



**KimbleDevelopment**  
Commercial Real Estate Developers

FILED 6.21.16 4:35pm  
*Joshua W. Jordan*  
Deputy CITY CLERK  
CITY OF VICKSBURG, MISS

City of Vicksburg  
819 South Street  
Vicksburg, MS 39180

June 21, 2016

To whom it may concern,

On June 7, 2016 Clay Commons was denied its request to eliminate the number of parking spaces required at 2904 Clay Street by the zoning board of appeals.

This letter is to inform you that we wish to make an appeal to the Mayor and Aldermen. We have further information regarding the parking spaces and parking lot that we wish to present to the Mayor.

Sincerely,

Mike Kimble  
Kimble Development

APPROVED AND ACCEPTED  
IN BOARD MEETING

JUL 05 2016



*Victor Gray-Lewis*  
*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

June 16, 2016

Mayor and Aldermen  
P. O. Box 150  
Vicksburg, MS 39181-0150

Dear Mayor and Aldermen:

The purpose of this letter is to respectfully inform you that the Zoning Board of Appeals in their regular scheduled meeting on May 3, 2016, voted unanimously to grant the request for Calvary Baptist Church's request for a special exception to construct a new church at 4995 Indiana Avenue with the following condition:

1. The Board gave them twelve (12) months to begin the actions necessary for which the special exception was granted, failure to begin such action shall void the special exception.

If you have any questions, please feel free to contact me at 634-4528.

Sincerely,

Paula Wright  
Zoning Board of Appeals  
Secretary



Victor Gray-Lewis  
Director

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*Community Development Division*

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June 16, 2016

Calvary Baptist Church  
Mr. Leonard Murrell  
1420 Warriors Trail  
Vicksburg, MS 39180

Dear Mr. Murrell:

The purpose of this letter is to respectfully inform you that in a regular meeting held May 3, 2016, the Zoning Board of Appeals of the City of Vicksburg voted in favor of Calvary Baptist Church's request for a special exception to construct a new church at 4995 Indiana Avenue with the following condition:

1. The Board gave you twelve (12) months to begin the actions necessary for which the special exception was granted, failure to begin such action shall void the special exception.

If you have any questions, please call Dalton McCarty at 634-4528.

Sincerely,

Paula Wright  
Zoning Board of Appeals  
Secretary

cc: Mayor and Aldermen  
Victor Gray-Lewis, Director of Building Inspections



Victor Gray-Lewis  
Director

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June 16, 2016

Mayor and Aldermen  
P. O. Box 150  
Vicksburg, MS 39181-0150

Dear Mayor and Aldermen:

The purpose of this letter is to respectfully inform you that the Zoning Board of Appeals in their regular scheduled meeting on May 3, 2016, voted unanimously to grant the request for Gulf South Towers, LLC's request for a special exception to construct a wireless communications tower at 534 Mission 66 with the following conditions:

1. A flag will need to be kept on the flagpole;
2. The Board gave you twelve (12) months to begin the actions necessary for which the special exception was granted, failure to begin such action shall void the special exception.

If you have any questions, please feel free to contact me at 634-4528.

Sincerely,

Paula Wright  
Zoning Board of Appeals  
Secretary



Victor Gray-Lewis  
Director

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June 16, 2016

Gulf South Towers, LLC  
Mr. Guy Smith  
330 Marshall Street, Suite 300  
Shreveport, LA 71101

Dear Mr. Smith:

The purpose of this letter is to respectfully inform you that in a regular meeting held May 3, 2016, the Zoning Board of Appeals of the City of Vicksburg voted in favor of your request for a special exception to construct a wireless communications tower at 534 Mission 66 with the following conditions:

1. A flag will need to be kept on the flagpole;
2. The Board gave you twelve (12) months to begin the actions necessary for which the special exception was granted, failure to begin such action shall void the special exception.

If you have any questions, please call Dalton McCarty at 634-4528.

Sincerely,

Paula Wright  
Zoning Board of Appeals  
Secretary

cc: Mayor and Aldermen  
Victor Gray-Lewis, Director of Building Inspections



*Victor Gray-Lewis*  
*Director*

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June 16, 2016

Mayor and Aldermen  
P. O. Box 150  
Vicksburg, MS 39181-0150

Dear Mayor and Aldermen:

The purpose of this letter is to respectfully inform you that the Zoning Board of Appeals in their regular scheduled meeting on May 3, 2016, voted unanimously to grant the request for Earth Savers Recycling's request for a special exception to operate a recycling center at 140 B Cedars Road with the following conditions:

1. Anything outside will need to be screened;
2. The Board gave him twelve (12) months to begin the actions necessary for which the special exception was granted, failure to begin such action shall void the special exception.

If you have any questions, please feel free to contact me at 634-4528.

