

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, NOVEMBER 16, 2015 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA (REVISED)

I. Case No. 3916 – Ward 7

Location: Parcel #52-10 on Northview Dr.

Petitioner: Fondren YANA Enhancement Group, Inc.

Request: a *Use Permit* for an accessory off-street parking lot within an R-4 (Limited Multi-family) Residential District property located at Parcel #52-10 on Hartfield Dr.

Planning Board Motion: To **Approve** a *Use Permit* for an accessory off-street parking lot within an R-4 (Limited Multi-family) Residential District.

Planning Board Vote: (9) in favor (0) Opposing

Planning Board Recommendation: Approval of a *Conditional Use Permit*

Public Input: Several people spoke in support of this request and two of those people addressed a few concerns regarding lighting, fencing material, security & landscape buffering.

II. Case No. 3917 – Ward 7

Location: 2600 & 2710 North State St.

Petitioner: Bancorp South Bank

Request: a *Variance* to allow for more than 50% of the required parking being located along the side yards in an UTC (Urban Town Center) Mixed-Use District

Planning Board Motion: To **Approve** a *Variance* to allow for more than 50% of the required parking being located along the side yards. in an UTC (Urban Town Center) Mixed-Use District

Planning Board Vote: (8) in favor (0) Opposing and (1) Recusal

Planning Board Recommendation: Approval of the *Variance Request*

Public Input: One person spoke in support of the request.

III. Case No. 3918 – Ward 7

Location: 1700 University Blvd, Suite 9

Petitioner: Sandra Boyd

Request: a *Use Permit* to operate a night club/bar within a C80-C2 (Limited) Commercial District for the property located at 1700 University Blvd, Suite 9

Planning Board Motion: To **Approve** a *Use Permit* to operate a night club/bar within a C80-C2 (Limited) Commercial District.

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

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

Public Input: Other than the applicant there was no one to speak in opposition or support of the request.

IV. City of Jackson Text Amendments (Tabled From September & October City Council Meeting)

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: (10) in favor, (0) opposing

Planning Board Recommendation: **Approval** of the Text Amendment with a modification to the definition for a wholesale dealer.

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 1636 – Lillie Robinson – 3554 Rita Dr.

- SE was granted to Lillie Robinson on November 30, 1977 to operate a Day Care Center with a maximum of fifteen (15) children within an R-1 (Single-Family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **November 5, 2015**. In the event the payment and documentation is provided prior to November 29, 2015, the item will be placed on the City Council Agenda for December 21, 2015.

SE 2704 – Mary L. Clay – 2684 Maddox Rd.

- SE was granted to Mary L. Clay on November 9, 1988 to operate a one-chair beauty salon within an R-1 (Single-Family) Residential District

- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **November 5, 2015**. In the event the payment and documentation is provided prior to November 29, 2015, the item will be placed on the City Council Agenda for December 21, 2015.

SE 2844 – John R. Jones/ Dr. Samuel Jones, Jr. – 232 Moss Ave.

- SE was granted to John R. Jones/ Dr. Samuel Jones, Jr. on November 30, 1977 to operate a **Personal Care Facility/ Day-Care for the Elderly** 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 **November 5, 2015**. In the event the payment and documentation is provided prior to November 29, 2015, the item will be placed on the City Council Agenda for December 21, 2015.

SE 3695 – Dr. Elijah Arrington, III – 4562 N. State St.

- SE was granted to Dr. Elijah Arrington, III on November 17, 2008 to operate a Professional Office within an R-1A (Single-Family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **November 5, 2015**. **In the event the payment and documentation is provided prior to November 39, 2015, the item will be placed on the City Council Agenda for December 21, 2015.**

SE 3819 – Doris Devine – 5576 Queen Mary Ln.

- SE was granted to Doris Devine on November 12, 2012 to operate a residential daycare center within an R-1 (Single-Family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **November 5, 2015**. **In the event the payment and documentation is provided prior to November 39, 2015, the item will be placed on the City Council Agenda for December 21, 2015.**

SE 3876 – Hubbard T. Saunders – 1449 Douglas Dr.

- SE was granted to Hubbard T. Saunders on November 17, 2014 to allow for a private kennel **for four adult dogs** within an R-1A (Single-Family) Residential District
- Cancellation was based upon the request to cancel from the grantee on November 9, 2015.

VI. Special Exception Renewals for November 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 - 1859 Ward 3	Bessie Tyler & Leroy Tyler	1915 Oakland Ave. Jackson, MS 39213	One-Chair Beauty Salon	11/07/1979
SE - 2981 Ward 3	New Evergreen M.B. Church	401 Jennings Street Jackson, MS 39203	Church on Less Than 1 Acre	11/03/1993
SE - 3788 Ward 4	Artemesia Thompson	471 Roland St. Jackson, MS 39209	Residential Child Care Center	11/14/2011
SE - 3789 Ward 3	Neighborhood Christian Center	430 Ash St. Jackson, MS 39203	Tutoring Services	11/14/2011
SE - 3877 Ward 1	Kodi D. Hobbs	5016 Old Canton Rd. Jackson, MS 39211	Professional Insurance Office	11/17/2014
SE - 3878 Ward 4	Denise Eley	5495 Robinson Rd. Jackson, MS 39204	Commercial Adult Day Care	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.

November 16, 2015