

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, OCTOBER 21, 2019 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4062 – Ward 1

Appealed from August Planning Board Meeting

Location: 1300 & 1400 Meadowbrook Rd. (Parcels 452-2, 452-3, 452-3-1, 452-15, 452-5-19, 452-5-24 & 452-5-26)

Petitioner: Park Central I, LLC and Park Central II, LLC

Request: a **Rezoning** from R-3 (Townhouse and Zero Lot Line) Residential District & C-1 (Restricted) Commercial District & C-2 (Limited) Commercial to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the redevelopment of the property for mixed use.

Planning Board Motion: To **approve** a Rezoning from R-3 (Townhouse and Zero Lot Line) Residential District & C-1 (Restricted) Commercial District & C-2 (Limited) Commercial to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the redevelopment of the property for mixed use.

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

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

Public Input: Persons who spoke in support of the Petition were James Peden, representative for the applicant, Clint Herring, the applicant and Barr Biggs. Steven Smith, representative for the opposition, spoke in opposition of the request. Three letters of opposition were submitted along with other documents.

II. Case No. 4063 – Ward 1

Appealed from August Planning Board Meeting

Location: 4266, 4268, & 4270 I-55 N (Parcels 452-5, 452-5-21, 452-6, & 452-6-1)

Petitioner: Park Central I, LLC and Park Central II, LLC

Request: a **Rezoning** from R-4 (Limited 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 properties for mixed use.

Planning Board Motion: To **approve** a R-4 (Limited 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 properties for mixed use.

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

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

Public Input: Persons who spoke in support of the Petition were James Peden, representative for the applicant, Stacey Jordan, representative for LeFleur’s East and Clint Herring, the applicant. Steven Smith, representative for the opposition, spoke in opposition of the request. Three letters of opposition were submitted along with other documents.

III. Case No. 4066 – Ward 4

Tabled from September’s City Council Meeting

Location: 2474 Maddox Rd. (Parcel: 829-10-2)

Petitioner: Vercell Vance

Request: a **Rezoning** from I-1 (Light) Industrial District to SUD – (Special Use) District to allow for a perpetual care cemetery.

Planning Board Motion: To **approve** a Rezoning from I-1 (Light) Industrial District to SUD – (Special Use) District to allow for a perpetual care cemetery.

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

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

Public Input: The applicant, Vercell Vance and Claude McCants, representative for ASJAN, spoke in support of the Petition. Gayle & Michael McMurtery expressed concerns about the location of the parking lot, the screening/buffering of the cemetery.

IV. Case No. 4067 – Ward 3

Location: 3855 Azalea Dr. (Parcel: 430-103)

Petitioner: Juanita McDonald

Request: a **Use Permit** to allow for the operation of a commercial adult and child care center\preschool program within a C-1A (Restricted) Commercial District.

Planning Board Motion: To **approve** a **Conditional Use Permit** to allow for the operation of a commercial adult and child care center\ preschool program within a C-1A (Restricted) Commercial.

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

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

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

V. Case No. 4068 – Ward 4

Location: 4301 Patann St. (Parcel #731-34)

Petitioner: Precision Engineering Corp – Derek Tutor

Request: a **Rezoning** from R-1 (Single-Family) Residential District to C-3 (General) Commercial District to allow for a retail home improvement business.

Planning Board Motion: To **approve** a Rezoning from R-1 (Single-Family) Residential District to C-3 (General) Commercial District to allow for a retail home improvement business.

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

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

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

VI. Case No. 4069 – Ward 4

Location: 4311 Patann St. (Parcel #731-35)

Petitioner: Precision Engineering Corp – Derek Tutor

Request: a **Rezoning** from R-1 (Single-Family) Residential District to C-3 (General) Commercial District to allow for a retail home improvement business.

Planning Board Motion: To **approve** a Rezoning from R-1 (Single-Family) Residential District to C-3 (General) Commercial District to allow for a retail home improvement business.

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

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

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

VII. Special Exception and Use Permit Renewals for October 2019

**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 -2697 Ward 5	Alma Ruffin	4212 Oakmont Drive	Day Care Center	10/05/1988
SE -3970 Ward 1	Brad Reeves	4909 Ridgewood Rd. & 1538 Sheffield Dr.	Professional Office	10/16/2017

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 21, 2019