

LED 3-12-18 @ 2:06 pm  
Isaka W. Jordan  
Deputy CITY CLERK  
CITY OF VICKSBURG, MISS

Honorable, George Flaggs Jr, Mayor

Alderman Michael Mayfield

Alderman Alex Monsour

1401 Walnut Street

Vicksburg, MS 39180

MM \_\_\_\_\_  
GF \_\_\_\_\_  
AM \_\_\_\_\_  
GJF  
AM

MAR 12 2018

Dear Mayor and Alderman,

On Tuesday March 6, the appeals board denied my request for a waiver that would allow me to continue to park my truck on my property and where I live at 102 Bering Street, at no cost and with no penalties'.

And after the hearing, I was told that I could appeal to you for a waiver that would allow me to continue to park at my resident at no cost.

Please accept this letter as my request for an appeal of the appeal board's decision. I am available for an appearance upon at least a five day advance notice.

I can be reached at 601-218-4536 or at 102 Bering Street.

I look forward to meeting with you.

APPROVED AND ACCEPTED  
IN BOARD MEETING

MAR 19 2018

*Walter W. Braxton, Sr.*

Sincerely,

*Demeche Braxton, Sr.*

Demeche Braxton, Sr.

## **Residents of Bering Street**

## Petition to the city of Vicksburg

We the following citizens of the City of Vicksburg Mississippi, do hereby petition the city, to allow Demeche Braxton, Sr. who lives at and owns the property at 102 Bering St., to park no more than two trucks owned by Braxton and Braxton Trucking, LLC of which he is the operating partner and driver to park said truck or trucks on his property:

Name	Address	Telephone #	date
1 David LaSalle	103 Bering st	601-618-0836	2-4-18
2 Linda LaSalle	103 Bering St	601 218 2089	2-4-18
3 James Brown	104 Bering St	601-218-4126	2-4-18
4 Phil Salomon	106 Bering St.	601-630-7116	2-4-18
5 Shirley Brice	108 Bering St.	309-585-8037	
6 Sue Patrick	114 Bering St.	601-618-2753	
7 Pat Goany	116 Bering	601-636-5284	
8 Anna W. [unclear]	115 Bering	601-636-1928	
9 Kevontine Peterson	117 Bering	601 218 2734	
10 Leon Smith	117 Bering	" "	
11 Damontae Trevillion	117 Bering	" "	
12 Lawrence Young	117 Bering	" "	
13 Betty Sharpe	118 Bering St	218-3713	
14 Kevin Sharpe	118 BERING ST.	218-3713	
15 James Sharpe	119 Bering St	218-3718	
16 Anthony Phelps	120 Bering St	601-618-4517	
18 Lorene Hawkins	120 Bering St	601-618-1685	
19 Marie Brannon	121 Bering St	601 415-0604	
20 Susan K Ditts	107 Bering	601-415-7009	

## Petition to the city of Vicksburg

We the following citizens of the City of Vicksburg Mississippi, do hereby petition the city, to allow Demeche Braxton, Sr. who lives at and owns the property at 102 Bering St., to park no more than two trucks owned by Braxton and Braxton Trucking, LLC of which he is the operating partner and driver to park said truck or trucks on his property:

Name	Address	Telephone #	date
1 Tracy Braxton	PO Box 328 MS 39156	601-415-0697	
2 Robert C. Braxton	109 Bering St.	601-630 6351	
3 Demeche Braxton	122 Bering St.	601-415-4707	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
18			
19			
20			

**CITY OF VICKSBURG  
ZONING ACTION APPLICATION**

Select one or more of the following zoning requests by indicating with an "X".

- \_\_\_\_\_ Special Exception  
\_\_\_\_\_ Variance  
\_\_\_\_\_ Amendment  
\_\_\_\_\_ Re-zoning from \_\_\_\_\_ to \_\_\_\_\_  
☒ Administrative Review

Address of proposed zoning request 102 Bering St.

