

City of Jackson Planning Board Meeting
November 15, 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 – October 25, 2023 Planning Board Meeting**
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IV. **Petition No. 4231**

Ward 5

Location: 1651 University Blvd – Suite B. (Parcel #166-1)

Petitioner: Earnest Williams

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

V. **Petition No. 4232**

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.

VI. **Petition No. 4233**

Ward 3

Location: 3243 Medgar Evers Blvd. (Parcel 409-4)

Petitioner: Clifton Burns

Requesting: A **Rezoning** from C3 (General) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the adaptive reuse of the property.

VII. Petition No. 4234

Ward 4

Location: Parcel 835-46 on Highway 18. (Parcel 835-46)

Petitioner: Community Animal Rescue & Adoption

Requesting: A **Rezoning** from C2 (Limited) Commercial District to C3 (General) Commercial District to allow for a veterinarian clinic and kennels.

VIII. Proposed Farish Street Revitalization Strategy

Report from the November 20, 2023 City Council Hearing Will Be Given at the December 20, 2023 Planning Board Meeting

- **Case #4227 – 4608 Old Byram Rd. (Parcel #871-80)** - Request for a **Use Permit** to allow for a manufactured home within a R-1 (Single-Family) Residential District.
 - **Planning Board Recommendation – Approval (9/0)**
 - **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.
 - **Planning Board Recommendation – Denial (8/1)**
 - **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.
 - **Planning Board Recommendation – Approval (9/0) Conditional Use Permit**
 - **One (1) Special Exception and Three (3) Conditional Use Permit Renewals** for September.
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**UPCOMING ZONING CASES FOR THE
DECEMBER 20, 2023 PLANNING BOARD HEARING**

- **Case #4235 – 1322 Simwood Place (Parcel #450-186)** - Request for a **four foot (4') Variance** from the required twenty-five feet (25') front yard setback requirements for properties within a R-1A\R-1 (Single-Family) Residential District to allow for the construction of a carport.
- **Case #4236 – 6060 Bonita St. (Parcel 709-4-5)** - Request for a **Use Permit** to allow for the operation of a community recreational center within a C-3 (General) Commercial District.

- **Case #4237 – 1031 North Congress St. (Parcel 41-17)** - Request for a **Special Exception** to allow for the operation of a residential community facility within a R-4 (Limited Multi-family) Residential District.
- **Case #4238 – 605 E. McDowell Rd. (Parcel 602-4)** - Request for a **Rezoning** from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to allow for the installation of a renewable natural gas CNG Station. more updated fuel center.