Sincerely,

Paula Wright  
Zoning Board of Appeals  
Secretary



Victor Gray-Lewis  
Director

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June 16, 2016

Earth Savers Recycling  
Mr. Daniel Jennings  
8677 Halls Ferry Road  
Vicksburg, MS 39180

Dear Mr. Jennings:

The purpose of this letter is to respectfully inform you that in a regular meeting held May 3, 2016, the Zoning Board of Appeals of the City of Vicksburg voted in favor of your request for a special exception to operate a recycling center at 140 B Cedars Road with the following conditions:

1. Anything outside will need to be screened;
2. The Board gave you twelve (12) months to begin the actions necessary for which the special exception was granted, failure to begin such action shall void the special exception.

If you have any questions, please call Dalton McCarty at 634-4528.

Sincerely,

Paula Wright  
Zoning Board of Appeals  
Secretary

cc: Mayor and Aldermen  
Victor Gray-Lewis, Director of Building Inspections



CITY OF VICKSBURG  
*Community Development Division*

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819 South Street Vicksburg, MS 39180

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*Director*

(601) 634-4528

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June 13, 2016

Mayor and Aldermen  
P. O. Box 150  
Vicksburg, MS 39181-0150

Dear Mayor and Aldermen:

The purpose of this letter is to advise you that on June 7, 2016 the Zoning Board of Appeals did not approve Mr. Mike Kimble's request for Clay Commons to eliminate the minimum number of parking spaces necessary in the rear of the shopping center where the parking lot and subgrade was failing at 2904 Clay Street.

Should you have any questions, please feel free to contact Dalton McCarty at 634-4528.

Sincerely,

Paula Wright  
Zoning Board of Appeals  
Secretary





*Victor Gray-Lewis*  
Director

CITY OF VICKSBURG  
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June 13, 2016

Mr. Mike Kimble  
Clay Commons  
10606 Coursey Blvd., Suite B  
Baton Rouge, LA 70816

Dear Mr. Kimble:

The purpose of this letter is to respectfully inform you that in the Zoning Board of Appeals meeting held June 7, 2016, your request to eliminate the minimum number of parking spaces necessary in the rear of the shopping center where the parking lot and subgrade was failing at 2904 Clay Street was denied.

Please be advised that you may appeal to the Mayor and Aldermen within ten (10) days from the date of the decision by the Zoning Board of Appeals by filing with the City Clerk a written appeal specifying the grounds thereof.

Should you have any questions, please feel free to contact Dalton McCarty at 634-4528.

Sincerely,

Paula Wright  
Zoning Board of Appeals  
Secretary

May 3, 2016  
City Hall Annex Building  
5:00 p.m.

## **MINUTES**

### **Zoning Board Members Present:**

Anita Collins  
Warren Jones  
Fred Katzenmeyer  
David Sessums  
Tommie Rawlings

### **Absent:**

Steven Jones  
Robert Clingan

### **Others Present:**

Dalton McCarty, Zoning Administrator  
Nancy Thomas, City Attorney

The following appeals were presented to the Board:

The meeting was called to order by Chairman Warren Jones. Mr. Jones announced that a quorum was present.

Mr. Jones asked that everyone sign in.

Mr. Jones stated that cases before the board today were:

1. Clay Commons - the Zoning Board requested they come back on May 3, 2016 to discuss the number of parking spaces that would be permanently eliminated at 2904 Clay Street;
2. Earth Savers Recycling - is requesting a special exception to operate a recycling center at 140 B Cedars Road which is zoned L-2 Heavy Industrial, as provided by Section 406.12-2(24) of the Zoning Ordinance, Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended;
3. Calvary Baptist Church - is requesting a special exception to build a church at 4995 Indiana Avenue which is zoned R-1 Single-Family Residential, as provided by Section 404.5 Public, semi-public buildings and places of worship or use location of the Zoning Ordinance, Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended;
4. Gulf South Towers, LLC. - is requesting special exception to install a wireless communications tower at 534 Mission 66 which is zoned C-4 General Commercial, as provided by Section 1102(b) of the Zoning Ordinance, Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended.

Mr. Jones called for any concerned or adverse parties present, there were none.

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

Mr. Jones also stated that if an appeal to The Mayor and Aldermen 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 was rendered.

Mr. Jones asked that all cell phones to be turned off. Mr. Jones stated that all proofs of publications had been published and recorded.

Mr. Jones stated that Mr. McCarty would make the preliminary presentation of the application for Calvary Baptist Church.

