

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 November 17, 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; Montyne Clay, Ward 2; Kenneth I. Stokes, Ward 3; 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: None.

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. 4301 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 STEVEN JOHNSON A REZONING FROM R-1 (SINGLE-FAMILY) RESIDENTIAL DISTRICT TO R-2 (SINGLE-FAMILY & TWO-FAMILY) RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT 4821 OLD BYRAM RD. (PARCEL 872-100-12) TO ALLOW FOR THE CONSTRUCTION OF APPROXIMATELY 37 DUPLEX HOMES, CASE NO. 4301.

WHEREAS, Steven Johnson has filed a petition to rezone the property located at 4821 Old Byram Rd. (Parcel 872-100-12), in the City of Jackson, First Judicial District of Hinds County, Mississippi from R-1 (Single-Family) Residential District to R-2 (Single-Family & Two-Family) Residential District to construct approximately 37 duplex homes; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, a motion was offered to approve the rezoning of the property from R-1 (Single-Family) Residential District to R-2 (Single-Family & Two-Family) Residential District to construct approximately 37 duplex homes failed and no other motion was offered; 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, November 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 September 4, 2025 and September 18, 2025 that a hearing would be held by the Jackson City Planning Board on October 22, 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 offered no other motion /recommendation after a failed motion to approve of the rezoning of the above described property from R-1 (Single-Family) Residential District to R-2 (Single-Family & Two-Family) Residential District to construct approximately 37 duplex homes; and

WHEREAS, the Jackson City Council after having considered the matter, is of the opinion that such changes would not be in keeping with sound land use practices 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 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:

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

A parcel of land being situated in the West ½ of section 6, Township 4 North, Range 1 East, city of Jackson, Hinds County, Mississippi and being more particularly described as follows:

Commence at the northeast corner of South ½ of the north ½ of the southwest ¼ of section 6, T4N-R1E, and run thence South 89 degrees 56 minutes 56 seconds West for a distance of 27.8 feet to a set ½" iron pin at a fence corner on the West right-of-way line of Old Byram Rd (As now laid out and improved); Said point further being the point of beginning of the parcel of land herein described; From said point of beginning continue thence South 89 degrees 56 minutes 56 seconds West along a meandering wire fence for a distance of 471.00 feet to a found ½" iron pin in a fence line; leaving said fence line, run thence North 28 degrees 33 minutes 48 seconds east for a distance of 107.66 feet to a found ½" iron pin in the centerline of a drainage ditch; Run thence along said centerline of drainage ditch the following bearings and distance: North 18 degrees 04 minutes 19 seconds east for a distance of 114.26 feet to a found ½" iron pin; run thence North 06 degrees 00 minutes 02 seconds east for a distance of 181.70 feet to a found ½" iron pin; Run thence North 08 degrees 55 minutes 58 seconds east for a distance of 198.19 feet to a found ½" iron pin; Run thence North 03 degrees 38 minutes 05 seconds West for a distance of 242.28 feet to a set ½" iron pin; Run thence North 16 degrees 12 minutes 18 seconds east for a distance of 284.46 feet to a set ½" iron pin; thence North 12 degrees 03 minutes 02 seconds East 76.95 feet to a set ½" iron pin in a fence line; Run thence north (South per record description) 89 degrees 37 minutes 13 seconds east along a meandering wire fence for a distance of 270.15 feet to an existing ½" iron pin at a fence corner on the aforesaid West right of way line of old Byram Rd; run thence South 00 degrees 46 minutes 52 seconds West along west right of way line of Old Byram Road and along a meandering wire fence for a distance of 1,167.77 feet to the Point of Beginning, containing 9.60 acres, more or less.

And also:

A parcel of land being situated in the West ½ of Section 6, Township 4 North, Range 1 East, City of Jackson, Hinds County, Mississippi and being more particularly described as follows:

Commence at the Northeast corner of South ½ of the North ½ of the Southwest ¼ of Section 6, T4N, R1E, and run thence South 89 degrees 56 minutes 56 seconds West for a distance of 27.8 feet to a set ½" iron pin at a fence corner on the West right-of-way line of Old Byram Road (as now laid out and improved); said point further being the Point of Beginning; continue thence South 89 degrees 56 Minutes 56 seconds West for a distance of 471.00 feet to a found ½" iron pin in a fence line; leaving said fence line, run thence North 28 degrees 33 minutes 48 seconds East for a distance of 107.66 feet to a found ½" iron pin in the centerline of a drainage ditch; run thence along said centerline of a drainage ditch North 18 degrees 04 Minutes 19 seconds East for a distance of 114.26 feet to a found ½" iron pin; run thence North 06 degrees 00 minutes 02 seconds East for a distance of 181.70 feet to a found ½" iron pin; run thence North 08 degrees 55 minutes 58 seconds East for a distance of 198.19 feet to a found ½" iron pin; run thence North 03 degrees 38 minutes 05 seconds West for a distance of 94.49 feet; run thence North 90 degrees 00 minutes 00 seconds East for a distance of 349.49 feet; run thence South 00 degrees 48 minutes 52 seconds West along said present Western right-of-way line of Old Byram Road for a distance of 673.71 feet to the Point of Beginning, containing 5.89 acres, more or less.

be and is hereby denied the petitioned request for the rezoning of the of the property located at 4821 Old Byram Rd. (Parcel 872-100-12) from R-1 (Single-Family) Residential District to R-2 (Single-Family & Two-Family) Residential District.

