

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, APRIL 18, 2016 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

- I. **Case No. 3925 – Ward 1** *Case was appealed from the February 24, 2016 Planning Board Hearing*
- Location:** 5635 Old Canton Road
- Petitioner:** Colonial Jackson, LLC
- Request:** a **Rezoning** from SUD Special Use District to TND Traditional District, to develop a Traditional Neighborhood Development, to be known as Colonial Highlands.
- Planning Board Motion:** To **Approve** the **Rezoning** from SUD Special Use District to TND Traditional District, to develop a Traditional Neighborhood Development, to be known as Colonial Highlands.
- Planning Board Vote:** (11) in favor (0) Opposing
- Planning Board Recommendation:** **Approval of the Rezoning Request**
- Public Input:** Two people expressed some concerns about some of the residual impacts associated with the development but they were in support of the overall development and the case. Two people spoke in opposition to this request.
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- II. **Case No. 3926 – Ward 3** *Case was appealed from the February 24, 2016 Planning Board Hearing*
- Location:** South Drive Parcel #638-35-1
- Petitioner:** Jackson Memorial Funeral Services, LLC
- Request:** a **Rezoning** from R-1 (Single-Family) Residential District and C-3 (General) Commercial District to SUD Special Use District, to develop a cemetery.
- Planning Board Motion:** To **Deny** the **Rezoning** from R-1 (Single-Family) Residential District and C-3 (General) Commercial District to SUD Special Use District, to develop a cemetery.
- Planning Board Vote:** (8) in favor (1) Opposing (2) Abstentions
- Planning Board Recommendation:** Denial of the Rezoning Request
- Public Input:** Four people spoke in opposition to the request.

III. Case No. 3930 – Ward 5

Location: 120 Fredrica Ave.

Petitioner: Armando Salazar

Request: a *Use Permit and a two thousand seven hundred (2,700) sq. feet Variance* from the minimum requirement of ten thousand (10,000) sq. ft. to allow for a church on less than one acre within an R-1 (Single-Family) Residential District.

Planning Board Motion: To Approve the **Use Permit and a two thousand seven hundred (2,700) sq. feet Variance** from the minimum requirement of ten thousand (10,000) sq. ft. to allow for a church on less than one acre within an R-1 (Single-Family) Residential District.

Planning Board Vote: (2) in favor (6) Opposing (1) Abstention

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

Public Input: One person spoke in opposition to the request.

IV. Case No. 3931 – Ward 1

Location: London Ave. Parcel #583-74-2

Petitioner: Robert J. Robbins

Request: a **Variance** of thirteen feet to build within twelve feet of the required 25 feet setback for front yards within a R-1 (Single-Family) Residential District.

Planning Board Motion: To **Approve** the **Variance** of thirteen feet to build within twelve feet of the required 25 feet setback for front yards within a R-1 (Single-Family) Residential District.

Planning Board Vote: (9) in favor (0) Opposing

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

Public Input: No one spoke in opposition to the request

V. Case No. 3932 – Ward 2/3

Location: 5055 Manhattan Road

Petitioner: Vernon Smith

Request: a **Rezoning** from SUD (Special Use District) to NMU-1 (Neighborhood) Mixed-Use District for a mixed use development

Planning Board Motion: To **Approve** the **Rezoning** from SUD (Special Use District) to NMU-1 (Neighborhood) Mixed-Use District for a mixed use development.

Planning Board Vote: (9) in favor (0) Opposing

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

Public Input: No one spoke in opposition to the request

VI. **Cancelled Special Exceptions – No Action Required**

SE 2746 – Diane Robinson – 710 Primos Ave.

- SE was granted to Diane Robinson on Apr. 5, 1989 to operate a one-chair beauty salon that was to be operated by appointments only within an R-1A (Single-Family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **April 6, 2016**.

SE 3048 – Deborah Harper – 405 Queen Margaret Ln.

- SE was granted to Deborah Johnson (Harper) on Apr. 5, 1995 to operate a one-chair beauty salon that was to be operated by appointments only within an R-1 (Single-Family) Residential District
 - Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **April 6, 2016**.
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VII. Special Exception Renewals for April 2016

**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
SE -3886 Ward 2 UP	Etheridge Jamison	128 Richardson Dr.	Operation of a Wrecker Service	4/20/15
SE -3894 Ward 1 UP	Meena Sabharwal	1625 E. County Line Rd. - Suite 320	Operation of a Liquor Store	4/20/15
SE -3895 Ward 3 UP	Quarquerite Lowe	532 W. Northside Dr.	Operation of a Commercial Child Care Center	4/20/15

IT IS HEREBY ORDERED by the Council of the City of Jackson that the said Special Exceptions and/or Use Permits be and the same are hereby extended for another year from and after the anniversary date granting said Special Exceptions and/or Use Permits.

April 18, 2016