Mr. McCarty stated that Calvary Baptist Church was asking requesting a special exception to build a church at 4995 Indiana Avenue which is zoned R-1 Single-Family Residential, as provided by Section 404.5 Public, semi-public buildings and places of worship or use location of the Zoning Ordinance, Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended. He stated that the zoning to the north of the property was R-1 Single-Family Residential, to the south was the County, to the east was R-1 Single-Family Residential and to the west was the Savannah Hills PUD. Mr. McCarty stated that this is a permitted use by special exception.

Mr. Jones asked the representative from Calvary Baptist Church to present their case. Mr. Jones asked the representative to state their name and address.

Mr. Henry Dulaney, 110 Deerfield Drive, stated that he was a deacon at Calvary Baptist Church and was representing Calvary Baptist Church.

Mr. Rawlings asked what the timeline would be for the church to start. Mr. Dulaney stated that they hoped to break ground in the next several months.

Mr. Rawlings asked if they were looking at 8 to 10 months. Mr. Dulaney stated yes sir.

Mr. Jones asked if there were any other comments or questions, there were none.

Mr. Rawlings moved that the Board find that it was empowered under section 404.5 of the Zoning Ordinance of the City of Vicksburg, Mississippi as described in the application submitted by Calvary Baptist Church to grant the special exception to build a church at 4995 Indiana Avenue, and that the granting of the special exception will not adversely affect the public interest with the following condition: (1) The Board shall give the applicant 12 months to begin

the actions necessary for which the special exception was granted. Failure to begin such action within this time limit shall void the special exception. Ms. Collins seconded the motion.

With no further discussion, Mr. Jones asked for a vote and the following vote was taken:

Anita Collins voted aye  
David Sessums voted aye  
Tommie Rawlings voted aye  
Warren Jones voted aye  
Fred Katzenmeyer voted aye

Next Mr. McCarty made a preliminary presentation for Gulf South Towers, LLC. Mr. McCarty stated that Gulf South Towers, LLC. was requesting special exception to install a wireless communications tower at 534 Mission 66 which is zoned C-4 General Commercial, as provided by Section 1102(b) of the Zoning Ordinance, Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended. He stated that the zoning to the north of this property was zoned C-4 General Commercial, to the south was R-2 Single-Family Residential, to the east was R-3 Two-Family Residential and to the west was R-3 Two-Family Residential. Mr. McCarty stated that this was a permitted use by special exception.

Mr. Guy Smith, 400 Travis Street, Shreveport, LA, stated he would be representing Gulf South Towers, LLC.

Mr. Katzenmeyer asked if there would be a fence and landscaping around the bottom of the tower. Mr. Smith stated yes they had to do that for insurance purposes.

Ms. Thomas asked if this would be a flag pole and who would be responsible for the flag. Mr. Smith stated yes and they would be responsible for the flag.

Mr. Katzenmeyer moved that the Board find that it was empowered under section 1102(b) of the Zoning Ordinance of the City of Vicksburg, Mississippi as described in the application submitted by Gulf South Towers, LLC to grant the special exception install a wireless communications tower at 534 Mission 66, and that the granting of the special exception will not adversely affect the public interest with the following conditions: (1) a flag will need to be kept on the tower, (2) The Board shall give the applicant 12 months to begin the actions necessary for which the special exception was granted. Failure to begin such action within this time limit shall void the special exception. Mr. Rawlings seconded the motion.

With no further discussion, Mr. Jones asked for a vote and the following vote was taken:

Anita Collins voted aye  
David Sessums voted aye  
Tommie Rawlings voted aye  
Warren Jones voted aye  
Fred Katzenmeyer voted aye

Next Mr. McCarty made a preliminary presentation for Earth Savers Recycling. Mr. McCarty stated that Earth Savers Recycling was requesting a special exception to operate a recycling center at 140 B Cedars Road which is zoned L-2 Heavy Industrial, as provided by Section 406.12-2(24) of the Zoning Ordinance, Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended. He stated that the zoning around the proposed property was all zoned L-2 Heavy Industrial. He stated that all recycling should be done inside the building and if anything was done outside the building it would need to be screened.

Mr. Daniel Jennings stated that he recycled cardboard and it was processed at this facility.

Mr. Jones asked if everything was done inside the building. Mr. Jennings stated yes.

Ms. Thomas asked where he collected the cardboard. Mr. Jennings stated that he got the cardboard from stores around town and he had bins at the outlet mall.

Mr. Rawlings moved that the Board find that it was empowered under section 406.12-2(24) of the Zoning Ordinance of the City of Vicksburg, Mississippi as described in the application submitted by Earth Savers Recycling to grant the special exception to operate a recycling center at 140 B Cedars Road, and that the granting of the special exception will not/will adversely affect the public interest with the following conditions: (1) anything outside will need to be screened and (2) The Board shall give the applicant 12 months to begin the actions necessary for which the special exception was granted. Failure to begin such action within this time limit shall void the special exception. Mr. Jones seconded the motion.