Name of Applicant Mr. Demecle Braxton

Address of Applicant 102 Bering St. Vicksburg Ms 39180

Contact Person Demecle M. Braxton

Phone No. 601-218-4536 Fax No. \_\_\_\_\_

Name of Property Owner Demecle Braxton

Address of Property Owner 102 Bering St. Vicksburg Ms 39180

Phone No. 601-218-4536 Fax No. \_\_\_\_\_

Name of Attorney N/A

Address of Attorney \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Address of property proposed for zoning request or Legal Description of property and plat

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Zoning Classification R-2 SINGLE FAMILY

Does this property have restrictive covenants? NA (If yes, please attach a true copy of the restrictive covenants).

Has any zoning action request for this property ever been made before? NO (If yes, please attach a true copy of all decisions of the Zoning Board of Appeals and of the Board of Mayor and Aldermen).

Planned use of property: PRAX COMMERCIAL TRUCK  
(Attach plans showing property boundaries, relation to streets, ingress and egress to the facilities and off street parking).

### **SPECIAL EXCEPTION**

The Zoning Board of Appeals shall hear and decide only such Special Exceptions as the Board is specifically authorized to pass on by the terms of Ordinance No. 71-8.

The applicant for a Special Exception must indicate the section of Ordinance 71-8 under which the Special Exception is sought and state the grounds upon which it is requested.

Section \_\_\_\_\_ of Ordinance 71-8.

**Grounds for request: (Attach additional pages, if necessary).**

**In granting any Special Exception, the Board may prescribe appropriate conditions and safeguards in conformity with the terms of the Ordinance.**

## VARIANCE

A Variance from the terms of Ordinance No. 71-8 shall not be granted by the Zoning Board of Appeals until the applicant has demonstrated that the following conditions are met:

- (1) that special conditions or circumstances exist which are peculiar to the land, structures or buildings in the same zone;
- (2) that special conditions and circumstances do not result from the actions of the applicant;
- (3) that the applicant will suffer some unusual hardship from the literal enforcement of the provisions of Ordinance 71-8 different from the greater than that suffered by other property owners in the same zone under the terms of the Ordinance;
- (4) that granting the Variance requested will not confer on the applicant any special use or other privilege that is denied by Ordinance 71-8 to other lands, structures or buildings in the same zone.

**NOTE: The applicant must address each of the conditions above in the space provided below and/or attached pages. Non-conforming use of neighboring lands, structures or buildings in the same zone or permitted use of lands, structures or buildings in other zones shall not be considered grounds for the issuance of a Variance.**

**Grounds for request: (Attach additional pages, if necessary).**

## AMENDMENT/REZONING

For the purpose of establishing and maintaining sound, stable and desirable development within the City of Vicksburg, the Zoning Ordinance, No. 71-8, (as here used the term Ordinance shall be deemed to include the Official Zoning Map), shall not be amended except to correct a manifest error in the Ordinance or, because of changed or changing conditions in a particular area, to rezone an area or to extend the boundary of an existing zone, or to change the regulations and restrictions thereof, only as reasonably necessary for the promotion of public health, safety or general welfare.

The applicant for an Amendment or Rezoning must, in writing below, state the purpose for the request, the grounds upon which the request is based, and the relationship of the request to the promotion of the public health, safety or general welfare of the City of Vicksburg.

**Grounds for request: (Attach additional pages, if necessary).**



## ADMINISTRATIVE REVIEW

The Zoning Board of Appeals may hear and decide appeals where there is an alleged error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of this Ordinance.

The applicant for Administrative Review must provide, in the space below or attachments hereto, the section of Ordinance 71-8 that is in question, the basis for the appeal and a copy of the Zoning Administrator's order, request, requirement, decision or determination being appealed.

**Ground for request: (Attach additional pages, if necessary).**

*SEE ATTACHED LETTER*

By signing this application, it is understood and agreed that permission is given the City of Vicksburg to place a sign on said property, giving notice to the public that said property is being considered for zoning action. It is further understood that after a hearing has been held or a determination made, that said sign may be removed from the owner's property by the City of Vicksburg, or it may remain until the case is finalized, if deemed necessary. Be it further understood by the applicant that removal of the sign before the hearing will constitute a withdrawal by the petitioner, and the case will not be heard.

