

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

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

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4009 – Ward 1

July 16, 2018

No Council Action Was Taken on this Petition

Location:

5624 Old Canton Rd.

Petitioner:

GPS Properties, LLC

Requested Action:

A **Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial to with a Use Permit to allow for a Convenience Type Grocery Store with Fast Food.

Planning Board Motion:

To **deny** a **Rezoning** from C2 (Limited) Commercial to C3 (General).

Planning Board Vote:

(7) in favor (2) Opposing

Planning Board Recommendation:

Denial of a Rezoning

Public Input:

Other than the attorney for the applicant (Farris Crisler, III) and the applicant (Balbir Singh) there was no one who spoke in opposition or support of the request.

City Council Action:

Motions to approve and deny were offered. Both motions had tie votes which translates to no action being taken on the request. **The petitioned request needs to be granted or denied.**

II. Case No. 4010 – Ward 7

Amended Order

Location:

149 AB E. Cohea St.

Petitioner:

William McClain

Request:

a **six (6') ft. Variance** from the required twenty-five feet (25') setback requirement for front yards to allow for the construction of a single-family residence within a R-4 (Limited Multi-Family) Residential District.

Planning Board Motion: To **approve a six (6') to 10 foot Variance** from the required twenty-five feet (25') setback requirement for front yards to allow for the construction of a single-family residence within a R-4 (Limited Multi-Family) Residential District.

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

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

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

City Council Action: Granting of a Six (6) foot Variance

City Council Vote: (4) in favor (0) Opposing

III. Case No. 4012 – Ward 5

Appealed from August 22, 2018 Planning Board

Location: 5090 Robinson Rd. Ext.

Petitioner: Antonio Hill

Request: a **Use Permit** to allow for a used car dealership within a C-3 (General) Commercial District.

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

Planning Board Vote: (8) in favor (1) Opposing

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

Public Input: Antonio Hill, the applicant, and Bridgette Hill spoke in support of the request and Sam Kazery, Claude McCants, Steven Harris, Robert Cathey & Michael Mickens spoke in opposition of the request. A petition in opposition to this request was entered into the Record for the Case.

IV. Case No. 4015 – Ward 6

Location: 4207 Rainey Rd.

Petitioner: New Vineyard Church

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

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

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

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

Public Input: Applicant was not present. There was no one who spoke in opposition or support of the request.

V. Case No. 4017 – Ward 7

Location: 807 & 809 Manship St., 1119 & 1121 N. Jefferson St. and 824 Carlisle St.

Petitioner: Mississippi Baptist Health Systems, Inc.

Request: a **Rezoning** from R-4 (Limited Multi-Family) Residential District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented.

Planning Board Motion: To **approve a Rezoning** from R-4 (Limited Multi-Family) Residential District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented.

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

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

Public Input: Mike Stevens, the representative for MS Baptist Health Systems, and David Turner, spoke in support of the application. There was no one to speak in opposition of the Petition.

VI. Case No. 4018 – Ward 4

Location: 4417 O'Bannon Dr.

Petitioner: Shantana Taylor Brown

Request: a **Rezoning** from R-1 (Single-Family) Residential District to C-2 (Limited) Commercial District to allow for a commercial child care center.

Planning Board Motion: To **approve a Rezoning** from R-1 (Single-Family) Residential District to C-1A (Restricted) Commercial District with a **Conditional Use Permit** to allow for a commercial child care center.

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

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

Public Input: The applicant, Shantana Brown, & Mark Brown spoke in support of the request.

VII. Case No. 4019 – Ward 2

Location: 455 Briarwood Dr.

Petitioner: Sukhdev Bedi

Request: a **Use Permit** to allow for a liquor store addition within a C-3 (General) Commercial District.

Planning Board Motion: To **approve a Use Permit** to allow for a liquor store addition within a C-3 (General) Commercial District.

Planning Board Vote: (6) in favor (2) Opposing

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

Public Input: John Hall, the representative for the applicant, spoke on behalf of the request and James Hughes spoke in opposition of the request.

VIII. Special Exception and Use Permit Renewals for September 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> |
|-----------------------------|--------------------|--|---------------------------|-----------------------|
| SE - 1930 Ward 3 | Cora Lee Butler | 3016 Randolph St. Jackson, MS 39213 | One Chair Beauty Salon | 08/06/80 |
| SE- 3676 Ward 3 | Richard Moman | 4644 N. State St. Jackson, MS 39206 | Tax Office | 08/18/08 |
| SE-3715 Ward 3 | Charlotte Ford | 227 Stillwood Dr. Jackson, MS 39206 | Catering Service | 08/17/09 |

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.

September 17, 2018