

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

**MONDAY, JUNE 20, 2022 - 2:30 P.M.**

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

**AGENDA**

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**I. Appeal of Zoning Administrator's Decision(s)**

**Ward 3**

**Location:** 1034 Woodrow Wilson Ave. (Parcel 10-2-59)  
Zoning Violation – Illegally Operating Liquor Store

**Zoning Violation Case #2021-8.10**

**Appellant:** **Jasco Bailey Avenue, LLC C/o Jaspal Singh**

**Request:** **Non-conforming Use Designation**

**Planning Board Motion:** To **deny** the request for non-conforming status for the liquor store and that a Zoning Action Application for a Use Permit be submitted for the operation of a liquor store.

**Planning Board Vote** (9) in favor (0) opposing

**Planning Board Recommendation:** **Denial of Non-conforming status request and that an application for a Use Permit be submitted.**

**Public Input:** Other than City Staff and the representative for the Appellant, no one else spoke.

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**II. Case No. 4173 – Ward 1**

**Location:** 5020 South Dr. (Parcel 821-815)

**Petitioner:** Terence Lott

**Request:** a **Use Permit** to allow for a family entertainment center in a C-3 (General) Commercial District.

**Planning Board Motion:** To **approve** a **Use Permit** to allow for a family entertainment center 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 applicant, Terence Lott, no one else spoke in support or opposition of the request.

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III. **Case No. 4174 – Ward 4**

**Location:** 5020 South Dr. (Parcel 821-815)

**Petitioner:** Light of the World Church

**Request:** a **Use Permit** to allow for the operation of a commercial child care center as part of the church within a R-1 (Single-Family) Residential District.

**Planning Board Motion:** To **approve** a **Use Permit** to allow for the operation of a commercial child care center as part of the church within a R-1 (Single-Family) Residential District.

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

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

**Public Input:** The representative for the applicant, Pastor Lenell McGee, spoke in support of the request. Ms. Elizabeth Parker had concerns about the proposed use and it would affect the taxes and property values associated with her property. She also wanted some additional information about the project.

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IV. **Case No. 4175 – Ward 3**

**Location:** 2425 Martin Luther King Dr.  
(Parcels 108-2-60 & 108-2-61)

**Petitioner:** Yolanda Bell

**Request:** a **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to C-2 (Limited) Commercial to allow for a commercial day care.

**Planning Board Motion:** To **approve** a **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to C-2 (Limited) Commercial to allow for a commercial day care.

**Planning Board Vote:** (8) in favor (0) Opposing (2) Abstentions

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

**Public Input:** The applicant, Yolanda Bell, and Kevin Green spoke in support of the request. Geneva Johnson, Earl Johnson and Lee Bernard spoke in opposition of the case.

V. **Case No. 4176 – Ward 7**

**Location:** 962 North St. (Parcel 20-28)

**Petitioner:** Cedric Hammond

**Request:** a **Use Permit** to allow for the operation of a commercial child care center within a NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented.

**Planning Board Motion:** To **approve** a **Use Permit** to allow for the operation of a commercial daycare center within a NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented.

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

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

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

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**VI. City of Jackson Text Amendments**

**Petitioner:** City of Jackson/ Department of Planning & Development/ Zoning Division

**Requesting:** Text amendments to the Official City of Jackson Landscape & Zoning Ordinances to provide for and establish more effective landscaping Zoning regulations for the City of Jackson

**Planning Board Motion:** To approve the proposed text amendments to the City of Jackson Official Zoning Ordinance.

**Planning Board Vote:** (9) in favor, (1) opposing

**Planning Board Recommendation:** Approval of the Text Amendments

**Public Input:** City staff spoke in support of the request. Mrs. Jennifer Hall, Executive Director of the MS Manufactured Housing Association provided additional information relative to manufactured housing. There was no one to speak in opposition of the request.

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

**(Ward 7) C-UP 3974 – Trey Hester & Brez, LLC – 839 S. State St (Parcel 196-10)**

- SE was granted to Trey Hester & Brez, LLC on Jun. 19, 2017 to allow for the operation of a Community Recreational Facility within a CMU-1 (Community) Mixed-Up District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date June 10, 2022.

**(Ward 7) SE 4127 – Joseph & Shelby Gray – 540 Warrior Trail (Parcel 50-197)**

- SE was granted to Joseph & Shelby Gray on Jun. 21, 2021 to allow for the operation of a one chair beauty salon within a R-1 (Single-Family) Residential District.
- Cancellation was based upon non-response and non-payment from the grantee by the deadline date June 10, 2022.

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**VIII. 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-4054</b> Ward 7	JCD Urban Development	2034 W. McDowell Rd.	Recreational Community Facility	6/17/19
<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
<b>4128</b> Ward 2 <b>C-UP</b>	Offtop Autoplex, LLC	5502 North State St.	Used Car Lot	6/21/21

**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 20, 2022**