

City of Jackson Planning Board Meeting  
February 28, 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 Planning Board Meeting**
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IV. **Petition No. 4232**      *Remanded to the Planning Board by the City Council*  
**Ward 4**

**Location:**                      5420 Lynch St. Ext. (Parcel 825-483)

**Petitioner:**                      Robinson Industries, Inc.

**Requesting:**                      A **Rezoning** from I-1 (Light) Industrial District to R-5 (Multi-family) Residential District to allow for a multifamily residential development.

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V. **Petition No. 4242**

**Ward 2**

**Location:**                      0 Eden Downs Rd. (Parcel: 844-155)

**Petitioner:**                      Tommie Caiston

**Requesting:**                      A **Use Permit** to allow for the placement of a manufactured house in a R-1 (Single-Family) Residential District.

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VI. **Petition No. 4243**

**Ward 4**

**Location:**                      5330 N. State St. (Parcel: 500-1000)

**Petitioner:**                      Homewood Company, LLC

**Requesting:**                      A **Rezoning** from R-7 Mobile Home Park Residential District to C-3 (General) Commercial District to allow for the construction of self-storage facility.

VII. **Petition No. 4244**

**Ward 3**

**Location:** 734 Fairview St. (Parcel: 12-45)

**Petitioner:** Fairview Inn of Jackson, LLC

**Requesting:** 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.

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VIII. **Petition No. 4245**

**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.

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IX. **Petition No. 4246**

**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.

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X. **Petition No. 4247**

**Ward 1**

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

**Petitioner:** Robert M. McGinnis

**Requesting:** A **Use Permit** to allow for a community recreational center (event venue) within a neighborhood shopping center within a C-2 (Limited) Commercial District.

## **XI. City of Jackson Text Amendments**

**Petitioner:** City of Jackson/ Department of Planning & Development/Zoning Division

**Requesting:** Text amendments to the Official City of Jackson Zoning Ordinance to provide for and establish more effective landscaping and zoning regulations for the City of Jackson.

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### **Report from the February 26, 2023 City Council Hearing Will Be Given at the February 28<sup>th</sup> Planning Board Meeting**

- **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) in a C-3 (General) Commercial District.
  - **Planning Board Recommendation – Approval (8/2)**
- **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 (9/1)**
- **Appeal of Zoning Administrator Decision(s) Case #2023-12.22 for 1740 Highway 80 W. (Parcel 163-424)**
  - **Planning Board Recommendation – Upheld Zoning Administrator’s Findings (10/0)**
- **Three (3) Special Exception and One (1) Conditional Use Permit Renewals for February.**

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### **UPCOMING ZONING CASES FOR THE MARCH 27, 2024 PLANNING BOARD HEARING**

- **Case #4248 – 1625 E. County Line Rd. (Parcel #709-37)** - Request for a **Use Permit** to allow for the operation of a cigar retail and lounge within a C-2 (Limited) Commercial District.
- **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.
- **Case #4250 – 4232, 4240 & 4246 W. Capitol St. (Parcels #118-25, 118-26 & 118-27)** - Request for a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for development of the property.

- **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.
- **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.