

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL
MONDAY, JUNE 17, 2018 - 2:30 P.M.
CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET
AGENDA

I. Case No. 4052 – Ward 7

Location: 4881 I-55 South Frontage Rd. (Parcel# 871-290)

Petitioner: Candace Joiner

Request: a **Use Permit** to allow for the sale of used automobiles within a C-3 (General) Commercial District.

Planning Board Motion: To **approve** a Use Permit to allow for the sale of used automobiles within a C-3 (General) Commercial District.

Planning Board Vote: (8) in favor (0) Opposing

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

Public Input: Candace Joiner and Jeremy Bouie spoke in support of the case. Claude McCants, representative for ASJAN, spoke in opposition of the request.

II. Case No. 4053 – Ward 1

Location: 4436 North State St. (Parcel # 430-12)

Petitioner: DKHA Properties, LLC - Mohammed Ai' Jamila

Request: a **Rezoning** from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for apartments in a non-residential structure.

Planning Board Motion: To **deny a Rezoning** from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for apartments in a non-residential structure exceeding 5,000 sq.ft.

Planning Board Vote: (7) in favor (0) Opposing (1) abstention

Planning Board Motion: To **approve** a **Rezoning** from C-2 (Limited) Commercial District to CMU-1- Community Mixed Use District, Pedestrian Oriented to allow for apartments and/or apartments in a mixed use building.

Planning Board Vote: (8) in favor (0) Opposing

Planning Board Recommendation: **Approval of an alternate Rezoning of CMU-1**

Public Input: The representative for the applicant, Rami Jamileh, spoke in support of the case. Sara Weisenberger (on behalf of the Our Fondren Neighborhood Association) spoke in opposition of the Rezoning to C3 request but supported the alternate rezoning to CMU-1.

III. Case No. 4054 – Ward 6

Location: 2034 W. McDowell Rd.

Petitioner: JCD Urban Development - Angela Dyre

Request: a **Special Exception** to allow for a residential community facility for the conducting of office/community activities within a R-1A (Single-Family) Residential District.

Planning Board Motion: To **approve a Special Exception** to allow for a residential community facility for the conducting of office/community activities within a R-1A (Single-Family) Residential District.

Planning Board Vote: (8) in favor (0) Opposing

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

Public Input: Angela Dyre, the applicant, along with Cheryl Jones, spoke in support of the request. Nancy Odell had several concerns regarding the physical conditions in the area and the potentially negative impact the could be perpetrated on her business. She indicated that she was not in total opposition to the request. Claude McCants, representative for ASJAN, spoke in opposition of the request. Per Mr. McCants, the Special Exception needed to have conditions placed upon it. It was explained to him that a Special Exception was based upon specific conditions. The conditions were detailed in the explanation.

IV. Case No. 4055 – Ward 3

Location: 3826 Northbrook Dr. (Parcel #430-70-1)

Petitioner: Property Services Investment, LLC.

Request: a **Rezoning** from R-1 (Single-Family) Residential District to C-2 (Limited) Commercial District to allow for a neighborhood restaurant.

Planning Board Motion: To **approve a Rezoning** from R-1 (Single-Family) Residential District to C-2 (Limited) Commercial District to allow for a neighborhood restaurant.

Planning Board Vote: (7) in favor (1) Opposing

Planning Board Recommendation: Approval of the Rezoning Request

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

V. Case No. 4056 – Ward 6

Location: 3165 Terry Rd. (Parcel #620-114-1)

Petitioner: Sedrion Thomas Bledsoe Sr.

Request: a **Rezoning** from C-2 (Limited) Commercial District to C-3 (General) Commercial District to operate a second hand store.

Planning Board Motion: To **approve a Rezoning** from C-2 (Limited) Commercial District to C-3 (General) Commercial District to operate a second hand store.

Planning Board Vote: (8) in favor (0) Opposing

Planning Board Recommendation: Approval of the Rezoning Request

Public Input: The applicant, Sedrion Bledsoe Sr., spoke in support of the case. Claude McCants, representative for ASJAN, spoke in opposition of the Rezoning.

VI. Case No. 4057 – Ward 7

Location: 3100 Old Canton Rd. (Parcel #2-16)

Petitioner: John B. Stanton, o/b/h of Jackson Brew, LLC

Request: a **Use Permit** to allow for a drive thru window for a coffee shop within an UTC - Urban Town Center (Mixed Use) District.

Planning Board Motion: To **approve** a **Conditional Use Permit** to allow for a drive thru window for a coffee shop within an UTC - Urban Town Center (Mixed Use) District.

Planning Board Vote: (7) in favor (1) Opposing

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

Public Input: Other than the applicant, John B. Stanton, no one else spoke in support or opposition of the request.

VII. Case No. 4058 – Ward 7

Location: 3328 Revels Ave. (Parcel #422-67)

Petitioner: Robert Green Jr.

Request: a 15'-20' **Variance** from the required 25' setback for properties within a R-4 (Limited) Residential District to allow for the construction of a carport.

Planning Board Motion: To **approve** a 15'-20' **Variance** from the required 25' setback for properties within a R-4 (Limited) Residential District to allow for the construction of a carport.

Planning Board Vote: (8) in favor (0) Opposing

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

Public Input: Other than the applicant, Robert Green Jr., no one else spoke in support or opposition of the request.

VIII. Special Exception and Use Permit Renewals for April 2019 & June 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 – 3974 Ward 7 C-UP	Trey Hester & Brez, LLC	839 S. State St.	Community Recreational Facility to operate an Escape Room	6/19/17
SE – 3975 Ward 7	Midtown Partners, Inc.	2007 N. Lamar St.	Community Facility	6/19/17
SE –2905 Ward 3	Mary Tillman	3651 Mosley Avenue	Personal Care Home	4/08/92

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.

June 17, 2019