

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL
MONDAY, AUGUST 15, 2022 - 2:30 P.M.
CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4175 – Ward 3

Tabled at the June 20, 2022 City Council Meeting

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.

II. Case No. 4177 – Ward 7

Location:

510, 518 & 524 Mitchell Ave., 3009 North State St. and 3012, 3016, 3024, 3032, 3038 & 3046 Oxford Ave. (Parcel Numbers: 51-142-1, 51-142, 51-141, 51-151, 51-143-1, 51-143-2, 51-143-3, 51-143-4, 51-143-5 & 51-144)

Petitioner:

Whitney Place, LLC.

Request:

a **Rezoning** from UV Urban Village (Mixed Use) and R-4 (Limited Multi-family) Residential Districts to UTC - Urban Town Center (Mixed Use) District to allow for potential higher density and/or mixed use development and a **Use Permit** for accessory parking for the property located at 3009 North State St.

Planning Board Recommendation: Approval of the Rezoning and Use Permit Request

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

Public Input: Other than the representatives for the applicant, Robert Hutchinson & Jason Watkins, no one else spoke in support or opposition of the request.

III. Case No. 4178 – Ward 1

Location: 0 Old Canton Rd. (Parcel 564-16)

Petitioner: Kristie Kirkwood

Request: a **Rezoning** from R-1A (Single-Family) Residential District to R-2 (Single-Family & Two-Family) Residential District to allow for the construction of a two family residential unit.

Planning Board Recommendation: **Denial of Rezoning Request**

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

Public Input: Other than the applicant, Kristie Kirkwood, no one else spoke in support or opposition of the request. Ester L. Ainsworth, informed the Planning Board Members that the neighborhood association had submitted a Letter of Opposition to the requested rezoning.

IV. Case No. 4179 – Ward 5

Location: 540 Raymond Rd. – Suite 2 (Parcel: 217-9)

Petitioner: Terrence Brent, Sr.

Request: a **Use Permit** to allow for the operation of a general restaurant within a C-2 (Limited) Commercial District.

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

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

Public Input: The applicant, Terrence Brent, Sr., along with Jemal Clark, Hinds County Election Commissioner, spoke in support of the request. No one spoke in opposition of the request.

V. Cancelled Special Exceptions\Use Permits – No Action Required

**(Ward 7) SE 2483 – Carl Lackey
1718 Bailey Ave. (Parcel 98-147)**

SE was granted to Carl Lackey on Jul. 16, 1986 to operate a Commercial Parking Lot within an R-1 (Single-family) Residential District.

- Cancellation was based upon a **non-response** from the grantee by the deadline date of August 3, 2022.
- Cancellation was based upon the property being sold.

**(Ward 7) C-UP 4134 – Fortification 1012, LLC
1012 E. Fortification St. (Parcel: 18-63)**

C-UP was granted to Fortification 1012, LLC on Jul. 19, 2021 to allow for a neighborhood restaurant within a C-1A (Restricted) Commercial District.

- Cancellation was based upon non-response and non-payment from the grantee by the deadline date of July 3, 2022.

VI. Special Exception and Use Permit Renewals

**ORDER GRANTING EXTENSION OF SPECIAL EXCEPTIONS
AND USE PERMIT RENEWALS FOR ONE (1) 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 – 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 2	Rhemalyn Lewis	4872 North State St. (formerly 4866/4872) Jackson, MS 39206	Commercial Child Care Center	07/20/20

C-UP- 4130 Ward 5	WMIW, LLC (Sam Astrahan)	3883/3885 Metro Dr. Jackson, MS 39209	Community Recreational Center	07/19/21
SE-4133 Ward 3	Jackson Memorial Funeral Services, LLC	800, 816 & 818 Woodrow Wilson Ave. Jackson, MS 39213	Residential Community Center	07/19/21
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
C-UP 4092 Ward 2	Linda Stuckey	5753 Angle Dr. Jackson, MS 39204	Commercial Day Care	08/17/20
C-UP 3946 Ward 7	Catholic Diocese of Jackson	921 N. President St. Jackson, MS 39202	Emergency Shelter/ Mission	08/15/16
SE- 4094 Ward 7	Bill Kellum	1438 N. State St. Jackson, MS 39206	Law Office	08/17/20
SE- 4095 Ward 1	Art Minton	1131 Druid Hill Dr. Jackson, MS 39206	Professional Real Estate 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 15, 2022