

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

**MONDAY, MAY 17, 2021 - 2:30 P.M.**

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

**AGENDA**

---

**I. Case No. 4121 – Ward 7**

**Location:** 834 Madison St. (Parcel 18-201)

**Petitioner:** Jennifer Welch DBA Tandem Investments, LLC

**Request:** a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District to allow for the conversion of the residential building and accessory structure to studio apartments.

**Planning Board Motion:** To **approve** a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a variety of complementary land uses for the area which would also include dwelling units.

**Planning Board Vote:** (9) in favor (0) Opposing (1) Recusal

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

**Public Input:** The applicant, Jennifer Welch and Casey Creasey of the Greater Belhaven Foundation spoke in support of the request. Jack Williams, Gregory Preston, Lydia Charles spoke in opposition of the request. Kobie Watson expressed concerns about parking.

---

**II. Case No. 4122 – Ward 7**

**Location:** 881 E. River Place (Parcel 1008-31)

**Petitioner:** Curt Smith & Robert Schmidt

**Request:** a **Rezoning** from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the conversion of the extended stay hotel to multifamily apartments.

**Planning Board Motion:** To **approve** a **Rezoning** from I-1 (Light) Industrial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the

conversion of the extended stay hotel to multifamily apartments.

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

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

**Public Input:** Other than the applicant, Curt Smith, no one else spoke in opposition or support of the request.

---

### **III. Case No. 4123 – Ward 5**

**Location:** 4704 & 4708 Robinson Rd.  
(Parcels: 832-250-1 & 832-250-5)

**Petitioner:** Cobalt Realty, LLC

**Request:** a **Rezoning** from C80-MU (Mixed-Use) Subdistrict to C80-I1 (Light) Industrial Sub-district to allow for uses that are compatible to the existing building.

**Planning Board Motion:** To **approve** a **Rezoning** from C80-MU (Mixed-Use) Subdistrict to C80-I1 (Light) Industrial Sub-district to allow for uses that are compatible to the existing building.

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

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

**Public Input:** The representative for the applicant, Jordan Johnson, spoke in support of the case. No one else spoke in support or opposition of the request. Ricky Jones, President of the Lynch Street Subdivision # 1 Neighborhood Association and member of the Ward 5 Central Improvement Association, had questions about the plans for the building.

---

### **IV. Case No. 4124 – Ward 7**

**Location:** 140 McTyre St. (Parcel 58-112-2)

**Petitioner:** Andy Hilton

**Request:** a **Rezoning** from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a zoning classification that is consistent with the zoning in the proximity and to allow for more development opportunities.

**Planning Board Motion:**

To **approve** a **Rezoning** from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a variety of complementary land uses for the area.

**Planning Board Vote:**

(10) in favor (0) Opposing

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

**Public Input:**

Other than the applicant, Andy Hilton, no one else spoke in opposition or support of the request.

---

**V.     Case No. 4125 – Ward 7**

**Location:**

332 Josanna Street (Parcel 61-29-17)

**Petitioner:**

Jackson Manor Apartments, Inc. & Jackson Manor Preservation, L.P.

**Request:**

a **Rezoning** from C-2 (Limited) Commercial District to R-5 (Multi-family) Residential District to allow for conformance in the zoning and the current use of the property and **Variances** from the required number of parking spaces and the required rear yard setback.

**Planning Board Motion:**

To **approve** a **Rezoning** from C-2 (Limited) Commercial District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented and a Variance of up to twenty feet from the maximum height of forty-five (45) feet for principal buildings in the NMU-I, Pedestrian Oriented District.

**Planning Board Vote:**

(10) in favor (0) Opposing

**Planning Board Recommendation:**

**Approval** of a **Rezoning** to NMU-1 (Neighborhood) Mixed-Use District with a Variance of up to twenty feet from the maximum height of forty-five (45) feet for principal buildings in the NMU-I, Pedestrian Oriented District.

**Public Input:**

The representative for the applicant, Lee Hill, spoke in support of the request. Monica Cannon-Butler, member of the Midtown CDC spoke regarding the community partnership with the administration of the apartment complex and she expressed a preference for the NMU-1 rezoning of the property. No one spoke in opposition of the request.

**VI. Case No. 4126 – Ward 3**

**Location:** 4855 I-55 North  
(Parcels: 511-636, 511-650 & 511-652)

**Petitioner:** Brad Reeves on behalf of Cage Properties

**Request:** a **Rezoning** from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for more redevelopment opportunities for the subject properties.

**Planning Board Motion:** To **approve** a **Rezoning** from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for more redevelopment opportunities.

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

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

**Public Input:** Other than the applicant, Brad Reeves, no one else spoke in opposition or support of the request.

---

**VII. Special Exception and Use Permit Renewals for May 2021**

**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>
<b>SE – 2805 Ward 3</b>	Gloria J. Perkins Cabrera	4119 Oaklawn Dr. Jackson, MS 39206	Two-chair Beauty Salon	05/09/90
<b>SE – 3862 Ward 7</b>	Millsaps College	1702 N. State St. Jackson, MS 39206	Office/Meeting Spaces & Administrative Units	05/19/14
<b>C-UP-3894 Ward 1</b>	Meena Sabharwal	1625 E. County Line Rd. - Suite 320	Operation of a Liquor Store	4/20/15

**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.

**May 17, 2021**