

**ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL**

**MONDAY, DECEMBER 15, 2014 - 2:30 P.M.**

**CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET**

**AGENDA**

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**I. Case No. 3881 – Ward 7**

**Location:** 955 Highway 20 (*Parcels 203-28-3 & 203-28-4*)

**Petitioner:** Electric Guard Dog, LLC

**Request:** A two (2) ft. Variance from the eight (8) ft. maximum height requirement to install a ten (10) ft. security fence which will be powered by a 12V battery independent of the power grid in an I-2 (Heavy) Industrial District.

**Planning Board Motion:** To Approve the Variance Request

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

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

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

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**II. Case No. 3882 – Ward 1**

**Location:** 1639 Lakeland Drive

**Petitioner:** Pyron Real Estate

**Request:** A *Rezoning* from R-1A (Single-Family) Residential District to C-2 (Limited) Commercial District in order to establish contiguity with the adjacent C-2 zoned properties.

**Planning Board Motion:** To Approve the Rezoning Request

**Planning Board Vote:** (10) 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 support or opposition to the request.

**III. Case No. 3883 – Ward 6**

**Location:** 3165 Terry Rd.

**Petitioner:** Robert Smith

**Request:** A *Rezoning* from C-2 (Limited) Commercial District to C-3 (General) Commercial District in order to be more compatible with the adjacent and surrounding C-3 (General) Commercial land uses.

**Planning Board Motion:** To Approve the Rezoning Request

**Planning Board Vote:** (6) in favor (3) opposing (1) Abstention

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

**Public Input:** Other than the applicant, there were three people who spoke in opposition to the request. There were four people in attendance who were in opposition to the request.

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**IV. Case No. 3884 – Ward 5**

**Location:** 1302 & 1306 Booker St.

**Petitioner:** LeeTycha Jackson

**Request:** A *Use Permit* to allow for a commercial child care facility within an R-4 (Limited-Multi-Family) Residential District.

**Planning Board Motion:** To Approve the Use Permit request

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

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

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

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**V. Cancelled Special Exceptions**

**UP 1107 – Ms. Lavonne Burnley - 1017 Stuart St.**

- UP was granted to Ms. Lavonne Burnley on December 16, 1971 to operate a beauty shop within an R-1A (Single-family) Residential District.
- Cancellation was based upon the Hinds County Land Roll indicating the person to whom it was granted no longer owns the property. The Hinds County Land Roll indicates that the property is now owned by the State.

**SE 1111 – Elbert Willis - 3384 Elaine Blvd.**

- SE was granted to Elbert Willis on Dec. 16, 1971 to operate a one chair beauty shop within an R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon **the inability to determine if the one chair beauty shop was still operating as such, non-response and non-payment** from the grantee by the deadline date of December 5, 2014.

**SE 2331 – New Testament M. B. Church – 2702 Holmes Ave.**

- SE was granted to New Testament M B. Church on Dec. 5, 1984 to operate a **church on a site that is less than one (1) acre** within an R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date of December 5, 2014.

**SE 2640 – Edna C. Poe – 1731 Robinson St.**

- SE with conditions was granted to Edna Poe on Dec. 9, 1987 to operate child day care center within an R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon **property is vacant and burned.**

**SE 3279 – Mary B. Washington – 160 Fernwood Drive**

- SE was granted to Mary Washington on December 8, 1999 to operate a residential child care center within an R-1A (Single-family) Residential District
- SE was cancelled due to the property being rezoned on May 19, 2008 to C-2 to allow for a commercial day care center. Cancellation was based upon there no longer being a need for the Special Exception

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**VI. Special Exception Renewals for December 2014**

**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:

<b><u>CASE NO.</u></b>	<b><u>NAME</u></b>	<b><u>LOCATION</u></b>	<b><u>USE</u></b>	<b><u>GRANTED</u></b>
SE – 2340 Ward 5	Barbara Moaton	422 Eastview St. Jackson, MS 39209	One-Chair Beauty Salon	12/5/84
UP – 2704 Ward 4	Mary L. Clay	2684 Maddox Rd. Jackson, MS 39209	One-Chair Beauty Shop	<b>11/9/1988</b>
SE – 2981 Ward 3	New Evergreen M.B. Church	401 Jennings Street Jackson, MS 39203	Church on Less Than 1 Acre	<b>11/03/1993</b>

**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.

**December 15, 2014**