Council Member Parkinson moved adoption; **Council Member Brown-Thomas** seconded.

President Grizzell recognized **Steven Johnson, Applicant**, who spoke in favor of a rezoning from R-1 (Single-Family) Residential District to R-2 (Single-Family & Two-Family) Residential District to build approximately 37 duplex homes.

President Grizzell recognized **Randy Perry, Luedna Manning, Sharon Miller and Judy Johnson Evans**, who spoke in opposition of a Rezoning from R-1 (Single-Family) Residential District to R-2 (Single-Family & Two-Family) Residential District to build approximately 37 duplex homes.

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

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

Nays – None.

Abstention – Stokes.

Absent – None.

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

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4304 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 CHARLES R. LINDSAY, III A SPECIAL EXCEPTION TO ALLOW FOR A LUNCH AND DINNER MEETINGS FACILITY/ RESIDENTIAL COMMUNITY CENTER WITHIN A R-2 (SINGLE-FAMILY & TWO-FAMILY) RESIDENTIAL FOR THE PROPERTY LOCATED AT 944 POPLAR BLVD. (PARCEL 15-5), CASE NO. 4304.

WHEREAS, Charles R. Lindsay, III has filed a petition for a Special Exception to allow for a lunch and dinner meetings facility/ residential community center within a R-2 (Single-Family & Two-Family) Residential District for the property located at 944 Poplar Blvd. (Parcel 15-5), 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 lunch and dinner meetings facility/ residential community center 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 Jackson City Council would be held at the City Hall at 2:30 p.m., November 17, 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 October 2, 2025 and October 16, 2025 that a hearing had been held by the Jackson City Planning Board on October 22, 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-2 (Single-Family & Two-Family) 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 lunch

and dinner meetings facility/ residential community center within a R-2 (Single-Family & Two-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 (5), Block 1, less 100 feet off the North end thereof, Magruder's Subdivision in Block P of the North Park Addition, a subdivision according to the map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi in Plat Book 1 at Page 76, reference to which is hereby made in aid of and as a part of this description.

And being the same property described in instrument recorded in Book 4760 at Page 458.

be and is hereby granted a Special Exception to allow for a lunch and dinner meetings facility/ residential community center within a R-2 (Single-Family & Two-Family) Residential District for the property located at 944 Poplar Blvd. (Parcel 15-5). 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.

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

President Grizzell recognized **Charles R. Lindsay, III, Applicant**, who spoke in support of a Special Exception to allow for a lunch and dinner meetings facility/residential community center with 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, Clay, Foote, Grizzell, Hartley, Parkinson and Stokes.

Nays – None.

Absent – None.

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4305, 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 RC HENDRIX A REZONING FROM C80-C3 (GENERAL) COMMERCIAL SUBDISTRICT & I-1 (LIGHT) INDUSTRIAL DISTRICT TO C80-MU (MIXED-USE) SUBDISTRICT WITH A CONDITIONAL USE PERMIT TO ALLOW FOR A MIXED-USE DEVELOPMENT WITH A RESIDENTIAL COMPONENT AND A COMMUNITY RECREATIONAL CENTER FOR THE PROPERTIES LOCATED AT 2350 HIGHWAY 80 W. (PARCEL 222-2-1) & PARCELS 222-2-6 & 222-3, CASE NO. 4305.

WHEREAS, RC Hendrix has filed a petition to rezone the properties located at 2350 Highway 80 W. (Parcel 222-2-1) & Parcels 222-2-6 & 222-3, in the City of Jackson, First Judicial

District of Hinds County, Mississippi from C80-C3 (General) Commercial Subdistrict & I-1 (Light) Industrial District to C80-MU (Mixed-Use) Subdistrict with a Use Permit to allow for a mixed use development with a residential component and a community recreational center; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the properties from C80-C3 (General) Commercial Subdistrict & I-1 (Light) Industrial District to C80-MU (Mixed-Use) Subdistrict with a Conditional Use Permit to allow for a mixed-use development with a residential component and a community recreational center; 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, November 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 October 2, 2025 and October 16, 2025 that a hearing would be held by the Jackson City Planning Board on October 22, 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 properties from C80-C3 (General) Commercial Subdistrict & I-1 (Light) Industrial District to C80-MU (Mixed-Use) Subdistrict with a Conditional Use Permit to allow for a mixed use development with a residential component and a community recreational center; 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 properties 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; and

WHEREAS, the Jackson City Council, after having considered the matter, is of the opinion that the proposed use is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures parking and other uses and will 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 community recreational center within a C80-MU (Mixed-Use) Subdistrict of the properties located at 2350 Highway 80 W. (Parcel 222-2-1) & Parcels 222-2-6 & 222-3.

