

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

**MONDAY, SEPTEMBER 19, 2022 - 2:30 P.M.**

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

**AGENDA**

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**I. Case No. 4173 – Ward 1**

**Location:** 1187 E County Line Rd (Parcel 738-8-3)

**Petitioner:** Terence Lott

**Request:** **Removal** of the Annual Renewal Condition of the Conditional **Use Permit** to allow for a family entertainment center in a C-2 (Limited) Commercial District.

**City Council Action:** Granted by Council on June 20, 2022

**City Council Vote** (5) In favor (0) Opposing

**Planning Board Motion:** To **approve a Conditional 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 a Conditional Use Permit**

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

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**II. Case No. 4179 – Ward 5**

*Tabled at the August 15, 2022 City Council Meeting*

**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.

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**III. Case No. 4180 – Ward 7**

**Location:**

350 North Mart Plaza Suite F (Parcel 430-16-4)

**Petitioner:**

Sara & Jaquan Jackson

**Request:**

a **Use Permit** within a C-3 (General) Commercial District to allow for the operation of a tattoo parlor in Suite F.

**Planning Board Motion:**

To **approve a Conditional Use Permit** within a C-3 (General) Commercial District to allow for the operation of a tattoo parlor in Suite F.

**Planning Board Vote:**

(8) In favor (0) Opposing

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

**Public Input:**

The applicants, Jaquan M. & Sara P. Jackson, spoke in support of the case. Ken Stamps, Tribeca Developers, expressed concerns about use of and the future plans for the subject property and its impact on their properties.

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**IV. Case No. 4181 – Ward 1**

**Location:**

2095 Dunbarton Dr. (Parcels: 590-57, 590-57-2, 590-57-4, 590-57-5 & 590-57-3)

**Petitioner:**

River Ridge, LLC

**Request:**

a **Rezoning** from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for consistency with the predominate Zoning classification of C-3 to allow for more redevelopment opportunities.

**Planning Board Vote:**

(8) In favor (0) Opposing

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

**Public Input:**

The representative for the applicant, Robert Miller, spoke in support of the request. No one spoke in opposition of the request.

**V. Case No. 4182 – Ward 5**

**Location:** Parcels: 220-91 & 220-92 on Ellis Ave.

**Petitioner:** Shawn Maxer

**Request:** a **Rezoning** from R-1A (Single-Family) Residential to C-1A (Restricted) Commercial District to allow for the construction of a barbershop for property located on Parcel 220-91 (0 Ellis Ave.) and a Use Permit for an accessory parking lot on Parcel 220-92 (0 Peola St.).

**Planning Board Vote:** (8) In favor (0) Opposing.

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

**Public Input:** The applicant, Shawn Maxer, and Tommy Hontzas spoke in support of the request. Pam & Johnnie Williams spoke in opposition of the Use Permit for the parking lot request.

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**VI. Case No. 4184 – Ward 7**

**Location:** 195 Elton Rd. (Parcel 872-159)

**Petitioner:** Rueben Jones

**Request:** a **Use Permit** to allow for the placement of a manufactured house within a R-1 (Single-Family) Residential District.

**Planning Board Vote:** (8) In favor (0) Opposing.

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

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

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