

City of Jackson Planning Board Meeting
December 15, 2021 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 – November 17, 2021 Planning Board Meeting**
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IV. **Appeal of Zoning Administrator's Decision(s)\Non-conforming Use Designation**

Zoning Violation for 1034 Woodrow Wilson Ave. (Parcel 10-2-59)
Illegally Operating Liquor Store
Zoning Violation **Case #2021-8.10**

V. **Petition No. 4152**

Ward 2

Location: 5330 N. State St. (Parcel: 500-1000)
Petitioner: Homewood Company, LLC
Requesting: A **Rezoning** from C-3 (General) Commercial District to R-7 Mobile Home Park Residential District to use as mobile home community.

VI. **Petition No. 4153**

Ward 4

Location: 4728 Clinton Blvd. (Parcel: 636-23)
Petitioner: C & L Real Estate Holdings
Requesting: A **Rezoning** from R-1 (Single-family) Residential District & C-1 (Restricted) Commercial District to C-1A (Restricted) Commercial District with a Use Permit to allow for the operation of a neighborhood restaurant.

VII. Petition No. 4154

Ward 4

Location: Parcel 835-55 on Highway 18

Petitioner: Audrey B. Wiley

Requesting: A **Rezoning** from C-2 (Limited) Commercial & C-3 (General) Commercial Districts to SUD Special Use District to redevelop property for a cemetery.

VIII. Petition No. 4155

Ward 4

Location: 3801 Officer Thomas Catchings Dr. (Parcel: 305-49-39)

Petitioner: Rosemont Human Services, LLC

Requesting: A **Special Exception** for a residential community facility in a R-1 (Single-Family) Residential District.

**Report from the December 20, 2021 City Council Hearing
will be given at the January 2022 Planning Board Meeting**

- **Case #4146 – 5610 Old Canton Rd.** - Request for **Use Permit** to allow for the operation of a paraphernalia retail business in a C-2 (Limited) Commercial District.
 - **Planning Board Recommendation – Denial (10/0)**

- **Case #4147 – Parcels: 88-78-1, 88-78-2, 88-81, 88-84-3, 89-31-1, 89-31-4, 89-32, 89-31-2, 89-34 on N. Gallatin St** - Request for a **Rezoning** from I-1 (Light) Industrial District, I-2 (Heavy) Industrial District & C-3 (General) Commercial District to (PUD) Planned Unit Development to create a cohesive Planned Unit Development. (Ester L. Ainsworth)
 - **Planning Board Recommendation – Approval (8/0)**

- **Case #4149 – 3915 North State St. (Parcel: 53-121)** - Request for **Special Exception** to allow for a professional (real estate) office within a R-1 (Single-Family) Residential District. (Ester L. Ainsworth).
 - **Planning Board Recommendation – Approval (8/0)**

- **Case #4150 – 4417 O’Bannon Dr. (Parcel: 411-28)** - Request for a **Use Permit** to allow for a commercial day care in a C-1A (Restricted) Commercial District. (Ester L. Ainsworth).
 - **Planning Board Recommendation – Approval (8/0) Conditional Use Permit**

- **Case #4151 – 130 Daniel Lake Blvd. (Parcel: 610-4-1)** - Request for a **Use Permit** to allow for a drive thru coffee shop in a C-2 (Limited) Commercial District. (Ester L. Ainsworth).
 - **Planning Board Recommendation – Approval (8/0)**
 - **Three (3) Special Exception Renewals and Two (2) Conditional Use Permit Renewal** for December 2021.
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**ZONING CASES
FOR THE
JANUARY 26, 2022 PLANNING BOARD HEARING**

- **Case #4156 – Parcel: 825-410 on McRaven Rd.** - Request for a **Rezoning** from R-1 (Single-Family) Residential District to I-1 (Light) Industrial District to allow the property to be used for a construction storage site. (Ester L. Ainsworth)
- **Case #4157 – 4660 Highway 80 W. (Parcel: 822-365)** - Request for **Use Permit** within a C80-C3 (General) Commercial Subdistrict to allow for the extension of services offered for an existing business. (Ester L. Ainsworth)
- **Case #4158 – 4562 N. State St. (Parcels: 433-181, 433-182, 433-183 & 433-185)** Request for a **Rezoning** from R-1A (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District to allow for the development of multi-family apartments and/or condominiums to complement the changing character of the neighborhood. (Ester L. Ainsworth)
- **Case #4159 – 1411 Old Square Rd. (Parcel: 511-475-6)** - Request for **Use Permit** to allow for a tattoo parlor within a C-3 (General) Commercial District. (Ester L. Ainsworth)