

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, FEBRUARY 25, 2019 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4038 – Ward 5

- Location:** 1350 Hwy. 80 W. (Parcel #167-15 & 167-20)
- Petitioner:** RWMA, Inc.
- Request:** a **Rezoning** from C80-C2 (Limited) Commercial Subdistrict to C80-I1 (Light) Industrial Sub-district to make zoning more consistent with light industrial use and to eliminate the non-conforming use.
- Planning Board Motion:** To **deny a Rezoning** from C80-C2 (Limited) Commercial Subdistrict to C80-I1 (Light) Industrial Sub-district to make zoning more consistent with light industrial use and to eliminate the non-conforming use.
- Planning Board Vote:** (2) in favor (3) Opposing and (1) abstention – **Motion Failed**
- Planning Board Motion:** To **approve a Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial to C80-I1 to make zoning more consistent with light industrial use and to eliminate the non-conforming use.
Motion failed due to the lack of a second.
- Planning Board Vote:** **None**
- Planning Board Recommendation:** **None**
- Public Input:** James Peden, representative for applicant, Phillip Carpenter, the applicant, and Claude McCants, representative for ASJAN, spoke in support of the request. There was no one to who spoke in opposition of the request.

II. Case No. 4036 – Ward 7

Appealed from the December 19, 2018 Planning Board

Location: 836 North Jefferson St.

Petitioner: Jennifer Welch

Request: a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for the renovation & restoration of building as a residential duplex.

Planning Board Motion: To **approve** a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for the renovation & restoration of building as a residential duplex.

Planning Board Vote: (7) in favor (0) Opposing

Planning Board Recommendation: **Approval of the Rezoning Request**

Public Input: Brad Reeves, representative for the applicant, Jennifer Welch, the applicant, Anthony Scarbrough spoke in support of the case. Dale Gibson spoke in opposition of the case. There were four (4) letters of support received for this Case and one letter of support for an R-2 rezoning and opposition to the NMU-1 zoning.

III. Case No. 4042 – Ward 7

Location: 1525 St. Ann St. (Parcel #15-149)

Petitioner: Marla Van Overbeke

Request: a **Use Permit** for an accessory structure to be used as living quarters for family members, temporary guests or domestic help subordinate to the principal residence on the same lot within a R-2 (Single-Family & Two-Family) Residential District.

Planning Board Motion: To **approve** a **Use Permit** for an accessory structure to be used as living quarters for family members, temporary guests or domestic help subordinate to the principal residence on the same lot within a R-2 (Single-Family & Two-Family) Residential District.

Planning Board Vote: (7) in favor (0) Opposing

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

Public Input: Other than the applicant, Marla Van Overbeke, there was no one who spoke in opposition or support of the request.

IV. Case No. 4043 – Ward 5

Location: 1675 Raymond Rd. (Parcel #833-307-1)

Petitioner: Karamjit Singh

Request: a **Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial with a Use Permit to operate a liquor store.

Planning Board Motion: To **approve a Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial with a **Use Permit** to operate a liquor store.

Planning Board Vote: (7) in favor (0) Opposing

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

Public Input: John Hall, representative for the applicant, along with Paul Johnson & Timothy Lee spoke support of the request. There was no opposition.

V. Special Exception and Use Permit Renewals for February 2019

**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 – 2949 Ward 3	Operation Shoestring	1709/1711 Bailey Ave. Jackson, MS 39283	Office/Youth Center	02/03/93
C- UP 3893 Ward 7	Richard Miles	2771 Old Canton Rd.	Outdoor Venue for Consumption of beers/cigars	02/23/15
C-UP 3960 Ward 3	James Addison	1805 Bailey Ave.	Night Club/General Restaurant	02/27/17
C-UP 4003 Ward 2	Shanta Galloway	4426 Hanging Moss Rd.	Commercial Day Care	02/26/18

IT IS HEREBY ORDERED by the Council of the City of Jackson that the said Special Exceptions and/or Use Permits be and the same are hereby extended for another year from and after the anniversary date granting said Special Exceptions and/or Use Permits.

February 25, 2019