

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, JULY 17, 2023 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4208 – Ward 7

Location: Parcel #140-3 Pascagoula St. Parcel #140-3

Petitioner: Dr. Selika Sweet

Request: a **Rezoning** from C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented with a Use Permit to allow for the construction of a community recreation center (event venue).

Planning Board Vote: **(Motion to Approve)** (11) in favor (0) Opposing.

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

Public Input: Other than the applicant, Dr. Selika Sweet, no one else spoke in support or opposition of the request.

II. Case No. 4209 – Ward 5

Location: 590 Raymond Rd. (Parcel #220-20)

Petitioner: New Horizon Ministries, Inc.

Request: a **Use Permit** to allow for a community recreational center within a C-3 (General) Commercial District.

Planning Board Vote: **(Motion to Approve)** (11) in favor (0) Opposing

Planning Board Recommendation: **Approval of the Conditional Use Permit Request**

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

III. Case No. 4211 – Ward 1

Location: 4775 Old Canton Rd. (Parcel #511-538-1)

Petitioner: Michael Kinard of Root Down 4, LLC

Request: a **Rezoning** from C-1 (Restricted) Commercial District to C-2 (Limited) Commercial District to allow for consistency with the zoning in the immediate vicinity of the properties and for a compatible diversity of land uses that would allow for a medical cannabis dispensary.

Planning Board Vote: **(Motion to Approve)** (11) in favor (0) Opposing.

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

Public Input: The applicant, Michael Kinnard, and one of the representatives for the applicant, Amanda Tollison, spoke in support of the case. Ashley Ogden on behalf of the JXN United and the Sheffield Area Homeowners' Association (SAHA) stressed to the Planning Board that the organizations were not representing opposition to the Rezoning to but asked that the Planning Board be mindful that they were concerned about an oversaturation of this type of business (medical cannabis dispensary) in the area. Dr. James C. Hays of the LeFleur East Foundation spoke in opposition of the Rezoning request.

IV. Case No. 4212 – Ward 1

Location: 6370 Ridgewood Ct Dr. (Parcel #738-9-8)

Petitioner: UA Jackson MS, LLC

Request: a **Use Permit** to allow for the operation of a family entertainment center in a C-3 (General) Commercial District.

Planning Board Vote: **(Motion to Approve)** (10) in favor (0) Opposing with (1) Recusal

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

Public Input: Other than the applicants, Ginamarie Soto and Bobby Jay O'Shields, no one else spoke in support or opposition of the request.

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

(Ward 3)

SE 3313 - Eva Shell - 303 Wilshire Dr. (Parcel #430-257)

- SE was granted to Eva Shell on Jul. 14, 2000 to operate a Residential Child Care Center within an R-1A (Single-family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **July 3, 2023**.

(Ward 2)

C-UP 4087 - Jamika Dixon - 241 Briarwood Dr. (Parcel #723-22)

- C-UP was granted to Jamika Dixon on Jul. 20, 2020 to operate a Commercial Childcare Center within an C-1A (Restricted) Commercial District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **July 3, 2023**.

VI. Special Exception and Use Permit Renewals for June & July 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:

<u>CASE NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>USE</u>	<u>GRANTED</u>
SE -2905 Ward 3	Mary Tillman	3651 Mosley Avenue	Personal Care Home	4/08/92
3974 Ward 7 C-UP	Trey Hester & Brez, LLC	839 S. State St.	Community Recreational Facility to operate an Escape Room	6/19/17
SE-4054 Ward 7	JCD Urban Development	2034 W. McDowell Rd.	Recreational Community Facility	6/17/19
4057 Ward 7 C-UP	John B. Stanton, o/b/h of Jackson Brew, LLC	3100 Old Canton Rd.	Drive thru window for a coffee shop	6/17/19
4128 Ward 2 C-UP	Offtop Autoplex, LLC	5502 North State St.	Used Car Lot	6/21/21
SE-2482 Ward 3	George Wilkes, Jr.	729 Beaverbrook Dr. Jackson, MS 39206	One-Chair Barber Shop	07/16/86
SE-4085 Ward 2	Laura Robbins	5663 Beechwood Dr. Jackson, MS 39206	Residential Day 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

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.

July 17, 2023