With no further discussion, Mr. Jones asked for a vote and the following vote was taken:

Anita Collins voted aye  
David Sessums voted aye  
Tommie Rawlings voted aye  
Warren Jones voted aye  
Fred Katzenmeyer voted aye

Next Mr. McCarty stated that the board had tabled the application from Clay Commons and requested that they come back before the board on May 3, 2016 to resolve the parking lot issues. Mr. McCarty read an e-mail from Kelly Morgan with Kimble Development (Attachment 1).

Mr. Katzenmeyer asked how many parking spaces they needed. Mr. McCarty stated he did not remember but the number of parking spaces on the original site plan that was approved did not have any extra parking spaces.

Ms. Sessums asked why they were not here today. Mr. McCarty stated that he had talked with Mr. Kimble earlier today had he was at another shopping center in Texas that had some damage from bad weather that he had to deal with and deal with the insurance company.

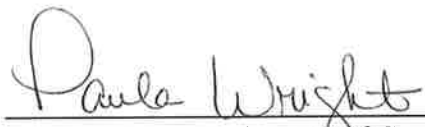
Mr. Sessums made a motion that Clay Commons must appear before the board at the next regularly scheduled meeting on June 2, 2016 and they must be here. Mr. Katzenmeyer seconded the motion.

With no further discussion, Mr. Jones asked for a vote and the following vote was taken:

Anita Collins voted aye  
David Sessums voted aye  
Tommie Rawlings voted aye  
Warren Jones voted aye  
Fred Katzenmeyer voted aye

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

I, Paula Wright do hear by certify that the minutes of the hearing held May 3, 2016 are true and correct to the best of my ability.

  
\_\_\_\_\_  
Paula Wright, Zoning Board Secretary





**Dalton McCarty**

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**From:** Kelly Sanders [ksanders@kimbledevelopment.com]  
**Sent:** Monday, March 21, 2016 4:52 PM  
**To:** Dalton McCarty; Mike Kimble  
**Subject:** Clay Commons - 2904 Clay St. Parking Lot  
**Attachments:** DRAINAGE PLAN\_BACK PARKING(030216)-SITE (1).pdf

Good Afternoon Dalton,

We have been working with several contractors and Colin Baird, the engineer, to determine the best route to take to remedy the problem we have with our parking lot in Vicksburg. The latest plan of action and the most cost effective for us is shown on the attached plan.

This plan proposes to tie in our rear parking to the existing access drive owned by Jack Hill where his Kar Kleen business is located. We are in negotiations with Mr. Hill to purchase cross access from him to be able to make this access connection work.

Assuming we are able to obtain approval from the city, the contractor would make this drive connection and stabilize the parking lot. By making this access connection we eliminate the need for trucks making deliveries to have to turn around in the rear and rather can enter the parking lot from Baldwin Ferry Rd. and then exit along the northeast side of the building onto Clay St.

When we met with the city council back in November about a variance, our initial plan had us eliminating 14 parking spaces. With this new plan we would only eliminate 8 parking spaces. The reason for this is simply cost savings. Our contractor will still stabilize that area but his method of repair stabilization will be less expensive since the intent would not be to have cars/trucks driving/parking in that area.

In order to proceed with this plan, do we need to submit an application to the plan review committee or is this something that can be reviewed/approved by you and Mr. Gray Lewis?

Please feel free to contact me with any questions.

Sincerely,

Kelly Morgan  
Kimble Development  
10606 Coursey Blvd. Suite B  
Baton Rouge, LA 70816  
Phone: 225-248-6271  
Fax: 225-248-6356



0 viruses found. [www.avast.com](http://www.avast.com)

## SITE PREPARATION NOTES

- [illegible]

### LEGEND

- |  |                            |
|--|----------------------------|
|  | EXISTING CONCRETE CLUMP    |
|  | PROPOSED CONCRETE CLUMP    |
|  | 1/2" IRON REBAR FOUND      |
|  | 1/2" IRON REBAR SET        |
|  | HANDICAP PARKING           |
|  | PROPERTY LINE              |
|  | DIRECTION OF FLOW          |
|  | TOP OF CLUMP ELEV          |
|  | TOP OF FINISHED GRADE ELEV |
|  | PROPOSED STORM SEWER PIPE  |
|  | PROPOSED CLUMP MALLET      |



2	LIGHT DUTY ASPHALT PAVEMENT DETAIL
C1.0	N.T.S.

\*NORMAL SURFACE COURSE SHALL CONFORM WITH SPECIFICATIONS FOR 30"±, TYPE B PRESENTED IN THE AG STANDING SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION 1990 EDITION. IRREGULAR BASE SHALL CONFORM WITH 80"±, TYPE B SPECIFICATIONS.

