JD 1*

Parcel 59-17-1

LOT 15 BLK A EP HOWIE SUBN

be and is hereby modified so as to approve a Use Permit to allow for an accessory parking lot for the property located on Parcels 59-17 & 59-17-1 on Sidway St. within a R-4 (Limited Multi-family) Residential District. 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 Stokes moved adoption; **President Lindsay** seconded.

President Lindsay recognized **Randy Mounger, Representative for the Applicant**, who spoke in support of a Use Permit to allow for an accessory parking lot within a R-4 (Limited Multi-family) Residential District.

There was no opposition from the public.

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

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

Nays – None.

Absent – None.

* * * * *

President Lindsay recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4285 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 DENYING KULWINDER KHINDA A 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-C3 (GENERAL) COMMERCIAL SUBDISTRICT IN SUITE 3 OF THE PROPERTY LOCATED AT 1408 BOBBY RUSH BLVD. (SUITE 3) (PARCEL 222-22), CASE NO. 4285.

WHEREAS, Kulwinder Khinda 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-C3 (General) Commercial Subdistrict in Suite 3 of the property located at 1408 Bobby Rush Blvd. (Suite 3) (Parcel 222-22) 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 the denial 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-C3 (General) Commercial Subdistrict in Suite 3 of the property located at 1408 Bobby Rush Blvd. (Parcel 222-22); 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, May 19, 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 April 3, 2025 and April 17, 2025, that a hearing had been held by the Jackson City Planning Board on April 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 the denial of the petitioned Use Permit within the existing C80-C3 (General) 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 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 Use Permit be denied 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-C3 (General) 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 certain parcel of land situated in the SE ¼ of the NE ¼ of Section 7, Township 5 North, Range 1 East, Hinds County, Mississippi and being more particularly described as follows:

Commencing at the point of intersection of the northerly right of way of US Highway 80 with the easterly right of way of Ellis Avenue; run thence North O degrees 17 minutes East, 754 feet to the point of beginning; continue thence North O degrees 17 minutes East, 100 feet; thence leaving said easterly right of way of Ellis Avenue, run south 89 degrees 59 minutes West, 134.5 feet; run thence South O degrees 53 minutes West 100.71 feet; run thence North 89 degrees 43 minutes West 133.43 feet to the point of beginning

be and is hereby denied the petitioned 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 3 of the property located at 1408 Bobby Rush Blvd. (Parcel 222-22) within a C80-C3 (General) Commercial Subdistrict.

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

There was no representation from the Applicant.

President Lindsay recognized **Leroy D. Barron, of the Pecan Tree Park Neighborhood Association**, who spoke in opposition of a Use Permit to allow for the operation of a liquor store located in a neighborhood shopping center and not in combination with a convenience type grocery store or service station.

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

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

Note: Council Member Stokes left the meeting.

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

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

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE – 3862 Ward 7	Millsaps College	1702 N. State St. Jackson, MS 39206	Office/Meeting Spaces & Administrative Units	05/19/14
C-UP – 4253 Ward 2	Carter's Compassionate Transitional House	4456 W. Northside Dr Jackson, MS 39209	Emergency Shelter/Mission	5/20/24
C-UP – 4254 Ward 5	Jack's Family Restaurant, LP	2365 Highway 80 W. Jackson, MS 39204	Drive Thru Restaurant	5/20/24

REGULAR ZONING MEETING OF THE CITY COUNCIL
MONDAY, MAY 19, 2025 2:30 P.M.

C-UP – 4168 Byron & Octavia 210 & 212 W. Ash St. Rooming House 4/18/22
Ward 3 Poindexter

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; **Council Member Hartley** seconded.

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

Nays – None.

Absent – 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, May 20, 2025. At 3:20 p.m., the Council stood adjourned.

PREPARED BY:

Shanika Mosley - Jordan
CLERK OF COUNCIL

APPROVED:

Viji Rinday, 11/3/2025
COUNCIL PRESIDENT DATE

Ch. A. [Signature]

MAYOR

ATTEST:

Angela Harris
CITY CLERK
