

City of Jackson Planning Board Meeting
August 23, 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 – July 26, 2023 Planning Board Meeting**
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IV. **Petition No. 4218**

Ward 5

Location: 3181 J R Lynch St. (Parcel #697-520-4)

Petitioner: Lemuel & Archie Tripp

Requesting: A **Use Permit** to allow for community recreational center within a C-3 (General) Commercial District.

V. **Petition No. 4219**

Ward 5

Location: 34 Elaine Ct. (Parcel #212-354)

Petitioner: Kinya Godbolt

Requesting: A **Special Exception** to allow for a catering service, where they are a part of the owner/operator's residence within a R-1 (Single-Family) Residential District.

VI. **Petition No. 4220**

Ward 4

Location: 4840 Highway 18 W. (Parcel #831-100-2)

Petitioner: Jishnu Gosain

Requesting: A **Use Permit** to allow for operation of a liquor where part of a neighborhood shopping center and not in combination with a convenience type grocery store or service station within a C-3 (General) Commercial District.

VII. Petition No. 4221

Ward 5

Location: 142 Magnolia St. (Parcel #133-29)

Petitioner: Jason Abrams

Requesting: A **Use Permit** to allow for operation of a boarding home with a **Variance** from the required number of parking spaces within a R-4 (Limited Multi-Family) Residential District.

VIII. Petition No. 4222

Ward 7

Location: 1638 & 1640 S. Gallatin St. (Parcels 175-101, 175-104, 175-104-1, 175-262, 175-266, 175-290 & 175-330)

Petitioner: African Christian Fellowship USA, Inc., Jackson Chapter

Requesting: A **Rezoning of I-1 (Light) Industrial District to NMU-1, (Neighborhood) Mixed Use District, Pedestrian Oriented with a Use Permit** to allow for the remodeling/reconstructing of the building for religious and recreational activities for the property located on 1638 & 1640 S. Gallatin St. (Parcels 175-101, 175-104, 175-104-1, 175-262, 175-266, 175-290 & 175-330).

**Report from the August 21, 2023 City Council Hearing
will be given at the August Planning Board Meeting**

- **Case #4213 – 451 Roland St. (Parcel 305-107)** - Request for 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.

Planning Board Recommendation – Approval (9/0) Conditional Use Permit

- **Case #4214 – 410 S. Gallatin St (Parcel 182-53)** - Request for a **Rezoning** of the I-1 (Light) Industrial District portion of the property located at 410 S. Gallatin St. (Parcel # 182-53) to C-3 (General) Commercial District to create one (1) Zoning classification for the property and to allow for the continuation and expansion of services provided at the existing Gateway Rescue Mission facility.

Planning Board Recommendation – Approval (9/0)

- **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 allow for consistency with the Zoning classification of the adjacent properties.

Planning Board Recommendation – Approval (9/0)

- **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 Wellington 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, R-1A (Single-family) Residential District & R-1 with Use Permits to SUD Special Use District to allow for the expansion of the church’s institutional and educational activities

Planning Board Recommendation – Approval (8/0/1)

- **Case #4217 – 5295 I-55 North Frontage Rd. (Parcel 507-350-1) Suite C** - Request for a **Use Permit** to allow for the operation of a Used Car Lot in a C-3 (General) Commercial District.

Planning Board Recommendation – Approval (9/0)

- **Three (3)** Special Exception and **Two (2)** Conditional Use Permit Renewals for August.

**UPCOMING ZONING CASES FOR THE
SEPTEMBER 27, 2023 PLANNING BOARD HEARING**

- **Case #4223 – 572 Beasley Rd. (Parcel #709-361-8)** - Request for a **Use Permit** to allow for an extended stay hotel within a C-3 (General) Commercial District.
- **Case #4224 – 0 Forest Glen Dr. (Parcel 720-10-5)** - Request for a **Use Permit** to allow for manufactured home within a R-4 (Limited Multi-family) Residential District.
- **Case #4225 – 526 Eden Downs Rd. (Parcels 844-170 & 844-170-2)** - Request for a **Special Exception** to allow for a privately owned horse facility\stable within a R-1 (Single-Family) Residential District.