It is further understood and agreed upon by the applicant, and permission is hereby granted to the Zoning Administrator, for inspections, investigations and/or evaluation reports pertaining to said property to be made by the appropriate agencies. In the event such investigations, etc., disclose this property does not meet the requirements for the proposed usage, then this request will be held in abeyance until such time as those requirements are met and/or evidence of such is submitted.

By signing this application, I acknowledge that the above information is true, correct and complete to the best of my knowledge.

\_\_\_\_\_  
Applicant

*Denise M. Dine*  
Property Owner

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named \_\_\_\_\_, who acknowledged that \_\_\_\_\_ signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_



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

October 10, 2017

Demeche Braxton.  
102 Bering Street  
Vicksburg, MS 39180

Re: Commercial dump truck parked in a Residential zone.

Dear Property Owner:

This letter is in reference to several complaints that this office has received regarding a Zoning violation at your property and city property listed above. **The complaints are concerning the Commercial dump truck parked at this address which is zoned R-2 single - Family Residential zone as defined in Section 406.2.**

Note: This type of **Commercial Trucking Home Business** is not permitted. As stated in section **(404.10-4) Major Home Occupations** Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended.

The owner, agent, lessee or occupant must be in compliance within ten days (10) days of the receipt of this letter by removing this Business use.

Failure to comply within the allotted time shall constitute a misdemeanor of the City of Vicksburg Code of Ordinances, Section 505 Penalties for violation. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than one hundred dollars (\$100.00) and, in addition, shall pay all costs and expenses involved in the case. Each day such violation continues following conviction shall be considered a separate offense.

Our office is open from 8:00 a.m. to 5:00 p.m. Monday through Friday. If you have any questions, please feel free to contact me at 601-634-4528.

Sincerely,

Dalton T. McCarty  
Zoning Administrator



*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

---

March 13, 2018

Mr. Demeche Braxton  
102 Bering Street  
Vicksburg, MS 39180

Dear Mr. Braxton:

The purpose of this letter is to respectfully inform you that in the Zoning Board of Appeals meeting held March 6, 2018 the Zoning Board upheld the determination of the Zoning Administrator that a commercial trucking home occupation is being operated at 102 Bering Street as provided by Section 404.10-4 Major Home Occupations of the Zoning Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended.

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

cc: Mayor and Aldermen  
Victor Gray-Lewis



*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

---

March 13, 2018

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 March 6, 2018 the Zoning Board of Appeals meeting held March 6, 2018 the Zoning Board upheld the determination of the Zoning Administrator that a commercial trucking home occupation is being operated at 102 Bering Street as provided by Section 404.10-4 Major Home Occupations of the Zoning Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended.

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  
*Community Development Division*

**Zoning / Historic Preservation / Privilege License**

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

---

March 13, 2018

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 meeting on March 6, 2018 voted unanimously to grant a special exception to 1311, LLC to operate a micro-brewery at 1311 Washington Street.

If 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  
*Community Development Division*  
**Zoning / Historic Preservation / Privilege License**  
819 South Street Vicksburg, MS 39180  
(601) 634-4528 Fax (601) 638-4229

---

March 13, 2018

Mr. Tim Cantwell  
1311, LLC  
1311 Washington Street  
Vicksburg, MS 39180

Dear Mr. Cantwell:

The purpose of this letter is to respectfully inform you that in a meeting held on March 6, 2018 the Zoning Board of Appeals of the City of Vicksburg granted a special exception to operate a micro-brewery at 1311 Washington Street.

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

March 6, 2018  
City Hall Annex Building  
5:00 p.m.