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:

BEG INT N/L HWY 80 E/L ELLIS AVENUE N 854 FT TO POB N 250.5 FT E 664.32 FT TO W/L MACON ST N 139.1 FT SE 541 SW 527.25 FT SE 46 FT SW SW 39.17 FT S 359.2 FT SW 496.2 FT S 65.82 FT NW 63 FT N 95.33 FT W 134.5 FT TO POB PT SEC 7 & 8 T5N R1E & PT BLKS 19 20 21 & 22 COLLEGE SUB & PT CLOSED ALLEYS IN BETWEEN & PT LOTS 1 LESS TO INDIV

BEG NE COR LOT 1 HARVEY PLACE SUBN S 133 FT SWLY 255 FT N 134.72 FT SWLY 219.36 FT NLY 46 FT NELY 533.25 FT SELY 120 FT W 104.45 FT TO POB PT BLK 22 COLLEGE SUBURB SY & PT LOT 1 HARVEY PLACE SUBN

BEG INT N/L HWY 80 & E/L ELLIS AVE N 854 FT N 250 FT E 624.32 FT N 157.1 FT SELY 549 FT TO POB SWLY 533.25 FT SELY 52 FT NELY 6 FT NWLY 46 FT NELY 527.25 FT NWLY 6 FT TO POB PT LOTS 1 & 2 HARVEY PLACE SUB

is hereby modified so as to approve the rezoning of the of the properties located at 2350 Highway 80 W. (Parcel 222-2-1) & Parcels 222-2-6 & 222-3 from C80-C3 (General) Commercial Subdistrict & I-1 (Light) Industrial District to C80-MU (Mixed-Use) Subdistrict with a Conditional Use Permit to allow for a mixed-use development with a residential component and a

community recreational center. The Conditions of the Use Permit shall be that it is granted on an annual basis; that it be granted to R C Hendrix, the owner/operator of the community recreational center; and that subsequent owners or operators of a community recreational center 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 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 Stokes moved adoption; **Vice President Hartley** seconded.

President Grizzell recognized **R C Hendrix, Applicant**, who spoke in support of a Rezoning from C80-C3 (General) Commercial Subdistrict & I-1 (Light Industrial District to C80-MU (Mixed-Use) Subdistrict with a Use Permit to allow for a mixed-use development with a residential component and a community recreational center.

There was no opposition from the public.

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

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

Nays – None.

Absent – None.

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4306, 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 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 recognized **Council Member Stokes**, who requested that said item be tabled until the next Regular Zoning meeting to be held on December 15, 2025.

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4307, 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 MISSISSIPPI MUSEUM OF ART, INC. A SPECIAL EXCEPTION TO ALLOW FOR A RESIDENTIAL COMMUNITY FACILITY WITHIN A R-1A (SINGLE FAMILY) RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT 306 GLENWAY DRIVE (parcel 3-65-2), CASE NO. 4307.

WHEREAS, Mississippi Museum of Art, Inc. has filed a petition for a Special Exception to allow for a residential community facility within a R-1A (Single-Family) Residential District for the property located at 306 Glenway Dr. (Parcel 3-65-2), 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 residential community facility 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., November 17, 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 October 2, 2025 and October 16, 2025 that a hearing had been held by the Jackson City Planning Board on October 22, 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 residential community facility 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:

A part of Lots 2 and 3 of Block "C" of Woodland Hills, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi, in Plat Book No. 4 at Page 44 thereof, the exact metes and bounds description of which is as follows, to-wit:

Begin at the Southwest Corner of Lot 2 of said Block "C" and go thence North along the West line of said Block "C" a distance of 177 feet to a point; thence go in an Easterly direction along a line parallel with the line which separates Lot 1 from Lots 2-3-4-5 and 6 to the East line of Lot 3; go thence in a southerly direction along the east line of said Lot 3 to the Southeast corner thereof; go thence in a Westerly direction along the South line of said Lots 3 and 2 to the point of beginning.

be and is hereby granted a Special Exception to allow for a residential community facility within a R-1A (Single-Family) Residential District for the property located at 306 Glenway Dr. (Parcel 3-65-2). 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 Stokes moved adoption; **Vice President Hartley** seconded.

President Grizzell recognized Betsy Bradley, Director of the Mississippi Museum of Art, Inc., who spoke in support of a Special Exception to allow for a residential community facility within a R-1A (Single-Family) Residential District.

