

City of Jackson Planning Board Meeting  
June 28, 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 – April 26, 2023 Planning Board Meeting**
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IV. **Petition No. 4208**

**Ward 7**

**Location:** Parcel #140-3 Pascagoula St. Parcel #140-3

**Petitioner:** Dr. Selika Sweet

**Requesting:** A **Rezoning** from C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for compliance for community recreational center (event venue).

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V. **Petition No. 4209**

**Ward 5**

**Location:** 590 Raymond Rd. (Parcel #220-20)

**Petitioner:** Ronnie Crudup Jr.

**Requesting:** A **Use Permit** to allow for the operation of a community recreational center (community sports complex/ recreation center) in a C-3 (General) Commercial District.

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VI. **Petition No. 4210**

**Ward 5**

**Location:** 3301 Highway 80 W. (Parcel #430-42)

**Petitioner:** John Strong

**Requesting:** A **Rezoning** from C80-C1 (Restricted) Commercial Subdistrict to C80-C3 (General) Commercial Subdistrict with a Use Permit to allow for the operation of a sports bar & cigar lounge in a C80-C1 (Limited) Commercial District.

**VII. Petition No. 4211**

**Ward 1**

**Location:** 4775 Old Canton Rd. (Parcel #511-538-1)

**Petitioner:** Michael Kinard of Root Down 4, LLC

**Requesting:** A **Rezoning** from C-1 (Restricted) Commercial District to C-2 (Limited) Commercial District to allow for consistency with the zoning in the immediate vicinity of the properties and for a compatible diversity of land uses.

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**VIII. Petition No. 4212**

**Ward 1**

**Location:** 6370 Ridgewood Ct Dr. (Parcel #738-9-8)

**Petitioner:** UA Jackson MS, LLC - Jay OShields & Ginamarie Soto

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

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**IX. Appeal of Zoning Administrator Decision(s)**

Zoning Violation for 526 Eden Downs Rd. (Parcel 844-170)  
Public/Private Stable without a Special Exception  
Zoning Violation **Case #2023.3.11**

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**X. Planning Board By-laws Review & Discussion of Quorum Section**

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**Report from the May 15, 2023 City Council Hearing**

**Case #4207 – 804, 814, 818 & 823 N. Jefferson St. (Parcels #22-19, 22-18, 22-17, 23-16), 920, 924, 927, 928, 935, 937 Harding St. (Parcels #22-20, 22-21, 25-4, 22-22, 25-7, 25-8) and Parcels 25-7-1 & 25-49 Harding St. - Request for a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District, Pedestrian Oriented for the properties located at 804, 814, 818 & 823 N. Jefferson St. (Parcels #22-19, 22-18, 22-17, 23-16), 920, 924, 927, 928, 935, 937 Harding St. (Parcels #22-20, 22-21, 25-4, 22-22, 25-7, 25-8) and Parcels 25-7-1 & 25-49 Harding St. to allow for consistency with the zoning in the immediate vicinity of the properties and for a compatible diversity of land uses with a **Use Permit** for Parcel 22-19 to allow for accessory parking for businesses located at 730, 750 and 752 N. Jefferson St. in addition to the Oaks House Museum and Urban Foxes at 833 N. Jefferson St. & duplex at 818 N. Jefferson St.**

- **Planning Board Recommendation – Approval (8/0/1 Recusal)**
- **City Council Action – Granted (5/0)**

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**UPCOMING ZONING CASES FOR THE  
JULY 26, 2023 PLANNING BOARD HEARING**

- **Case #4213 – 451 Roland St. (Parcel #305-107)** - Request for a **Use Permit** to allow for the operation of a Transitional House for 7 to 12 Residents within a R-1 (Single-Family) Residential District.
- **Case #4214 – 410 S. Gallatin St. (Parcel #182-53)** - Request for a **Rezoning** from I-1 (Light) Industrial District to C-3 (General) Commercial District to allow for the operation of a Gateway facility that includes offices, classrooms, sleep quarters and chapel.
- **Case #4215 – 5755 Horton Ave. (Parcel #723-67-3)** - Request for a **Rezoning** from R-1A (Single-Family) Residential District to R-5 (Multi-family) Residential District to align property with adjacent property zoning.
- **Case #4216 – 608 Wellington Dr. (Parcel: 432-328), 616 Wellington Dr. (Parcel: 431-20), 630 Wellington Dr. (Parcel: 431-18), 638 Wellington Dr. (Parcel: 431-17), 644 Wellington Dr. (Parcel: 431-16), 654 E. Northside Dr. (Parcel: 431-15), 4638 Londonderry Dr. (Parcel: 432-327) & 706 E. Northside Dr. (Parcel: 431-129)** - Request for a **Rezoning** from R-1 (Single-Family) Residential District to SUD - Special Use District to allow for the expansion of the church and school facilities
- **Case #4217 – 5295 I-55 N. Frontage Rd. (Parcel #507-350-1)** - Request for a **Use Permit** to allow for the operation of a Used Car Lot within a C-3 (General) Commercial District.