

City of Jackson Planning Board Meeting
November 17, 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 – October 27, 2021 Planning Board Meeting**
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IV. **Petition No. 4147**

Ward 3 & 7

- Location:** 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 and @ E Intersection of Amite & Gallatin.
- Petitioner:** Nashlie Sephus
- Requesting:** 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.
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V. **Petition No. 4149**

Ward 7

- Location:** 3915 North State St. (Parcel: 53-121)
- Petitioner:** Dianne Nelson d/b/a Right Size Realty Properties
- Requesting:** A **Special Exception** to allow for a professional (real estate) office within a R-1 (Single-Family) Residential District.
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VI. **Petition No. 4150**

Ward 4

- Location:** 4417 O'Bannon Dr. (Parcel: 411-28)
- Petitioner:** Shirley Cleveland
- Requesting:** A **Use Permit** to allow for the operation of a commercial childcare center in a C-1A (Restricted) Commercial District.
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VII. Petition No. 4151

Ward 7

Location: 130 Daniel Lake Blvd. (Parcel 610-4-1)

Petitioner: New Horizon Ministries, Inc. (Ronnie Crudup, Jr.)

Requesting: A **Use Permit** to allow for a drive thru restaurant (coffee shop) within a C-2 (Limited) Commercial District.

**Report from the November 15, 2021 City Council Hearing
will be given at the November Planning Board Meeting**

- **Case #4143 – 2974 Terry Rd. (Parcel 607-34)** - Request for a **Use Permit** to allow for the operation of a liquor store in a C-3 (General) Commercial District.
Planning Board Recommendation – Approval (10/0)
- **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 – Approval (10/0)
- **Case #4102 (Previous Case) – 217 Millsaps Ave. (Parcel: 58-47)** - Request for the removal of the condition that limited the number of students for the commercial daycare center to twenty (20)
Planning Board Recommendation – Approval of the modification to allow for a maximum of thirty-five (35) students (10/0)
- **Four (4)** Special Exception Renewals and **One (1)** Conditional Use Permit Renewal for November 2021.

**UPCOMING ZONING CASES FOR THE DECEMBER 15, 2021
PLANNING BOARD HEARING**

- ❖ **Case #4152 – 5330 N. State St. (Parcel: 500-1000)** Request for a **Rezoning** from C-3 (General) Commercial District to R-7 Mobile Home Park Residential District to use as mobile home community. (Ester L. Ainsworth).
- ❖ **Case #4153 – 4728 Clinton Blvd. (Parcel: 636-23)** Request for a **Rezoning** from C-1 (Restricted) Commercial District to C-2 (Limited) Commercial to create a cohesive Planned Unit Development. (Ester L. Ainsworth)
- ❖ **Case #4154 – Parcel 835-55 on Highway 18** - (Ester Ainsworth) – Request for a **Rezoning** from C2 (Limited) Commercial & C3 (General) Commercial District to SUD Special Use District to redevelop property for a cemetery. (Ester L. Ainsworth)
- ❖ **Case #4155 – 3801 Officer Thomas Catchings Dr. (Parcel: 305-49-39)** - Request for a **Special Exception** for a residential community facility in a R-1 (Single-Family) Residential District. (Ester L. Ainsworth)