There was no opposition from the public.

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

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

President Grizzell recognized Zoning Administrator, Ester Ainsworth, who provided the Council with a procedural history of Zoning Case No. 4308, 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 MINCAP A REZONING FROM R-5 (MULTI-FAMILY) RESIDENTIAL DISTRICT TO C-2 (LIMITED) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 802 NORTH ST. (PARCEL 23-24) TO ALLOW FOR THE OPERATION OF A PROFESSIONAL OFFICE, CASE NO. 4308.

WHEREAS, MINCAP has filed a petition to rezone the property located at 802 North St. (Parcel 23-24), in the City of Jackson, First Judicial District of Hinds County, Mississippi from R-5 (Multi-family) Residential District to C-2 (Limited) Commercial District to allow for the operation of a professional office; 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 C-2 (Limited) Commercial District to allow for the operation of a professional office; 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, November 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 October 2, 2025 and October 16, 2025 that a hearing had been held by the Jackson City Planning Board on October 22, 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 C-2 (Limited) Commercial District to allow for the operation of a professional office; 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 practices 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:

Part of 5 Acre Lot 7, North, Hinds County, Mississippi, H.C. Daniel’s Map of the City of Jackson (1875)

is hereby modified so as to approve the rezoning of the of the property located at 802 North St. (Parcel 23-24) from R-5 (Multi-family) Residential District to C-2 (Limited) Commercial District to allow for the operation of a professional office. However, that before 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 Stokes moved adoption; **Vice President Hartley** seconded.

President Grizzell recognized **J R Jones, Applicant**, who spoke in support of a Rezoning from R-5 (Multi-Family) Residential District to C-2 (Limited) Commercial District to allow for the operation of a professional office.

There was no opposition from the public.

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

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

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4309, 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 CURTIS YOUNG D/B/A CAMY LOGISTICS GROUP, LLC A REZONING FROM R-4 (LIMITED MULTI-FAMILY) RESIDENTIAL DISTRICT TO NMU-1 NEIGHBORHOOD (MIXED USE) DISTRICT, PEDESTRIAN ORIENTED TO ALLOW FOR A RETAIL STORE FOR THE PROPERTY LOCATED AT 1739 HILL AVE. (PARCELS 162-377 & 162-378), CASE NO. 4309.

WHEREAS, Curtis Young d/b/a CAMY Logistics Group, LLC has filed a petition to rezone the property located at 1739 Hill Ave. (Parcels 162-377 & 162-378), in the City of Jackson, First Judicial District of Hinds County, Mississippi from R-4 (Limited Multi-family) Residential District to NMU-1 Neighborhood (Mixed Use) District, Pedestrian Oriented to allow for a retail store; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has offered the recommendation to rezone the property from R-4 (Limited Multi-family) Residential District to NMU-1 Neighborhood (Mixed Use) District, Pedestrian Oriented to allow for a retail 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, November 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 October 2, 2025 and October 16, 2025 that a hearing had been held by the Jackson City Planning Board on October 22, 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-4 (Limited Multi-family) Residential District to NMU-1 Neighborhood (Mixed Use) District, Pedestrian Oriented to allow for a retail 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 practices 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:

Parcel I: Lot 142; Washington Addition, a subdivision according to a map or plat therefore which is on file and of record in the office of the Chancery Clerk of Hinds County in Jackson, Mississippi in Plat Book 1 at Page 3, reference to which map or is hereby made in aid of and as a part of this description.

And

Parcel II: Lot 141, Washington Addition, subdivision according to a map or plat therefore which is on a file and of record in the office of the Chancery Clerk of Hinds County in Jackson, Mississippi in Plat Book 1 at Page 6, reference to which map or plat is hereby made in aid of and as a part of this description. LESS AND ECEPT: A parcel of land situated in the Northwest corner of Lot 141, Washington Addition , a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County in Jackson, Mississippi, and being more particularly describe as follows, to wit; Beginning at the northwest corner of Lot 141, Washington Addition; run thence along the southerly direction along the West boundary line of said lot 141; a distance of 6 feet; turn thence to the left and run in a northeasterly direction to a point located on north boundary line of said Lot 141, said point being measured 11 feet in a easterly direction from the northwest corner of said Lot 141; run thence in a westerly direction along the north boundary of said lot 141 a distance of 11 feet to the point of beginning.

is hereby modified so as to approve the rezoning of the of the property located at 1739 Hill Ave. (Parcels 162-377 & 162-378) from R-4 (Limited Multi-family) Residential District to NMU-1 Neighborhood (Mixed Use) District, Pedestrian Oriented to allow for a retail store. However, that before 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 Clay** 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, Clay, Foote, Grizzell, Hartley and Parkinson.

Nays – None.

