

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, APRIL 17, 2017 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 3962 – Ward 7

Location: 142 E. Bell St.

Petitioner: Morrison Heights Baptist Church

Request: a **Special Exception** for a residential community facility within an R-4 (Limited Multi-Family) Residential District.

Planning Board Motion: To **approve a Special Exception** for a residential community facility within an R-4 (Limited Multi-Family) Residential District.

Planning Board Recommendation: **Approval of a Special Exception**

Planning Board Vote: (8) in favor (0) Opposing

Public Input: Shmea Kelly spoke in support to the request and the Midtown CDC submitted a letter of support.

II. Case No. 3965 – Ward 7

Location: 1335 Linden Pl.

Petitioner: Joel Fyke

Request: a **six (6) ft. Variance** from the fifty (50) feet setback requirement for accessory structures within an R-2 (Single-Family & Two-Family) Residential District.

Planning Board Motion: To **approve a six (6) ft. Variance** from the fifty (50) feet setback requirement for accessory structures within an R-2 (Single-Family & Two-Family) Residential District.

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

Planning Board Vote: (8) in favor (0) Opposing (1) abstention

Public Input: Other than the applicant there was no one who spoke in opposition or support of the request.

III. Case No. 3966 – Ward 3

Location: Isaiah Montgomery St. (Parcel 147-61)

Petitioner: Akili Kelly

Request: a **ten (10) ft. Variance** from the required twenty-five feet setback for the street side of corner lots within a R-4 (Limited Multi-Family) Residential District.

Planning Board Motion: To **approve a ten (10) ft. Variance** from the required twenty-five feet setback for the street side of corner lots within an R-4 (Limited Multi-Family) Residential District.

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

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

Public Input: Other than the applicant there was no one who spoke in opposition or support of the request.

IV. Case No. 3968 – Ward 7

Location: 2801, 2815, & 2819 N. State St., 524 Lorenz Blvd., 511, 515, 519 & 523 Fondren Pl.

Petitioner: S & R Development

Request: a **seven (7) ft. Variance** from the 5' maximum setback requirement for front yards that are not located within a courtyard plaza in the Urban Town Center Mixed Use Zoning District.

Planning Board Motion: To **approve a seven (7)ft. Variance** from the 5' maximum setback requirement for front yards that are not located within a courtyard plaza in the Urban Town Center Mixed Use Zoning District.

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

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

Public Input: Charles Brenner spoke regarding the request. His opposition or support of the request was based upon certain criteria

V. Cancelled Special Exceptions - No Action Required

SE 2905 - Mary Tillman - 3651 Mosley Ave. (Parcel 425-353)

- SE was granted to Diane Robinson on Apr. 8, 1992 to operate a Personal Care Facility with a maximum of twelve residents (12) 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 5, 2017**.

SE 3886 - Etheridge Jamison - 128 Richardson Dr. (Parcel 806-33)

- A C-UP was granted to Etheridge Jamison on Apr. 20, 2015 to operate a wrecker service within an I-1 (Light) Industrial District
- Cancellation was based upon **non-response** from the grantee by the deadline date **April 5, 2017**.

SE 3896 - Quarquerite Lowe - 532 W. Northside Dr. (Parcel 42710)

- A C-UP was granted to Quarquerite Lowe on Apr. 20, 2015 to operate a commercial child care center within an C-1A (Restricted) Commercial District
- Cancellation was based upon **non-response** from the grantee by the deadline date **April 5, 2017**.

VI. Special Exception and Use Permit Renewals for April 2017

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 -3048 Ward 4	Deborah Harper	405 Queen Margaret Lane	One-Chair Beauty Salon	4/5/95
SE -3894 Ward 1 UP	Meena Sabharwal	1625 E. County Line Rd. - Suite 320	Operation of a Liquor Store	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 17, 2017