

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, DECEMBER 19, 2022 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4190 – Ward 3

Location: 911 Palmyra St. (Parcel #91-41-4)

Petitioner: Geovon Martin

Request: a **Rezoning** from I-1 (Light) Industrial District & I-2 (Heavy) Industrial District to C-3 (General) Commercial District to allow for the conversion of the property to a personal care\assisted living facility which exceeds thirteen (13) residents.

Planning Board Vote: **(Motion to Approve)** (6) in favor (0) Opposing

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

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

II. Case No. 4191 – Ward 1

Location: 1415 Lelia Dr. (Parcel #542-26), 1417 Lelia Dr. (Parcel #542-28), 1425 Lelia Dr. (Parcel #542-32), 1435 Lelia Dr. (Parcel #542-30), 1445 Lelia Dr (Parcel ##542-34), 2525 Lakeward Dr. (Parcel #542-42) and 2510 Lakeland Terrace (Parcel #542-36)

Petitioner: Capitol Magnolia, LLC

Request: a **Rezoning** from R-4 (Limited Multi-Family) Residential District, C-1 (Restricted) Commercial District and C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for the potential development of apartments and other development opportunities.

Planning Board Vote: **(Motion to Approve)** (6) in favor (0) Opposing

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

Public Input:

The representative for the applicant, Justin Peterson, spoke in support of the request. Morrell Richardson and Mary DeVaul-Levy had several concerns and spoke in opposition of the request.

III. Case No. 4193 – Ward 3

Location:

2425 Martin L. King Dr. (Parcel108-2-60), 2427 Martin L. King Dr. (Parcel108-2-61) and 1039 Marine St. (Parcel 108-2-58)

Petitioner:

Yolanda Bell

Request:

a **Use Permit** within a R-2 (Single-Family & Two-Family) Residential District to allow for a school on a site that is less than five (5) acres and greater than ten thousand (10,000) square feet.

Planning Board Vote:

(Motion to Approve) (6) in favor (0) Opposing.

Planning Board Recommendation:

Approval of a Conditional Use Permit

Public Input:

Other than the applicant, Yolanda Bell, no one else spoke in support or opposition of the request.

IV. Case No. 4194 – Ward 2

Location:

Parcel #2859-935 on Highway 49

Petitioner:

Lonnie J. Wilkerson

Request:

a **Rezoning** from SR - (Suburban) Residential District to C-3 (General) Commercial District to allow for an automotive service and repair center.

Planning Board Vote:

(Motion to Approve) (6) in favor (0) Opposing.

Planning Board Recommendation:

Approval of the Rezoning Request

Public Input:

Other than the representative for the applicant, Payton Wilkerson, no one else spoke in support or opposition of the request.