## **MINUTES**

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

Warren Jones  
David Sessums  
Tom Sturgis  
Robert Clingan (by phone)

### **Absent:**

Anita Collins  
Fred Katzenmeyer  
Steven Jones

### **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 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. **Demeche Braxton** - requesting an Administrative Review of a decision by the Zoning Administrator. The Zoning Administrator has determined that Mr. Braxton is operating a commercial trucking home occupation business at his residence at 102 Bering Street as provided by Section 404.10-4 Major Home Occupations of the Zoning Ordinance, Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended. The property is zoned R-2 Single-Family Residential. Mr. Braxton feels that the Zoning Administrator has erred in his decision.
2. **1311, LLC** - requesting a special exception to operate a micro-brewery at 1311 Washington Street which is zoned C-3 Central Business District Commercial, as provided by Section 406.9-1.1 of the Zoning Ordinance, Ordinance 71-8 of the Code of Ordinances of the City of Vicksburg, as amended.

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 asked Mr. Braxton to present his case.

Demeche Braxton, 102 Bering Street, stated that he was the only driver and operating partner of Braxton Trucking, LLC. He stated that for health reasons he was very limited to how much work he could do and what kind of work he could do. He tried very hard to be a law

abiding citizen. He stated that he paid \$20.00 a day to park his truck on Washington Street and when he returned to pick it up it had been broken into. Since then he had searched everywhere there might be to park with no results. He stated that he needed to have transportation to and from his truck if he parked away from his home. He stated that he did do routine maintenance which was an additional cost and he was already struggling to survive his company. He stated that he was not parking on the street he was parking on his own property which he paid taxes on. He stated that the truck was 50' or more from the street and it was not degrading the neighborhood. He stated that he was here today to request a waiver that would allow him to continue to park on his own property at no cost. Mr. Braxton stated that he had a petition where he went to every house on Bering Street and asked if there was a problem with him parking his truck in his yard and everyone was in favor of him parking and did not see a problem. He stated that he only missed two (2) houses because he interrupted dinner at one and he didn't know the working hours of the other one. Mr. Braxton stated that he was asking for a waiver to be able to continue to park on his property at no cost.

Mr. Sessums asked what operations he was conducting in the neighborhood.

Mr. Braxton stated that he didn't do anything except live in the neighborhood; he was not operating a business from his home.

Mr. Sessums asked where his office was located.

Mr. Braxton stated that his office was with his operating partners in Natchez.

Mr. Sessums asked if he had a physical address in Natchez.

Mr. Braxton stated that it was 328 Southmoore Drive.

Mr. Sessums asked what kind of vehicles he was parking in the neighborhood.

Mr. Braxton stated that he had a dump truck.

Mr. Sessums asked how many axles.

Mr. Braxton stated two (2).

Mr. Sessums asked what the truck weighed.

Mr. Braxton stated 22,000 pounds.

Mr. Sessums asked what the weight limit on that street was and if he was destroying the street by running on it.

Mr. Braxton stated that he did not know what the weight limit was but he was not running on it because he had a corner lot.

Mr. Sessums asked what kind of maintenance he did on the truck.

Mr. Braxton stated that he may have to change the oil or change a tire, routine maintenance to keep it going.

Johnny Bush, stated that Bering was off of Halls Ferry right across from Waterways. He stated that the two (2) entrances at the end of Waterways where trucks came in and out of every day all day and that was the same exact area Mr. Braxton was at. He stated that he didn't think it was going to damage the street because that street was heavily traveled already by big trucks.

Mr. Sessums asked if the trucks from ERDC were using Bering and Lightcap Streets.

Mr. Bush stated that Mr. Braxton's lot was on the corner of Bering Street and Halls Ferry Road so when he pulled out of his lot he was on Halls Ferry Road and no other person would be disturbed at all. He stated that he looked at the 2016 ordinance and he didn't see any changes in Section 402 or Section 510. He stated that Section 402 said you couldn't be commercial but if it abutted a residence the truck needed to be parked 25' from the residence and this truck is parked 50' from the street and he does not have a neighbor on the right side.

Mr. Sessums stated that there was no doubt in anybody's mind that we are talking about commercial operations.

Mr. Bush stated correct.

Mr. Sturgis stated this was about parking and not conducting a commercial business.

Mr. Braxton stated this was definitely about parking.

