

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, MAY 20, 2019 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4047 – Ward 3

Location: Parcel #429-104/ 0 Oaklawn Dr.

Petitioner: Duoc Tran & Wendy Tran Vo

Request: a **Rezoning** from C-1 (Restricted) Commercial District to C-1A (Restricted) Commercial District to allow for the construction and operation of a personal and commercial service business (spa salon).

Planning Board Motion: To **approve** a **Rezoning** from C-1 (Restricted) Commercial District to C-1A (Restricted) Commercial District to allow for the construction and operation of a personal and commercial service business (spa salon).

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

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

Public Input Other than the representative for the applicant, Felicia Russell, there was no one who spoke in opposition or support of the request.

II. Case No. 4048 – Ward 7

Location: 828 N. Jefferson St. (Parcel #22-14)

Petitioner: John L. Gilbert

Request: a **Rezoning** from R-1 (Single-Family) Residential District to R-4 (Limited Multi-family) Residential District to allow for the continued use of the property as a multi-family unit.

Planning Board Motion: To **approve a Rezoning** from R-1 (Single-Family) Residential District to NMU-1, Neighborhood (Mixed Use) District Pedestrian Oriented to allow for the continued use of the property as a multifamily dwelling unit and other development opportunities.

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

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

Public Input:

Other than the applicant, John L. Gilbert, there was no one who spoke in opposition or support of the request.

III. Case No. 4049 – Ward 7

Location:

852 N. Jefferson St. (Parcel #22-6)

Petitioner:

Alex McCord

Request:

a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a mixed use building (Residence and Architect Office).

Planning Board Motion:

To **approve a Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a mixed use building (Residence and Architect Office).

Planning Board Vote:

(8) in favor (0) Opposing

Planning Board Recommendation:

Approval of the Rezoning Request

Public Input:

Other than the applicant, Alex McCord, there was no one who spoke in opposition or support of the request.

IV. Case No. 4050 – Ward 3

Location:

2728 Bailey Ave. (Parcel #103-6-1)

Petitioner:

Nola Thornton

Request:

a **Rezoning** from I-1 (Light) Industrial District to C-3 (General) Commercial District to allow for a commercial daycare.

Planning Board Motion:

To **approve a Rezoning** from I-1 (Light) Industrial District to C-3 (General) Commercial District to allow for a commercial daycare.

Planning Board Vote:

(8) in favor (0) Opposing

Planning Board Recommendation:

Approval of the Rezoning Request

Public Input:

Other than the applicant, Nola Thornton, there was no one who spoke in opposition or support of the request.

V. Case No. 4051 – Ward 1

Location: 1855 Lakeland Dr. (Parcel #590-22-1)

Petitioner: The Quarter Lakeland, LLC

Request: a **Use Permit** to allow for the new construction of apartments within a C-3 (General) Commercial District.

Planning Board Motion: To **approve a Use Permit** to allow for the new construction of apartments within a C-3 (General) Commercial District.

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

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

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

VI. Cancelled Special Exceptions\Use Permit – **No Action Required**

SE 2905 – Mary Tillman – 3651 Mosley Ave.

Ward 3

- SE was granted to Mary Tillman on Apr. 8, 1992 to operate a Personal Care Facility with a maximum of twelve residents (12) within an R-4 (Limited Multi-family) Residential District
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **March 29, 2019**.

**C-UP 3967 – Randall J. Fishman, E. Nicholas Belisomo, Bobby Webb
& Randi Belisomo – 1001 W. County Line Rd.**

Ward 2

- C-UP was granted to Randall J. Fishman, E. Nicholas Belisomo, Bobby Webb & Randi Belisomo on May 15, 2017 to operate a drive-thru fast food restaurant within an C-2 (Limited) Commercial District
 - Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **May 7, 2019**.
-

VII. Special Exception and Use Permit Renewals for April and May 2019

**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:

| CASE NO. | NAME | LOCATION | USE | GRANTED |
|-------------------------------------|---------------------------------|-------------------------------------|--|----------------|
| SE -3048 Ward 4 | Deborah Harper | 405 Queen Margaret Lane | One-Chair Beauty Salon | 4/5/95 |
| SE -3886 Ward 2 C-UP | Etheridge Jamison | 128 Richardson Dr. | Operation of a Wrecker Service | 4/20/15 |
| SE -3894 Ward 1 C-UP | Meena Sabharwal | 1625 E. County Line Rd. Suite 320 | Operation of a Liquor Store | 4/20/15 |
| SE -3896 Ward 3 C-UP | Quarquerite Lowe | 532 W. Northside Dr. | Operation of a Commercial Child Care Center | 4/20/15 |
| SE - 3962 Ward 7 | Morrison Heights Baptist Church | 142 E. Bell St. | Residential Community Facility | 4/17/17 |
| 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 - 2805 Ward 3 | Gloria J. Perkins Cabrera | 4119 Oaklawn Dr. Jackson, MS 39206 | Two-chair Beauty Salon | 05/09/90 |
| SE - 3862 Ward 7 | Millsaps College | 1702 N. State St. Jackson, MS 39206 | Office/Meeting Spaces & Administrative Units | 05/19/14 |

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.

May 20, 2019