

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, NOVEMBER 19, 2018 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4016 – Ward 3

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

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 to C3 (General) Commercial 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. 4025 – Ward 7

Location: 100 S. Congress St. (Parcel 192-32 & Parcel 192-31)
Petitioner: Duckworth Property Investment II, LLC
Request: a **Use Permit** to allow for a surface parking lot within a C-4 Central Business District.
Planning Board Motion: To **approve a Conditional Use Permit** to allow for a surface parking lot on Parcels 192-32 & 192-31 within a C-4 Central Business District.
Planning Board Vote: (7) in favor (0) Opposing
Planning Board Recommendation: **Approval of a Conditional Use Permit**
Public Input: Other than the representative for the applicant, Robert Hutchinson, there was no one who spoke in opposition or support of the request.

IV. Case No. 4026 – Ward 7

Location: 826 North St.
Petitioner: YMCA of Metropolitan Jackson
Request: a **Rezoning** from R-5 (Multi-family) Residential District & C-2 (Limited) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the redevelopment of the property as a mixed use.
Planning Board Motion: To **approve a Rezoning** from R-5 (Multi-family) Residential District & C-2 (Limited) Commercial to **NMU-1** (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for the redevelopment of the property as a mixed use.
Planning Board Vote: (7) in favor (0) Opposing
Planning Board Recommendation: **Approval of the Rezoning of the Property**

Public Input:

Matthew Benton, Cody Cox, Alex McCord & Jennifer Welch spoke in support of the case. Kim Gibson spoke in opposition of the case.

V. Case No. 4028 – Ward 5

Location:

1700/02 Dalton Street, Parcel 164-27 and for Parcels 164-26-3 & 164-26-4.

Petitioner:

Richard Lee

Request:

a **Use Permit** for a church on a site of less than one (1) acre and greater than ten thousand (10,000) sq. ft. in addition to a **Variance** from the front yard setback requirements of twenty-five (25) feet in an R-4 (Limited Multi-family) Residential District to allow for the expansion of the existing church facility.

Planning Board Motion:

To **approve a Use Permit** for a church on a site of less than one (1) acre and greater than ten thousand (10,000) sq. ft. in addition to a **Variance** of fifteen (15) feet from the front yard setback requirements of twenty-five (25) feet in an R-4 (Limited Multi-family) Residential District to allow for the expansion of the existing church facility.

Planning Board Vote:

(7) in favor (0) Opposing

Planning Board Recommendation: Approval of the Use Permit & a fifteen (15) feet Variance

Public Input:

Other than the representative for the applicant, George Reed, there was no one who spoke in opposition or support of the request.

VI. Case No. 4029 – Ward 3

Location:

3430 & 3450 Albermarle Rd.

Petitioner:

Jackson Housing Authority/ Allison Cox

Request:

Variances from the area, building setbacks for the yards and the required number of parking spaces for properties within a R-4 (Limited) Residential District.

Planning Board Motion:

To **approve** the **Variances** from the area, building setbacks for the yards and the required number of parking spaces for properties within a R-4 (Limited) Residential District.

Planning Board Vote:

(7) in favor (0) Opposing

Planning Board Recommendation: Approval of the Setback and Variance Requests

Public Input:

Ginger Weaver & Allison Cox spoke in support of the request. There was no one who spoke in opposition to the Case.

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

C-UP 3878 – Denise Eley – 5495 Robinson Rd. Ward 4

- C-UP was granted to Denise Eley on November 17, 2014 to operate a commercial adult daycare within a C-1A (Restricted) Commercial District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **November 7, 2018**. In the event the payment and documentation is provided prior to December 5, 2018, the item will be placed on the City Council Agenda for December 17, 2018.

VIII. Special Exception and Use Permit Renewals for November 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:

CASE NO.	NAME	LOCATION	USE	GRANTED
SE – 1636 Ward 4	Lillie Robinson	3554 Rita Drive Jackson, MS 39213	Day Care Center	11/30/1977
SE – 2704 Ward 4	Mary L. Clay	2684 Maddox Rd. Jackson, MS 39209	One-Chair Beauty Shop	11/9/1988
SE – 2981 Ward 3	New Evergreen M.B. Church	401 Jennings Street Jackson, MS 39203	Church on Less Than 1 Acre	11/03/1993
SE – 3788 Ward 4	Artemesia Thompson	471 Roland St. Jackson, MS 39209	Residential Child Care Center	11/14/2011
SE – 3877 Ward 1	Kodi D. Hobbs	5016 Old Canton Rd. Jackson, MS 39211	Professional Insurance Office	11/17/2014
3916 Ward 4 C-UP	Fondren Yana Enhancement	Parcel #52-10 on Northview Dr. Jackson, MS	Accessory Off-Street Parking Lot	11/16/2015
3948 Ward 4 C-UP	Marvin Cornelius	2926 J R Lynch St. Jackson, MS 39209	Used Car Dealership/ Mechanic Shop	11/21/2016

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.

November 19, 2018