

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, AUGUST 21, 2023 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4213 – Ward 4

Location: 451 Roland St. (Parcel 305-107)

Petitioner: Shirley Johnson

Request: a **Use Permit** within a R-1 (Single-Family) Residential District to allow transitional housing for seven (7) to twelve (12) residents.

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

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

Public Input: Other than the applicant, Shirley Johnson, no one else spoke in support or opposition of the request. There was one letter of opposition submitted for the case.

II. Case No. 4214 – Ward 7

Location: 410 S. Gallatin St. (Parcel #182-53)

Petitioner: Rex Baker c/o Gateway Rescue Mission

Request: a **Rezoning** from the I-1 (Light) Industrial District portion of the property located at 410 S. Gallatin St. (Parcel # 182-53) to C-3 (General) Commercial District to create one (1) Zoning classification for the property and to allow for the continuation and expansion of services provided at the existing Gateway Rescue Mission facility.

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

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

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

III. Case No. 4215 – Ward 2

Location: 5755 Horton Ave. (Parcel #723-67-3)

Petitioner: Paul Purser

Request: a **Rezoning** from R-1A (Single-family) Residential District to R-5 (Multi-family) Residential District to allow for consistency with the Zoning classification of the adjacent properties.

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

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

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

IV. Case No. 4216 – Ward 3

Location: 608 Wellington Dr. (Parcel: 432-328), 616 Wellington Dr. (Parcel: 431-20), 630 Wellington Dr. (Parcel: 431-18), 638 Wellington Dr. (Parcel: 431-17), 644 Wellington Dr. (Parcel: 431-16), 654 Wellington Dr. (Parcel: 431-15), 4638 Londonderry Dr. (Parcel: 432-327) & 706 E. Northside Dr. (Parcel: 431-129)

Petitioner: Redeemer Church

Request: a **Rezoning** of the properties located at 706 E Northside Dr, 608, 616, 630, 638, 644 & 654 Wellington Dr. & 4638 Londonderry Dr. from R-1 & R-1A (Single-Family) Residential District to SUD - Special Use District to allow for the expansion of the church's institutional and educational activities

Planning Board Vote: **(Motion to Approve)** (8) in favor (0) Opposing and (1) in abstention

Planning Board Recommendation: **Approval of the Rezoning** of the properties at 608, 616, 630, 638, 644 & 654 Wellington Dr. & 4638 Londonderry Dr. from R-1 & R-1A (Single-Family) Residential District to SUD - Special Use District and a **Use Permit** for the property at 706 E Northside Drive to allow for the expansion of the church's institutional and educational activities and an accessory parking lot.

Public Input:

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

V. Case No. 4217 – Ward 2

Location:

5295 I-55 North Frontage Rd. (Parcel 507-350-1)
Suite C

Petitioner:

Patrick S. Herring

Request:

a **Use Permit** to allow for the operation of a Used Car Lot within a C-3 (General) Commercial District.

Planning Board Vote:

(Motion to Approve) (9) in favor (0) Opposing

Planning Board Recommendation:

Approval of a Conditional Use Permit

Public Input:

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

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

(Ward 3)

SE 3715 – Charlotte Ford – 227 Stillwood Dr. (Parcel #430-180)

- SE was granted to Charlotte Ford on Aug 17, 2000 to operate a Catering Service within an R-1 (Single-family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **August 4, 2023**.

(Ward 1)

C-UP 4095 – Art Minton – 1131 Druid Hill Dr. (Parcel #438-101)

- C-UP was granted to Art Minton on Jul. 20, 2020 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 **August 4, 2023**.

VII. Special Exception and Use Permit Renewals for August 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- 3676 Ward 3	Richard Moman	4644 N. State St. Jackson, MS 39206	Tax Office	08/18/08
C-UP 3946 Ward 7	Catholic Diocese of Jackson	921 N. President St. Jackson, MS 39202	Emergency Shelter/ Mission	08/15/16
C-UP 4092 Ward 2	Linda Stuckey	5753 Angle Dr. Jackson, MS 39204	Commercial Day Care	08/17/20
SE- 4094 Ward 7	Bill Kellum	1438 N. State St. Jackson, MS 39206	Law Office	08/17/20
C-UP 4087 Ward 2	Jamika Dixon	241 Briarwood Dr. 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

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.

August 21, 2023