

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

**MONDAY, JUNE 15, 2015 - 2:30 P.M.**

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

**AGENDA**

---

---

**I. Case No. 3899 – Ward 2**

*Case was appealed from the April 22, 2015 Planning Board Hearing*

**Location:** 5201 Cedar Park Dr.

**Petitioner:** Gowan Brisby

**Request:** a *Rezoning* from C-2 (Limited) Commercial District to R-4 (Limited Multi-Family) Residential District in order to convert an existing commercial building to residential units.

**Planning Board Motion:** To **Approve** a *Rezoning* from C-2 (Limited) Commercial District to R-4 (Limited Multi-Family) Residential District in order to convert an existing commercial building to residential units.

**Planning Board Vote:** (5) in favor (4) Opposing (1) Abstention

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

**Public Input:** Other than the applicant, one person spoke in opposition of the request.

---

---

**II. Case No. 3900 – Ward 5**

**Location:** 2410 Highway 80 West

**Petitioner:** Charles Mosley

**Request:** a *Use Permit* to operate a fast food restaurant in a C80-C2 (Limited) Commercial District.

**Planning Board Motion:** To **Approve** a *Use Permit* to operate a fast food restaurant in a C80-C2 (Limited) Commercial District.

**Planning Board Vote:** (10) in favor (0) Opposing (1) Abstention

**Planning Board Recommendation:** Approval of the Use Permit Request

**Public Input:** Other than the applicant, no one else spoke in support or opposition of the request.

**III. Case No. 3901 – Ward 5**

**Location:** 539 Claiborne Ave.

**Petitioner:** Bettie Robinson & Carolyn Yarn

**Request:** a *Use Permit* to operate a personal care home in an R-1 (Single-family) Residential District housing for seven (7) to twelve (12) residents, excluding staff.

**Planning Board Motion:** To **Deny** the *Use Permit* to operate a personal care home in an R-1 (Single-family) Residential District housing for seven (7) to twelve (12) residents, excluding staff.

**Planning Board Vote:** **(10) in favor (1) Opposing**

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

**Public Input:** **The applicants were not present for the Planning Board Hearing and several citizens spoke in opposition to the request.**

---

**IV. Case No. 3902 – Ward 4**

**Location:** 455 Queen Julianna Ln.

**Petitioner:** Ernest & Josie Riley

**Request:** a *Rezoning* from R-1 (Single-family) Residential District to C-2 (Limited) Commercial District to allow for a commercial child care center.

**Planning Board Motion:** To **Deny** the *Rezoning* from R-1 (Single-family) Residential District to C-2 (Limited) Commercial District to allow for a commercial child care center.

**Planning Board Vote:** **(11) in favor (0) Opposing**

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

**Public Input:** **Other than the applicant, two (2) residents spoke in opposition of this request. A Letter of Support for the request was received and made a part of the record for the Case.**

V. Case No. 3904 – Ward 1

**Location:** 4450 Old Canton Rd. - 3 Parcels 535-492, 535-494 & 535-480

**Petitioner:** Highland Bluff North, LLC

**Request:** a *Variance* of forty-six (46) parking spaces from the required number of parking spaces for an existing office complex in a C-2 (Limited) Commercial District.

**Planning Board Motion:** To **Approve** the *Variance* of forty-six (46) parking spaces from the required number of parking spaces for an existing office complex in a C-2 (Limited) Commercial District.

**Planning Board Vote:** (11) in favor (0) Opposing

**Planning Board Recommendation:** Approval of the *Variance* request of forty-six (46) parking spaces Request

**Public Input:** Other than the applicant, no one else spoke in support or opposition to the request.

---

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

**SE 3833 – Sharika Fleming/ Roy Dixon Jr – 1751 Cheswood Dr.**

- SE was granted to Sharika Fleming/ Roy Dixon Jr. on June 17, 2013 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 **June 5, 2015**.
- 

VII. **Special Exception Renewals for June 2015**

**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 – 2805 Ward 3	Gloria J. Perkins Cabrera	4119 Oaklawn Dr. Jackson, MS 39206	Two-chair Beauty Salon	<b>05/09/90</b>
SE – 3737 Ward 1	Gary/Marion Sibler	4580 Old Canton Rd.	Photography Studio	6/21/10

SE – 3832 Ward 1	Terry L. Smith	644 Newland St.	One Chair Beauty Salon	6/17/13
SE – 3863 Ward 1	Thuy Tran Woo	4570 Old Canton Rd.	Professional Design & Art Studio Office	6/16/14
SE – 3864 Ward 5 <b>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.

**June 15, 2015**