

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, MARCH 15, 2021 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4113 – Ward 1

Appealed from the January 27, 2021 Planning Board Hearing

- Location:** 1426 Woodshire Dr. (Parcel 738-1131)
- Petitioner:** Alex & Sonia Walker
- Request:** a **Side Yard Variance** from the required five (5) feet side yard depth for properties zoned R-1A (Single-family) Residential District to allow for the continued placement\location of the existing accessory structures.
- Planning Board Motion:** To **approve** a **Side Yard Variance** for the west side of the property for up to three (3) feet from the required five (5) feet side yard depth for properties zoned R-1A (Single-family) Residential District to allow for the continued placement\location of the existing accessory structures.
- Planning Board Vote:** (6) in favor (5) Opposing
- Planning Board Recommendation:** **Approval of the Side Yard Variance Request**
- Public Input:** The representative for the applicants, Sabrina Sissoko spoke in support of the request. Joseph Griffin spoke in opposition of the request. The previous owner of the subject property, Doris Powell, provided some comments about the state of the property when she sold it and she emphasized that she was neutral in terms of the Variance request.
-

II. Case No. 4115 – Ward 1

- Location:** 1830 (Parcel 590-22-13) & 0 Crane Ridge Drive (Parcels 590-22-4, 590-105 & 590-22-15)
- Petitioner:** TQL Holdings, LLC and The Quarter Lakeland, LLC
- Request:** a **Rezoning** of the ancillary and adjacent parcels from C-2 (Limited) Commercial District to C-3 (General) Commercial District to provide for consistent zoning for the entire development (“The Quarter”).

Planning Board Motion: To **approve** a **Rezoning** of the ancillary and adjacent parcels from C-2 (Limited) Commercial District to C-3 (General) Commercial District to provide for consistent zoning for the entire development (“The Quarter”).

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

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

Public Input: The representative for the applicant, Justin Peterson and Andrew Mattiace spoke in support of the request. No one spoke in opposition of the request. A Letter of Support and a Letter of Opposition was read into the record by the Zoning Administrator, Ester L. Ainsworth.

III. Case No. 4116 – Ward 4

Location: Parcel 830-80-2 (O TV Rd)

Petitioner: Alltel Communications, d/b/a Verizon Wireless

Request: a **Use Permit** to construct\install a commercial wireless communications tower facility within a R-1 (Single-Family) Residential District.

Planning Board Motion: To **approve** a **Use Permit** to construct\install a commercial wireless communications tower facility within a R-1 (Single-Family) Residential District.

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

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

Public Input: Other than the representative for the applicant, David McGehee, 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: (9) 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 7) C-UP 3952 – Hugh J. Thomas – 2906 North State St. – Suite B (Parcel: 47-13)

- C-UP was granted to Hugh J. Thomas on Mar. 20, 2017 to allow for the operation of a tattoo parlor within a UTC - Urban Town Center (Mixed Use) District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date March 5, 2021.

VI. Special Exception and Use Permit Renewals

**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 – 3290 Ward 2	Southern Consultants	5740 County Cork Rd.	Engineering Office	03/01/90
SE – 3857 Ward 2	LaKisha Archie	6459 Abraham Lincoln Dr.	Residential Day Care Center	03/17/14
C-UP - 4045 Ward 1	Viera & Gwendolyn Roseburgh	420 Meadowbrook Rd.	Community Recreational Center	03/18/19
SE – 4035 Ward 2	Myrtis D. Patterson	5417 Grafton St.	One-Chair Beauty Salon	01/28/19
SE –2949 Ward 3	Operation Shoestring	1711 Bailey Ave. Jackson, MS 39283	Office/Youth Center	02/03/93

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.

March 15, 2021