

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

**MONDAY, JUNE 20, 2016 - 2:30 P.M.**

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

**AGENDA**

---

**I. Case No. 3926 – Ward 3**

**Continuance from the May 16, 2016 Hearing**

- Location:** South Drive Parcel #638-35-1
- Petitioner:** Jackson Memorial Funeral Services, LLC
- Request:** a **Rezoning** from R-1 (Single-Family) Residential District and C-3 (General) Commercial District to SUD Special Use District, to develop a cemetery.
- Planning Board Motion:** To **Deny** the **Rezoning** from R-1 (Single-Family) Residential District and C-3 (General) Commercial District to SUD Special Use District, to develop a cemetery.
- Planning Board Vote:** (8) in favor (1) Opposing (2) Abstentions
- Planning Board Recommendation:** Denial of the Rezoning Request
- Public Input:** Four people spoke in opposition to the request.
- 

**II. Case No. 3933 – Ward 7**

**Case was appealed from the April 27, 2016 Planning Board Hearing**

- Location:** 1302 North State St.
- Petitioner:** Singh Petro I, LLC
- Request:** a **fourteen (14) feet Variance** from the east/rear building setback where a fifteen feet setback for rear yards is required and a five (5) feet Variance from the side yard variance where a twenty-five (25) feet set back is required for properties that adjoin residentially zoned properties within a C-2 (Limited) Commercial.
- Planning Board Motion:** To approve the five (5) foot variance to build within twenty (20) feet of the required twenty-five (25) feet setback requirements for properties zoned residential for 1302 N State Street (Parcel 19-34).
- Approval of the recommendation:** for a five (5) foot variance to build within twenty (20) feet of the required twenty-five (25) feet setback requirements for properties zoned residential for 1302 N State Street (Parcel 19-34).
- Planning Board Vote:** (7) in favor (0) Opposing

**Second Planning Board Motion:** To deny the Variance that would allow for the building to be expanded within (14) feet of the fifteen (15) feet set back requirement for rear yards in the C-2 zoning district.

**Planning Board Vote:** (7) in favor (0) Opposing

**Public Input:** Four people spoke in opposition to the request

---

**III. Case No. 3940 – Ward 4**

**Location:** 1201 Cooper Rd.

**Petitioner:** Christ Tabernacle Church

**Request:** a **Use Permit** to allow for a daycare/afterschool within a R-1 (Single-Family) Residential District.

**Planning Board Motion:** To **Approve** the **Use Permit** to allow for a daycare/afterschool within a R-1 (Single-Family) Residential.

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

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

**Public Input:** One person spoke in support of this request.

---

**IV. City of Jackson Text Amendments**

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

**Requesting:** Text amendments to the Official City of Jackson Zoning Ordinance to provide for and establish more effective zoning regulations for the City of Jackson

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

**Planning Board Vote:** (8) in favor, (0) opposing

**Planning Board Recommendation:** **Approval of the Text Amendments**

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

**V. Cancelled Special Exceptions – No Action Required**

**SE 3737 – Gary & Marion Sibling – 4580 Old Canton Rd.**

- SE was granted to Gary & Marion Sibling on June 21, 2010 to operate a photography studio business within an R-1A (Single-family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **June 8, 2016**.

**SE 3833 – Sharika Fleming/ Roy Dixon Jr. – 3554 Rita Dr.**

- SE was granted to Sharika Fleming/ Roy Dixon Jr. on June 17, 2013 to operate a One Chair Beauty Salon within an R-1A (Single-Family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **June 8, 2016**.

**UP 3864 – Darlene Harper Gates – 3211 Jayne Ave.**

- SE was granted to Darlene Harper Gates on June 16, 2014 to operate a commercial daycare center within an R-4 (Limited Multi-Family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date **June 8, 2016**.

---

**VI. Special Exception Renewals for June 2016**

**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 – 3832 Ward 1	Terry L. Smith	644 Newland St.	One Chair Beauty Salon	6/17/13
SE – 3863 Ward 1	Thuy Tran Woo	4570 Old Canton Rd.	Professional Design & Art Studio Office	6/16/14

**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.

**June 20, 2016**

