ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, JANUARY 24, 2022 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4146 – Ward 1 ***Submitted an Intent to Appeal Did not submit required documents***

Location:	5610 Old Canton Rd. (559-1040)
Petitioner:	Mohammed Alqadhi
Request:	a **Use Permit** to allow for the operation of a paraphernalia retail business in a C-2 (Limited) Commercial District.
Planning Board Motion:	To **deny** a **Use Permit** to allow for the operation of a paraphernalia retail business in a C-2 (Limited) Commercial District.
Planning Board Vote:	(10) in favor (0) Opposing
Planning Board Recommendation:	**Denial of the Use Permit Request**
Public Input:	The representative for the applicant, John C. Hall, II, spoke in support of the request. Ashley Ogden representing several community organizations (JXNUnited, Sheffield Area Homeowners Association, Carolwood Part 4 Homeowners Association, Jackson Academy and Heatherwood) Eric Farmer and China Donnell spoke in opposition of the request. Letters of Opposition to the Use Permit request were submitted by the JXNUnited, Sheffield Area Homeowners Association, Carolwood Part 4 Homeowners Association, Jackson Academy and Heatherwood Area Homeowners Association.

II. Case No. 4152 – Ward 2

Location:	5330 N. State St. (Parcel: 500-1000)
Petitioner:	Homewood Company, LLC
Request:	a **Rezoning** from C-3 (General) Commercial District to R-7 (Mobile Home Park) Residential District to use as mobile home community.
Planning Board Motion:	To **approve** a **Rezoning** from C-3 (General) Commercial District to R-7 (Mobile Home Park) Residential District to use as mobile home community.

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

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

Public Input: Other than the representative for the applicant, Justin Petersen, no one else spoke in support or opposition of the request.

III. Case No. 4153 – Ward 4

Location: 4728 Clinton Blvd. (Parcel: 636-23)

Petitioner: C & L Real Estate Holdings

Request: a **Rezoning** from R-1 (Single-family) Residential District & C-1 (Restricted) Commercial District to C-1A (Restricted) Commercial District with a Use Permit to allow for the operation of a neighborhood restaurant.

Planning Board Motion: To **approve** a **Rezoning** from R-1 (Single-family) Residential District & C-1 (Restricted) Commercial District to C-1A (Restricted) Commercial District with a **Conditional Use Permit** to allow for the operation of a neighborhood restaurant.

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

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

Public Input: The representative for the applicant, Clinton Cummings, and Nathan Simon spoke in support of the request. A letter of opposition from Ashley Drummer and one of the twenty- three form letters of opposition was read by Ester L. Ainsworth.

IV. Case No. 4154 – Ward 4

Location: Parcel 835-55 on Highway 18

Petitioner: Audrey B. Wiley

Request: a **Rezoning** from C-2 (Limited) Commercial & C-3 (General) Commercial Districts to SUD Special Use District to allow for the development of the property for a cemetery.

Planning Board Motion: To **approve** a **Rezoning** from C-2 (Limited) Commercial & C-3 (General) Commercial Districts to SUD Special Use District to redevelop property for a cemetery.

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

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

Public Input: The applicant, Audrey B. Wiley, spoke in support of the request. Reva Brooks an adjacent property owner, had some concerns but upon hearing the presentation of the applicant her concerns were addressed and she had no opposition to the request.

V. Case No. 4155 – Ward 4

Location: 3801 Officer Thomas Catchings Sr. Dr. (Parcel: 305-49-39)

Petitioner: Rosemont Human Services, Inc.

Request: a **Special Exception** to allow for a residential community facility in a R-1 (Single-Family) Residential District.

Planning Board Motion: To **approve** a **Special Exception** to allow for a residential community facility in a R-1A (Single-Family) Residential District.

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

Planning Board Recommendation: **Approval of the Special Exception Request**

Public Input: Other than the representative for the applicant, Andy Frame, no one else spoke in support or opposition of the request.

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

(Ward 5) SE 3792 – Andrea Crudup – 103 Alta Woods Blvd. (Parcel: 213-34)

- SE was granted to Andrea Crudup on Jan. 9, 2012 to allow for the operation of a one-chair beauty salon within an R-1A (Single-family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **January 10, 2022**.

(Ward 7) SE 4027 – Matthew McLaughlin – 1704 North State St. (Parcel: 12-16)

- SE was granted to Matthew McLaughlin on Jan. 28, 2019 to allow for a Professional Office 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 **January 10, 2022**.

(Ward 2) SE 4035 – Myrtis D. Patterson – 5417 Grafton St. (Parcel: 500-338)

- SE was granted to Myrtis D. Patterson on Jan. 28, 2019 to allow for the operation of a one-chair beauty salon within an R-1A (Single-family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **January 10, 2022**.

(Ward 3) C-UP 4080 – Care Center Ministries Mississippi – 258 E. Northside Dr. (Parcel: 433-75)

- C-UP was granted to Care Center Ministries Mississippi on Jan. 27, 2020 to operate a transitional house for 7 to 12 residents within a R-1A (Single-Family) Residential District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **January 10, 2022**.

(Ward 7) C-UP 4111 – Dericka Norwood – 3821 I-55 South (Parcel: 862-50-3)

- C-UP was granted to Dericka Norwood on Jan. 25, 2021 to allow for a tattoo parlor within an C-3 (General) Commercial District.
- Cancellation was based upon **non-response and non-payment** from the grantee by the deadline date **January 10, 2022**.

VII. Special Exception and Use Permit Renewals

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 – 3729 Ward 2	Shirley Cleveland	5304 Queen Christina	Residential Child Care Center	1/19/10
SE – 3796 Ward 7	Fondren Renaissance Foundation	4145 Old Canton Rd.	Professional Non-Retail Office	1/9/12
C-UP - 3999 Ward 7	Necco G. Nelson	500 E. Woodrow Wilson – Ste. B	Tattoo Parlor	1/22/18

SE-4109 Ward 1	Eris Giurintano	12 St. Andrews Dr. Jackson, MS 39211	Professional Real Estate Office	1/25/21

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.

January 24, 2022