

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, NOVEMBER 18, 2019 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4063 – Ward 1

Tabled from the October 21st City Council 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.

II. Case No. 4068 – Ward 4

Tabled from the October 21st City Council Meeting

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.

III. Case No. 4069 – Ward 4

Tabled from the October 21st City Council Meeting

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.

IV. Case No. 4070 – Ward 3

Location: 4095 Northview Dr. (Parcel: 430-56)

Petitioner: F. Ellis Jr.

Request: a **Rezoning** from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for a variety of land uses that are more compatible and beneficial to the adjacent communities and the sustainability of the existing shopping center.

Planning Board Motion: To **approve a Rezoning** from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for a variety of land uses that are more compatible and beneficial to the adjacent communities and the sustainability of the existing shopping center.

Planning Board Vote: (11) in favor (0) Opposing

Planning Board Recommendation: Approval of the Rezoning Request

Public Input: Jason Brookins, representative for the applicant, & Foster Ellis, the applicant, spoke in support of the request. No one spoke in opposition of the request.

V. Case No. 4072 – Ward 5

Location: 2390 Highway 80 W. (Parcel 222-26)

Petitioner: Harjinder S. Khinda

Request: a **Variance** of 10' from the front yard setback requirement on the south side of the property at Hwy 80, a 10' Variance from the side yard setback requirement on the north side of the property and 10' Variance from the rear yard setback requirement for property within a C80-C3 (General) Commercial Subdistrict to allow for the construction of a new gas station.

Planning Board Motion: To **approve a Variance** of up to twenty (20) feet from the required front yard setback of 40 feet on the south side of the property, up to ten (10) ft. on the east side of the property from the required setback of 20 feet for the rear yard and up to ten (10) ft. on the north side of the property from the required setback of 20 feet for the side yard for property within a C80-C3 (General) Commercial Subdistrict to allow for the construction of a new gas station.

Planning Board Vote: (11) in favor (0) Opposing

Planning Board Recommendation: Approval of the Variance Request

Public Input: Akili Kelly, representative for the applicant and the applicant, Harjinder S. Khinda, spoke in support of the request. No one spoke in opposition of the request.

VI. Case No. 4073 – Ward 7

Location: 161 McTyere Ave. (Parcel: 58-112-4)

Petitioner: Kenyatta Stewart

Request: a **Rezoning** from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for dwelling units in a mixed use building.

Planning Board Motion: To **approve a Rezoning** from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for dwelling units in a mixed use building.

Planning Board Vote: (11) in favor (0) Opposing

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

Public Input: The representative for the applicant, Akili Kelly, spoke in support of the request. No one spoke in opposition of the request.

VII. Special Exception and Use Permit Renewals for November 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 – 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
3878 Ward 4 C-UP	Denise Eley	5495 Robinson Rd. Jackson, MS 39204	Commercial Adult Day Care	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 18, 2019