

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, SEPTEMBER 21, 2020 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4090 - Ward 7 - Remanded to the Planning Board on 7/20/20

Location: 430 Stokes Robertson Rd. (Parcel #862-90)

Petitioner: Chris Clark

Request: a **Rezoning** from C-3 (General) Commercial District to I-2 (Heavy) Industrial District to allow for a towing and recovery business.

Planning Board Motion: To deny a **Rezoning** from C-3 (General) Commercial District to I-2 (Heavy) Industrial District to allow for a towing and recovery business.

Planning Board Vote: (13) in favor (0) Opposing

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

Public Input: The applicant, Chris Clark, spoke in support of the Case. Sheletta Buckley of the South Central Community Action Agency, Felicia Perkins, attorney for South Central Community Action Agency, Claude McCants, representative for ASJAN, and John Sledge, representative for Christian Hills spoke in opposition of the request.

II. Case No. 4096 - Ward 2

Location: 6262 Hanging Moss Rd. (Parcel: 712-3-1 & 712-3-30)

Petitioner: Christopher Kalu

Request: a **Rezoning** from C2 (Limited) Commercial District to C3 (General) Commercial District for Parcel 712-3-30 with a Use Permit Parcels 712-3-1 & 712-3-30 to operate a liquor store.

Planning Board Motion: to deny a Rezoning from C2 (Limited) Commercial District to C3 (General) Commercial District for Parcel 712-3-30.

to deny a Use Permit to operate a liquor store in a C3 General Commercial District.

Planning Board Vote: (13) in favor (0) Opposing

Planning Board Recommendation: **Denial of the rezoning request of Parcel 712-3-30 and a Use Permit**

Public Input: The representative for the applicant, Darryl Wilson, spoke in support of the Case. Frances G. Morris, representative for Woodlea Neighborhood Association, Phyllis Parker representative for Woodhaven Neighborhood Association, Rev. Ervin Harris, Rev. Joe May of Anderson United Methodist Church, Jeffery Taylor, representative for the Ward 2 Coalition of Homeowners' Associations, Johnnie Estes and Rev. John L. Henry of Aldersgate United Methodist Church spoke in opposition of the request. An opposition petition with 223 signatures and 125 opposition letters were submitted regarding the Case.

III. Case No. 4097 – Ward 1

Location: 5375 Red Fox Rd. (Parcel: 551-168)

Petitioner: Lakeita F. Rox-Love dba Rox Love Realty, PLLC

Request: a **Special Exception** to allow for a professional (real estate) office within a R-1A (Single-Family) Residential District.

Planning Board Motion: To **approve a Special Exception** to allow for a professional (real estate) office within a R-1A (Single-Family) Residential District.

Planning Board Vote: (13) in favor (0) Opposing

Planning Board Recommendation: **Approval of the Special Exception Request**

Public Input: Other than the applicant, Lakeita F. Rox-Love, no one else spoke in support or opposition of the 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: (11) in favor, (0) opposing

Planning Board Recommendation: Approval of the Text Amendments

Public Input: Other than City staff there was no one who spoke in opposition or support of the request.

V. Cancelled Special Exceptions\Use Permits – No Action Required

(Ward 4) C-UP 4018 – Shantana Taylor Brown – 4417 O'Bannon Dr. (Parcel: 411-28)

- A rezoning to C-1A (Restricted) Commercial District and C-UP was granted to Shantana Taylor Brown on Sept. 17, 2018 to allow for a commercial day care.
- Cancellation of the conditional Use Permit was based upon notification from the applicant that the business was no longer in operation.

VI. Special Exception and Use Permit Renewals for September 2020

**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 – 3329 Ward 7	North Midtown Community Development Co.	219 McTyere Ave. Jackson, MS 39202	Office	09/06/00
SE – 3844 Ward 1	Anthony R. Simon	621 E. Northside Dr. Jackson, MS 39206	Professional Non-Retail Office	09/16/13
3914 C-UP Ward 7	Richard & Company, LLC - C/o Richard McKey Initially Issued to the Fondren Renaissance Foundation	Patton Ave. Parcel #48-97 Jackson, MS 39206	Accessory Parking Lot	09/21/15

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.

September 21, 2020

