

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, DECEMBER 20, 2021 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4146 – Ward 1

***Submitted an Intent to Appeal
Did not submit required documents***

Location:

5610 Old Canton Rd. (559-1040)

Petitioner:

Mohammed Alqadhi

Request:

a **Use Permit** to allow for the operation of a paraphernalia retail business in a C-2 (Limited) Commercial District.

Planning Board Motion:

To **deny** a **Use Permit** to allow for the operation of a paraphernalia retail business in a C-2 (Limited) Commercial District.

Planning Board Vote:

(10) in favor (0) Opposing

Planning Board Recommendation:

Denial of the Use Permit Request

Public Input:

The representative for the applicant, John C. Hall, II, spoke in support of the request. Ashley Ogden representing several community organizations (JXNUnited, Sheffield Area Homeowners Association, Carolwood Part 4 Homeowners Association, Jackson Academy and Heatherwood,) Eric Farmer and China Donnell spoke in opposition of the request. Letters of Opposition to the Use Permit request were submitted by the JXNUnited, Sheffield Area Homeowners Association, Carolwood Part 4 Homeowners Association, Jackson Academy and Heatherwood Area Homeowners Association.

II. Case No. 4147 – Wards 3 & 7

Location:

Parcels: 88-78-1, 88-78-2, 88-81, 88-84-3, 89-31-1, 89-31-4, 89-32, 89-31-2, 89-34 on N. Gallatin St.

Petitioner:

Nashlie Sephus

Request:

a **Rezoning** from C-3 (General) Commercial District, I-1 (Light) Industrial District & I-2 (Heavy) Industrial District to (PUD) Planned Unit Development to create a cohesive Planned Unit Development.

Planning Board Motion: To **approve** a **Rezoning** from C-3 (General) Commercial District, I-1 (Light) Industrial District & I-2 (Heavy) Industrial District to (PUD) Planned Unit Development to allow for a comprehensive redevelopment of the subject properties.

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

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

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

III. Case No. 4149 – Ward 7

Location: 3915 North State St. (Parcel: 53-121)

Petitioner: Dianne Nelson d/b/a Right Size Realty Properties

Request: a **Special Exception** to allow for a professional (real estate) office within a R-1 (Single-Family) Residential District.

Planning Board Motion: To **approve** a **Special Exception** to allow for a professional (real estate) office within a R-1 (Single-Family) Residential District

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

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

Public Input: The applicant, Dianne Nelson, Andrew Tyre & Paul Tyre, spoke in support of the request. Our Fondren Neighborhood Association and Scott Crawford submitted letters of support that were predicated on the guidelines for ADA and other regulations being adhered too. Rebecca Garrison and Robert Lewis spoke in support of the business but stressed their concerns about the regulations for the Overlay District being violated. Cecilia R. Bullock and Jack Myers spoke in opposition of the request based upon their concern for the conversions of the front yard to gravel parking area and the erection of the illegal sign.

IV. Case No. 4150 – Wards 3

Location: 4417 O'Bannon Dr. (Parcel: 411-28)

Petitioner: Shirley Cleveland

Request: A **Use Permit** to allow for the operation of a commercial childcare center in a C-1A (Restricted) Commercial District.

Planning Board Motion: To **approve** a **Conditional Use Permit** to allow for the operation of a commercial childcare center in a C-1A (Restricted) Commercial District.

Planning Board Vote: (8) in favor, (0) opposing.

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

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

V. Case No. 4151 – Ward 7

Location: 130 Daniel Lake Blvd. (Parcel 610-4-1)

Petitioner: New Horizon Ministries, Inc. (Ronnie Crudup, Jr.)

Request: a **Use Permit** to allow for a drive thru restaurant (coffee shop) within a C-2 (Limited) Commercial District.

Planning Board Motion: To **approve** a **Use Permit** to allow for a drive thru restaurant (coffee shop) within a C-2 (Limited) Commercial District.

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

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

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

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

(Ward 3) C-UP 3998 – Curtis Williams – 210-12 W. Ash St. (Parcels 95-64 & 95-65)

- Conditional Use Permit was granted to Curtis Williams on Dec. 18, 2017 to operate a rooming house within a R-4 (Limited Multi-Family) Residential District.
- Cancellation was based upon **non-response** from the grantee by deadline date of **December 6, 2021** and a **change in the ownership of the subject which was one of the Conditions for the granting of the Use Permit**

VII. Special Exception and Use Permit Renewals for December 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>
UP - 1111 Ward 4	Elbert Willis	3384 Elraine Blvd. Jackson, MS 39213	Beauty Shop	12/16/71
SE - 2331 Ward 3	New Testament M.B. Church	2702 Holmes Ave. Jackson, MS 39213	Church on less than 1 acre	12/5/84
SE - 2340 Ward 5	Barbara Moaton	422 Eastview St. Jackson, MS 39209	One-Chair Beauty Salon	12/5/84
SE - 3997 Ward 6	Kimberly Course	451 McDowell Park Cir. Jackson, MS 39204	Residential Daycare Center	12/18/2017
C-UP 4033 Ward 7	Michael Boerner	2801 & 2807 Old Canton Rd. Jackson, MS 39216	Community recreational center part of a neighborhood shopping center	12/17/2018

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.

December 20, 2021