

**ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL**

**MONDAY, AUGUST 21, 2017 - 2:30 P.M.**

**CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET**

**AGENDA**

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**I. Case No. 3977 – Ward 4**

*Case was appealed from the June 28, 2017 Planning Board Hearing*

**Location:** 4665 Hwy 80 W.

**Petitioner:** Billy McQueen

**Request:** a **Rezoning** from C80-C2 (Limited) Commercial to C80-C3 (General) Commercial to allow for the operation of an automotive service and repair center (which would also sell used cars).

**Planning Board Motion:** To **deny** a **Rezoning** from C80-C2 (Limited) Commercial to C80-C3 (General) Commercial to allow for the operation of an automotive service and repair center.

**Planning Board Vote:** (7) in favor (1) Opposing

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

**Public Input:** Brett Koehn spoke on behalf of the applicant. Claude McCants spoke in opposition of this request.

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**II. Case No. 3978 – Ward 1**

*Case was appealed from the June 28, 2017 Planning Board Hearing*

**Location:** 5731 Old Canton Rd. – Suite 102

**Petitioner:** Heather Brewer/ Timothy Rhone

**Request:** a **Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial with a Use Permit to operate a tattoo & piercing salon in Suite 102.

**Planning Board Motion:** To **deny** a **Rezoning** from C2 (Limited) Commercial to C3 (General) Commercial with a Use Permit to operate a tattoo & piercing salon in Suite 102.

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

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

**Public Input:**

Artie Armstrong spoke on behalf of the applicant. Crane Kipp, Ashley Ogden, Bert Green, Nick Newcomb & David Ford spoke in opposition of the request.

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**III. Case No. 3980 - Ward 7**

**Location:**

3601 North State St.

**Petitioner:**

3601 N. State, LLC

**Request:**

a **Rezoning** from R-1 (Single-Family) Residential to R4 (Limited Multi-Family) Residential to give uniform zoning and to allow for the construction of townhomes.

**Planning Board Motion:**

To **approve a Rezoning** from R-1 (Single-Family) Residential to R4 (Limited Multi-Family) Residential to give uniform zoning and to allow for the construction of townhomes.

**Planning Board Vote:**

(9) in favor (0) Opposing

**Planning Board Recommendation:**

**Approval of the Rezoning Request**

**Public Input:**

Jim Wilkerson spoke in support to the request.

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**IV. Case No. 3981 - Ward 1**

**Location:**

2206 North Cheryl Dr.

**Petitioner:**

Randy & Melissa Abraham

**Request:**

a **Variance** to have a 5'8" tall & 32' long privacy wall on the side yard facing West Cheryl Dr. in the R-1A (Single-Family) Residential District.

**Planning Board Motion:**

To **approve a 20' Variance** to have a 5'8" tall & 32' long privacy wall on the side yard facing West Cheryl Dr. in the R1A (Single-Family) Residential District.

**Planning Board Vote:**

(9) in favor (0) Opposing

**Planning Board Recommendation:**

**Approval of the Variance Request**

**Public Input:**

Three letters of support and a letter of opposition were submitted for this request.

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**V. Case No. 3982 – Ward 3**

**Location:** 640 E. Northside Dr.

**Petitioner:** Redeemer Church

**Request:** a **Variance** to construct a two story addition at the east side of the property in the R1 (Single-Family) Residential District.

**Planning Board Motion:** To **approve** a 20" **Variance** to construct a two story addition at the east side of the property in the R1 (Single-Family) Residential District.

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

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

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

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**VI. City of Jackson Text Amendments**

**Petitioner:** City of Jackson/ Department of Planning & Development/ Zoning Division

**Requesting:** Text amendments to the Official City of Jackson Zoning Ordinance to provide for and establish more effective zoning regulations for the City of Jackson

**Planning Board Motion:** To **approve** the proposed text amendments to the City of Jackson Official Zoning Ordinance

**Planning Board Vote:** (8) in favor, (1) opposing

**Planning Board Recommendation:** **Approval of the Text Amendments**

**Public Input:** One person spoke in opposition to the proposed text amendments and one spoke in concern regarding a portion of the proposed text amendments.

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

**SE 2905 – Jennifer Flowers – 2307 McFadden Rd. (Parcel 425-353)**

- SE was granted to Jennifer Flowers on Aug. 15, 2016 to operate a Personal Care Facility housing between seven (7) to twelve (12) residents, excluding staff within an R-1 (Single-Family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **August 9, 2017**.



**SE 3676 – Richard Moman – 4644 N. State St. (Parcel 433-38)**

- SE was granted to Richard Moman on Aug. 18, 2008 to operate a Tax Office within an R-1 (Single-Family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **August 9, 2017**.

**VIII. Special Exception and Use Permit Renewals for August 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 – 1930 Ward 3	Cora Lee Butler	3016 Randolph Street Jackson, MS 39213	One-Chair Barber	08/6/80
SE-3715 Ward 3	Charlotte Ford	227 Stillwood Dr. Jackson, MS 39206	Catering Service	08/17/09
SE – 3946 Ward 7 <b>UP</b>	Catholic Diocese of Jackson	921 N. President St. Jackson, MS 39202	Emergency Shelter/ Mission	08/15/16
SE – 3864 Ward 5 <b>Conditional UP</b>	Darlene Harper	3211 Jayne Ave.	Commercial Day Care Center	6/16/14

**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.

**Aug 21, 2017**