

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, OCTOBER 19, 2026 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 3844 – Ward 1

*Amendment to a Previous Approved Special Exception
(Approved 9/16/2013)*

Location: 621 East Northside Drive (Parcel: 191-35)

Petitioner: Peter Teeuwissen
(law partner was: Anthony R. Simon)

Request: an **Amendment** to Special Exception to reflect business partner (Pieter Teeuwissen) as the grantee to continue to operate a professional non-retail office in an R-1A (Single-Family) Residential District.

Planning Board Vote: **(Motion to Approve) (10) in favor (0) Opposing**

Planning Board Recommendation: **Denial of the Rezoning Request**

Public Input: Other than the applicant, Peter Teeuwissen, no one else spoke in support or opposition of the request.

II. Case No. 4306 – Ward 3

Tabled from the September 21st Council Meeting

Location: 350 N. Mart Plaza (Parcel 430-16-4)

Petitioner: Clifton Rogers

Request: 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 mixed use building.

Planning Board Vote: **(Motion to Approve) (2) in favor (9) Opposing**

Planning Board Recommendation: **Approval of the Rezoning Request**

Public Input: The wife of the applicant, Latrice Rogers, and the representative for the applicant, Terris Harris, spoke in support of the request. Doug Boone, Jennifer Baughn, Brenda Smith Davis, Sarah Weisenberger, Robert Hutchison and Liz Brister,

spoke in opposition of the request. Eight letters of opposition and a petition in opposition.

III. Case No. 4332 – Ward 3

Tabled from the September 21st Council Meeting

Location: 975 W. Northside Dr. (Parcel 425-10)

Petitioner: Kenny Ellis

Request: A **Use Permit** to allow for bar (lounge\tavern) within a C-2 (Limited) Commercial District.

Planning Board Vote: **(Motion to Deny) (10) in favor (0) Opposing**

Planning Board Recommendation: **Denial of the Use Permit Request**

Public Input: The representative for the applicant, Mr. Prentiss Walker, spoke in support of the request. There were several persons who spoke in opposition of the request, Cindy Ayers Elliot, Katie Knight, Nicole Richardson, and Jackie W. Tatum.

IV. Case No. 4341 – Ward 7

Location: 277 E. Pearl St. (Parcel: 191-35)

Petitioner: Dylan Curtis

Request: A **Use Permit** to allow for the construction of a surface parking lot within the C-4 (Central Business) District.

Planning Board Vote: **(Motion to Approve) (10) in favor (0) Opposing**

Planning Board Recommendation: **Approval of a Use Permit**

Public Input: Other than the representative for the applicant, Jerry Pierce, no one else spoke in support or opposition of the request.

V. Case No. 4342 – Ward 2

Location: 5356 N. State St. (Parcel 500-1050)

Petitioner: Tera Sheriff

Request: A **Rezoning** from C-2 (Limited) Commercial & R-1A (Limited Multi-family) Residential District to

PUD - Planned Unit Development District to allow for the construction of affordable (Tiny) rental homes.

Planning Board Vote:

(Motion to Deny a Rezoning from C-2 (Limited Commercial & R-1A (Limited Multi-family) Residential District to PUD - Planned Unit Development District.

Planning Board Vote:

(Motion to Approve a Rezoning from C-2 (Limited) Commercial & R-1A (Limited Multi-family) Residential District to R-2A (Single-Family) Residential District.

Planning Board Recommendation:

Approval of a Rezoning from C-2 (Limited) Commercial & R-1A (Limited Multi-family) Residential District to R-2A (Single-Family) Residential District.

Denial of a Rezoning from C-2 (Limited) Commercial & R-1A (Limited Multi-family) to PUD - Planned Unit Development District.

Public Input:

The applicant, Tera Sheriff, spoke in support of the request. Joseph & Deloris Suel and Albert Wilson spoke in opposition of the request.

VI. Special Exception and Use Permit Renewals for October 2026

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

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

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE-3970 Ward 1	Brad Reeves	4909 Ridgewood Rd. & 1538 Sheffield Dr.	Professional Office	10/16/2017
4145 Ward 7 C-UP	YANA Club of MS, Inc.	Parcel #52-10 on Northview Dr. Jackson, MS	Accessory Off-Street Parking Lot	10/18/2021
4187 Ward 1 C-UP	Osama Nasser	1039 E County Line Rd. Suite 102 Jackson, MS	Tobacco Paraphernalia Retail Business	10/17/2022
4223 Ward 2 C-UP	Vishal Kumar S. Patel	572 Beasley Rd Jackson, MS 39206	Extended Stay Hotel	10/16/2023

SE-4225 Ward 4	Ernest King Jr.	526 Eden Downs Rd. Jackson, MS 39209	Privately Owned Horse Facility\Stable	10/16/2023
4264 Ward 7 C-UP	Dr. Selika Sweet	Parcel 140-3 Pascagoula St. Jackson, MS 39209	Community Recreational Center & Billboard Sign	10/21/2024

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

October 19, 2026