1. Call to Order, Determination of Quorum, and Invocation
2. **Public Comments - *(Except on Zoning Cases)***
3. **Approval of Minutes – November 20, 2019 Planning Board Meeting**
4. Petition No. 4077 *Tabled from November’s PB Meeting*

**Ward 4**

**Location:** Parcel# 732-7 on Boling St.

**Petitioner:** Fredrick Johnson

**Requesting**: A **Rezoning** from I-1 (Light) Industrial District to NMU–1 (Neighborhood) Mixed-Use District, Pedestrian Oriented to allow for the development of the property with a variety of land uses that are more compatible and beneficial to the adjacent communities.

1. Petition No. 4078

**Ward 5**

**Location:** 1500 Highway 80 West (Parcel: 163-348)

**Petitioner:** Jeffery N. Reed, Sr.

**Requesting**: A **Rezoning** from C80-C2 (Limited) Commercial Subdistrict to C3 (General) Commercial with a Use Permit to operate a used car lot.

1. Petition No. 4079

**Ward 3**

**Location:** 3971 Meadowlane Dr. (Parcel #427-44)

**Petitioner:** Gregory Tolliver

**Requesting**: A **Variance** from the required twenty-five (25’) front yard setback requirements for properties within a R-1 (Single-Family) Residential District to build a two car garage and a security fence.

1. Petition No. 4080

**Ward 3**

**Location:** 258 E. Northside Dr. (Parcel# 433-75)

**Petitioner:** Care Center Ministries Mississippi

**Requesting**: A **Use Permit** to allow for the operation of a transitional house for 7 to 12 residents within a R-1A (Single-Family) Residential District.

**Report from the December 16, 2019 City Council Hearing Meeting**

**Will Be Given at the December Planning Board Meeting**

* **Case #4071** – **1157 E. Northside Dr. (Parcels# 535-530 & 535-554)** - (Ester L. Ainsworth) – Request for a **Use Permit** to allow for the operation of a liquor store within a C-3 (General) Commercial District.
* **Planning Board Recommendation – Approval (10/0)**
* **Case #4074** – **3703 Medgar Evers (Parcel 408-409) & Parcels 408-403, 408-405,408-406, 408-407, 408-408 and 408-486** - (Ester L. Ainsworth) – Request for a **Rezoning** from R-1 (Single-Family) Residential District & R-4 (Limited Multi-family) Residential District to C-2 (Limited) Commercial District to eliminate any nonconforming uses and create a more sustainable and viable commercial node along the Medgar Evers corridor.
* **Planning Board Recommendation – Approval (10/0) of the rezoning of 3703 Medgar Evers Blvd & Parcel 408-486 from R1 & R4 to C2**
* **Case #4075** – **Portion of Parcel 751-7 on St. Andrews Dr.** - (Ester L. Ainsworth) – Request for a **Rezoning** from SUD – Special Use District to R-4 (Limited Multi-family) Residential District and a height Variance not to exceed 115’ to allow for the construction of multi-story luxury condominium building.
* **Planning Board Recommendation – Approval (10/0) of a Rezoning** from SUD (Special Use) District to R-4 (Limited Multi-family) Residential District and a Variance not to exceed 75’ from the maximum building height of 45’ for multi-family buildings in the R-4 (Limited Multi-family) Residential District
* **Case #4076** – **4795 I-55 North Frontage Rd. (Parcel: 511-620)** - (Ester L. Ainsworth) – Request for a **Rezoning** from C2 (Limited) Commercial District to C3 (General) Commercial District to allow for demolition of current dilapidated building and construction of a heating/ cooling indoor storage building and to create a single Zoning classification.
* **Planning Board Recommendation – Approval (10/0)** of a **Rezoning** from C2 (Limited) Commercial District to C3 (General) Commercial District
* **Six (6)** Special Exception Renewals for **December 2019**.