Dalton McCarty, City of Vicksburg Zoning Administrator, stated that this was brought to his attention on October 10, 2017 that Mr. Braxton was operating a commercial trucking business at 102 Bering Street. Mr. McCarty stated this property was zoned R-2 Single-family Residential and the zoning ordinance listed permitted uses in each zone and in a single-family zone it takes you to home occupations and it lists what those home occupations are. He stated that Section 404.10-4 lists major home occupations and this was not listed as a permitted use. He stated that he did not have an ordinance that differentiated between the sizes of trucks.

A lady (no name given) asked Mr. McCarty if he was saying this was a commercial business when the facts stated there was no business going on at the residence it was a matter of parking his truck there. She stated that his business was not actually conducted there.

Mr. McCarty stated that in his opinion this was a commercial semi-truck parked at the residence and that would be part of the business.

She stated that this was like a taxicab driver parking his taxicab and on his property and asked if that was considered a business.

Mr. McCarty stated that a taxicab could operate as a home occupation.

She stated that Mr. Braxton said he was not conducting business at his residence he was only parking there.

Mr. Jones asked Mr. Braxton if he took calls or anything at his home.

Mr. Braxton stated that he worked for APAC and he knew the days he had to work and the days he didn't.

Mr. Jones asked where he parked on Washington Street.

Mr. Braxton stated that he had parked at the Riverside Construction yard which was supposed to be secure and when he went back to his truck it had was open and there was no security guard.

Mr. McCarty stated that he averaged 5 or 6 of these cases a year and some were on a larger scale but this was a small scale. He stated that some were logging and grain hauling companies. He stated that this was a big problem in Vicksburg and this was how he saw it in the ordinance. He stated that he did not know if this needed to be changed or not.

Wade Hammack, 114 Lightcap Blvd., stated that he had lived here for over 40 years and he did not have a problem with this gentleman because he lived on Bering Street which was down this hill from Lightcap. He asked if this would be a waiver specifically for him or would this be city wide where someone could park an 18 wheeler next door to me.

Mr. Jones stated that when an individual came before them it was for that individual. The only way it would be city wide would be if they changed the zoning ordinance.

Mr. Sturgis asked Mr. McCarty if there were any complaints in the neighborhood.

Mr. McCarty stated that he had several complaints in the neighborhood overall, he had complaints for a wrecker service further back past Mr. Braxton, a logging company and 2 grain hauling companies on Springridge.

Mr. Sturgis asked if there were any complaints against Mr. Braxton.

Mr. McCarty stated he did have any complaints directly against Mr. Braxton; most of the complaints were to the neighborhood area.

Savannah Dixon, 2017 Olde Trace Drive, stated that there were two (2) more trucks down the street from Mr. Braxton that were Lennox trucks and she was not sure if they were running a business or just parking their trucks there.

Mr. McCarty stated that smaller contractors could have a home occupation at their home.

Lamar Braxton, 328 Southmoore Drive, Natchez MS, stated that he had been on the computer and phone all day trying to get some business so he was the one that operated the business. He stated that Demeche Braxton only brought the truck home every day so he could bet back to work the next day. He stated that if he was not allowed to park his truck there then he was going to need a vehicle to take him to wherever the truck was parked. He stated that he did not see where this was a business because he did not bring or pickup loads there. He stated that he thought the definition of business was getting a little to technical. He stated that he was the general partner that handled all the business operations.

Scott Wesner asked if Mr. Braxton changed oil and tires there.

Mr. Braxton stated that he did change a flat tire if he had one and changed the oil when it needed changing.

Mr. Wesner stated that was more than parking the truck there.

Mr. Sessums stated that he thought that the facts were presented and there was no question this was a commercial operation. He stated that this was a direct violation of the code; this was heavy equipment in use. He stated that his background was in real estate and there was no question that this was a detriment to the residential property values. He stated that this board has to imply legal principles and there has been no legal grounds advanced for a variance or exception of waiver.

Mr. Sessums moved that the Board find that it is empowered under section 503.1 Administrative Review of the Zoning Ordinance as described in the application submitted by Demeche Braxton to uphold the administrative review that a commercial trucking home occupation was being operated at 102 Bering Street as provided by Section 404.10-4 Major Home Occupations of the Zoning Ordinance. Mr. Clingan seconded the motion.

