ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, NOVEMBER 16, 2020 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4099 – Ward 5

Location:	531Claiborne Ave. (Parcel: 123-85)
Petitioner:	Teresa J. Bryant
Request:	A **Special Exception** to allow for a residential child care center within a R-1 (Single-Family) Residential District.
Planning Board Motion:	To **approve** a Special Exception to allow for the operation of a residential childcare center within a R-1 (Single-Family) Residential District.
Planning Board Vote:	(10) in favor, (0) opposing, (1) abstention
Planning Board Recommendation:	**Approval of a Special Exception**
Public Input:	Other than the applicant, Teresa J. Bryant, no one else spoke in support or opposition of the request.

II. Case No. 4104 – Ward 3

Location:	4106 Medgar Evers Blvd (Parcel #410-292)
Petitioner:	Kelvin Williams
Request:	A **Rezoning** of the R-1 (Single-Family) Residential District portion of 4106 Medgar Evers Blvd. (Parcel 410-293) to C-3 (General) Commercial District and a Use Permit for 4106 Medgar Evers Blvd. to operate a used car lot in a C-3 General Commercial District.
Planning Board Motion:	To **approve** a Rezoning from R-1 (Single-Family) Residential District portion of 4106 Medgar Evers Blvd. (Parcel 410-293) to C-3 (General) Commercial District and a Use Permit for 4106 Medgar Evers Blvd. to operate a used car lot in a C-3 General Commercial District.

Planning Board Vote: (11) in favor, (0) opposing.

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

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

III. 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: (11) in favor, (0) opposing

Planning Board Recommendation: Approval of the Text Amendments

Public Input: Other than City staff there was no one who spoke in opposition or support of the request.

IV. Cancelled Special Exceptions\Use Permits – No Action Required

(Ward 4) SE 2704 – Mary L. Clay – 2684 Maddox Rd. (Parcel: 834-108-2)

- SE was granted to Mary L. Clay on November 9, 1988 to operate a one-chair beauty salon within an R-I (Single-Family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date of **November 4, 2020**.

(Ward 3) SE 2981 – New Evergreen M.B. Church – 401 Jennings Street. (Parcel: 97-149)

- SE was granted to New Evergreen M.B. Church on Nov. 3, 1993 to operate a church on a site that is less than one (1) acre within an R-4 (Limited Multi-family) Residential District.
- Cancellation was based upon request from applicant.

(Ward 1) SE 3877 – Kodi D. Hobbs – 5016 Old Canton Rd. (Parcel 507-2)

- SE was granted to Kodi D. Hobbs on Nov. 17, 2014 to operate a professional insurance office within an R-1A (Single-family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date of **November 4, 2020**.

V. Special Exception and Use Permit Renewals for November 2020

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 – 1636 Ward 4	Lillie Robinson	3554 Rita Drive Jackson, MS 39213	Day Care Center	11/30/1977
SE – 3788 Ward 4	Artemesia Thompson	471 Roland St. Jackson, MS 39209	Residential Child Care Center	11/14/2011
3878 Ward 4 C-UP	Denise Eley	5495 Robinson Rd. Jackson, MS 39204	Commercial Adult Day Care	11/17/2014
3916 Ward 4 C-UP	Fondren Yana Enhancement	Parcel #52-10 on Northview Dr. Jackson, MS	Accessory Off-Street Parking Lot	11/16/2015
3948 Ward 4 C-UP	Marvin Cornelius	2926 J R Lynch St. Jackson, MS 39209	Used Car Dealership/ Mechanic Shop	11/21/2016

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.

November 16, 2020