

City of Jackson Planning Board Meeting
March 27, 2024 1:30 P.M.
Warren A. Hood Building – Andrew Jackson Conference Room
200 S. President Street

- I. **Call to Order, Determination of Quorum, and Invocation**
- II. **Public Comments - (Except on Zoning Cases)**
- III. **Approval of Minutes – January 24, 2024 & February 28, 2024 Planning Board Meeting**

IV. **Petition No. 4240** *Remanded to the Planning Board by the City Council*
Ward 2

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

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

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

V. **Petition No. 4241** *Remanded to the Planning Board by the City Council*
Ward 3

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

Petitioner: Michael Hollimon

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

VI. **Petition No. 4245** *Tabled from 2/28/24 Planning Board Hearing*
Ward 1

Location: 4465 I-55 North (Parcel: 437-298) – Ste. 102 B

Petitioner: Bradley Adair

Requesting: A **Use Permit** to allow for a general restaurant within a neighborhood shopping center within a C-2 (Limited) Commercial District.

VII. **Petition No. 4246** *Tabled from 2/28/24 Planning Board Hearing*
Ward 1

Location: 4465 I-55 North (Parcel: 437-298) – Ste. 102 A

Petitioner: Brandi Carter

Requesting: A **Use Permit** to allow for a liquor store within a neighborhood shopping center within a C-2 (Limited) Commercial District.

VIII. **Petition No. 4248**
Ward 1

Location: 1625 E. County Line Rd. (Parcel #709-37)

Petitioner: Kendrick Freeman

Requesting: A **Use Permit** to allow for the operation of a bar (cigar retail and lounge) within a C-2 (Limited) Commercial District.

IX. **Petition No. 4249**
Ward 7

Location: 846 N. President St. (Parcel 40-11-1)

Petitioner: Kenneth Rowan

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

X. **Petition No. 4250**
Ward 3

Location: 4232, 4240 & 4246 W. Capitol St. (Parcels #118-25, 118-26 & 118-27)

Petitioner: Khaeleel White

Requesting: A **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for a mixed use development that includes residential and commercial opportunities.

XI. Petition No. 4251

Ward 6

Location: 451 McDowell Park Cir. (Parcel #630-363)

Petitioner: Kimberly A. Course

Requesting: A **Rezoning** from R-1A (Single-Family) Residential District to C-1A (Restricted) Commercial District with a Use Permit to allow for a commercial childcare center.

XII. Petition No. 4252

Ward 5

Location: 4311 McCain Ave. (Parcel #306-276)

Petitioner: Kendra Avery

Requesting: A **Special Exception** to allow for a private kennel for up to 3 dogs within a R-1 (Single-Family) Residential District.

Report from the March 18, 2023 City Council Hearing

- **Case #4232 – 5420 Lynch St. Ext. (Parcel 825-483)** - Request for a **Rezoning** from I-1 (Light) Industrial District to R-5 (Multi-family) Residential District to allow for a multifamily residential development.
 - **Planning Board Recommendation – Denial (13/0)**
 - **City Council Action – Denied (6/0)**
- **Case #4243 – 5330 N. State St. (Parcel: 500-1000)** - Request for a **Rezoning** from R-7 Mobile Home Park Residential District to C-3 (General) Commercial District with a Variance of up 10’ from the side and rear yards for commercial properties that adjoin residentially zoned properties to allow for the construction of a self-storage facility.
 - **Planning Board Recommendation – Approval (10/0)**
 - **City Council Action – Granted (6/0)**
- **Case #4247 – 4465 I-55 North (Parcel: 437-298) – Ste. 102 C** - Request for a **Use Permit** to allow for a community recreational center (event venue) within a neighborhood shopping center within a C-2 (Limited) Commercial District.
 - **Planning Board Recommendation – Approval (10/0)**
 - **City Council Action – Granted (6/0)**
- **City of Jackson Text Amendments**
 - **Planning Board Recommendation – Approval (10/0)**
 - **City Council Action – Granted (5/0)**
- **Two (2)** Special Exception and **One (1)** Conditional Use Permit Renewals for March.

- **City Council Action – Granted (5/0)**
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**UPCOMING ZONING CASES FOR THE
APRIL 24, 2024 PLANNING BOARD HEARING**

- **Case #4253 – 4456 W. Northside Dr. (Parcel #803-5, 803-5-2, 803-5-3 & 803-10) -** Request for a **Use Permit to** allow for the operation of an emergency shelter within a C-3 (General) Commercial District.
- **Case #4254 – 2365 Highway 80 W. (Parcel 40-11-1) -** Request for a **Use Permit to** allow for a drive thru restaurant within a C80-C3 (Limited) Commercial Subdistrict.