ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, APRIL 18, 2022 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4065 – Ward 7

Location:	3906 I-55 South (Parcel 862-365)
Petitioner:	Lamar Outdoor Advertising, Inc.
Request:	a **Use Permit** to allow for the placement of a single face 14x48 digital sign within a C-3 (General) Commercial District.
Planning Board Vote:	(7) in favor (0) Opposing of the motion to approve the Use Permit Request
Planning Board Recommendation:	**Approval of the Use Permit Request**
Public Input:	Other than the representative for the applicant, David Johnson, no one else spoke in support or opposition of the request.

II. Case No. 4168 – Ward 3

Location:	210-12 W. Ash St. (Parcels 95-64 & 95-65)
Petitioner:	Byron & Octavia Poindexter
Request:	a **Use Permit** to operate a rooming house within a R-4 (Limited Multi-Family) Residential District.
Planning Board Vote:	**No motion was offered by the Planning Board**

Planning Board Recommendation: None

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

III. Case No. 4169 – Ward 4

Location: 203 East Lane (Parcels 641-93-1, 641-121, 641-97-1, 641-97-2, 641-175, 641-177, 641-180, 641-181, 641-182 & 641-183)

Petitioner: Pleasant Gift MB Church

Request: a **Use Permit** to construct a fellowship hall and parking lot adjacent to existing church within a R-1 (Single-Family) Residential District.

Planning Board Vote: (7) in favor (1) Opposing of the motion to approve the Use Permit Request.

Planning Board Recommendation: Approval of the Use Permit Request

Public Input: Rhonda Varner, representative for the applicant and Willie Watson, representative from the church, spoke in support of the request. T Murry Whalen, attorney, voiced some concerns on behalf of her client, Ms. Ruth Ransom, who owns property at 5256 Center Lane in reference to storing construction equipment on her property and it becoming a nuisance. A representative from the church offered the assurance that the church had enough property to store the construction related equipment and other items without using Mrs. Ransom's property.

IV. Case No. 4170 – Ward 3

Location: 1250 Martin Luther King Dr. (Parcel 105-195)

Petitioner: Cherry Grove MB Church

Request: a **Use Permit** within a C-2 (Limited) Commercial District to allow for a car wash/ detail shop.

Planning Board Vote: (8) in favor (0) Opposing of the motion to approve the Use Permit request.

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

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

V. Case No. 4171 – Ward 4

Location: Parcel 638-41-1 on Dixon Rd.

Petitioner: Ashley Johnson

Request: a **Use Permit** within a C-2 (Limited) Commercial District allow for a drive thru sno biz business.

Planning Board Vote: (7) in favor (0) Opposing of the motion to approve the Use Permit request.

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

Public Input: The applicant, Ashley Johnson, spoke in support of the request. Juanita Evans spoke in opposition of the request.

VI. Case No. 4172 – Ward 7

Location: 315 335 Meadowbrook Rd. (Parcel: 430-310)

Petitioner: DMG Real Estate Holdings 319 Meadowbrook, LLC

Request: a **Rezoning** from R-1 (Single-Family) Residential District and C-3 (General) Commercial District to CMU–1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the redevelopment of property as high end lofts.

Planning Board Vote: (6) in favor (0) Opposing (1) Recusal for the motion to approve the rezoning request.

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

Public Input: The representative for the applicant, Gabriel Prado, Mike Peters, Rebecca Garrison & Bill Wilson spoke in support of the request. No one spoke in opposition of the request.

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

(Ward 3) SE 2905 – Mary Tillman – 3651 Mosley Ave. (Parcel 425-353)

- SE was granted to Mary Tillman on Apr. 8, 1992 to operate a Personal Care Facility with a maximum of twelve residents (12) 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 of **April 4, 2022**.

(Ward 1) C-UP 3894 – Meena Sabharwal – 1625 E. County Line Rd. Suite 320.

(Parcel 750-26)

- Conditional Use Permit was granted to Meena Sabharwal on Apr. 20, 2015 to operate a liquor store within a C-2 (Limited) Commercial District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **April 4, 2022.**

VIII. Special Exception and Use Permit Renewals for April 2022

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 –3048 Ward 4	Deborah Harper	405 Queen Margaret Lane	One-Chair Beauty Salon	4/5/95
SE – 3962 Ward 7	Morrison Heights Baptist Church	142 E. Bell St.	Residential Community Facility	4/17/17

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.

April 18, 2022