

ZONING CASES TO BE CONSIDERED BY THE CITY COUNCIL

MONDAY, FEBRUARY 26, 2024 - 2:30 P.M.

CITY HALL - COUNCIL CHAMBER - 219 S. PRESIDENT STREET

AGENDA

I. Case No. 4240 – Ward 2

Location: 6204 N. State St. (Parcel 709-37)

Petitioner: Tonia Louisville-Jones & Roddrick Jones, Sr.

Request: a **Use Permit** to allow for the operation of a community recreational (event venue) within a C-3 (General) Commercial District.

Planning Board Vote: **(Motion to Approve) (8) in favor (2) Opposing.**

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

Public Input: One of the applicants, Tonia Louisville-Jones, spoke in support of the request. Ms. Fannie H. Gordan, a resident of the area, spoke in opposition of the request. One letter of opposition was received.

II. Case No. 4241 – Ward 3

Location: 0 Powell Rhodes Dr. (Parcel 107-194)

Petitioner: Michael Hollimon

Request: a **Use Permit** to allow for the placement of a manufactured house in a R-2 (Single & Two Family) Residential District.

Planning Board Vote: **(Motion to Approve) (9) in favor (1) Opposing**

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

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

III. Appeal of Zoning Administrator Decision – Zoning Violation Case 2023-12.22

Ward 5

Location: 1740 Highway 80 W. (Parcel 163-424)

Appellant: Shree Mtaji LLC\SAI Hotels, LLC
C/o Piyush Patel

Proposed Violation: the illegal operation of an extended stay hotel and/or apartments in a C80-C2 Subdistrict

Planning Board Motion: That a violation of Section 706.06-B for the C80-C2 (Limited) Commercial Subdistrict does exist due the non-permitted operation of an extended stay hotel/apartments in the Subdistrict. It was also recommended that the owner/operator apply for a non-conforming use status or a rezoning to C80-C3 (General) Commercial Subdistrict to allow for the operation of a motel upon the completion of the required Site Plan Review process for the proposed renovation of the property.

Planning Board Vote: **(10) in favor with (0) opposing**

Planning Board Recommendation: That a violation of Section 706.06-B for the C80-C2 (Limited) Commercial Subdistrict does exist due the non-permitted operation of an extended stay hotel/apartments in the Subdistrict. It was also recommended that to the owner/operator applying for a non-conforming use status or a rezoning to C80-C3 (General) Commercial Subdistrict to allow for the operation of a motel upon the completion of the required Site Plan Review process for the proposed renovation of the property.

Public Input: Damon Stevenson, representative for the appellant, spoke on behalf of the appellant and Samantha Graves, Manager of the Community Improvement Division presented information relative the physical state of the property and the tenures of stay for the residents that were on site at the time of the inspections.

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

(Ward 7) SE 4114 – Jabaz Reeves – 239 Ferguson Dr. (Parcel 207-48)

- Special Exception was granted to Jabaz Reeves on March 01, 2021 to operate a Private Kennel for up to five (5) canines within a R-1 (Single-family) Residential District.
- Cancellation was based upon **non-response** from the grantee by the deadline date of **February 12, 2024**.

V. Special Exception and Use Permit Renewals for February 2024

**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 -2949 Ward 3	Operation Shoestring	1711 Bailey Ave. Jackson, MS 39203	Office/Youth Center	02/03/93
3960 Ward 3 C-UP	James Addison	1805 Bailey Ave. Jackson, MS 39203	Night Club/General Restaurant	02/27/17
SE - 4027 Ward 7	Matthew McLaughlin	1704 North State St. Jackson, MS 39202	Professional Office	01/28/19
SE -4195 Ward 7	Aaron Honeysucker	1990 Pleasant Ave. Jackson, MS 39203	Residential Community Center	01/23/23

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.

February 26, 2024