

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

**MONDAY, APRIL 19, 2021 - 2:30 P.M.**

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

**AGENDA**

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**I. Case No. 4117 - Ward 7**

**Location:** 1126 Mill St. (Parcel: 65-18), Parcel 65-17 on Mill St, Parcel 71-4 on Bell St.

**Petitioner:** Midtown Partners/Midtown Development & Management

**Request:** a **Rezoning** from I-1 (Light) Industrial District and I-2 (Heavy) Industrial District to R-4 (Limited Multi-Family) Residential District to allow for a residential housing development.

**Planning Board Motion:** To **approve a Rezoning** from I-1 (Light) Industrial District and I-2 (Heavy) Industrial District to R-4 (Limited Multi-Family) Residential District to allow for a residential housing development.

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

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

**Public Input:** The representative for the applicant, Kristi Hendrix, and Monica Cannon Butler, a community representative, spoke in support of the request. Oliver Thompson, a former resident of the community and whose mother owns property in the area expressed some concerns about the state of the area and wanted clarity about the proposed project.

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**II. Case No. 4118 - Ward 6**

**Location:** 801 Cooper Rd. (Parcel: 838-98)

**Petitioner:** Harwell Paymon

**Request:** a **Rezoning** from R-1A (Single-Family) Residential District to C-3 (General) Commercial District to provide for consistency in the zoning for the property and to allow for the operation of a second hand store at the property.

**Planning Board Motion:** To **approve a Rezoning** from R-1A (Single-Family) Residential District to C-3 (General) Commercial District to provide for consistency in the zoning for

the property and to allow for the operation of a second hand store at the property.

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

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

**Public Input:** The applicant, Harwell Paymon, spoke in support of the request. No one spoke in opposition of the request.

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**III. Case No. 4119 – Ward 4**

**Location:** 4580 Clinton Blvd. (Parcel: 639-301, 639-302 & 639-303)

**Petitioner:** Dorsey Development, LLC

**Request:** **Variiances** from the parking, landscape, and side/rear setback requirements for properties zoned C-2 (Limited) Commercial District.

**Planning Board Motion:** To approve a Variance of up to four (4) feet from the required landscaped buffer area of at least five (5) feet in width around the perimeter of all vehicular use area and a Variance of up to seven (7) parking spaces from the required thirty-seven (37) parking spaces for the proposed 9,100 sq. ft. retail store for properties zoned C-2 (Limited) Commercial District for the property located at 4580 Clinton Blvd. (Parcel: 639-301, 639-302 & 639-303).

**Planning Board Vote:** (8) in favor (0) Opposing

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

**Public Input:** The representative for the applicant, Steve Mejogevich, spoke in support of the request. Brenda Tipton, the president of the Hibernia Hills Neighborhood Association spoke regarding the appearance of the building and the lighting around the area and the maintenance of the property. Frank Omobude offered support for the project and expressed concerns about how the existing shopping center and the proposed development would co-exist. No one spoke in opposition of the request.

#### IV. Case No. 4120 – Ward 7

- Location:** Parcels 73-18 & 73-29 (Mill St.), 73-19 & 73-6 (W. Cohea St.) and 73-31 (W. Monument St.)
- Petitioner:** Green Investments, LLC
- Request:** a **Rezoning** from I-1 (Light) Industrial District to a Planned Unit Development (PUD) District to allow for the rehabilitation and preservation of a historic residential housing community.
- Planning Board Motion:** To **approve a Rezoning** from I-1 (Light) Industrial District to a Planned Unit Development (PUD) District to allow for the rehabilitation and preservation of a historic residential housing community.
- Planning Board Vote:** (7) in favor (1) Opposing
- Planning Board Recommendation:** **Approval of the Rezoning Request**
- Public Input:** The representative for the applicant, Mary Elizabeth Evans, spoke in support of the request. Frank Figgers & Linda Thomas expressed concerns about how the owners of the properties that were outside of the proposed development area could receive assistance to make improvements their properties.
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#### V. **Cancelled Special Exceptions\Use Permits – No Action Required**

##### **(Ward 2) C-UP 3886 – Etheridge Jamison – 128 Richardson Dr. (Parcel 806-33)**

- Conditional Use Permit was granted to Etheridge Jamison on Apr. 20, 2015 to operate a wrecker service within an I-1 (Light) Industrial District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **April 5, 2021**.

##### **(Ward 1) C-UP 3894 – Meena Sabharwal – 1625 E. County Line Rd. Suite 320. (Parcel 750-26)**

- Conditional Use Permit was granted to Meena Sabharwal on Apr. 20, 2015 to operate a liquor store within a C-2 (Limited) Commercial District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **April 5, 2021**.

##### **(Ward 3) C-UP 3896 – Quarquerite Lowe – 532 W. Northside Dr. (Parcel 427-10)**

- Conditional Use Permit was granted to Quarquerite Lowe on Apr. 20, 2015 to operate a Commercial Child Care Center within an C-1A (Restricted) Commercial District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **April 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:

<b>CASE NO.</b>	<b>NAME</b>	<b>LOCATION</b>	<b>USE</b>	<b>GRANTED</b>
<b>SE -2905 Ward 3</b>	Mary Tillman	3651 Mosley Avenue	Personal Care Home	4/08/92
<b>SE -3048 Ward 4</b>	Deborah Harper	405 Queen Margaret Lane	One-Chair Beauty Salon	4/5/95
<b>SE - 3962 Ward 7</b>	Morrison Heights Baptist Church	142 E. Bell St.	Residential Community Facility	4/17/17
<b>C-UP-3952 Ward 7</b>	Hugh J. Thomas	2906 North State St.	Tattoo Parlor	3/20/17

**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.

**April 19, 2021**