

City of Jackson Planning Board Meeting
March 23, 2022 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 – February 23, 2022 Planning Board Meeting**
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IV. **Petition No. 4165**

Ward 7

Location: 3906 I-55 South (Parcel: 862-365)
Petitioner: Lamar Outdoor Advertising, Inc.
Requesting: A **Use Permit** to allow for the placement of a single face 14x48 digital sign within a C-3 (General) Commercial District.

V. **Petition No. 4166**

Ward 2

Location: 6351 I-55 North Frontage Rd. (Parcel 710-1)
Petitioner: John W. Craig & Lynn Nguyen
Requesting: A **Use Permit** within a C-3 (General) Commercial District to allow for a graphic arts studio with professional tattooing located in Suite 147 of the property.

VI. **Petition No. 4167** **(Postponed)**

Ward 5

Location: 0 Douglass Dr. (Parcel 540-344-1)
Petitioner: East Ridge, LLC
Requesting: A **Rezoning** from R-1A (Single-Family) Residential District to R-3 (Townhouse and Zero Lot Line) Residential District to allow for a construction of seven (7) patio homes.

VII. Petition No. 4168

Ward 3

Location: 210-12 W. Ash St. (Parcels 95-64 & 95-65)

Petitioner: Byron & Octavia Poindexter

Requesting: A **Use Permit** to operate a rooming house within a R-4 (Limited Multi-Family) Residential District.

VIII. Petition No. 4169

Ward 4

Location: 203 East Lane (Parcels 641-93-1, 641-121, 641-97-1, 641-97-2, 641-175, 641-177, 641-180, 641-181, 641-182 & 641-183)

Petitioner: Pleasant Gift MB Church

Requesting: A **Use Permit** to construct a fellowship hall and parking lot adjacent to existing church within a R-1 (Single-Family) Residential District.

IX. Petition No. 4170

Ward 3

Location: 1250 Martin Luther King Dr. (Parcel: 105-195)

Petitioner: Cherry Grove MB Church

Requesting: A **Use Permit** within a C-2 (Limited) Commercial District to allow for a car wash/ detail shop.

X. Petition No. 4171

Ward 4

Location: Parcel 638-41-1 on Dixon Rd.

Petitioner: Ashley Johnson

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

XI. Petition No. 4172

Ward 7

Location: 315 3 Meadowbrook Rd. (Parcels: 430-310)

Petitioner: DMG Real Estate Holdings 319 Meadowbrook, LLC

Requesting: A **Rezoning** from R-1 (Single-Family) Residential District and C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the redevelopment of property as high end lofts.

**Cases for the March 21, 2022 City Council Hearing
Report will be given at the March 23, 2022 Planning Board Meeting.**

- **Case #4160 – 1815 University Blvd. (Parcel: 215-92)** - Request for a **Use Permit** to allow for a liquor store within a C-3 (General) Commercial District.
 - **Planning Board Recommendation – Approval (7/0)**
 - **Case #4161 – 140 Elm St. (Parcel: 94-44-1)** - Request for **Use Permit** within a R-4 (Limited Multi-Family) Residential District to allow for a boarding house.
 - **Planning Board Recommendation – Denial (6/0/1)**
 - **Case #4162 – 2603 W. Capital St. (Parcels: 124-108)** - Request for a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District to allow for a diversity of outreach services and ministries.
 - **Planning Board Recommendation – Approval (8/0)**
 - **Case #4163 – 616 Wellington Dr. (Parcel: 431-20), 630 Wellington Dr. (Parcel: 431-18), 644 Wellington Dr. (Parcel: 431-16), 640 E. Northside Dr. (Parcel: 431-8) & 4638 Londonderry Dr. (Parcel: 432-327)** - Request for a **Rezoning** from R-1 (Single-Family) Residential District to SUD - Special Use District to allow for the expansion of the church and school facilities. (Ester L. Ainsworth)
 - **Planning Board Recommendation – Approval (8/0) – Approval of the Rezoning for 640 E. Northside Dr. and a Use Permit for 616 Wellington Dr. (Parcel: 431-20), 630 Wellington Dr. (Parcel: 431-18), 644 Wellington Dr. (Parcel: 431-16), and 4638 Londonderry Dr. (Parcel: 432-327)**
 - **Two (2) Special Exception Renewals and Two (2) Conditional Use Permit Renewal for March 2022.**
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There are no new Zoning Action Request Cases for April, 2022.