Absent – None.

* * * * *

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4310, 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 SEAN M. CORNWELL D/B/A VERSOS A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A CIGAR BAR WITHIN A C-2 (LIMITED) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 663 DULING AVE. (PARCEL 47-27), CASE NO. 4310.

WHEREAS, Sean M. Cornwell d/b/a Versos has filed a petition for a Use Permit to allow for the operation of a cigar bar within a C-2 (Limited) Commercial District for the property located at 663 Duling Ave. (Parcel 47-27) 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 cigar bar within a C-2 (Limited) Commercial District for the property located at 663 Duling Ave. (Parcel 47-27); 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, November 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 October 2, 2025 and October 16, 2025 that a hearing had been held by the Jackson City Planning Board on October 22, 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 is compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking and other uses in addition to the use not being detrimental to the continued use value, or development of properties in the vicinity and that a Conditional Use Permit be granted to allow for the operation of a cigar bar for the property located at 663 Duling Ave. (Parcel 47-27) 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:

A tract of land situated in the Southwest Quarter of the Northwest Quarter of Section 26, Township 6 North, Range I East, Jackson, Hinds County, Mississippi, and being more particularly described as follows:

Commencing at the point where the South line of Duling Avenue intersects the West line of Old Canton Road, as said highways are now laid out, improved, and used in this city, said corner being the Point of Beginning of the following described property; from said Point of Beginning, run south 25 degrees 51 minutes 43 seconds West along the West line of Old Canton Road a distance of 300.63 feet; thence North 64 degrees 34 minutes 22 seconds West a distance of 25.07 feet to the Northwest corner of a concrete retaining wall; thence North 64 degrees 18 minutes 49 seconds West along the North face of said wall a distance of 29.26 feet; thence South 73 degrees 58 minutes 14 seconds West along the North face of said wall a distance of 1.52 feet; thence North 83 degrees 27 minutes 14 seconds West along the North face of said wall a distance of 15.52 feet; thence North 82 degrees 52 minutes 57 seconds West along the North face of said wall a distance of 30.05 feet; thence North 82 degrees 48 minutes 12 seconds West along the North face of said wall a distance of 30.38 feet; thence North 82 degrees 39 minutes 45 seconds West along the North face of said wall a distance of 30.50 feet; thence North 81 degrees 58 minutes 09 seconds West a distance of 30.54 feet to the Northwest corner of said wall; thence North 81 degrees 58 minutes 09 seconds West a distance of 8.03 feet to the East line of Morgan Place; thence North 06 degrees 33 minutes 12 seconds along the East line of Morgan Place a distance of 310.81 feet to the South line of Duling Avenue; thence South 82 degrees 52 minutes 12 seconds East along the South line of Duling Avenue a distance of 398.73 feet to the Point of Beginning.

The above described tract of land includes 2.37 acres, more or less.

be and is hereby modified so as to approve a Conditional Use Permit to allow for the operation of a cigar bar within a C-2 (Limited) Commercial District for the property located at 663 Duling Ave. (Parcel 47-27). The Conditions of the Use Permit shall be that it is granted on an annual basis; that it be granted to Sean M. Cornwell d/b/a Versos, the owner/operator of the cigar bar, that subsequent owners or operators of a cigar bar at the location must apply for and receive a new Use Permit, that the hours of operation for the cigar bar on Sundays shall begin at 1:30 p.m. 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 Stokes moved adoption; **Vice President Hartley** seconded.

President Grizzell recognized **Sean Cornwell, Applicant**, who spoke in support of a Use Permit to allow for the operation of a cigar bar within a C-2 (Limited) Commercial District.

President Grizzell recognized **Robert Hutchinson and Molly Walker**, who spoke in opposition of a Use Permit to allow for the operation of a cigar bar within a C-2 (Limited) Commercial District.

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

Yeas – Stokes.

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

Abstention – Clay.

Absent – None.

Note: Said item failed for a lack of a majority vote.

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

ORDER DENYING SEAN M. CORNWELL D/B/A VERSOS A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A CIGAR BAR WITHIN A C-2 (LIMITED) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 663 DULING AVE. (PARCEL 47-27), CASE NO. 4310.

