# ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL MONDAY, FEBRUARY 24, 2014 - 2:30 P.M.

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

#### AGENDA

#### I. Case No. 3854

Ward 4

Location:

1811 Raymond Rd.

Petitioner:

Positive Living, Inc. d/b/a Treasure House

Request:

ARezoning from C-2 (Limited) Commercial District to R-4

Limited (Multi-family) Residential District with a request for a

Use Permit to operate a group home for the handicapped.

Planning Board Motion: To Approve the Rezoning and Use Permit Request

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

Planning Board Recommendation: Approval

**Opposition from Resident** 

City Council 1/21/2014 - Tabled forto February 24, 2014 City Council

#### II. <u>Case No. 3857</u>

Ward 2

Location:

6459 Abraham Lincoln Drive

Petitioner:

Lakisha Archie & Allison Thornton

Request:

A**Rezoning** from R-1 (Single-family) Residential District to R-4 Limited (Multi-family) Residential District with a request for a Use **Permit** to allow for the operation of a commercial daycare.

Planning Board Motion: To Deny the Rezoningand Use Permit Request

To Approve Alternate Motion for Special Exception to

operate a residential daycare

Planning Board Vote:(9) in favor (0) opposing on all motions

Planning Board Recommendation: Approval of all motions

#### III. Case No. 3858

Ward 7

Location:

245 E. Capitol Street

Petitioner:

Capitol & West, LLC

Request:

Requesting a*Rezoning* from SUD Special Use District to C-4 Central Business District to allow for the rehabilitation of the old federal courthouse and post office to a new mixed use building to

include residential & commercial components

Planning Board Motion: To Approve the RezoningRequest

Planning Board Vote: (8) in favor (0) opposing (1) recusal

Planning Board Recommendation: Approval

#### IV. City of Jackson Text Amendment

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 land uses.

Planning Board Motion: To Approve the Request

Planning Board Vote: (8) in favor (0) opposing (1) recuse

Planning Board Recommendation: Approval

#### V. Cancelled Special Exceptions

#### SE -2729 - Christia Hudson-1302 Booker Street

- Automatic cancellation when the use for which it is granted changes, occupancy of the grantee or the ownership to whom it was granted
- ➤ SE was granted to Ratcliff's Day Care Center. The center is now operating as Tons of Fun Child Care Service.

#### SE -2732 - Theo & Mary King-1439 W. Capitol St

Automatic cancellation when the use for which it is granted changes, occupancy of the grantee or the ownership to whom it was granted

> SE was granted to Carl O Brown d\b\a Creative Learning Center— Grantee\ Ownership has changed. Mary King is now the owner/contact person. Day Care is now operating as Christian Mission Learning Center

#### VI. Special Exception Renewals for February 2014

## 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	<u>use</u>	GRANTED
SE –1990 Ward 1	Broadmeadow UMC	4419 Broadmeadow Drive Jackson, MS 39209	Family Life Center	02/01/81
SE –2949 Ward 3	Operation Shoestring	1709/1711 Bailey Ave. Jackson, MS 39283	Office/Youth Center	02/03/93
SE -3286 Ward 1	Linda Maley	1500 Sherman Ave.	Swimming Instructions	02/01/00

**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.

February 24, 2014