

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, OCTOBER 16, 2017 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 3970 – Ward 1

Location: 4909 Ridgewood Rd. & 1538 Sheffield Dr.

Petitioner: Brad Reeves

Request: a **Rezoning** from SUD –Special Use District to C-1A (Restricted) Commercial District to allow for a professional office.

Planning Board Motion: To **approve a Rezoning** from SUD –Special Use District to R-1A (Single-family) Residential District with a Special Exception to allow for the property to be used as a professional office.

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

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

Public Input: Brad Reeves, the applicant, and Crane Kipp representing a property owner in the Sheffield area spoke regarding the application to rezone the property.

II. Case No. 3977 – Ward 4

Location: 4665 Hwy 80 W.

Petitioner: Billy McQueen

Request: a **Rezoning** from C80-C2 (Limited) Commercial to C80-C3 (General) Commercial to allow for the operation of an automotive service and repair center (which would also sell used cars).

Planning Board Motion: To **deny a Rezoning** from C80-C2 (Limited) Commercial to C80-C3 (General) Commercial to allow for the operation of an automotive service and repair center.

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

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

Public Input: Brett Koehn spoke on behalf of the applicant. Claude McCants spoke in opposition to this request.

City Council Meeting 9/18/17: Motion to Deny - (2) in favor, (2) Opposing - Motion Failed

III. Case No. 3979 – Ward 5

Case was tabled from the September 18, 2017 City Council Meeting

Location: 5408 Robinson Rd. Ext.

Petitioner: Quality Property, LLC

Request: a **Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial to operate an automotive service & repair shop.

Planning Board Motion: To **deny** a **Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial to operate an automotive service & repair shop.

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

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

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

IV. Case No. 3985 – Ward 4

Location: 5095 TV Rd.

Petitioner: Solid Rock International Ministries

Request: a **Use Permit** to allow for an after school program as an accessory use for a church within an R-1 (Single-Family) Residential District.

Planning Board Motion: To **approve a Use Permit** to allow for an after school program as an accessory use for a church within an R-1 (Single-Family) Residential District.

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

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

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

V. Case No. 3986 – Ward 7

Location: 133 Millsaps Ave.

Petitioner: 133 Millsaps, LLC

Request: a **Rezoning** from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to accommodate the development of residential uses along with compatible low-intensity commercial uses.

Planning Board Motion: To **approve a Rezoning** from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to accommodate the development of residential uses along with compatible low-intensity commercial uses.

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

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

Public Input: The applicant and several persons from the community spoke in support of the rezoning (Monica Cannon Butler, Kristi Hendrix, Lantonya Parks, Karen Welch & Andrew Young)

VI. Case No. 3987 – Ward 5

Location: 1600 Florence Ave.

Petitioner: College Hill M. B. Church

Request: **Five (5) Variances** from the setback and parking requirements to allow for the construction of a new sanctuary, other structural improvements and to address any parking deficiencies of the property within the R-4 (Limited Multi-Family) District.

Planning Board Motion: To approve three (3) fifteen (15) foot Variances from the setback requirements for the north, south and east sides of the proposed sanctuary and a Variance of ten (10) feet from the setback requirements for the west side of the proposed new sanctuary and a parking Variance of forty-five (45) spaces from the one hundred sixty three (163) spaces that is required for churches and other places of worship for the property located at 1600 Florence Avenue.

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

Planning Board Recommendation: **Approval of the Variances Requested**

Public Input: Other than representatives for the applicant (Louis Wright, Rev. Michael Williams & Steve Davis) no one spoke in support or opposition to the request.

VII. No. 3988 – Ward 7

Location: 3304 North State St.

Petitioner: Michael J. Paduda, III

Request: a **front yard Variance** for the construction of patio in the front yard setback of the property in the C-1A Restricted Commercial District.

Planning Board Motion: To **approve a front yard Variance** for the construction of patio in the front yard setback of the property in the C-1A Restricted Commercial District and the Fondren North State Street Overlay District.

Planning Board Vote: (2) in favor (5) Opposing

Planning Board Recommendation: **No Recommendation** - Motion to approve Failed

Public Input: The applicant and several persons in opposition spoke regarding the petition e (Melia Dicker, Kellie Watson, Lovejoy Butler, Charles Brenner, Erica Speed, & William Withers, IV).

VIII. Case No. 3989 – Ward 5

Location: 3645 Highway 80 W. – Suite 2000

Petitioner: Socrates Garrett

Request: a **Use Permit** to operate a Night club with an event hall within a C80-MU (Mixed-Use) Subdistrict.

Planning Board Motion: To **approve a Conditional Use Permit** to operate a Night club with an event hall within a C80-MU (Mixed-Use) Subdistrict.

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

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

Public Input: A representative for the applicant and one person **in** opposition (Scott Overby) regarding the request.

IX. City of Jackson Text Amendments

Tabled from the September 18, 2017 City Council Meeting

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 and in response to the requirements of the Fair Housing Consent Decree issued by the Department of Justice.

Planning Board Motion: To **approve** the proposed text amendments to the City of Jackson Official Zoning Ordinance

Planning Board Vote: (8) in favor, (1) opposing

Planning Board Recommendation: Approval of the Text Amendments

Public Input: Two people offered comments regarding the proposed amendments. One person had a question and the other was in opposition to the purpose of the amendments.

X. 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 accept the recommendation of the Ordinance Review Committee to approve the proposed amended language of the City of Jackson Official Zoning Ordinance.

Planning Board Vote: (7) in favor, (0) opposing

Planning Board Recommendation: Approval of the Text Amendments

Public Input: Jim Wilkirson spoke in support of the request.

XI. Special Exception and Use Permit Renewals for October 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 – 3844 Ward 1	Anthony R. Simon	621 E. Northside Dr. Jackson, MS 39206	Professional Non-Retail Office	09/16/13
SE –2697 Ward 5	Alma Ruffin	4212 Oakmont Drive	Day Care Center	10/05/1988

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.

October 16, 2017