WHEREAS, Sean M. Cornwell d/b/a Versos has filed a petition for a Use Permit to allow for the operation of a cigar bar within a C-2 (Limited) Commercial District for the property located at 663 Duling Ave. (Parcel 47-27) 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 cigar bar within a C-2 (Limited) Commercial District for the property located at 663 Duling Ave. (Parcel 47-27); 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, November 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 October 2, 2025 and October 16, 2025 that a hearing had been held by the Jackson City Planning Board on October 22, 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 is not compatible with the character of development in the vicinity relative to density, bulk and intensity of structures, parking and other uses in addition to the use being detrimental to the continued use value, or development of properties in the vicinity and that a Use Permit be denied to allow for the operation of a cigar bar for the property located at 663 Duling Ave. (Parcel 47-27) 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:

A tract of land situated in the Southwest Quarter of the Northwest Quarter of Section 26, Township 6 North, Range I East, Jackson, Hinds County, Mississippi, and being more particularly described as follows:

Commencing at the point where the South line of Duling Avenue intersects the West line of Old Canton Road, as said highways are now laid out, improved, and used in this city, said corner being the Point of Beginning of the following described property; from said Point of Beginning, run south 25 degrees 51 minutes 43 seconds West along the West line of Old Canton Road a distance of 300.63 feet; thence North 64 degrees 34 minutes 22 seconds West a distance of 25.07 feet to the Northwest corner of a concrete retaining wall; thence North 64 degrees 18 minutes 49 seconds West along the North face of said wall a distance of 29.26 feet; thence South 73 degrees 58 minutes 14 seconds West along the North face of said wall a distance of 1.52 feet; thence North 83 degrees 27 minutes 14 seconds West along the North face of said wall a distance of 15.52 feet; thence North 82 degrees 52 minutes 57 seconds West along the North face of said wall a distance of 30.05 feet; thence North 82 degrees 48 minutes 12 seconds West along the North face of said wall a distance of 30.38 feet; thence North 82 degrees 39 minutes 45 seconds West along the North face of said wall a distance of 30.50 feet; thence North 81 degrees 58 minutes 09 seconds West a distance of 30.54 feet to the Northwest corner of said wall; thence North 8 1 degrees 58 minutes 09 seconds West a distance of 8.03 feet to the East line of Morgan Place; thence North 06 degrees 33 minutes 12 seconds along the East line of Morgan Place a distance of 310.81 feet to the South

line of Duling Avenue; thence South 82 degrees 52 minutes 12 seconds East along the South line of Du ling Avenue a distance of 398.73 feet to the Point of Beginning.

The above-described tract of land includes 2,37 acres, more or less.

be and is hereby denied the petitioned request for a Use Permit to allow for the operation of a cigar bar within a C-2 (Limited) Commercial District for the property located at 663 Duling Ave. (Parcel 47-27).

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

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

Nays – Stokes.

Abstention – Clay.

Absent – None.

Note: **Council Member Stokes** left the meeting.

President Grizzell recognized Zoning Administrator, **Ester Ainsworth**, who provided the Council with a procedural history of Zoning Case No. 4275, 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 CORRECTING THE LEGAL DESCRIPTION SET FORTH IN THE ORDINANCE ADOPTED ON SEPTEMBER 15, 2025 WHICH GRANTED ALLTEL COMMUNICATIONS, D/B/A VERIZON WIRELESS A REZONING FROM R-5 (MULTI-FAMILY) RESIDENTIAL, C-1 (RESTRICTED) COMMERCIAL & C-2 (LIMITED) COMMERCIAL DISTRICTS TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT WITH A USE PERMIT AND A VARIANCE OF UP TO 60' FROM THE REQUIRED 160' FROM ADJACENT STRUCTURES TO CONSTRUCT A WIRELESS COMMUNICATIONS TOWER FACILITY FOR THE PROPERTY LOCATED ON PARCEL 633-3-1 ON MCFADDEN RD, CASE NO. 4275.

WHEREAS, the governing authorities held its regular monthly Zoning meeting on Monday, September 15, 2025 to consider recommendations from the Planning Board; and

WHEREAS, there came on for consideration the recommendation of the Planning Board in Zoning Case 4275; and

WHEREAS, Councilwoman Hartley moved to adopt the recommendation of the Planning Board to approve the rezoning of the property from R-5 (Multi-family) Residential, C-1 (Restricted) Commercial & C-2 (Limited) Commercial Districts to R-1 (Single-Family) Residential District with a Use Permit and a 60' Variance from the required 160' from adjacent structures to construct a wireless commercial communications tower facility for the property on Parcel 633-3-1 on McFadden Rd; and

WHEREAS, the motion was seconded by Councilwoman Clay; and

WHEREAS, the motion was approved by the Council with a vote of six (6) in favor with none opposing; and

WHEREAS, an incorrect legal description for the subject property was entered into the Ordinance; and

WHEREAS, the purpose of this ordinance is to amend the previous ordinance to correct the legal description only; and

WHEREAS, the correct legal description which should have been inserted into the ordinance is:

