

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, SEPTEMBER 16, 2024 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4259 – Ward 4

Location: 4886 Highway 18 West (Parcel 831-101)

Petitioner: Raad Mudhish Gobah

Request: a **Use Permit** to allow for a tobacco paraphernalia retail business within a C-3 (General) Commercial District.

Planning Board Vote: **(Motion to Approve) (8) in favor (2) opposing and (1) abstention**

Planning Board Recommendation: **Approval of the Use Permit Request**

Public Input: Other than the applicant, Raad Mudhish Gobah, no one else spoke in support or opposition of the request.

II. Case No. 4261 – Ward 1

Location: 4800 Highway 55 North Suite 6B
(Parcel: 511-480)

Petitioner: Basheer Altahesh

Request: a **Use Permit** to allow for a tobacco paraphernalia retail business within a C-3 (General) Commercial District.

Planning Board Vote: **(Motion to Approve) (8) in favor (2) opposing and (2) abstention**

Planning Board Recommendation: **Approval of the Use Permit Request**

Public Input: Other than the representative for the applicant, Arafat Tagadden, no one else spoke in support or opposition of the request.

III. Case No. 4262 – Ward 2

Location: 3987 Sayles & Dixon Rd. (Parcel 805-8-2)

Petitioner: Linda Ware

Request: a **Use Permit** to allow for the placement of a manufactured house within a R-1 (Single-Family) Residential District.

Planning Board Vote: **(Motion to Approve) (12) in favor (0) Opposing**

Planning Board Recommendation: **Approval of the Use Permit Request**

Public Input: Other than the representative for the applicant, Brenda Manual, no one else spoke in support or opposition of the request.

IV. COMP-007 - Farish Street Area Cultural Mixed Use District (FSA-CMUD) and Relative Text Amendments Proposed Farish Street Revitalization Comprehensive Rezoning

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

Requesting: Comprehensive Rezoning of the Farish Street area and the relative text amendments to the City of Jackson Official Zoning Ordinance as adopted on May 29, 1974 and subsequently amended to establish the Farish Street Area Cultural Mixed Use District (FSA-CMUD).

Planning Board Vote: **(Motion to Approve) (9) in favor (0) Opposing**

Planning Board Recommendation: **Approval of the Request for a Comprehensive Rezoning of the proposed Farish Street Area the creation of the relative text amendments to the Zoning Ordinance.**

Public Input: Representatives from the community, Monica Butler, Frank Figgers, Jimmie Stewart, Gladys Stewart, Amy Lancaster, George Stewart and all spoke in support of the case. Mary Cole Washington was in support of the case but had concerns about communication relative to the community.

V. Cancelled Special Exceptions\Use Permits – No Action Required

(Ward 1)

SE 4097 – Lakeita F. Rox-Love – 5375 Red Fox Rd. (Parcel #551-168)

- SE was granted to Lakeita F. Rox-Love on Sept. 21, 2020 to operate a Professional (Real Estate) Office within an R-1A (Single-family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **September 9, 2024**.

(Ward 5)

C-UP 4179 – Terrence Brent, Sr. – 540 Raymond Rd. – Suite 2. (Parcel #217-9)

- C-UP was granted to Terrence Brent, Sr. on Sept. 19, 2022 to operate a General Restaurant within a C-2 (Limited) Commercial District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **September 9, 2024**.

(Ward 5)

C-UP 4221 – Andy Abrams Foundation – 540 Raymond Rd. – Suite 2. (Parcel #217-9)

- C-UP was granted to Andy Abrams Foundation on Sept. 18, 2023 to allow for a transitional housing for seven (7) to twelve (12) residents within a R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **September 9, 2024**.

VI. Special Exception and Use Permit Renewals for September 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:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>RANTED</u>
SE – 3844 Ward 1	Anthony R. Simon	621 E. Northside Dr. Jackson, MS 39206	Professional Non-Retail Office	09/16/13
C-UP - 3914 Ward 7	Richard & Company, LLC - C/o Richard McKey	Patton Ave. Parcel #48-97 Jackson, MS 39206	Accessory Parking Lot	09/21/15
SE – 4137 Ward 2	Betty Sullivan	1611 Countrywood Dr. Jackson, MS 39213	Professional (Real Estate) Office	9/20/21
C-UP - 4141 Ward 7	Miltoria Heath	1110 Noel St. Jackson, MS 39202	Commercial Child Care Center	9/20/21

C-UP - 4218 Ward 5	Lemuel & Archie Tripp	3181 J R Lynch St. Jackson, MS 39209	Community Recreational Facility	9/18/23
SE - 4219 Ward 5	Kinya Godbolt	34 Elaine Ct Jackson, MS 39204	Catering Service	9/18/23
C-UP - 4220 Ward 4	Jishnu Gosain	4840 Highway 18 W Jackson, MS 39209	Liquor Store	9/18/23
C-UP - 4222 Ward 7	African Christian Fellowship USA, Inc. Jackson Chapter Abiye Iyo	1638 & 1640 S. Gallatin St. Jackson, MS 39201	Community Recreational Facility	9/18/23

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.

September 16, 2024