

City of Jackson Planning Board Meeting
July 24, 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 – June 26, 2024 Planning Board Meeting**
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IV. **Petition No. 4257**

Ward 3

Location: 301 Sewanee St. (Parcel 119-105-1)

Petitioner: Tracy Willis

Requesting: A **Special Exception** to allow for a private kennel for up to five (5) canines within a R-1 (Single-Family) Residential District.

V. **Petition No. 4258**

Ward 1

Location: 2625-2639 Ridgewood Rd (Parcel 542-230)

Petitioner: Capitol Magnolia, LLC

Requesting: A **Use Permit** to allow for the conversion of an office building into multifamily apartments of up to twenty (20) units within a C-2 (Limited) Commercial District.

VI. **Petition No. 4259**

Ward 4

Location: 4886 Highway 18 West (Parcel 831-101)

Petitioner: Raad Mudhish Gobah

Requesting: A **Use Permit** to allow for a tobacco paraphernalia retail business within a C-3 (General) Commercial District.

VII. Petition No. 4260

Ward 2

Location: 0 Rand St. (Parcel 707-107)

Petitioner: DeAngealo Barrett

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

Report from the July 15, 2024 City Council Hearing

- **Case #4256 – 1254 Macon St. (Parcel 159-73) & Parcel 159-177-1** - Request for a **Rezoning** from R-4 (Limited Multi-family) Residential District to C-1A (Restricted) Commercial District with a Use Permit to allow for the operation of a neighborhood restaurant and a Use Permit to allow for an accessory parking lot on Parcel 159-177-1.
 - **Planning Board Recommendation – Denial (10/1) Rezoning from R-4 to C-1A**
 - Approval (11/0) Special Exception to allow for a residential community facility**
 - Approval (11/0) Use Permit to allow for an accessory parking lot on Parcel 159-177-1**
 - **City Council Action – Granted (6/0)**
- **Two (2) Special Exception and Five (5) Conditional Use Permit Renewals for July.**
 - **City Council Action – Granted (6/0)**

**UPCOMING ZONING CASE FOR THE
AUGUST 28, 2024 PLANNING BOARD HEARING**

- **Case #4261 – 4800 I-55 North (Parcel 709-480)** - Request for a **Use Permit** to allow for a tobacco paraphernalia retail business within a C-3 (General) Commercial District.
- **Case #4262 – 3987 Sayles & Dixon Rd. (Parcel 805-8-2)** - Request for a **Use Permit** allow for the placement of a manufactured house within a R-1 (Single-Family) Residential District.