

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, JULY 19, 2021 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4129 – Ward 4

Location: 5007 Clinton Blvd. (Parcel: 637-204)

Petitioner: True Worship Ministry Church

Request: a **Use Permit** for the extension of an existing child care center within a R-1A (Single-family) Residential District.

Planning Board Motion: To **approve a Use Permit** for the extension of an existing child care center within a R-1A (Single-family) Residential District.

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

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

Public Input: The representative for the applicant, Vivett Anderson, spoke in support of the request. Brenda Tipton, the president of the Hibernia Hills Neighborhood Association addressed concerns with number of children, traffic and pick up & drop off.

II. Case No. 4130 – Ward 5

Location: 3883/3885 Metro Dr. (Parcels: 824-557-1 & 824-557-2)

Petitioner: WMIW, LLC (Sam Astrahan)

Request: a **Use Permit** to redevelop a vacant building as a community recreational center within a C80-MU (Mixed-Use) Subdistrict.

Planning Board Motion: To **approve a Conditional Use Permit** to allow for the operation of a community recreational center within a C80-MU (Mixed-Use) Subdistrict.

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

Planning Board Recommendation: **Approval of a Conditional Use Permit**

Public Input: Other than the representative for the applicant, Robert Ireland, no one else spoke in opposition or support of the request. Lester Osborne of the Greater Bethel Baptist Church had some concerns regarding what activities would be offered at the location and if alcoholic beverages would be allowed.

III. Case No. 4131 – Ward 2

Location: 5356 North State St. (Parcel: 500-1050)

Petitioner: Kelvin Williams

Request: a **Rezoning** from R-1A (Single-family) Residential District & C-2 (Limited) Commercial District to C-3 (General) Commercial District to create a single Zoning classification for the property and to allow for more development opportunities.

Planning Board Motion: To **approve a Rezoning** from R-1A (Single-family) Residential District & C-2 (Limited) Commercial District to C-3 (General) Commercial District to create a single Zoning classification for the property and to allow for more development opportunities.

Planning Board Vote: (8) in favor (2) Opposing

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

Public Input: The applicant, Kelvin Williams, spoke in support of the request. Joseph & Deloris Suel spoke in opposition of the request.

IV. Case No. 4133 – Ward 3

Location: 800, 816 & 818 Woodrow Wilson Ave.
(Parcels: 405-473, 405-471 & 405-470)

Petitioner: Jackson Memorial Funeral Services, LLC

Request: a **Rezoning** from C-2 (Limited) Commercial District to R-4 (Limited Multi-Family) Residential District to develop a residential community facility.

Planning Board Motion: To **approve a Rezoning** from C-2 (Limited) Commercial District to R-4 (Limited Multi-Family) Residential District to develop a residential community facility with a **Special Exception** to allow for the development of a community residential facility.

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

Planning Board Recommendation: **Approval of the Rezoning Request with a Special Exception**

Public Input: Other than the representative for the applicant, Damian Murriel, no one else spoke in opposition or support of the request.

V. Case No. 4134 – Ward 7

Location: 1012 E. Fortification St. (Parcel: 18-63)

Petitioner: Fortification 1012, LLC

Request: a **Use Permit** to allow for a neighborhood restaurant within a C-1A (Restricted) Commercial District.

Planning Board Motion: To **approve** a Conditional **Use Permit** to allow for a neighborhood restaurant within a C-1A (Restricted) Commercial District.

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

Planning Board Recommendation: **Approval of a Conditional Use Permit**

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

VI. Special Exception and Use Permit Renewals for July 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>
SE-2482 Ward 3	George Wilkes, Jr.	729 Beaverbrook Dr. Jackson, MS 39206	One-Chair Barber Shop	07/16/86
SE-2483 Ward 7	Carl Lackey	1718 Bailey Ave. Jackson, MS 39203	Commercial Parking Lot	07/16/86

SE - 3313 Ward 3	Eva Shell	303 Wilshire Dr. Jackson, MS 39211	Day Care Center	07/14/00
C-UP- 4059 Ward 2	Avtar Singh o/b/o United Development, LLC	1001 W. County Line Rd. Jackson, MS 39211	Automobile Repair Shop	07/15/19
SE-4085 Ward 2	Laura Robbins	5663 Beechwood Dr. Jackson, MS 39206	Residential Day Care Center	07/20/20
C-UP- 4087 Ward 2	Jamika Dixon	241 Briarwood Dr. Jackson, MS 39206	Commercial Child Care Center	07/20/20
C-UP- 4088 Ward 3	Rhemalyn Lewis	5155 Keele St. - Apt 13A Jackson, MS 39206	Commercial Child Care Center	07/20/20

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.

July 19, 2021