With no further discussion, the following vote was taken:

Warren Jones vote aye  
Robert Clingan vote aye  
David Sessums aye  
Tom Sturgis voted naye

The vote was 3 to 1.

Mr. Jones asked Mr. McCarty to present the case for 1311, LLC.

Mr. McCarty stated that Tim Cantwell, 1311, LLC was requesting a special exception to operate a micro-brewery at 1311 Washington Street which was zoned C-3 Central Business District Commercial. He stated that the City adopted an ordinance in December 2017 to allow micro-breweries by special exception.

Mr. Sturgis asked if this was a micro-brewery.

Zack Erickson stated yes sir.

Mr. Sturgis asked what constituted a micro-brewery as opposed to a larger brewery.

Mr. Erickson stated that it had to do with production size. He stated that they were a three (3) barrel house which essentially was 93 gallons.

Mr. Sturgis asked if that was 93 gallons a year.

Mr. Erickson stated that was 93 gallons at a time. He stated that they had five (5) fermentation vessels and they hoped to do 80 – 85 batches in a calendar year.

Mr. Sturgis asked if this was production only with no consumption on the premises.

Mr. Erickson stated that there was consumption on the premises.

Mr. Sturgis asked if this was a club.

Mr. Erickson stated that they were on this inside of Cottonwood Public House and they were called a brew pub. He stated that they were producing beer to be consumed on site only unless you purchased beer off draft in to go containers.

Mr. Jones asked if they were inside a restaurant.

Mr. Erickson stated yes sir and they had all of their licenses from the Federal and State governments.

Mr. Sturgis asked what the operating hours were.

Mr. Ericson stated that he would produce in the mornings and the restaurant/bar would be open until 11:00 p.m. on week nights and until 2:00 a.m. on Friday and Saturday nights.

Mr. Jones asked if he could produce right before they opened.

Mr. Erickson stated that he would be producing before customers were inside.

Mr. Clingan asked if there would be large quantities of water being used in the micro-brewery.

Mr. Erickson stated that there would use about 100 – 150 gallons of water a morning.

Mr. McCarty asked how long a brewing cycle was.

Mr. Erickson stated from start to finish was about six (6) hours and about 21 days to be on tap.

Mr. McCarty asked if the 100 -150 gallons would be every 21 days.

Mr. Erickson stated that they had five (5) vessels so it would be scattered throughout that. He stated that they would do their best to recapture as much water in the process to use for cleaning.



Mr. Sessums moved that the Board find that it is empowered under section 406.9-1.1 of the Zoning Ordinance of the City of Vicksburg, Mississippi as described in the application submitted by 1311, LLC to grant the special exception to operate a micro-brewery at 1311 Washington Street, and that the granting of the special exception will not adversely affect the public interest. Mr. Sturgis seconded the motion.

Zoning Ordinance. Mr. Clingan seconded the motion.

With no further discussion, the following vote was taken:

Warren Jones vote aye  
Robert Clingan vote aye  
David Sessums aye  
Tom Sturgis voted aye

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

I, Paula Wright do hereby certify that the minutes of the hearing held March 6, 2018 are true and correct to the best of my ability.

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

## Petition to the city of Vicksburg

We the following citizens of the City of Vicksburg Mississippi, do hereby petition the city, to allow Demeche Braxton, Sr. who lives at and owns the property at 102 Bering St., to park no more than two trucks owned by Braxton and Braxton Trucking, LLC of which he is the operating partner and driver to park said truck or trucks on his property:

