

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, SEPTEMBER 21, 2015 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 3908 – Ward 2

Location: 358 Briarwood Drive (Parcels 723-79-3,723-80,723-82 and 723-82-1)

Petitioner: The Church in Jackson

Request: a *Rezoning* from R-1A (Single-Family) Residential District and C-2 (Limited) Commercial District to SUD (Special Use District) with a Use Permit to allow for a commercial communication tower.

Planning Board Motion: To **Approve** a *Rezoning* from R-1A (Single-Family) Residential District and C-2 (Limited) Commercial District to SUD (Special Use District) **with a Use Permit** to allow for a commercial communication tower.

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

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

Public Input: A representative for the residents along Fernwood spoke in support of the Rezoning and the Use Permit. Mrs. Joan Simon indicated that the applicants and the residents had met and came to an agreement on the location of the proposed tower.

II. Case No. 3911 – Ward 7

Location: 4601 I-55 S. Frontage Rd.

Petitioner: Electric Guard Dog LLC

Request: a two (2) ft. *Variance* from the eight (8) ft. maximum height requirement to install a ten (10) ft. security fence for properties zoned C-3 (General) Commercial District.

Planning Board Motion: To **Approve** a two (2) ft. *Variance* from the eight (8) ft. maximum height requirement to install a ten (10) ft. security fence for properties zoned C-3 (General) Commercial District.

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

Planning Board Recommendation: Approval of the *Variance Request*

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

III. Case No. 3912 – Ward 7

Location: 530 S. State Street

Petitioner: Marcellus Hogan

Request: a *Rezoning* from OCGD (Old Capital Green) Sub District 2 to C-3 (General) Commercial District to allow for a used auto sales business.

Planning Board Motion: To **Deny** the *Rezoning* from OCGD (Old Capital Green) Sub District 2 to C-3 (General) Commercial District to allow for a used auto sales business.

Planning Board Vote: (9) in favor (2) Opposing

Planning Board Recommendation: Denial of the Rezoning Request

Public Input: In addition to the applicant there were two persons, James Miles and Maurice Hogan, who spoke in support of the rezoning request.

IV. Case No. 3913 – Ward 3

Location: 1403 Bailey Ave. (Parcel #95-68-5), 1407 Bailey Ave. (Parcel #95-68-3)
and Parcel #95-68-1 on Bailey Ave.

Petitioner: KDMAM, LLC

Request: a *Rezoning* from C-2 (Limited) Commercial District to C-3 (General) Commercial District, to allow for a whole car dealership/ license.

Planning Board Motion: To **Deny** the *Rezoning* from C-2 (Limited) Commercial District to C-3 (General) Commercial District, to allow for a whole car dealership/ license.

Planning Board Vote: (9) in favor (1) Opposing

Planning Board Recommendation: Denial of the Rezoning Request

Public Input: Other than the applicant, no one spoke in support or opposition of the rezoning request. A letter of opposition from Mr. Michael Jordon, a resident of the area, was submitted.

V. Case No. 3914 – Ward 7

Location: Parcel #48-97 on Patton Ave.

Petitioner: Fondren Renaissance Foundation

Request: a *Use Permit* to allow for an accessory parking lot within a R-1 (Single-family) Residential District.

Planning Board Motion: To **Approve the Use Permit** to allow for an accessory parking lot within an R 1 (Single-family) Residential District.

Planning Board Vote: (10) in favor (0) Opposing

Planning Board Recommendation: Approval of a *Conditional Use Permit*

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

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: (10) in favor, (0) opposing

Planning Board Recommendation: **Approval** of the Text Amendment with a modification to the definition for a wholesale dealer.

Public Input: Other than City staff, no one spoke in support or opposition to the proposed text amendments.

VII. Special Exception Renewals for September 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 – 3329 Ward 7 | North Midtown Community Development Co. | 219 McTyere Ave. Jackson, MS 39202 | Office | 09/06/00 |
| SE – 3844 Ward 1 | Anthony R. Simon | 621 E. Northside Dr. Jackson, MS 39206 | Professional Non-Retail Office | 09/16/13 |

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.

September 21, 2015