

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, OCTOBER 19, 2020 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4100 – Ward 2

Location: 6238 Wesley St. (Parcel: 707-125-1)

Petitioner: William Anderson, Jr.

Request: a **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to C-3 (General) Commercial District to allow for an automotive service repair establishment.

Planning Board Motion: To **deny** a **Rezoning** from R-2 (Single & Two-Family) Residential District to C-3 (General) Commercial District to allow for an automotive service repair establishment.

Planning Board Vote: (12) in favor (0) Opposing

Planning Board Recommendation: Denial of the Rezoning

Public Input: The applicant, William Anderson, Jr., spoke in support of the request. Shirley J. Bradford, representative for the Tougaloo Civic League spoke in opposition of the request. There were several members from the Tougaloo Civic League present for the Hearing. A letter of opposition was submitted by Watkins & Eager law firm on behalf of Helen McNair.

II. Case No. 4101 – Ward 2

Location: 6351 I-55 North Frontage Rd. (Parcel 710-1)

Petitioner: Parshwa LLC

Request: a **Use Permit** to allow for the operation of a liquor store in a C-3 (General) Commercial District.

Planning Board Motion:

To **approve** a **Use Permit** to allow for the operation of a liquor store in a C-3 (General) Commercial District.

Planning Board Vote:

(12) in favor (0) Opposing

Planning Board Recommendation:

Approval of the Use Permit Request to allow for the operation of a liquor store in Suite 105 of 5351 I-55 N Frontage Rd within a C-3 (General) Commercial District.

Public Input:

Other than the representative for the applicant, Shauna Matthews, no one else spoke in support or opposition of the request.

III. Case No. 4102 - Ward 7

Location:

217 Millsaps Ave. (Parcel: 58-47)

Petitioner:

Midtown Christian Academy

Request:

a **Use Permit** to allow for the operation of a commercial day care within a R-4 (Limited Multi-family) Residential District.

Planning Board Motion:

To **approve** a **Conditional Use Permit** to allow for the operation of a commercial day care within a R-4 (Limited Multi-family) Residential District.

Planning Board Vote:

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

Planning Board Recommendation:

Approval of a Conditional Use Request

Public Input:

Kimberly McBride, (the applicant), Tony McBride and Marcus Conway, spoke in support of the request. Monica Cannon, Jennifer West and Kristi Hendrix representatives of the Midtown Community expressed concerns about the location, traffic and the safety of the children.

IV. Case No. 4103 – Ward 7

Location: 2655 I-55. (Parcel: 207-7-2)

Petitioner: Tarlikaben Patel

Request: a **Use Permit** to allow for the operation of a liquor store in a C-3 (General) Commercial District.

Planning Board Motion: To **approve** a **Use Permit** to allow for the operation of a liquor store in a C-3 (General) Commercial District.

Planning Board Vote: (10) in favor (0) Opposing

Planning Board Recommendation: **Approval of the Use Permit Request** to allow for the operation of a liquor store in Suite\Bldg. A of the property at 2655 I55 S in a C-3 (General) Commercial District

Public Input: The representative for the applicant, Jaimin Patel, and Claude McCants, representative for ASJAN spoke in support of the case. Mr. McCants expressed concerns about the signage and aesthetics of the proposed store.

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

(Ward 3) C-UP 4067 – Juanita McDonald – 3855 Azalea Dr. (Parcel: 430-103)

- SE was granted to Juanita McDonald on Oct. 21, 2019 to allow for a Commercial Adult and Child Care Center/ Preschool Program within a C-1A (Restricted) Commercial District.
 - Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date of **October 7, 2020**.
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VI. Special Exception and Use Permit Renewals for October 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-2697 Ward 5	Alma Ruffin	4212 Oakmont Drive	Day Care Center	10/05/1988
SE-3970 Ward 1	Brad Reeves	4909 Ridgewood Rd. & 1538 Sheffield Dr.	Professional Office	10/16/2017

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.

October 19, 2020