Name	Address	Telephone #	date
1 David LaBelle	103 Bering st	601-618-0836	2-4-18
2 Linda LaSalle	103 Bering St	601 218 2089	2-4-
3 James Brown	104 Bering St	601-218-4126	2-4-18
4 Phil Salomon	106 Bering St.	601-636-7116	2-4-18
5 Shirley Buie	108 Bering St.	309-585-800	
6 Will Patrick	114 Bering St.	601-618-2753	
7 Pat Goany	116 Bering	601-636-5281	
8 Dana W. Duncan	115 Bering	601-636-1928	
9 Rountine Peterson	117 Bering	601 218 2734	
10 Leon Smith	117 Bering	" "	
11 Damontae Trevillion	117 Bering	" "	
12 Lawrence Young	117 Bering	" "	
13 Betty Sharpe	118 Bering St	218-3713	
14 Kevin Sharpe	118 BERING ST.	218-3713	
15 James Sharpe	119 Bering St	218-3718	
16 Anthony Phelps	120 Bering St	601-618-4517	
18 Lorene Hawkins	120 Bering St	601-618-1685	
19 Marie Brannon	121 Bering St	601 415-0604	
20 Susan K Ditt	107 Bering	601-415-7009	

## Petition to the city of Vicksburg

We the following citizens of the City of Vicksburg Mississippi, do hereby petition the city, to allow Demeche Braxton, Sr. who lives at and owns the property at 102 Bering St., to park no more than two trucks owned by Braxton and Braxton Trucking, LLC of which he is the operating partner and driver to park said truck or trucks on his property:

Name	Address	Telephone #	date
1 Tracy Braxton	PO Box 320 MS 39156	601-415-0697	
2 Robert Carter	109 Bering St.	601-630-6351	
3 Margaret Smith	122 Bering St	601-415-4707	
4 Lashae C. Dyer	217 Olde Trace Dr	601-630-5795	
5 Napoleon H. Dyer	217 Olde Trace Dr	601-618-7363	
6 Johnny Bush Jr	217 Olde Trace Dr	601-529-2903	
7 Willie H. Smith		601-638-1668	
8 Shirley Smith	408 S. Main St	601-619-0117	
9 Willie Smith	3544 Redwood Lumberton, MS.	601-786-3778	
10 Chaotily Braxton	102 Bering St	601-218-4537	
11 Carmen Braxton	102 Bering St	601-220-2357	
12 Demeche M. Braxton	102 Bering St.	601-218-4536	
13 Lave Valerio	302 Northridge Dr.	601-630-9792	
14			
15			
16			
18			
19			
20			

Sign-in Sheet for Planning Commission & Zoning Board of Appeals Hearings - March 6, 2018

Name (Please Print)	Address & Phone Number (Please Print)	What case are you for or against today (Please Print)	For or Against (Please Print)
Demeche M. Braxton	102 Bering St. 601-218-4536	Rezoning	For
Chastity Braxton	102 Bering St. 601-218-4537	Rezoning	For
Lamar Braxton	<del>335 South Main Dr</del> 601-807-6021	Rezoning	For
Shannan Dotin	217 Olde Trace Vlg, MO 39110 601-630-5395	Rezoning	For
Carmen Braxton	102 Bering Street	Rezoning	For
Wilhelmina Braxton	5544 Red Lick Rd. Borman, MS 39096	REZONING	For
Johnny Bush	217 Olde Time Dr Vicksburg MS 39180	Zoning	For
Rae M. Eikert	131 Lightcap Blvd Vicksburg, MS 39180	Rezoning	?
Robin M. Holmes	127 Lightcap Blvd Vicksburg, MS 39180	Rezoning	?

Sign-in Sheet for Planning Commission & Zoning Board of Appeals Hearings - March 6, 2018

Name (Please Print)	Address & Phone Number (Please Print)	What case are you for or against today (Please Print)	For or Against (Please Print)
Thomas E. Holmes	Vicksburg, MS 127 Lightcap Blvd.	Rezoning	?
Zack Erickson Kimberly Smith	1311 Washington St. Vicksburg, MS	Special Rezoning	FOR
Walter Hammack	114 Lightcap Blvd	Rezoning	
TROOP 7	710 NEWITT VICK	NEITHER	NEITHER
DeJon's Hair, n' more	101 Granite way Vicksburg		
Shirley J. Smith	708 Locust. Vicksburg MS 39183 1001-619-0117	Rezoning	
Earl S. Thomas	1739 1/2 N. L. King Blvd Vicksburg MS 39183-7175	Rezoning	
Ruby Lee Smith	1739 1/2 N. L. King Blvd Vicksburg MS 39183-7175	Rezoning	