

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

**MONDAY, JUNE 21, 2021 - 2:30 P.M.**

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

**AGENDA**

---

**I. Case No. 4121 – Ward 7**

*Appealed from the April 28,2021 Planning Board Hearing*

**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. 4127 – Ward 7**

**Location:** 540 Warrior Trail (Parcel 50-197)

**Petitioner:** Joseph & Shelby Gray

**Request:** a **Special Exception** to allow for a one chair beauty salon within a R-1 (Single-Family) Residential District.

**Planning Board Motion:** To **approve** a **Special Exception** to allow for a one chair beauty salon within a R-1 (Single-Family) Residential District.

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

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

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

---

**III. Case No. 4128 – Ward 2**

**Location:** 5502 North State St. (Parcel 500-1082)

**Petitioner:** Offtop Autoplex, LLC

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

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

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

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

**Public Input:** Other than the representative for the applicant, Fariss Crissler, III, no one else spoke in support or opposition of the request.

---

**IV. Case No. 4033 – Ward 7**

**Location:** 2801 Old Canton Rd (Parcel 47-6-1)

**Petitioner:** Michael Boerner

**Request:** an Expansion of a Conditional Use Permit at 2807 Old Canton Rd into an adjacent suite located at 2801 Old Canton Rd. (Parcel: 47-6-1) for the operation of a community recreational facility/family fitness center within a C-2 (Limited) Commercial District for the property)

**Public Input:** In May and June 2021, Certified Notices were sent to the required property owners and neighborhood associations, Legal Ads were published and the property was posted relative to the Hearing for the requested expansion. One phone call was received inquiring about the Case and the removal of the sign. The person expressed support for the expansion of the existing business.

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

**(Ward 6) SE 4054 – JCD Urban Development – 2034 W. McDowell Rd. (Parcel: 630-65)**

- SE was granted to JCD Urban Development on Jun. 17, 2019 to allow for the operation of a residential community facility for the conducting of office/community activities within a R-1A (Single-Family) Residential District.
  - Cancellation was based upon non-response and non-payment from the grantee by the deadline date June 9, 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:

<b>CASE NO.</b>	<b>NAME</b>	<b>LOCATION</b>	<b>USE</b>	<b>GRANTED</b>
<b>3974</b> Ward 7 <b>C-UP</b>	Trey Hester & Brez, LLC	839 S. State St.	Community Recreational Facility to operate an Escape Room	6/19/17
<b>4057</b> Ward 7 <b>C-UP</b>	John B. Stanton, o/b/h of Jackson Brew, LLC	3100 Old Canton Rd.	Drive thru window for a coffee shop	6/17/19

**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.

**June 21, 2021**