

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, SEPTEMBER 18, 2017 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 3977 – Ward 4

Case was tabled from the August 21, 2017 City Council Meeting

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 of this request.

II. Case No. 3979 – Ward 5

Case was appealed from the July 26, 2017 Planning Board Hearing

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.

III. Case No. 3983 – Ward 3

Location: 2600-02 Medgar Evers Blvd

Petitioner: Olivia Jones

Request: a **Rezoning** from I-1 (Light) Industrial District & R-4 (Limited Multi-Family) Residential District to C3 (General) Commercial District to operate a commercial child care facility.

Planning Board Motion: To **approve a Rezoning** from I-1 (Light) Industrial District & R-4 (Limited Multi-Family) Residential District to C3 (General) Commercial District to operate a commercial child care facility.

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

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

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

IV. Appeal of Zoning Administrator Decision(s)

Petitioner: **John Reeves on behalf of Gerald Trudeau**

Request: **Appeal of the Planning Board’s Recommendation deeming a violation of Section 602.02.1, for uses permitted in an R-1 Single Family Residential Zoning District which are:**

- Single-Family residential dwellings and accessory structures.
- Group Homes for the handicapped and personal care facilities housing six (6) or fewer residents, excluding staff.
- Portable Storage Containers (POD) on a temporary basis in accordance with Sections 83-2, 83-3 and 83-5 of the Jackson, MS Code of Ordinances

Appeal of: **Zoning Violation Case #2017.4.09 - Zoning Violation for 2943 Barwood Dr (Parcel 619-87) – Too Many Dogs & A Recreational Vehicle Being Used as Living Quarters**

- **NOTE:** The appeal is applicable to the recreational vehicle being used as a living quarters.
- **Excerpt from Zoning Violation Letter** – *A recreational vehicle is not to be used as living quarters and the use thereof is a violation in the R-1A Zoning district Per Section 202.174, a transient trailer (travel trailer) is a portable or mobile living unit used for temporary human occupancy away from the place or residence of the occupants. For the purposes of this Ordinance, such transient trailers shall be considered a vehicle and not a*

structure. The term "transient trailer "or "travel trailer" shall include "pick-up truck," "campers," "motor homes," "camping trailers," and "recreational vehicles."

Planning Board Motion: To deny the appeal of the Zoning Administrator's Decision regarding the use of the recreational vehicle as living quarters being a violation

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

Planning Board Recommendation: **Denial of the appeal**

Public Input: Other than the representative for the appellant and the appellant there was no one who spoke in opposition or support of the appeal.

V. City of Jackson Text Amendments *Tabled from the August 21, 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

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.

VI. Cancelled Special Exceptions - **No Action Required**

SE 3844 - Anthony R. Simon - 621 E. Northside Dr. (Parcel 435-61-20)

- SE was granted to Anthony R. Simon on Sept. 16, 2013 to operate a Professional Non-Retail Office within an R-1A (Single-Family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **September 6, 2017**.

VII. Special Exception and Use Permit Renewals for September 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 - 3329 Ward 7	North Midtown Community Development Co.	219 McTyere Ave. Jackson, MS 39202	Office	09/06/00
3914 C-UP Ward 7	Richard & Company, LLC C/o Richard McKey Initially Issued to the Fondren Renaissance Foundation	Patton Ave. Parcel #48-97 Jackson, MS 39206	Accessory Parking Lot	09/21/15
SE- 3676 Ward 3	Richard Moman	4644 N. State St. Jackson, MS 39206	Tax Office	08/18/08

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 18, 2017