ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, APRIL 20, 2026 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4306 – Ward 3 ***Tabled from the March 16th 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:	**Denial 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.

II. Case No. 4321 – Ward 3

Location:	3228 Medgar Evers Blvd. (Parcels 409-24-1, 409-24 & 409-72)
Petitioner:	Michael Andrews
Request:	a **Use Permit** to allow for the operation of an automobile and truck wrecker and recovery business within a C-3 (General) Commercial District.
Planning Board Vote:	**(Motion to Approve) (9) in favor (0) Opposing**
Planning Board Recommendation:	**Approval of a Conditional Use Permit**
Public Input:	Other than the applicant, Michael Andrews, no one else spoke in support or opposition of the request.

III. Case No. 4322 – Ward 3

Location:	3809 Britton Ave. (Parcel 430-93)
Petitioner:	Shantwanette Austin
Request:	a **Rezoning** from R-1 (Single-Family) Residential District to C-1A with a **Use Permit** to allow for the operation of a Commercial Daycare Center within a C-1A (Restricted) Commercial District.
Planning Board Vote:	**(Motion to Approve) (6) in favor (2) opposing (1) abstention**
Planning Board Recommendation:	**Approval of a Rezoning with a Conditional Use Permit**
Public Input:	The representative for the applicant, Faye Lowe spoke in support of the request. One letter of opposition was received Ms. Aretha Smith had some concerns regarding the flow of traffic for the daycare. It was explained that the flow of traffic would be addressed in the Site Plan Review process.

IV. Case No. 4323 – Ward 5

Location:	1110 Prose Ave. (Parcel 164-23), 1222 W. Silas Brown St. (Parcel 164-22-14) and 1218 -1220 W. Silas Brown St. (Parcel 164-25-5)
Petitioner:	Erin Jackson Earls
Request:	a **Rezoning** from R-4 (Limited Multi-family) Residential District to PUD - Planned Unit Development District to allow for the construction and revitalization of residential units.
Planning Board Vote:	**(Motion to Approve) (9) in favor (0) Opposing**
Planning Board Recommendation:	**Approval of the Rezoning Request**
Public Input:	The applicant, Erin Jackson Earls, spoke in support of the request. Felicia McClinton, President of the Washington Addition/Gowdy Association indicated that the Association had no opposition to the request but needed more details and communication about the proposed project. Ms. McClinton also requested that the Case be postponed until some of their questions about the revitalization of the properties were addressed. It was explained that the construction concerns would be addressed in the Site Plan Review process.

V. Case No. 4324 – Ward 1

Location:	808 Colonial Cir. (Parcel 552-196)
Petitioner:	Angela Stamps
Request:	a **Use Permit** to allow for an accessory structure to be used as living quarters for family members, temporary guests, or domestic help subordinate to the principal residence on the same lot within a R-1A (Single-Family) Residential District.
Planning Board Vote:	**(Motion to Approve) (8) in favor (1) Opposing**
Planning Board Recommendation:	**Approval of a Conditional Use Permit**
Public Input:	Other than the representative for the applicant, Phil Stamps, no one else spoke in support or opposition of the request. One letter of concern was sent but no opposition.

VI. Special Exception and Use Permit Renewals for April 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:

CASE NO.	NAME	LOCATION	USE	GRANTED
SE – 3048 Ward 4	Deborah Harper	405 Queen Margaret Ln. Jackson, MS 39209	One-Chair Beauty Salon	4/5/95
C-UP – 3894 Ward 1	Meena Sabharwal	1625 E. County Line Rd. - Suite 320 Jackson, MS 39211	Operation of a Liquor Store	4/20/15
SE – 3962 Ward 7	Morrison Heights Baptist Church	142 E. Bell St. Jackson, MS 39209	Residential Community Facility	4/17/17
C-UP – 4168 Ward 3	Byron & Octavia Poindexter	210 & 212 W. Ash St. Jackson, MS 39204	Rooming House	4/18/22
C-UP – 4240 Ward 2	Tonia & Roddrick Jones, Sr.	6204 N. State St. Jackson, MS 39213	Community Recreational Center	4/15/24

C-UP – 4248 Ward 1	Kendrick Freeman	1625 E. County Line Rd. Ste. 540 Jackson, MS 39211	Cigar Bar (cigar retail and lounge)	4/15/24
C-UP – 4249 Ward 7	Kenneth W. Rowan	846 N. President St Jackson, MS 39202	Community Recreational Center	4/15/24
C-UP – 4251 Ward 6	Kimberly Course	451 McDowell Park Cir Jackson, MS 39204	Commercial Childcare Center	4/15/24
SE – 4279 Ward 1	Louisa Schneider	4500 I-55 North Suite 173 Jackson, MS 39211	Body Piercing Business	4/21/25

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.

April 20, 2026