

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, MARCH 18, 2024 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4232 – Ward 4

Remanded to the Planning Board by the City Council on January 22, 2024.

Location: 5420 Lynch St. Ext. (Parcel 825-483)

Petitioner: Robinson Industries, Inc.

Request: a **Rezoning** from I-1 (Light) Industrial District to R-5 (Multi-family) Residential District to allow for a multifamily residential development.

Planning Board Vote: **(Motion to Deny) (13) in favor with (0) Opposing**

Planning Board Recommendation: Approval of the Rezoning Request

Public Input: The applicant was not present. Seymore Bell Jr., president of the Westhaven Community Association, spoke in opposition of the request in addition to concerns relative to the clientele and the oversight of the residential component of the business.

II. Case No. 4243 – Ward 2

Location: 5330 N. State St. (Parcel: 500-1000)

Petitioner: Homewood Company, LLC

Request: a **Rezoning** from R-7 Mobile Home Park Residential District to C-3 (General) Commercial District to allow for the construction of self-storage facility with a **Variance of up to ten (10)** feet from the required twenty-five (25) feet setbacks for the rear and side yard for commercial properties that adjoin residentially zoned properties.

Planning Board Vote: **(Motion to Approve) (13) in favor with (0) Opposing**

Planning Board Recommendation: Approval of the Rezoning Request with a

with a Variance of up to ten (10) feet from the required twenty-five (25) feet setbacks for the rear and side yard for commercial properties that adjoin residentially zoned properties.

Public Input:

Other than the representative for the applicant, Justin Peterson, no one else spoke in support or opposition of the request.

III. Case No. 4244 – Ward 7

Location:

734 Fairview St. (Parcel: 12-45)

Petitioner:

Fairview Inn of Jackson, LLC

Request:

a **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to CMU-1 (Community) Mixed-Use District to allow for the sustainability of the subject property and to capture the changing land use dynamics of the area.

Planning Board Vote:

(Motion to Approve) (7) in favor with (5) Opposing

Planning Board Recommendation: Approval of the Rezoning Request

Public Input:

The representative for the applicant, Lisa A. Reppeto, Peter Sharp, Raymond Barry, Peyton D. Prospere, Mary A. Thigpen and Jennifer Welch spoke in support of the request. Daniel Baker, Christopher Weldy, Leo Stevens and Floyd Council spoke in opposition of the request. Other documents submitted were two (2) letters of support, a Petition of Support with 269 signatures, and one (1) letter of opposition and two (2) documents of opposition.

IV. Case No. 4247 – Ward 1

Location:

4465 I-55 North (Parcel: 437-298) – Ste. 102 C

Petitioner:

Robert M. McGinnis

Request:

a **Use Permit** to allow for a community recreational center (event venue) within a neighborhood shopping center within a C-2 (Limited) Commercial District.

Planning Board Vote:

(Motion to Approve) (12) in favor with (0) Opposing

Planning Board Recommendation: Approval of a Conditional Use Permit

Public Input:

Other than the representative for the applicant, Doug Price, no one else spoke in support or opposition of the request.

V. City of Jackson Text Amendments

Petitioner: City of Jackson/ Department of Planning & Development/
Zoning Division

Request: Text amendments to the Official City of Jackson Zoning Ordinance to provide for and establish more effective Zoning regulations for the City of Jackson

Planning Board Vote: (Motion to Approve) (12) in favor, with (0) opposing

Planning Board Recommendation: Approval of the Proposed Text Amendments

Public Input: Other than City staff there was no one who spoke in opposition or support of the request.

VI. Cancelled Special Exceptions\Use Permits - No Action Required

(Ward 2) SE 3857

LaKisha Archie - 6459 Abraham Lincoln Dr. (Parcel 805-354)

- Special Exception was granted to LaKisha Archie on Mar. 17, 2014 to operate a Residential Child Care Center within a R-1 (Single-Family) Residential District.
 - Cancellation was based upon **the business no longer operating at location.**
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VII. Special Exception and Use Permit Renewals for March 2024

**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 - 3290 Ward 2	Southern Consultants	5740 County Cork Rd.	Engineering Office	03/01/90
C-UP - 4045 Ward 1	Viera & Gwendolyn Roseburgh	420 Meadowbrook Rd.	Community Recreational Center	03/18/19

SE -4114
Ward 7

Jabaz Reeves

239 Ferguson Dr.
Jackson, MS 39204

Private Kennel

03/01/21

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.

March 18, 2024