

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, APRIL 20, 2015 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 3886 – Ward 2 (Tabled From the February 2, 2015 & March 16, 2015 City Council Meeting)

Location: 128 Richardson Dr.

Petitioner: Etheridge Jamison, DBA Central Automotive & Collision

Request: A *Rezoning* from I-1 (Light) Industrial District to I-2 (Heavy) District to store and park vehicles.

Planning Board Motion: To Deny the Rezoning from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to store and park vehicles.

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

Planning Board Alternate Motion: To Approve the **Conditional** Use Permit for the operation of a wrecker service

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

Planning Board Recommendation: **Denial of a *Rezoning*** from I-1 (Light) Industrial to I-2 (Heavy) Industrial District to store and park vehicles.

Approval of the alternate recommendation for a Conditional Use Permit for the operation of a wrecker service in an I-1 (Light) Industrial District.

Public Input: The applicant and one (1) person who was in opposition to the rezoning request spoke at the Dec. 1, 2014 Planning Board Hearing. Neither the applicant nor the person in opposition was in attendance at the January 28, 2015 Planning Board Hearing.

II. Case No. 3887 Ward 1 Withdrawn by Applicants (March 25, 2015)

Location: 5635 Old Canton Rd.

Petitioner: Colonial Jackson, LLC/ Michael Lawrence

Requesting: a *Rezoning* from SUD- Special Use District to CMU-1 – (Community Mixed-Use) District to allow for the redevelopment of the property for mixed uses.

III. Case No. 3894 – Ward 1

Location: 1625 E. County Line Rd. – Suite 320

Petitioner: Meena Sabharwal

Request: a *Use Permit* to operate a liquor store in a C-2 (Limited) Commercial District.

Planning Board Motion: To **Approve** a *Conditional Use Permit* to operate a liquor store in a C-2 (Limited) Commercial District.

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

Planning Board Recommendation: Approval of the Use Permit Request

Public Input: No one other than the applicant spoke in support or opposition to the request

IV. Case No. 3895 – Ward 2

Location: College Hill Rd. (Parcel # 808-42)

Petitioner: Shearer Properties, LLC

Request: a *Rezoning* from R-2 (Single-family & Two-Family) Residential District to C-3 (General) Commercial District to allow for automotive repair.

Planning Board Motion: To **Approve** the *Rezoning* from R-2 (Single-family & Two-Family Residential District to C-3 (General) Commercial District to allow for automotive repair.

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

Planning Board Recommendation: Approval of the Rezoning Request

Public Input: No one other than the applicant spoke in support or opposition to the request

V. Case No. 3896 – Ward 3

Location: 532 W. Northside Dr.

Petitioner: Quarquerite Lowe

Request: a *Rezoning* from R-1 (Single-family) Residential District to C-1A (Restricted) Commercial District with a *Use Permit* to operate a commercial child care center.

Planning Board Motion: To **Approve** the *Rezoning* from R-1 (Single-family Residential District to C-1A (Restricted) Commercial District with a *Conditional Use Permit* to operate a commercial child care center.

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

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

Public Input: **No one other than the applicant spoke in opposition to the request.**

VI. City of Jackson Text Amendment (*Tabled from the March 16, 2015 City Council Meeting*)

Petitioner: City of Jackson/Department of Planning & Development/Zoning Division

Request: Text amendments to the Official City of Jackson Zoning Ordinance to provide for and establish more effective zoning regulations for the City of Jackson land uses.

Planning Board Motion: **To approve the proposed text amendments to the City of Jackson Official Zoning Ordinance**

Planning Board Vote: **(13) in favor (0) opposing**

Planning Board Recommendation: **Approval of the Text Amendment Request**

Public Input: **Other than City staff, no one spoke in support or opposition to the proposed text amendments.**

VII. Cancelled Special Exceptions – No Acton Required

SE 3048 – Deborah Harper – 405 Queen Margaret Ln.

- SE was granted to Deborah Johnson (Harper) on Apr. 5, 1995 to operate a one-chair beauty salon that was to be operated by appointments only within an R-1 (Single-Family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **April 9, 2015**.

VIII. Special Exception Renewals for April 2015

**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 -2746 Ward 5	Diane Robinson	710 Primos Ave.	One-Chair Beauty Salon	4/05/89
SE -2905 Ward 3	Mary Tillman	3651 Mosley Ave.	Personal Care Home	4/08/92
SE -3290 Ward 2	Southern Consultants	5740 County Cork Rd.	Engineering Office	03/01/90

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.

April 20, 2015