

City of Jackson Planning Board Meeting
April 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 – March 27, 2024 Planning Board Meeting**
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IV. **Petition No. 4253**

Ward 2

Location: 4456 W. Northside Dr.
(Parcel #803-5, 803-5-2, 803-5-3 & 803-10)

Petitioner: Carters' Compassionate Transitional & Supportive Housing
d/b/a Hagar's House

Requesting: A **Use Permit** to allow for the operation of an emergency
shelter/mission within a C-3 (General) Commercial District.

V. **Petition No. 4254**

Ward 5

Location: 2365 Highway 80 W. (Parcel 40-11-1)

Petitioner: Jack's Family Restaurant, LP

Requesting: A **Use Permit** to allow for a drive thru restaurant within a
C80-C2 (Limited) Commercial Subdistrict.

Report from the April 15, 2024 City Council Hearing

- **Case #4240 – 6204 N. State St. (Parcel 709-37)** - Request for a **Use Permit** to allow for the operation of a community recreational (event venue) within a C-3 (General) Commercial District.
 - **Planning Board Recommendation – Approval (10/0) Conditional Use Permit**
 - **City Council Action – Granted (7/0)**
- **Case #4241 – 0 Powell Rhodes Dr (Parcel 107-194)** - Request for a **Use Permit** to allow for the placement of a manufactured house in a R-2 (Single & Two Family) Residential District.
 - **Planning Board Recommendation – Approval (7/4)**

- **City Council Action – Denied (7/0)**
- **Case #4244 – 734 Fairview St. (Parcel: 12-45) - Request for a Rezoning** from R-2 (Single-Family & Two-Family) Residential District to CMU-1 (Community) Mixed-Use District to allow for the sustainability of the subject property and to capture the changing land use dynamics of the area.
 - **Planning Board Recommendation – Approval (7/5)**
 - **City Council Action – Granted (7/0)**
- **Case #4245 – 4465 I-55 North (Parcel: 437-298) – Ste. 102 B - Request for a Use Permit** to allow for a general restaurant within a neighborhood shopping center within a C-2 (Limited) Commercial District.
 - **Planning Board Recommendation – Approval (11/0) Conditional Use Permit**
 - **City Council Action – Granted (7/0)**
- **Case #4246 – 4465 I-55 North (Parcel: 437-298) – Ste. 102 A - Request for a Use Permit** to allow for a liquor store within a neighborhood shopping center within a C-2 (Limited) Commercial District.
 - **Planning Board Recommendation – Approval (11/0) Conditional Use Permit**
 - **City Council Action – Tabled to allow for a meeting with Councilman Foote and the relevant parties. A special session/Zoning Hearing will be after the meeting.**
- **Case #4248 – 1625 E. County Line Rd. (Parcel #709-37) - Request for a Use Permit** to allow for the operation of a bar (cigar retail and lounge) within a C-2 (Limited) Commercial District.
 - **Planning Board Recommendation – Approval (11/0) Conditional Use Permit**
 - **City Council Action – Granted (7/0)**
- **Case #4249 – 846 N. President St. (Parcel 40-11-1) - Request for a Use Permit** to allow for the operation of a community recreational center (event venue) within a C-3 (General) Commercial District.
 - **Planning Board Recommendation – Approval (9/1/1) Conditional Use Permit**
 - **City Council Action – Granted (7/0)**
- **Case #4250 – 1625 E. County Line Rd. (Parcel #709-37) - Request for 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.
 - **Planning Board Recommendation – Approval (11/0)**
 - **City Council Action – Granted (7/0)**
- **Case #4251 – 451 McDowell Park Cir. (Parcel #630-363) - Request for 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.
 - **Planning Board Recommendation – Approval (10/0) Granted a Rezoning with a Conditional Use Permit**
 - **City Council Action – Granted (7/0)**

- **Case #4252 – 4311 McCain Ave. (Parcel #306-276)** - Request for a **Special Exception** to allow for a private kennel for up to 3 dogs within a R-1 (Single-Family) Residential District.
 - **Planning Board Recommendation – Denial (8/0/1)**
 - **City Council Action – Denied (5/2)**
 - **One (1)** Special Exception and **Two (2)** Conditional Use Permit Renewals for April.
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**UPCOMING ZONING CASES FOR THE
MAY 22, 2024 PLANNING BOARD HEARING**

- **Case #4255 – Parcel #820-955 on Highway 80 W.** - Request for a **Rezoning** from R C80-C2 (Limited) Commercial Subdistrict to C80-R4 (Limited) Multi-Family Residential Subdistrict to allow for development of the property.