

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, JULY 15, 2019 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4038 – Ward 5

- Note:** Case was tabled by the City Council on April 30, 2019 with no date certain. At the request of the Applicant, the Case was placed on the City Council Zoning Hearing Agenda for July 15, 2019.
- 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:** (9) in favor (0) Opposing
- Planning Board Motion:** To **approve a Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial to **C80-C3 (General)** Commercial Sub-district with a **Conditional Use Permit** to allow for building materials sales where some or all such materials are displayed outdoors.
- Planning Board Vote:** (9) in favor (0) Opposing
- Planning Board Recommendation:** **Approval of the Rezoning to C80-C3 with a Conditional Use Permit**
- Public Input:** James Peden, representative for applicant, Claude McCants, representative for ASJAN and Vinson Gibbs, the applicant, Phillip Carpenter, spoke **in support** of the request and submitted a petition of support. Felicia McClinton & Theresa King spoke **in opposition** of the request. The opposition also submitted a letter and petition.
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II. Case No. 4059 – Ward 2

Location: 1001 W. County Line Rd. (Parcel: 712-3-6)

Petitioner: Avtar Singh o/b/o United Development, LLC

Request: a **Use Permit** to allow for an automobile repair shop within a C-2 (Limited) Commercial District.

Planning Board Motion: To **approve** a **Conditional Use Permit** to allow for an automobile repair shop within a C-2 (Limited) Commercial District.

Planning Board Vote: (9) in favor (0) Opposing

Planning Board Recommendation: **Approval of a Conditional Use Permit Request**

Public Input: Other than the representative for the applicant, John Hall, there was no one who spoke in opposition or support of the request.

III. City of Jackson Text Amendments

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

Requesting: 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 Motion: To approve the proposed text amendments to the City of Jackson Official Zoning Ordinance.

Planning Board Vote: (9) in favor, (0) opposing

Planning Board Recommendation: **Approval of the Text Amendments**

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

IV. Special Exception and Use Permit Renewals for July 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 - 2482 Ward 3	George Wilkes, Jr.	729 Beaverbrook Dr. Jackson, MS 39206	One-Chair Barber Shop	07/16/86
SE-2483 Ward 7	Carl Lackey	1718 Bailey Ave. Jackson, MS 39203	Commercial Parking Lot	07/16/86
SE - 3313 Ward 3	Eva Shell	303 Wilshire Dr Jackson, MS 39211	Day Care Center	07/14/00

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.

July 15, 2019