

## ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, JANUARY 28, 2019, 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

### AGENDA

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#### I. Case No. 4027 – Ward 7

**Location:** 1704 North State St.

**Petitioner:** Matthew McLaughlin

**Request:** a **Special Exception** for a Professional Office within an R-4 (Limited Multi-Family) Residential District.

**Planning Board Motion:** To **approve** a Special Exception for a Professional Office within an R-4 (Limited Multi-Family) Residential District

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

**Planning Board Recommendation:** **Approval of the Special Exception Request**

**Public Input:** Other than the applicant, Matthew McLaughlin, no one else spoke in support or opposition of the request.

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#### II. Case No. 4034 – Ward 1

**Location:** 4570 Old Canton Rd. and 4580 Old Canton Rd.

**Petitioner:** Thuy Tran Woo

**Request:** a **Rezoning** from R-1A (Single-Family) Residential District to C-1A (Restricted) Commercial District to allow for a fashion design studio/ specialty retail shop.

**Planning Board Motion:** To **approve** a **Rezoning** from R-1A (Single-Family) Residential District to C-1A (Restricted) Commercial District to allow for a fashion design studio/ specialty retail shop.

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

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

**Public Input:** Brad Reeves, representative for the applicant, Joy Jones, Rachel Carpenter, Sam Pierce & Stacey Jordan spoke in support of the request. Joy Adcock expressed concerns about rezoning the

properties to commercial and the impact that it would have on the residential character of the abutting residential properties. Mrs. Adcock also expressed concerns about the maintenance of the properties.

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**III. Case No. 4035 – Ward 2**

**Location:** 5417 Grafton St.

**Petitioner:** Myrtis D. Patterson

**Request:** a **Special Exception** to operate a one chair beauty salon within an R-1A (Single-Family) Residential District.

**Planning Board Motion:** To **approve a Special Exception** to operate a one chair beauty salon within an R-1A (Single-Family) Residential District.

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

**Planning Board Recommendation:** **Approval of the Special Exception Request**

**Public Input:** Other than the applicant, Myrtis D. Patterson, no one else spoke in support or opposition of the request.

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**IV. Case No. 4037 – Ward 7**

**Location:** 510 Hwy. 80 W. (Parcel #171-135-2)

**Petitioner:** RWMA, Inc.

**Request:** a **Rezoning** from C80-C3 (General) Commercial Subdistrict to C80-I1 (Light) Industrial Subdistrict to make zoning more consistent with light industrial use and to eliminate the non-conforming use.

**Planning Board Motion:** To **approve a Rezoning** from C80-C3 (General) Commercial Subdistrict to C80-I1 (Light) Industrial Subdistrict to make zoning more consistent with light industrial use and to eliminate the non-conforming use.

**Planning Board Vote:** (6) in favor (0) Opposing

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

**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.

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**V. 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 – **Motion Failed**

**Planning Board Motion:**

To **approve a Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial to allow for a bar & grill establishment. **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.

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**VI. Case No. 4039 – Ward 6**

**Location:**

2877 Fairhill Dr. (Parcel #615-78)

**Petitioner:**

Glory Wilson-Fulton

**Request:**

a **Use Permit** to allow for after-school tutoring program, senior programs, summer camps, etc. on a site that is less than five (5) acres but greater than ten- thousand (10,000) square feet.

**Planning Board Motion:** To **approve** a **Use Permit** to allow for after-school tutoring program, senior programs, summer camps, etc. on a site that is less than five (5) acres but greater than ten- thousand (10,000) square feet.

**Planning Board Vote:** (6) in favor (0) Opposing

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

**Public Input:** The applicant, Glory Wilson-Fulton, and Claude McCants spoke in support of the request.

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**VII. Case No. 4040 – Ward 3**

**Location:** 1225 W. Mayes St. (Parcels 421-27, 421-28 & 421-29)

**Petitioner:** Linda Bridges

**Request:** a **Use Permit** to operate a church on a site less than one (1) acre and greater than ten-thousand (10,000) square feet in an R-4 (Limited Multi-family) Residential District to allow for the operation of the existing church facility.

**Planning Board Motion:** To **approve** a **Use Permit** to operate a church on a site less than one (1) acre and greater than ten-thousand (10,000) square feet in an R-4 (Limited Multi-family) Residential District to allow for the operation of the existing church facility.

**Planning Board Vote:** (5) in favor (1) Opposing

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

**Public Input:** Other than the applicant, Linda Bridges, no one else spoke in support or opposition of the request.

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**VIII. Case No. 4041 – Ward 5**

**Location:** 2649 Hwy. 80 W. (Parcel 220-19)

**Petitioner:** Pearl Street CDC, Inc.

**Request:** a **Rezoning** from C80-C2 (Limited) Commercial Subdistrict to C80-MU (Mixed-Use) Subdistrict to allow for a mixed use development.

**Planning Board Motion:** To **approve a Rezoning** from C80-C2 (Limited Commercial Subdistrict to C80-MU (Mixed-Use) Subdistrict to allow for a mixed use development.

**Planning Board Vote:** (6) in favor (0) Opposing

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

**Public Input:** Kenneth Moye, representative for applicant, Pastor Samuel Boyd/ the Pearl St CDC, the applicant, and Claude McCants spoke in support of the request. There was no opposition to the request.

**IX. Cancelled Special Exceptions\Use Permit – **No Action Required****

**SE 3890 – Patricia Sampson Parker – Cynthia Rd. (Parcel 906-8) Ward 2**

- SE was granted to Patricia Sampson Parker on Jan. 26, 2015 to operate a residential community center within an SR (Suburban Rural) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **January 14, 2019**.

**X. Special Exception and Use Permit Renewals for January 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:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE – 3729 Ward 2	Shirley Cleveland	5304 Queen Christina	Day Care Center	1/19/10
SE – 3792 Ward 5	Andrea Crudup	103 Alta Woods Blvd.	One-chair Beauty Shop	1/9/12
SE – 3796 Ward 7	Fondren Renaissance Foundation	4145 Old Canton Rd.	Professional Non-Retail Office	1/9/12
SE – 3990 Ward 7	Necco G. Nelson	500 E. Woodrow Wilson Ste. B	Tattoo Parlor	1/22/18

**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.

**January 28, 2019**