

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, AUGUST 16, 2021 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4135 – Ward 3

Location: 4836 N. State St. (Parcel 432-13)

Petitioner: Bruff Construction, LLC

Request: a **Rezoning** from R-1A (Single-family) Residential District to C-1A (Restricted) Commercial District to allow for the property to be used as an office space.

Planning Board Motion: To **approve a Rezoning** from R-1A (Single-family) Residential District to C-1A (Restricted) Commercial District to allow for the property to be used as an office space.

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

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

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

II. Case No. 4132 – Ward 2

Location: Parcels 722-8 on Forest Ave. & 722-8-5 on Watkins Dr.

Petitioner: Fortson Developers, LLC

Request: a **Rezoning** from R-1 (Single-family) Residential District, R-4 (Limited Multi-Family) Residential District & C-2 (Limited) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for a mixed use development project.

Planning Board Motion: To **approve a Rezoning** of the R-4 (Limited) Multi-family Residential portion of Parcel 722-8 to R-1 (Single-family) Residential and Parcel 722-8- 5 from C-2 (Limited) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for a more compatible and uniform development of the properties.

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

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

Public Input: The representative for the applicant, Matthew Ames, spoke in support of the request and Pastor Robert Fortson concurred with the information presented by Mr. Ames. No one else spoke in support or opposition to the request.

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

(Ward 3) SE 1930 – Cora Lee Butler – 3016 Randolph St. (Parcel: 101-112-6)

- C-UP was granted to Cora Lee Butler on Aug. 6, 1980 to allow for the operation of a One Chair Beauty Salon within an R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date August 5, 2021.

(Ward 7) C-UP 3952 – Catholic Diocese of Jackson – 921 N. President St. (Parcel: 39-25)

- C-UP was granted to Catholic Diocese of Jackson on Aug. 15, 2016 to allow for the operate an Emergency Shelter/ Mission within a C-3 (General) Commercial District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date August 5, 2021.

(Ward 1) SE 4095 – Art Minton – 1131 Druid Hill Dr. (Parcel: 438-101)

- C-UP was granted to Art Minton on Aug. 17, 2020 to allow for the operation of a Professional (Real Estate) Office within an R-1A (Single-family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date August 5, 2021.

IV. Special Exception and Use Permit Renewals for August 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- 3676 Ward 3	Richard Moman	4644 N. State St. Jackson, MS 39206	Tax Office	08/18/08

SE-3715 Ward 3	Charlotte Ford	227 Stillwood Dr. Jackson, MS 39206	Catering Service	08/17/09
SE- 4094 Ward 7	Bill Kellum	1438 N. State St. Jackson, MS 39206	Law Office	08/17/20

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.

August 16, 2021