

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

**MONDAY, JANUARY 23, 2023 - 2:30 P.M.**

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

**AGENDA**

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**I. Case No. 4192 – Ward 1**

**Location:** 5070 Parkway Dr. (Parcel 559-1040)

**Petitioner:** Aayodhya, LLC d/b/a Colonial Wine & Spirits

**Request:** a **Use Permit** within a C-2 (Limited) 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 Deny)** (5) in favor (0) Opposing and (1) abstention

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

**Public Input:** The representative for the applicant, David Ringer, spoke in support of the case. No one spoke in opposition of the request. However, several letters of opposition were received from multiple neighborhood associations.

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**II. Case No. 4195 – Ward 7**

**Location:** 1990 Pleasant Ave. (Parcel 99-30)

**Petitioner:** Aaron Honeysucker

**Request:** a Rezoning from C-1 (Restricted) Commercial District and C-2 (Limited) Commercial District to C-3 (General) Commercial District with a Use Permit to allow for an events venue (community recreational center).

**Planning Board Vote:** **(Motion to Approve an Alternative Rezoning)** (8) in favor (0) Opposing.

**Planning Board Recommendation:** **Approval of an alternate Rezoning**  
(Alternate Rezoning from C-1 (Restricted) Commercial District and C-2 (Limited) Commercial District to R-4 (Limited Multi-Family) Residential District with a Special Exception to

allow for the development of a community residential facility)

**Public Input:**

The applicant, Aaron Honeysucker, and Marcus Honeysucker, spoke in support of the request. No one spoke in opposition of the request.

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**III. Case No. 4196 – Ward 2**

**Location:**

1369 College Hill Dr. (Parcel 808-28-1)

**Petitioner:**

David Spradlin

**Request:**

a **Rezoning** from C-3 (General) Commercial District to I-1 (Light) Industrial District to allow for a cannabis cultivation facility.

**Planning Board Vote:**

**(Motion to Approve)** (8) in favor (0) Opposing.

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

**Public Input:**

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

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

**(Ward 4)**

**UP 1111 – Elbert Willis – 3384 Elraine Blvd. - (Parcel 408-559)**

- UP was granted to Elbert Willis on Dec. 16, 1971 to operate a Beauty Shop within an R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **January 9, 2023**.

**(Ward 3)**

**SE 2331 – New Testament M.B. Church – 2702 Holmes Ave. - (Parcel 302-6-2)**

- SE was granted to New Testament M.B. Church on Dec. 5, 1984 to operate a church on a site that is less than one (1) acre within an R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **January 9, 2023**.

**(Ward 7)**

**C-UP 3999 – Necco G. Nelson – 500 E. Woodrow Wilson – Suite B. - (Parcel 46-31)**

- C-UP was granted to Necco G. Nelson on Jan. 22, 2018 to allow for a tattoo parlor within a C-3 (General) Commercial District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **January 9, 2023**.

**(Ward 7)**

**SE 4027 – Matthew McLaughlin – 1704 North State St. - (Parcel 12-16)**

- SE was granted to Matthew McLaughlin on Jan. 28, 2019 to operate a Professional Office within an R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **January 9, 2023**.

**(Ward 3)**

**C-UP 4080 – Care Center Ministries Mississippi – 258 E. Northside Dr. - (Parcel 433-75)**

- C-UP was granted to Care Center Ministries Mississippi on Jan. 27, 2020 to allow for the operation of a transitional house for 7 to 12 residents within a R-1A (Single-Family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **January 9, 2023**.

**(Ward 7)**

**C-UP 4111 – Dericka Norwood – 3821 I-55 South - (Parcel 862-50-3)**

- C-UP was granted to Dericka Norwood on Jan. 25, 2021 to allow for the operation of a tattoo parlor within a C-3 (General) Commercial District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **January 9, 2023**.

**(Ward 4)**

**SE 4155 – Rosemont Human Services, Inc. – 3801 Officer Thomas Catchings Sr. Dr. - (Parcel 305-49-39)**

- SE was granted to Rosemont Human Services, Inc. on Jan. 24, 2022 to operate a Professional (Real Estate) Office within an R-1 (Single-Family) Residential District.
  - Cancellation was based upon **non-response** from the grantee by the deadline date of **January 9, 2023**.
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**V. Special Exception and Use Permit Renewals for December 2022 & January 2023**

**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><u>CASE NO.</u></b>	<b><u>NAME</u></b>	<b><u>LOCATION</u></b>	<b><u>USE</u></b>	<b><u>GRANTED</u></b>
<b>SE - 2340 Ward 5</b>	Barbara Moaton	422 Eastview St. Jackson, MS 39209	One-Chair Beauty Salon	12/5/84
<b>SE - 3997 Ward 6</b>	Kimberly Course	451 McDowell Park Cir. Jackson, MS 39204	Residential Daycare Center	12/18/2017
<b>C-UP 4033 Ward 7</b>	Michael Boerner	2801 & 2807 Old Canton Rd. Jackson, MS 39216	Community recreational center part of a neighborhood shopping center	12/17/2018
<b>SE - 4149 Ward 7</b>	Right Size Realty Properties - Dianne Nelson	3915 North State St. Jackson, MS 39206	Professional (Real Estate) Office	12/20/2021
<b>C-UP 4150 Ward 3</b>	Shirley Cleveland	4417 O'Bannon Dr. Jackson, MS 39209	Commercial Child Care Center	12/20/2021
<b>SE - 3729 Ward 2</b>	Shirley Cleveland	5304 Queen Christina	Residential Child Care	1/19/10
<b>SE - 3792 Ward 5</b>	Andrea Crudup	103 Alta Woods Blvd.	One-chair Beauty Shop	1/9/12
<b>SE - 3796 Ward 7</b>	Fondren Renaissance Foundation	4145 Old Canton Rd.	Professional Non-Retail Office	1/9/12
<b>SE - 4035 Ward 2</b>	Myrtis D. Patterson	5417 Grafton St.	One-Chair Beauty Salon	1/28/19
<b>SE-4109 Ward 1</b>	Eris Giurintano	12 St. Andrews Dr. Jackson, MS 39211	Professional Real Estate Office	1/25/21

**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.

**January 23, 2023**