

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, SEPTEMBER 18, 2023 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4218 - Ward 5

Location: 3181 J R Lynch St. (Parcel #697-520-4)

Petitioner: Lemuel & Archie Tripp

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

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

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

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

II. Case No. 4219 - Ward 5

Location: 34 Elaine Ct. (Parcel #212-354)

Petitioner: Kinya Godbolt

Request: a **Special Exception** to allow for a catering service, where they are a part of the owner/operator's residence within a R-1 (Single-Family) Residential District.

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

Planning Board Recommendation: **Approval of the Special Exception Request**

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

III. Case No. 4220 - Ward 4

Location: 4840 Highway 18 W. (Parcel #831-100-2)

Petitioner: Jishnu Gosain

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

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

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

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

IV. Case No. 4221 – Ward 5

Location: 142 Magnolia St. (Parcel #133-29)

Petitioner: Andy Abrams Foundation - Jason Abrams

Request: a **Use Permit** to allow for operation of a boarding home with a **Variance** from the required number of parking spaces within a R-4 (Limited Multi-Family) Residential District.

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

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

Public Input: The representative for the applicant, Akili Kelly, and Robert Berry of spoke in support of the request. Victor Cavett spoke in opposition and submitted an email opposition for the case.

V. Case No. 4222 – Ward 7

Location: 1638 & 1640 S. Gallatin St. (Parcels 175-101, 175-104, 175-104-1, 175-262, 175-266, 175-290 & 175-330)

Petitioner: African Christian Fellowship USA, Inc., Jackson Chapter

Request: a **Rezoning** from I-1 (Light) Industrial District to NMU-1, (Neighborhood) Mixed Use District, Pedestrian Oriented with a **Use Permit** to allow for the remodeling/ reconstructing of the building for religious and recreational activities.

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

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

Public Input: Abiye Iyo and Monday Ohwofasa spoke in support of the request. No one spoke in opposition of the request.

VI. Special Exception and Use Permit Renewals for September 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 – 3844 Ward 1 | Anthony R. Simon | 621 E. Northside Dr. Jackson, MS 39206 | Professional Non-Retail Office | 09/16/13 |
| 3914 C-UP 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 | 09/21/15 |
| SE – 4097 Ward 1 | Lakeita F. Rox-Love | 5375 Red Fox Rd. Jackson, MS 39206 | Professional (Real Estate) Office | 09/21/20 |
| SE – 4137 Ward 2 | Betty Sullivan | 1611 Countrywood Dr. Jackson, MS 39213 | Professional (Real Estate) Office | 9/20/21 |
| 4141 C-UP Ward 7 | Miltoria Heath | 1110 Noel St. Jackson, MS 39202 | Commercial Child Care Center | 9/20/21 |
| C-UP 4179 Ward 5 | Terrence Brent, Sr. | 540 Raymond Rd. – Suite 2 Jackson, MS 39202 | General Restaurant | 9/19/22 |

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.

September 18, 2023