

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

**MONDAY, OCTOBER 20, 2014 - 2:30 P.M.**

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

**AGENDA**

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**I. Case No. 3860 – Ward 6**

*(Tabled from the April 21, 2014 City Council Meeting)*

**Location:** 105 Poole St

**Petitioner:** Danielle Frazier-Armistad

**Request:** A *Use Permit* to allow for the operation of a group home for the handicapped for seven (7) to ten (10) youth ages three (3) to seventeen (17) years of age in an R-1 (Single-family) Residential District.

**Planning Board Motion:** To Deny the Use Permit Request

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

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

**Public Input** Opposition

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**II. Case No. 3871 – Ward 1 and Ward 7**

*(Tabled from the September 15, 2014 at the request of the Administration)*

**Location:** Parcel 444-2 and a designated portion of Parcel 444-9 on Lakeland Dr.

**Petitioner:** City of Jackson

**Request:** Requesting a comprehensive rezoning from (SUD) Special Use District to C-3 (General) Commercial District to allow for the commercial development of this particular segment of Lakeland Dr.

**Planning Board Motion:** To Approve the Rezoning Request with the alternate zoning classification of CMU-1 (Community) Mixed Use District Pedestrian Oriented.

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

**Planning Board Recommendation:** Denial of the Comprehensive Rezoning Request

**Public Input** Opposition

**III. Case No. 3872 – Ward 2**

**Location:** 5260 Manhattan Rd.

**Petitioner:** Southern Christian Services for Children & Youth, Inc.

**Request:** A *Use Permit* to allow for seven (7) to twelve (12) youth to be housed in a residential care facility/group home for the handicapped and personal care facilities within an R- 4 (Limited-Multi-Family) Residential District

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

**Planning Board Vote:** (9) in favor (0) opposing

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

**Public Input:** None

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**IV. Case No. 3873 – Ward 1**

**Location:** 714 Adkins Blvd. (Parcel 709-1-15)

**Petitioner:** Land K, LLC

**Request:** A *Rezoning* from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for an automotive and truck rental business in addition to a *Use Permit* to allow for the operation of a convenience type grocery store with fast food

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

**Planning Board Vote:** (9) in favor (0) opposing

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

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

**Planning Board Vote:** (9) in favor (0) opposing

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

**Public Input:** Opposition

V. Case No. 3874 – Ward 3

**Location:** 136 South Adams St.  
**Petitioner:** Larry D. and Less S. Harper  
**Request:** Requesting a *Rezoning* from C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District to allow for the construction of a mixed use development and a *variance* from the required number of off-street parking spaces.

**Planning Board Motion:** To Approve the Rezoning  
**Planning Board Vote:** (9) in favor (0) opposing  
**Planning Board Recommendation:** Approval of the Rezoning  
**Planning Board Motion:** To Approve the Variance Request  
**Planning Board Vote:** (9) in favor (0) opposing  
**Planning Board Recommendation:** Approval of the Variance request from the off-street parking requirements for a maximum of ten (10) parking spaces  
**Public Input:** Support

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VI. Case No. 3875 – Ward 3

**Location:** 531 W. Capitol St.  
**Petitioner:** Voice of Calvary  
**Request:** Requesting a *Rezoning* from C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District to allow for the construction of a mixed use development and a *variance* from the required number of off-street parking spaces.

**Planning Board Motion:** To Approve the Rezoning  
**Planning Board Vote:** (9) in favor (0) opposing  
**Planning Board Recommendation:** Approval of the Rezoning  
**Planning Board Motion:** To Approve the Variance Request  
**Planning Board Vote:** (9) in favor (0) opposing  
**Planning Board Recommendation:** Approval of the Variance request from the off-street parking requirements for a maximum of fifteen (15) parking spaces  
**Public Input:** Support

## Cancelled Special Exceptions

### SE - 2697 - Alma Ruffin - 4212 Oakmont Dr.

- Special Exception was granted on October 15, 1988 to Alma Ruffin to operate a residential child care center within an R-1 (Single-family) Residential District.
- Cancellation was based upon inability to determine if the residential child care center was still operating as such, non-response and non-payment from the grantee by the deadline date of October 10, 2014.

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## VII. Special Exception Renewals for October 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:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE -3689 Ward 5	Tracey Crowell	2913 Shelia Drive	Day Care Center	10/20/2008

**IT IS HEREBY ORDERED** by the Council of the City of Jackson that the said Use Permits and/or Special Exceptions be and the same are hereby extended for another year from and after the anniversary date granting said Use Permits and/or Special Exceptions.

**October 20, 2014**