

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, OCTOBER 17, 2022 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4167 – Ward 7

Location: 0 Douglass Dr. (Parcel 540-344-1)

Petitioner: East Ridge, LLC

Request: a **Variance** from the required lot width of 60' for R-1A zoned properties to allow for six (6) 52' "7" wide lots.

Planning Board Vote: **(Motion to Deny)** (7) in favor (1) Opposing the Variance Request.

Planning Board Recommendation: Denial of the Variance Request

Public Input: The representative for the applicant, Bill Lee, Roy Liddell & Skipper Jernigan, spoke in support of the case. David Munn, Chris Harper & Todd Roberts spoke in opposition of the request. A petition with multiple signatures along with several letters of opposition was submitted for this case.

II. Case No. 4183 – Ward 1

Location: 0 Old Canton Rd. (formerly 5016 Old Canton Rd.) (Parcel 507-2)

Petitioner: Luxe Homes, LLC

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 2-unit town house development.

Planning Board Vote: **(Motion to Deny)** (8) in favor (0) Opposing

Planning Board Recommendation: Denial of the Rezoning Request

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

III. Case No. 4185 – Ward 7

Location: 833 N. Jefferson St. (Parcel 23-18)

Petitioner: Molly West & Cody Cox

Request: a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use Pedestrian Oriented District to allow for consistency with the zoning in the immediate vicinity of the property and to create more opportunities for neighborhood retail land uses.

Planning Board Vote: **(Motion to Approve)** (9) in favor (0) Opposing

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

Public Input: Other than the applicants, Molly West & Cody Cox, no one else spoke in support or opposition of the request.

IV. Case No. 4186 – Ward 3

Location: 5020 North State St. (Parcel: 517-800)

Petitioner: Isaac Byrd, III

Request: a **Use Permit** within a C-3 (General) Commercial District to allow for a liquor store in a neighborhood shopping center and not in combination with a convenience type grocery store or service station.

Planning Board Vote: **(Motion to Approve)** (9) in favor (0) Opposing.

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

Public Input: Other than the applicant, Isaac Byrd, III, no one else spoke in support or opposition of the request.

V. Case No. 4187 – Ward 1

Location: 1039 E County Line Rd. – Suite 102.
(Parcel: 738-9)

Petitioner: Osama Nasser

Request: a **Use Permit** to allow for a tobacco paraphernalia retail business within a C-3 (General) Commercial District.

Planning Board Vote: (Motion to Approve) (7) in favor (2) Opposing.

Planning Board Recommendation: Approval of a Conditional Use Permit

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

VI. City of Jackson Text Amendments

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

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

Planning Board Vote: (Motion to Approve) (9) in favor, (0) opposing

Planning Board Recommendation: Approval of the Text Amendments

Public Input: Other than City staff there was no one who spoke in opposition or support of the request.

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

(Ward 1) SE 3970 – Brad Reeves – 4909 Ridgewood Rd. & 1538 Sheffield Dr.

(Parcel #511-414 & 511-212)

- SE was granted to Brad Reeves on Oct. 16, 2017 to operate a Professional Non-Retail Office within an R-1A (Single-family) Residential District.
 - Cancellation was based upon **non-response** from the grantee by the deadline date of **October 4, 2022**.
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VIII. Special Exception and Use Permit Renewals for September & October 2022

**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:

CASE NO.	NAME	LOCATION	USE	GRANTED
SE - 3844 Ward 1	Anthony R. Simon	621 E. Northside Dr. Jackson, MS 39206	Professional Non-Retail Office	09/16/2013
C-UP - 3914 Ward 7	Richard & Company, LLC - C/o Richard McKey Initially Issued to the Fondren Renaissance Foundation	Patton Ave. Parcel #48-97 Jackson, MS 39206	Accessory Parking Lot	09/21/2015
SE - 4097 Ward 1	Lakeita F. Rox-Love	5375 Red Fox Rd. Jackson, MS 39206	Professional (Real Estate) Office	09/21/2020
SE - 4137 Ward 2	Betty Sullivan	1611 Countrywood Dr. Jackson, MS 39213	Professional (Real Estate) Office	09/20/2021
C-UP - 4141 Ward 7	Miltoria Heath	1110 Noel St. Jackson, MS 39202	Commercial Child Care Center	09/20/2021
SE-2697 Ward 5	Alma Ruffin	4212 Oakmont Drive	Day Care Center	10/05/1988
SE-4102 Ward 7	Midtown Christian Academy	217 Millsaps Ave.	Commercial Day Care	10/19/2020
C-UP - 4145 Ward 7	YANA Club of MS, Inc.	Parcel #52-10 on Northview Dr. Jackson, MS	Accessory Off-Street Parking Lot	10/18/2021

IT IS HEREBY ORDERED by the Council of the City of Jackson that the said Use Permits and/or Special Exceptions be and the same are hereby extended for another year from and after the anniversary date granting said permits.

October 17, 2022