

City of Jackson Planning Board Meeting  
September 27, 2023 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 – August 23, 2023 Planning Board Meeting**
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IV. **Petition No. 4223**

**Ward 2**

**Location:** 572 Beasley Rd. (Parcel #709-361-8)  
**Petitioner:** Vishal Kumar S. Patel  
**Requesting:** A **Use Permit** to allow for an extended stay hotel within a C-3 (General) Commercial District.

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V. **Petition No. 4224**

**Ward 2**

**Location:** 0 Forest Glen Dr. (Parcel 720-10-5)  
**Petitioner:** Bria & Alvin Lyles  
**Requesting:** A **Use Permit** to allow for a manufactured home within a R-4 (Limited Multi-family) Residential District.

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VI. **Petition No. 4225**

**Ward 4**

**Location:** 526 Eden Downs Rd. (Parcels 844-170 & 844-170-2)  
**Petitioner:** Ernest King Jr.  
**Requesting:** A **Special Exception** to allow for a privately owned horse facility\stable within a R-1 (Single-Family) Residential District.

**VII. Petition No. 4226**

**Ward 5**

**Location:** 1651 University Blvd. – Ste. B (Parcel #166-1)  
**Petitioner:** Earnest Williams  
**Requesting:** A **Use Permit** to allow for a nightclub\bar within a C80-C2 (Limited) Commercial Subdistrict.

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**IX. Review & Discussion of the 2023 City of Jackson Urban Renewal Plan**

**Location:** 201 East Pascagoula St (Parcel 185-13)  
**Petitioner:** Butler Snow  
**Requesting:** A review and adoption of the 2023 COJ Urban Renewal Plan

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**Report from the September 18, 2023 City Council Hearing**

- **Case #4218 – 3181 J R Lynch St (Parcel 697-520-4)** - Request for a **Use Permit** to allow for a community recreational center within a C-3 (General) Commercial District.
  - Planning Board Recommendation – Approval (8/0) Conditional Use Permit**
  - City Council Action – Granted (5/0)**
  
- **Case #4219 – 34 Elaine Ct. (Parcel: 212-354)** - Request for a **Special Exception** to allow for the operation of a catering service, where part of the owner/operator residence within a R-1 (Single-Family) Residential District.
  - Planning Board Recommendation – Approval (8/0)**
  - City Council Action – Granted (5/0)**
  
- **Case #4220 – 4840 Hwy 18 W (Parcel 831-100-2)** - Request for a **Use Permit** within a C-3 (General) Commercial District to allow for a liquor store in a neighborhood shopping center and not in combination with a convenience type grocery store or service station.
  - Planning Board Recommendation – Approval (8/0)**
  - City Council Action – Granted (5/0)**
  
- **Case #4221 – 142 Magnolia St (Parcel 133-29)** – Request for a **Use Permit** to allow for a boarding house in the R-4 (Limited Multi-family) Residential District.
  - Planning Board Recommendation – Approval (8/0) Conditional Use Permit**
  - City Council Action – Granted (4/1)**

- **Case #4222 – 1638 & 1640 S. Gallatin St. (Parcels 175-101, 175-104, 175-104-1, 175-262, 175-266, 175-290 & 175-330)** - Request for a **Rezoning** from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District with a **Use Permit** to allow for the remodeling/ reconstructing of the buildings for religious and recreational activities.
    - Planning Board Recommendation – Approval (8/0) Rezoning w Conditional Use Permit**
    - City Council Action – Granted (5/0)**
  
  - **Three (3) Special Exception and Three (3) Conditional Use Permit Renewals** for September.
    - City Council Action – Granted (3/2)**
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**UPCOMING ZONING CASES FOR THE  
OCTOBER 25, 2023 PLANNING BOARD HEARING**

- **Case #4227 – 4608 Old Byram Rd. (Parcel #871-80)** - Request for a **Use Permit** to allow for manufactured home within a R-1 (Single-Family) Residential District.
  
- **Case #4228 – 0 Old Canton Rd. (Parcel 564-16)** - Request for a **Rezoning** from R-1 (Single-family) Residential District to R-2 (Single-Family & Two-Family) Residential District to allow for the construction of a two family residential unit.
  
- **Case #4229 – 2901 Highway 80 W. (Parcels 635-35)** - Request for a **Rezoning** from C80-C3 (General) Commercial Subdistrict to C80-MU (Mixed-Use) Subdistrict to allow for a mixed use development and a **Use Permit** to allow for a community recreational center.
  
- **Case #4230 – 23 Oakcreek Pl. (Parcel 750-94)** - Request for a **Special Exception** for a residential daycare in a R-1A (Single-Family) Residential District.