ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, MAY 16, 2016 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 3926 - Ward 3 Continuance from the April 18, 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.

Case No. 3933 - Ward 7 II.

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. 3934 - Ward 7

Location:

1032 Spengler Ave. (Parcel #1025-43) & Parcel 1025-48

Petitioner:

Jennifer Welch DBA Tandem Investments, LLC

Request:

a Rezoning from R-1 (Single-Family) Residential District &

C-3 (General) Commercial District to NMU-1 (Neighborhood)

Mixed-Use District.

Planning Board Motion:

To Approve the Rezoning from R-1 (Single-Family) Residential

District & C-3 (General) Commercial District to NMU-1 -

(Neighborhood) Mixed-Use District.

Planning Board Vote:

(7) in favor (0) Opposing

Planning Board Recommendation: Approval of the Rezoning Request

Public Input:

Other than the applicant, no one spoke in regarding the request.

IV. Case No. 3935 - Ward 7

Location:

741 Harris St. Suite B

Petitioner:

Alonzo Roberts

Request:

a Use Permit to allow for an Adult day care center as an

accessory use within an I-1 (Light) Industrial District.

Planning Board Motion:

To Approve the Use Permit to allow for a day care

center as an accessory use within an I-1 (Light)

Industrial District.

Planning Board Vote:

(6) in favor (1) Opposing

Planning Board Recommendation: Approval of the Variance Request

Public Input:

Other than the applicant, no one spoke in regarding the request.

V. Case No. 3936 - Ward 6

Location:

2804 Suncrest St.

Petitioner:

Matt Saunders\RGT Management

Request:

a Use Permit to allow for a fast food restaurant within a C-2

(Limited) Commercial District.

Planning Board Motion:

To Approve the Use Permit to allow for a fast food

restaurant within a C-2 (Limited) Commercial District.

Planning Board Vote:

(6) in favor (0) Opposing (1) Abstention

Planning Board Recommendation: Approval of the Use Permit Request

Public Input:

A representative from community voiced concerns relative to the impact of traffic and the buffering of the

property from the residential areas.

VI. Case No. 3937 - Ward 4

Location:

4966 Hwy 80 W.

Petitioner:

Gina Rodez

Request:

a Rezoning from C80-C3 (General) Commercial District to C-3

(General) Commercial District with a Use Permit, to operate a Used

Car Dealership.

Planning Board Motion:

To deny the *Rezoning* from C80-C3 (General) Commercial

District to C-3 (General) Commercial District with a Use

Permit, to operate a Used Car Dealership.

Planning Board Vote:

(6) in favor (1) Opposing

Planning Board Recommendation: Denial of the Rezoning Request

Public Input:

Two people spoke in opposition to the request

VII. Special Exception Renewals for May 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:

CASE NO.	NAME	LOCATION	USE	GRANTED
SE – 2805 Ward 3	Gloria J. Cabrera	4119 Oaklawn Dr. Jackson, MS 39206	Two-chair Beauty Salon	05/09/90
SE – 3862 Ward 7	Millsaps College	1702 N. State St. Jackson, MS 39206	Office/Meeting Spaces & Administrative Units	05/19/14

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.

May 16, 2016