



Jeffery Richardson
Director

CITY OF VICKSBURG
Community Development Division

Zoning / Historic Preservation / Privilege License

819 South Street Vicksburg, MS 39180
(601) 634-4528 Fax (601) 638-4229

March 3, 2026

Mayor and Aldermen
City of Vicksburg
Post Office Box 150
Vicksburg, MS 39181

Dear Mayor and Aldermen:

The purpose of this letter is to respectfully inform you that the Zoning Board of Appeals of the City of Vicksburg, in a regular meeting held March 3, 2026 voted unanimously to recommend to the Mayor and Aldermen of the City of Vicksburg a request from Halls Ferry Estates LLC by Charles Galloway, Manager to rezone 4407 Halls Ferry Road from C-4 General Commercial to MX-2 Mixed Use Residential and Commercial, as provided by Ordinance No. 71-8 of the Code of Ordinances of the City of Vicksburg as amended.

Should you have questions, please feel free to call Corey D. Smith at 601-8013849.

Sincerely,


Lachanda Phillips
Zoning Board of Appeals
Secretary



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March 3, 2026

Halls Ferry Estates LLC by Charles Galloway, Manager
1900 Cherry Street
Vicksburg, Ms,39180

Dear Charles Galloway:

The purpose of this letter is to respectfully inform you that the Zoning Board of Appeals of the City of Vicksburg, in a regular meeting held March 3, 2026 voted unanimously to recommend to the Mayor and Aldermen of the City of Vicksburg your request to rezone of 4407 Halls Ferry Road from C-4 General Commercial to MX-2 Mixed Use Residential and Commercial, as provided by Ordinance No. 71-8 of the Code of Ordinances of the City of Vicksburg as amended.

Should you have questions, please feel free to call Corey D. Smith at 601-801-3849.

Sincerely,

Lachanda Phillips
Zoning Board of Appeals
Secretary

March 3 2026
Robert M. Walker Building
5:00 p.m.

MINUTES

Zoning Board Members Present:

Dalton McCarty
Fred Katzenmeyer
Mac Fulghum
Kimberly Smith
Debbie Haworth
Marcus James

Absent:

Mitchell Dent

Others Present:

Corey Smith, Zoning Administrator
Kim Naylor, City Attorney
Jeff Richardson, Community Development Director
Lachanda Phillips Zoning Administrator Assistant

The following appeals were presented to the Board:

The meeting was called to order by Dalton McCarty

Mr. McCarty asked that everyone sign in

Mr. McCarty stated that case before the board today was:

1. Halls Ferry Estates, LLC by Charles Galloway –requesting to rezone the property from C-4 General Commercial to MX-2 Mixed Use Residential and Commercial

Mr. McCarty stated that the hearing would be video recorded to record all testimony and statements.

Mr. McCarty stated that if an appeal to The Mayor and Alderman was desired after a decision by the Zoning Board of Appeals, the person desiring the appeal must notify the City Clerk in writing within ten (10) days after the decision of the Zoning Board of Appeals is rendered.

Mr. McCarty asked that all cell phones be turned off.

Mr. McCarty stated that all proof of publications had been published and recorded.

Corey Smith Zoning Administrator stated: The Applicant Halls Ferry Estates LLC they are asking to rezone their property at 4407 Halls Ferry Road. The property is Currently C- 4 General Commercial they would like to rezone it to Mixed use residential and commercial. The zoning Department has no problem rezoning has no problem this property to MX-2, Mixed use residential Commercial MX-2 is currently to the south of this property. MX-1 is to the west of this property Dalton stated: - Anyone have any questions Fred Katzenmeyer stated Why Don't you tell us what you're going to do. Applicant stated: My name is Charles Galloway I'm the managing member for Halls Ferry Estates LLC. Our intentions really the area we bought from Mr. Buford was already used as an existing mobile home park we're trying to I couldn't make out this parte Applicant went on to say: The portion we are trying to change from E4 to MX-2 we actually have a couple homes that are already Kind of border line maybe already in that E4 area and it just makes that park more uniform. We intend to put newer homes back in that area and start beautifying the entire project Dalton stated: I went out there myself and saw several new homes it looks different cleaned up. When I moved here 36 years ago there was some commercial businesses right along the the Halls Ferry there was a barber shop I use to go to there back then and I guess Pete Buford had some kind of office back there at the same time with his business but all that looks to be abandoned now. All the commercial use appears to be gone but going to MX-2 that still gives some leeway for some commercial uses that would probably be considered neighborhood commercial I don't see a problem with it plus the opens all that up for you to expand what you're trying to do, along with the city ordinance's and so forth. That's the comment I wanted to make for the record. Fred Katzenmeyer stated: there's no opposition here. Dalton stated: How many acres is that? Applicant stated: Whole park is a little over 23 acres. But some of the existing homes there's a little more work about cleaning it up we're working with the existing tenants to either beautify their current home or make some changes Dalton stated: will this be like a subdivided neighborhood? Will it stay a Park? Applicant stated: We're still working through that • We do actually have an access to Porters Chapel that roads been kind of over grown at some point we may look into that. Applicant numbers Shane stated: Our model will we want to improve the property. We will rent it will be a land lease. These people will be home owners. I mean there's obviously not a lot of property. Dalton stated: That's the way it's always been isn't it? Applicant 2 Shane stated: Yeah sometimes you have rental unites that people don't take much pride in and you can tell cause you've been out there the folks the newer models that have been put out there they are definitely taking pride in their property-Dalton stated: so they own the home and rent the lot? Applicant 1 stated: Yes For

the record that's Shane Upshaw my partner

With no further discussion, the following vote was taken:

Mac Fulghum voted aye
Kimberly Smith voted aye
Fred Katzenmeyer voted aye
Debbie Haworth voted aye
Marcus James voted aye
Dalton McCarty voted aye

With no further business before the Zoning Board of Appeals, the meeting was adjourned.

I, Lachanda Phillips, do hereby certify that the minutes of the hearing held March 3, 2026, are true and correct to the best of my ability.



Lachanda Phillips, Zoning Assistant

Sign-in Sheet for Planning Commission & Zoning Board of Appeals Hearings – March 3, 2026

Name (Please Print)	Your Address & Phone Number (Please Print)	Which application are you for? (Please Print)	Are you For or Against the application (Please Print)
Jeff Richardson	COV	NA	
J. P. Williams	City of Vicksburg		
Corey D. Smith	City of Vicksburg		
Shane Upshaw	Halls Ferry Estates	HF Rezone	
Charles Galloway	Halls Ferry Estates	HF Rezone	
Kim Nailor	COV	HF rezone	
Kimberly Smith			