LESSEE 80' X 80' LAND SPACE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 EAST, COUNTY OF HINDS, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD AT THE INTERSECTION OF THE APPARENT SOUTHERN PROPERTY LINE OF THE PARENT TRACT AND THE APPARENT WESTERN RIGHT OF WAY LINE OF McFADDEN ROAD, A PUBLIC ASPHALT ROAD; THENCE N20°26'07"E A DISTANCE OF 29.31 FEET TO A MAG NAIL SET ON THE WESTERN EDGE OF PAVING OF SAID McFADDEN ROAD; THENCE S78°58'03"W A DISTANCE OF 181.07 FEET TO A 60d NAIL SET; THENCE S34°23'41"W A DISTANCE OF 32.27 FEET TO A 60d NAIL SET; THENCE N86°05'24"E A DISTANCE OF 45.11 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF BEGINNING; THENCE S03°54'36"E A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S86°05'24"W A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N03°54'36"W A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N86°05'24"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.147 ACRE (6,400 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

LESSEE 30' ACCESS & UTILITY RIGHT OF WAY

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 EAST, COUNTY OF HINDS, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD AT THE INTERSECTION OF THE APPARENT SOUTHERN PROPERTY LINE OF THE PARENT TRACT AND THE APPARENT WESTERN RIGHT OF WAY LINE OF McFADDEN ROAD, A PUBLIC ASPHALT ROAD; THENCE N20°26'07"E A DISTANCE OF 29.31 FEET TO A MAG NAIL SET ON THE WESTERN EDGE OF PAVING OF SAID McFADDEN ROAD AND THE POINT OF BEGINNING FOR THE CENTERLINE OF THE LESSEE 30' ACCESS AND UTILITY RIGHT OF WAY; THENCE S78°58'03"W A DISTANCE OF 181.07 FEET TO A 60d NAIL SET; THENCE S34°23'41"W A DISTANCE OF 32.27 FEET TO A 60d NAIL SET ON THE NORTHERN LINE OF THE LESSEE 80' X 80' LAND SPACE AND THE POINT OF TERMINATION FOR THE CENTERLINE OF THE LESSEE 30' ACCESS AND UTILITY RIGHT OF WAY, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PARENT TRACT

BEG 316.6 FT NWLY INT W/L MCFADDEN RD & N/L JOANNE ST NWLY 50.03 FT SWLY 262.22 FT SLY 165.67 FT ELY 156.35 FT NLY 138.6 FT NELY 130 FT TO POB
SEC 18 T5N R1E
PARCEL NO. 633-3-1

is hereby modified so as to approve the rezoning of the property from R-5 (Multi-family) Residential, C-1 (Restricted) Commercial & C-2 (Limited) Commercial Districts to R-1 (Single-Family) Residential District with a Use Permit and a Variance of up 60' to from the required 160' from adjacent structures to construct a wireless commercial communications tower facility. However, that before for any structure is erected or use thereof on the said property, the applicant must meet the requirements established for the construction of a wireless commercial communication facility and clearance 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.

WHEREAS, all other provisions of the ordinance approved on September 15, 2025 remain unchanged.

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:

LESSEE 80' X 80' LAND SPACE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 EAST, COUNTY OF HINDS, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD AT THE INTERSECTION OF THE APPARENT SOUTHERN PROPERTY LINE OF THE PARENT TRACT AND THE APPARENT WESTERN RIGHT OF WAY LINE OF McFADDEN ROAD, A PUBLIC ASPHALT ROAD; THENCE N20°26'07"E A DISTANCE OF 29.31 FEET TO A MAG NAIL SET ON THE WESTERN EDGE OF PAVING OF SAID McFADDEN ROAD; THENCE S78°58'03"W A DISTANCE OF 181.07 FEET TO A 60d NAIL SET; THENCE S34°23'41"W A DISTANCE OF 32.27 FEET TO A 60d NAIL SET; THENCE N86°05'24"E A DISTANCE OF 45.11 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF BEGINNING; THENCE S03°54'36"E A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S86°05'24"W A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N03°54'36"W A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N86°05'24"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.147 ACRE (6,400 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

LESSEE 30' ACCESS & UTILITY RIGHT OF WAY

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 EAST, COUNTY OF HINDS, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD AT THE INTERSECTION OF THE APPARENT SOUTHERN PROPERTY LINE OF THE PARENT TRACT AND THE APPARENT WESTERN RIGHT OF WAY LINE OF McFADDEN ROAD, A PUBLIC ASPHALT ROAD; THENCE N20°26'07"E A DISTANCE OF 29.31 FEET TO A MAG NAIL SET ON THE WESTERN EDGE OF PAVING OF SAID McFADDEN ROAD AND THE POINT OF BEGINNING FOR THE CENTERLINE OF THE LESSEE 30' ACCESS AND UTILITY RIGHT OF WAY; THENCE S78°58'03"W A DISTANCE OF 181.07 FEET TO A 60d NAIL SET; THENCE S34°23'41"W A DISTANCE OF 32.27 FEET TO A 60d NAIL SET ON THE NORTHERN LINE OF THE LESSEE 80' X 80' LAND SPACE AND THE POINT OF TERMINATION FOR THE CENTERLINE OF THE LESSEE 30' ACCESS AND UTILITY RIGHT OF WAY, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PARENT TRACT

