

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, DECEMBER 16, 2019 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4071 – Ward 1 **Appealed from October Planning Board Meeting**

Location: 1157 E. Northside Dr.
(Parcel# 535-530 and on Parcel #535-554)

Petitioner: Singh Petro II, LLC

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

Planning Board Motion: To **deny** a Use Permit to allow for the sale of used automobiles within a C-3 (General) Commercial District.

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

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

Public Input: Fariss Crisler, attorney for the applicant, Bob Singh & Robert Graham spoke in support of the request. Father Nicholas Adam, representatives from the Broadmeadow Neighborhood Association, Dylan Bradshaw, Kathy Ambrose & Rebecca Garrison, spoke in opposition of the request.

II. Case No. 4074 – Ward 3

Location: 3703 Medgar Evers (Parcel 408-409) & (Parcels 408-403, 408-405,408-406, 408-407, 408-408 and 408-486)

Petitioner: Floyd Marshall Jr.

Request: a **Rezoning** from R-1 (Single-Family) Residential District & R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District to eliminate any nonconforming uses and create a more sustainable and viable commercial node along the Medgar Evers corridor.

Planning Board Motion: To **approve a Rezoning** from R-1 (Single-Family) Residential District & R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District to eliminate any nonconforming uses and create a more sustainable and viable commercial node along the Medgar Evers corridor for the property at 3703 Medgar Evers & Parcel 408-486.

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

Planning Board Recommendation: **Approval** of the Rezoning for 3703 Medgar Evers & Parcel 408-486

Public Input: Other than the applicant, Floyd Marshall Jr., no one else spoke in support or opposition of the request.

III. Case No. 4075 – Ward 1

Location: Portion of Parcel 751-7 on St. Andrews Dr.

Petitioner: Robert A. Malouf

Request: a **Rezoning** from SUD – Special Use District to R-4 (Limited Multi-family) Residential District and a height Variance not to exceed 115’ to allow for the construction of multi-story luxury condominium building.

Planning Board Motion: To **approve a Rezoning** from R-1 (Single-Family) Residential District & R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial

Planning Board Vote: (10) in favor (0) Opposing

Planning Board Recommendation: Approval of the Rezoning Request

Public Input: The representative for the applicant, James Peden, the applicant Robert Malouf, Richard McNeely & Ken Rogers spoke in support of the request. No one spoke in opposition of the request.

IV. Case No. 4076 – Ward 3

Location: 4795 I-55 North Frontage Rd. (Parcel: 511-620)

Petitioner: Frontage Road Development Company, LLC

Request: a **Rezoning** from C2 (Limited) Commercial District to C3 (General) Commercial District to allow for demolition of current dilapidated building and construction of a heating/ cooling indoor storage building and to create a single Zoning classification.

Planning Board Motion: To **approve a Rezoning** from C2 (Limited) Commercial District to C3 (General) Commercial District to allow for demolition of current dilapidated building and construction of a heating/ cooling indoor storage building and to create a single Zoning classification.

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

Planning Board Recommendation: Approval of the Rezoning Request

Public Input: The representative for the applicant, Bridgforth Rutledge, and Tom Connolly spoke in support of the request. No spoke in opposition of the request.

V. Cancelled Special Exception(s)\Use Permit(s)

(Ward 6) CUP 4021 – Robert Bob Smith – 3165 Terry Rd. (Parcel 507-2)

- The CUP was granted to Robert Bob Smith on Dec. 17, 2018 to operate a bar & grill establishment within a C-2 (Limited) Commercial District.
- Mr. Smith has requested to cancel the Conditional Use Permit.
- The property has been sold and was rezoned to C-3 (General) Commercial District (**Zoning Case #4056**).

VI. Special Exception and Use Permit Renewals for December 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>
UP – 1111 Ward 4	Elbert Willis	3384 Elraine Blvd. Jackson, MS 39213	Beauty Shop	12/16/71
SE – 2340 Ward 5	Barbara Moaton	422 Eastview St. Jackson, MS 39209	One-Chair Beauty Salon	12/5/84
SE – 3997 Ward 6	Kimberly Course	451 McDowell Park Cir. Jackson, MS 39204	Residential Daycare Center	12/18/2017
C-UPs 3998 Ward 3	Curtis Williams	210-12 W. Ash St. Jackson, MS 39203	Rooming Houses	12/18/2017

C-UP 4033 Ward 7	Michael Boerner	2807 Old Canton Rd. Ste. 200 Jackson, MS 39216	Community recreational center part of a neighborhood shopping center	12/17/2018
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

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.

VII. ORDER TO CANCEL THE CONDITIONAL USE PERMIT GRANTED TO ALLOW FOR THE OPERATION OF A BAR & GRILL WITHIN A C-2 (LIMITED) COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 3165 TERRY RD., CASE # 4021

WHEREAS, a Conditional Use Permit to operate a Bar and Grill within a C-2 (Limited) Commercial District for the property located at 3165 Terry Rd in the City of Jackson, First Judicial District of Hinds County, Mississippi, and

WHEREAS, the grantee of the Conditional Use Permit, Bob Smith, has sold the property and has requested the Use Permit be cancelled; and

WHEREAS, the property was rezoned to C-3 (General) Commercial District, on June 17, 2019 which eliminates the need for the Conditional Use Permit; and

IT IS HEREBY ORDERED by the Council of the City of Jackson that the Conditional Use Permit to operate a Bar and Grill for the property located at 3165 Terry Rd be cancelled.

December 16, 2019