

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, JANUARY 22, 2024 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4228 – Ward 1

Location: 0 Old Canton Rd. (Parcel 564-16)

Petitioner: Kristi Kirkwood

Request: a **Rezoning** from R-1 (Single-family) Residential District to R-2 (Single-Family & Two-Family) Residential District to allow for the construction of a two family residential unit.

Planning Board Vote: **(Motion to Deny)** (8) in favor (1) Opposing

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

Public Input: Scherrie L Prince, attorney for the applicant, & the applicant, Kristie Kirkwood, spoke in support of the request. Ashley Ogden of the Sheffield Area and JXN United Community Associations, Vanessa Weatherspoon, Velma Warner and Felicia Day of the Canton Club Neighborhood Association spoke in opposition of the request. Several written correspondences in opposition to the Rezoning request were submitted.

II. Case No. 4231 – Ward 5

Location: 1651 University Blvd – Suite B. (Parcel #166-1)

Petitioner: Earnest Williams

Request: a **Use Permit** to allow for a general restaurant within a C80-C2 (Limited) Commercial Subdistrict.

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

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

Public Input: The applicant, Earnest Williams, came after the case. No one spoke in support or opposition of the request.

III. Case No. 4232 – Ward 4

Location: 5420 Lynch St. Ext. (Parcel 825-483)

Petitioner: Robinson Industries, Inc.

Request: a **Rezoning** from I-1 (Light) Industrial District to R-5 (Multi-family) Residential District to allow for a multifamily residential development.

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, Mack Robinson, no one else spoke in support or opposition of the request.

IV. Case No. 4233 – Ward 3

Location: 3243 Medgar Evers Blvd. (Parcel 409-4)

Petitioner: Clifton Burns

Request: a **Rezoning** from C3 (General) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the adaptive reuse of the property.

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

Planning Board Recommendation: Approval of the Rezoning Request

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

V. Case No. 4234 – Ward 4

Location: Parcel 835-46 on Highway 18.

Petitioner: Community Animal Rescue & Adoption

Request: a **Rezoning** from C2 (Limited) Commercial District to C3 (General) Commercial District to allow for a veterinarian clinic and kennels.

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, Ann Somers, no one else spoke in support or opposition of the request. One letter of opposition was received.

VI. Case No. 4235 – Ward 1

Location:

1322 Simwood Place (Parcel 450-186)

Petitioner:

Martin Ingram

Request:

a **Four foot (4') Variance** from the required twenty-five feet (25') front yard setback requirements for properties within a R-1A (Single-Family) Residential District to allow for the construction of a carport.

Planning Board Vote:

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

Planning Board Recommendation:

Approval of a Variance up to six (6) feet from the required twenty-five (25) front yard setback requirement for R-1A zoned properties.

Public Input:

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

VII. Case No. 4236 – Ward 2

Location:

6060 Bonita St. (Parcel 709-4-5)

Petitioner:

Ebony Pearls Foundation Incorporated

Request:

a **Use Permit** to allow for the operation of a community recreational center 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 representative for the applicant, Patricia Magee, no one else spoke in support or opposition of the request.

VIII. Case No. 4237 – Ward 7

Location: 1031 North Congress St. (Parcel 41-17)

Petitioner: Myriam B. Richard

Request: a **Special Exception** to allow for the operation of a residential community facility within a R-4 (Limited Multi-family) Residential District.

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

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

Public Input: Other than the applicant, Myriam B. Richard, no one else spoke in support or opposition of the request.

IX. Case No. 4238 – Ward 7

Location: 605 E. McDowell Rd. (Parcel 602-4)

Petitioner: OPAL Fuels

Request: a **Rezoning** from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to allow for the installation of a renewable natural gas CNG Station.

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

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

Public Input: The applicant was not present. No one else spoke in support or opposition of the request.

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

(Ward 2) SE 3729

Shirley Cleveland – 5304 Queen Christina Ln. (Parcel 642-591)

- Special Exception was granted to Shirley Cleveland on Jan. 19, 2010 to operate a Residential Child Care Center within a R-1 (Single-Family) Residential District.
- Cancellation was based upon the request to cancel from the grantee.

(Ward 7) SE 4027

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

- Special Exception was granted to Matthew McLaughlin on Jan. 28, 2019 to operate a Professional Office within a R-4 (Limited Multi-Family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **January 8, 2024**.

(Ward 4) SE 4155

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

- Special Exception was granted to Rosemont Human Services, Inc. on Jan. 24, 2022 to operate a Residential Community Facility within a R-1 (Single-Family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **January 8, 2024**.

(Ward 7) SE 4195

Aaron Honeysucker – 1990 Pleasant Ave. (Parcel 99-30)

- Special Exception was granted to Aaron Honeysucker on Jan. 23, 2023 to operate a Residential Community Facility within a C-3 (General) Commercial District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **January 8, 2024**.

(Ward 3) C-UP 4080

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

- Conditional Use Permit was granted to Care Center Ministries Mississippi on Jan. 27, 2020 to operate a transitional house for 7 to 12 residents within a R-1A (Single-Family) Residential District.
- Cancellation was based upon the property being sold which would require the new owners to obtain a Use Permit if the intent is to continue the operation of a transitional housing unit for 7 to 12 residents.

XI. Special Exception and Use Permit Renewals for January 2024

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 – 3792 Ward 5	Andrea Crudup	103 Alta Woods Blvd.	One-chair Beauty Shop	1/9/12
SE – 3796 Ward 7	Fondren Renaissance Foundation	4145 Old Canton Rd.	Professional Non-Retail Office	1/9/12

SE - 4035 Ward 2	Myrtis D. Patterson	5417 Grafton St.	One-Chair Beauty Salon	1/28/19
SE-4109 Ward 1	Eris Giurintano	12 St. Andrews Dr. Jackson, MS 39211	Professional Real Estate Office	1/25/21
SE - 2331 Ward 3	New Testament M.B. Church	2702 Holmes Ave. Jackson, MS 39213	Church on less than 1 acre	12/5/84
SE - 2340 Ward 5	Barbara Moaton	422 Eastview St. Jackson, MS 39209	One-Chair Beauty Salon	12/5/84
SE - 3997 Ward 6	Kimberly Course	451 McDowell Park Cir. Jackson, MS 39204	Residential Daycare Center	12/18/2017
C-UP 4033 Ward 7	Michael Boerner	2801 & 2807 Old Canton Rd. Jackson, MS 39216	Community recreational center part of a neighborhood shopping center	12/17/2018
C-UP 4150 Ward 3	Shirley Cleveland	4417 O'Bannon Dr. Jackson, MS 39209	Commercial Child Care Center	12/20/2021
C-UP 4193 Ward 3	Yolanda Bell	2425 Martin L. King Dr. 2427 Martin L. King Dr. & 1039 Marine St Jackson, MS 39213	Preschool Learning Center & After School Program	12/19/2022

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 22, 2024