BEG 316.6 FT NWLY INT W/L MCFADDEN RD & N/L JOANNE ST NWLY 50.03 FT SWLY 262.22 FT SLY 165.67 FT ELY 156.35 FT NLY 138.6 FT NELY 130 FT TO POB
SEC 18 T5N R1E

PARCEL NO. 633-3-1

is hereby modified so as to approve the rezoning of the property from R-5 (Multi-family) Residential, C-1 (Restricted) Commercial & C-2 (Limited) Commercial Districts to R-1 (Single-Family) Residential District with a Use Permit and a Variance of up 60' to from the required 160' from adjacent structures to construct a wireless commercial communications tower facility. However, that before for any structure is erected or use thereof on the said property, the applicant

must meet the requirements established for the construction of a wireless commercial communication facility and clearance through the Site Plan Review process.

IT IS, FURTHER ORDERED that the zoning change shall be noted 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 Brown-Thomas** seconded.

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

Nays – None.

Absent – Stokes.

Cancelled Special Exceptions\Use Permits – No Action Required

(Ward 4) SE 3788

Artemesia Thompson – 471 Roland St. (Parcel 305-112)

- SE was granted to Artemesia Thompson on Nov. 14, 2011 to operate a Residential Child Care Center within an R-1A (Single-family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date of November 4, 2025.

(Ward 4) C-UP 3948

Marvin Cornelius – 2926 J R Lynch St. - (Parcel 302-6-2)

- C-UP was granted to Marvin Cornelius on Nov. 21, 2016 to operate a Used Car Dealership/ Mechanic Shop within a C-3 (General) Commercial District.
- Cancellation was based upon non-response from the grantee by the deadline date of November 4, 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 – 1636 Ward 4	Lillie Robinson	3554 Rita Drive Jackson, MS 39213	Daycare Center	11/30/1977
SE - 2704 Ward 4	Mary L. Clay	2684 Maddox Road Jackson, MS 39209	One-Chair Beauty Shop	11/09/1988
C-UP - 4102 Ward 7	Midtown Christian Academy	217 Millsaps Avenue Jackson, MS 39202	Commercial Daycare	11/15/2021
C-UP - 4229 Ward 5	Harvey Williams, Sr.	2901 Highway 80W. Jackson, MS 39209	Community Recreational Center	11/20/2023

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

SE – 4265 Ward 6	Ronnie Crudup, Jr.	2650 Belvedere Dr. Jackson, MS 39204	Community Recreational Center/Skating Rink	11/18/2024
C-UP - 4179 Ward 5	Terrence Brent, Sr.	4840 Highway 18 W Jackson, MS 39209	Liquor Store	9/18/23

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 Grizzell moved adoption; **Council Member Brown-Thomas** seconded.

President Grizzell recognized **Vice President Hartley** who moved; seconded by **Council Member Clay**, to amend said order to remove C-UP 4179 from the Special Exception and Use Permit Renewals for October 2025. The motion prevailed by the following vote:

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

President Grizzell moved; seconded by **Vice President Hartley**, to amend said order to add SE-3788 and C-UP 3948 to the Special Exception and Use Permit Renewals for October 2025. The motion prevailed by the following vote:

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

Thereafter, **President Foote** called for a vote on said Order as amended:

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 – 1636 Ward 4	Lillie Robinson	3554 Rita Drive Jackson, MS 39213	Daycare Center	11/30/1977
SE - 2704 Ward 4	Mary L. Clay	2684 Maddox Road Jackson, MS 39209	One-Chair Beauty Shop	11/09/1988
C-UP - 4102 Ward 7	Midtown Christian Academy	217 Millsaps Avenue Jackson, MS 39202	Commercial Daycare	11/15/2021
C-UP - 4229 Ward 5	Harvey Williams, Sr.	2901 Highway 80W. Jackson, MS 39209	Community Recreational Center	11/20/2023
SE – 4265 Ward 6	Ronnie Crudup, Jr.	2650 Belvedere Dr. Jackson, MS 39204	Community Recreational Center/Skating Rink	11/18/2024

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

SE - 3788 Ward 4	Artemesia Thompson	471 Roland St.	Residential Childcare Center Used Car	11/14/2021
C-UP - 3948 Ward 4	Marvin Cornelius	2926 J R Lynch St.	Dealership/Mechanic Shop	11/21/2016

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 – Brown-Thomas, Clay, Foote, Grizzell, Hartley and Parkinson.
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 6:00 p.m. on Tuesday, November 18, 2025. At 4:26 p.m., the Council stood adjourned.

PREPARED BY:


CLERK OF COUNCIL

APPROVED:


COUNCIL PRESIDENT DATE 11/21/2025


MAYOR

ATTEST:


CITY CLERK
