

**ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL**

**MONDAY, JUNE 19, 2017 - 2:30 P.M.**

**CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET**

**AGENDA**

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**I. Case No. 3969 – Ward 7**

**Location:** Bounds Rd. (Parcels 4853-616 & 4851-194)

**Petitioner:** Harbor House of Jackson

**Request:** a **Rezoning** from R-1A (Single-Family) Residential District to R-4 (Limited Multi-Family) Residential District with a Use Permit to construct two (2) twenty bed facilities in order to provide housing, treatment and care for women suffering from chemical dependency.

**Planning Board Motion:** To **approve** a **Rezoning** from R-1A (Single-Family) Residential District to R-4 (Limited Multi-Family) Residential District with a Use Permit to construct two (2) twenty bed facilities in order to provide housing, treatment and care for women suffering from chemical dependency subject to a separate parcel number being provided for the modified twenty (20) acres located within Parcels 4853-616 and 4851-194.

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

**Planning Board Vote:** (10) in favor (0) Opposing

**Planning Board Motion:** To **approve** a **Use Permit** to construct a twenty bed facility in order to o provide housing, treatment and care for women suffering from chemical dependency.

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

**Planning Board Vote:** (10) in favor (0) Opposing

**Public Input:** Claude McCants spoke support to the request with the modified acreage.

**II. Case No. 3973 – Ward 5**

**Location:** 2230 J. R. Lynch St.

**Petitioner:** Jaafar Mohammad

**Request:** a **2' Variance** from the 8' maximum height for fences, walls and hedges in order to allow for a 10' masonry wall within a C3 (General) Commercial District.

**Planning Board Motion:** To **deny** a **2' Variance** from the 8' maximum height for fences, walls and hedges in order to allow for a 10' masonry wall within a C3 (General) Commercial District.

**Planning Board Vote:** (4) in favor (5) Opposing (1) abstention

**Planning Board Motion:** To **approve** a **2' Variance** from the 8' maximum height for walls in order to allow for a 10' masonry wall within a C3 (General) Commercial District.

**Planning Board Vote:** (5) in favor (4) Opposing (1) abstention

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

**Public Input:** Kenneth Howard spoke on behalf of the applicant. Charles Holmes, Vernon Hartley & Alyce Clark spoke in opposition of the request. Some of the residents' expressed concern about the violation of the Zoning Ordinance and a lack of interaction with the neighborhood associations and residents of the area.

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**III. Case No. 3974 – Ward 7**

**Location:** 839 S. State St.

**Petitioner:** Trey Hester & Brez, LLC

**Request:** a **Rezoning** from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented with a Use Permit for a Community Recreational Facility to operate an Escape Room.

**Planning Board Motion:** To **approve** a **Rezoning** from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented with a with a **Conditional Use Permit** for a Community Recreational Facility to operate an Escape Room.

**Planning Board Recommendation:** **Approval of the Rezoning Request**  
**Planning Board Vote:** (10) in favor (0) Opposing  
**Planning Board Recommendation:** **Approval of a Conditional Use Permit**  
**Planning Board Vote:** (10) in favor (0) Opposing  
**Public Input:** Mike Malouf, Jr. spoke on behalf of the applicant. Frank Stebbins spoke in opposition of the request

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#### IV. Case No. 3975 – Ward 7

**Location:** 2007 N. Lamar St.  
**Petitioner:** Midtown Partners, Inc.  
**Request:** a **Special Exception** for a residential community facility within an R-4 (Limited Multi-Family) Residential District.  
**Planning Board Motion:** To **approve** a **Special Exception** for a residential community facility within an R-4 (Limited Multi-Family) Residential District.  
**Planning Board Recommendation:** **Approval of the Special Exception Request**  
**Planning Board Vote:** (9) in favor (0) Opposing (1) abstention  
**Public Input:** In addition to the Applicant, Ellen Collins & Monica Cannon-Butler spoke in support of the request.

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#### V. **Cancelled Special Exceptions – No Action Required**

##### **SE 3737 – Gary/Marion Silber – 4580 Old Canton Rd.**

- SE was granted to Gary & Marion Sibling on June 21, 2010 to operate a photography studio business within an R-1A (Single-family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **June 7, 2017**.

##### **C-UP 3964 – Darlene Harper – 3211 Jayne Ave. (Parcel 425-353)**

- Conditional Use Permit was granted to Darlene Harper on June 16, 2014 to operate a commercial day care center with an R-4 (Multi-Family) Residential District.
- Cancellation was based upon **request for cancellation** by the grantee.

**VI. Special Exception and Use Permit Renewals for June 2017**

**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 – 3832 Ward 1	Terry L. Smith	644 Newland St.	One Chair Beauty Salon	6/17/13
SE – 3863 Ward 1	Thuy Tran Woo	4570 Old Canton Rd.	Professional Design & Art Studio Office	6/16/14

**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 19, 2017**