

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, DECEMBER 17, 2018 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4016 – Ward 3

Tabled from the Nov. 19, 2018 Hearing

Location:

2605 Livingston Rd.

Petitioner:

VLP, LLC (Jason Brookins)

Request:

a **Rezoning** from I-2 (Heavy) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented

Planning Board Motion:

To **approve** a **Rezoning** from I-2 (Heavy) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented

Planning Board Vote:

(4) in favor (3) Opposing

Planning Board Recommendation:

Approval of the Rezoning Request

Public Input:

Jason Brookins, the applicant, Raquel C. Milton, Eric Whitfield Greta Bully & Robert Gibbs spoke in support of the request and Pastor James Washington & David Archie spoke in opposition of the request. Two letters of opposition was submitted and 3 letters of support was submitted. Also, a petition in support of this request was entered into the record & a position of opposition to this request was entered into the Record.

II. Case No. 4021 – Ward 6

Tabled from the Nov. 19, 2018 Hearing

Location:

3165 Terry Rd.

Petitioner:

Bob Smith

Request:

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

Planning Board Motion:

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

Planning Board Vote:

(7) in favor (0) Opposing

Planning Board Motion: To **approve a Conditional Use Permit in the C2** (Limited) Commercial District to allow for the operation of a bar & grill establishment.

Planning Board Vote: (6) in favor (1) Opposing

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

Public Input: Artie Armstrong and Bob Smith spoke in support of the Case. Claude McCants, W C Vaughn & Pastor Jerry Lindsay spoke in opposition of the Rezoning.

III. Case No. 4030 – Ward 5

Location: Parcel 698-450 on McLean St.

Petitioner: Nand K. Kaura

Request: a **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to C-3 (General) Commercial District to provide continuity in the zoning.

Planning Board Motion: To **approve a Rezoning** from R-2 (Single & Two-family) Residential District and C-3 (General) Commercial District to NMU-1 (Neighborhood) Mixed Use District, Pedestrian Oriented to provide continuity in the zoning.

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

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

Public Input: Sonya Kaura, representative for the applicant, spoke in support of the case. Ricky Jones & Andrea Thompson spoke in opposition of the rezoning of the property to C-3 but were supportive of the recommended NMU-1 zoning for the property.

IV. Case No. 4031 – Ward 7

Location: 205 & 219 N. Lamar St.
(Parcels 84-13, 84-13-2 & 84-14)

Petitioner: The Roberts Group, PSC

Request: a **Use Permit** to allow for the construction of a bank with a detached drive thru within a C-4 (CBD) Central Business District.

Planning Board Motion: To **approve a Use Permit** to allow for the construction of a bank with a detached drive thru within a C-4 (CBD) Central Business District.

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

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

Public Input: Other than the representative for the applicant, Neill Bryant, there was no one who spoke in opposition or support of the request. Mark Nayler was there as a member of the Roberts Group, PSC.

V. Case No. 4032 – Ward 4

Location: 220 Dixon Rd. (Parcels 638-37 & 638-38)

Petitioner: Trinity Economic Development

Request: a **Rezoning** from I-1 (Light) Industrial District to C-2 (Limited) Commercial District to provide for continuity in the zoning and to allow for a daycare in the existing church.

Planning Board Motion: To **approve a Rezoning** from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed Use District, Pedestrian Oriented to provide for continuity in the zoning and to allow for a daycare in the existing church.

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

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

Public Input: Bishop Stanley Cavett, Sr. spoke as the representative for the applicant, Trinity Economic Development, Inc. Other than the applicant, there was no one who spoke in opposition or support of the request.

VI. Case No. 4033 – Ward 7

Location: 2807 Old Canton Rd. (Parcel #47-6)

Petitioner: Michael Boerner

Request: a **Use Permit** to allow for the operation of a community recreational center that is a part of a neighborhood shopping center within a C-2 (Limited) Commercial District.

Planning Board Motion: To **approve a Conditional Use Permit** to operate a community recreational center that is a part of a neighborhood shopping center 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 applicant, Michael Boerner, no one who spoke in opposition or support of the request. Mr. Jim Wilkerson of the Fondren Renaissance Foundation was present and offered support for the Use Permit but did not speak.

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

SE 2331 – New Testament M.B. Church – 2702 Holmes Ave Ward 3

- SE was granted to New Testament M.B. Church on Dec. 5, 1984 to operate a church on a site that is less than one (1) acre within an R-4 (Limited Multi-family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **December 5, 2018**.

VIII. Special Exception and Use Permit Renewals for December 2018

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>
UP – 1111 Ward 4	Elbert Willis	3384 Elraine Blvd. Jackson, MS 39213	Beauty Shop	12/16/71
SE – 2340 Ward 5	Barbara Moaton	422 Eastview St. Jackson, MS 39209	One-Chair Beauty Salon	12/5/84
SE – 3997 Ward 6	Kimberly Course	451 McDowell Park Cir. Jackson, MS 39204	Residential Daycare Center	12/18/17
2 C-UPs 3998 Ward 3	Curtis Williams	210-12 W. Ash St. Jackson, MS 39203	Rooming Houses	12/18/17
SE – 2183 Ward 3	Cade Chapel M.B. Church	3135 Lampton Ave. Jackson, MS 39213	Day Care Center	7/6/83

**C-UP
3878
Ward 4**

Denise Eley

5495 Robinson Rd.
Jackson, MS 39204

Commercial Adult
Day Care

11/17/2014

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.

December 17, 2018