

City of Jackson Planning Board Meeting
December 20, 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 – October 25, 2023 Planning Board Meeting**
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IV. **Petition No. 4231**

Ward 5

Location: 1651 University Blvd – Suite B. (Parcel #166-1)
Petitioner: Earnest Williams
Requesting: A **Use Permit** to allow for a general restaurant within a C80-C2 (Limited) Commercial Subdistrict.

V. **Petition No. 4232**

Ward 4

Location: 5420 Lynch St. Ext. (Parcel 825-483)
Petitioner: Robinson Industries, Inc.
Requesting: A **Rezoning** from I-1 (Light) Industrial District to R-5 (Multi-family) Residential District to allow for a multifamily residential development.

VI. **Petition No. 4233**

Ward 3

Location: 3243 Medgar Evers Blvd. (Parcel 409-4)
Petitioner: Clifton Burns
Requesting: A **Rezoning** from C3 (General) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for the adaptive reuse of the property.

VII. **Petition No. 4234**

Ward 4

Location: Parcel 835-46 on Highway 18. (Parcel 835-46)
Petitioner: Community Animal Rescue & Adoption
Requesting: A **Rezoning** from C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for a veterinarian clinic and kennels.

VIII. **Petition No. 4235**

Ward 1

Location: 1322 Simwood Place (Parcel 450-186)
Petitioner: Martin Ingram
Requesting: **Four foot (4') Variance** from the required twenty-five feet (25') front yard setback requirements for properties within a R-1A\R-1 (Single-Family) Residential District to allow for the construction of a carport.

IX. **Petition No. 4236**

Ward 2

Location: 6060 Bonita St. (Parcel 709-4-5)
Petitioner: Ebony Pearls Foundation Incorporated
Requesting: A **Use Permit** to allow for the operation of a community recreational center within a C-3 (General) Commercial District.

X. **Petition No. 4237**

Ward 7

Location: 1031 North Congress St. (Parcel 41-17)
Petitioner: Myriam B. Richard
Requesting: A **Special Exception** to allow for the operation of a residential community facility within a R-4 (Limited Multi-family) Residential District.

XI. Petition No. 4238

Ward 7

Location: 605 E. McDowell Rd. (Parcel 602-4)

Petitioner: Opal Fuels\ Ruby James

Requesting: A **Rezoning** from I-1 (Light) Industrial District to I-2 (Heavy) Industrial District to allow for the installation of a renewable natural gas CNG Station. more updated fuel center.

XII. Proposed Farish Street Revitalization Strategy Update

Report from the November 20, 2023 City Council Hearing

- **Case #4227 – 4608 Old Byram Rd. (Parcel #871-80)** - Request for a **Use Permit** to allow for a manufactured home within a R-1 (Single-Family) Residential District.
 - **Planning Board Recommendation – Approval (9/0)**
 - **City Council Action – Granted (4/0)**
 - **Case #4229 – 2901 Highway 80 W. (Parcels 635-35)** - Request for a **Rezoning** from C80-C3 (General) Commercial Subdistrict to C80-MU (Mixed-Use) Subdistrict to allow for a mixed use development and a **Use Permit** to allow for a community recreational center.
 - **Planning Board Recommendation – Approval (9/0) Conditional Use Permit**
 - **City Council Action – Granted (4/0)**
 - **One (1) Special Exception and Three (3) Conditional Use Permit Renewals** for November.
 - **City Council Action – Granted (4/0)**
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Report from the December 18, 2023 City Council Hearing

- **Case #4228 – 0 Old Canton Rd. (Parcel 564-16)** - Request for a **Rezoning** from R-1 (Single-family) Residential District to R-2 (Single-Family & Two-Family) Residential District to allow for the construction of a two family residential unit.
 - **Planning Board Recommendation – Denial (8/1)**
 - **Three (3) Special Exception and Three (3) Conditional Use Permit Renewals** for November.
 - **City Council Action – Granted (4/0)**
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**UPCOMING ZONING CASES FOR THE
JANUARY 24, 2024 PLANNING BOARD HEARING**

- **Case #4240 – 6204 N. State St. (Parcel #709-37)** - Request for a **Use Permit** to allow for the operation of a community recreational center (event venue) within a C-3 (General) Commercial District.
- **Case #4241 – 0 Powell Rhodes St. (Parcel #107-194)** - Request for a **Use Permit** to allow for the placement of a manufactured house within a R-2 (Single-Family & Two-Family) Residential District.