

City of Jackson Planning Board Meeting  
January 24, 2024 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 – December 20, 2023 Planning Board Meeting**
- 

IV. **Petition No. 4240**

**Ward 2**

**Location:** 6204 N. State St. (Parcel 709-37)

**Petitioner:** Tonia Louisville-Jones & Roddrick Jones, Sr.

**Requesting:** A **Use Permit** to allow for the operation of a community recreational (event venue) in a C-3 (General) Commercial District.

---

V. **Petition No. 4241**

**Ward 3**

**Location:** 0 Powell Rhodes Dr. (Parcel 107-194)

**Petitioner:** Michael Hollimon

**Requesting:** A **Use Permit** to allow for the placement of a manufactured house in a R-2 (Single & Two Family) Residential District.

---

VI. **Appeal of Zoning Administrator Decision(s)**

Zoning Violation for 1740 Highway 80 W. (Parcel 163-424)  
Illegally Operating Extended Stay/ Apartments  
Zoning Violation **Case #2023-12.22**

---

VII. **Proposed Farish Street Revitalization Strategy Update**

**Report from the January 22, 2024 City Council Hearing  
(Will be given at the January Planning Board Meeting)**

- **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)**
  
- **Case #4231 – 1651 University Blvd – Suite B. (Parcel #166-1)** - Request for a **Use Permit** to allow for general restaurant within a C80-C2 (Limited) Commercial Subdistrict.  
**Planning Board Recommendation – Approval (9/0)**
  
- **Case #4232 – 5420 Lynch St. Ext. (Parcel 825-483)** - Request for a **Rezoning** from I-1 (Light) Industrial District to R-5 (Multi-family) Residential District to allow for a multifamily residential development.  
**Planning Board Recommendation – Approval (9/0)**
  
- **Case #4233 – 3243 Medgar Evers Blvd. (Parcel 409-4)** - Request for a **Rezoning** from C3 (General) Commercial District to CMU-1 (Community) Mixed-Use District to allow for the adaptive reuse of the property.  
**Planning Board Recommendation – Approval (9/0)**
  
- **Case #4234 – Parcel 835-46 on Highway 18. (Parcel 835-46)** - Request for a **Rezoning** from C2 (Limited) Commercial District to C3 (General) Commercial District to allow for a veterinarian clinic and kennels.  
**Planning Board Recommendation – Approval (9/0)**
  
- **Case #4235 – 1322 Simwood Place (Parcel #450-186)** - Request for a **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.  
**Planning Board Recommendation – Approval of a Variance of up to 6' from the required 25' front yard setback (9/0)**
  
- **Case #4236 – 6060 Bonita St. (Parcel 709-4-5)** - Request for a **Use Permit** to allow for the operation of a community recreational center within a C-3 (General) Commercial District.  
**Planning Board Recommendation – Approval (9/0)**
  
- **Case #4237 – 1031 North Congress St. (Parcel 41-17)** - Request for a **Special Exception** to allow for the operation of a residential community facility within a R-4 (Limited Multi-family) Residential District.  
**Planning Board Recommendation – Approval (9/0)**
  
- **Case #4238 – 605 E. McDowell Rd. (Parcel 602-4)** - Request for 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.  
**Planning Board Recommendation – Approval (9/0)**

- **Three (3) Special Exception Renewals and Three (3) Conditional Use Permit Renewals for December 2023.**
  - **Four (4) Special Exception Renewals for January 2024.**
- 

#### **UPCOMING ZONING CASES - FEBRUARY 28, 2024 PLANNING BOARD HEARING**

- **Case #4242 - 0 Eden Downs Rd. (Parcel: 844-155)** - Request for a **Use Permit** to allow for the placement of a manufactured house within a R-1 (Single-Family) Residential District.
- **Case #4243 – 5330 N. State St. (Parcel: 500-1000)** - Request for a **Rezoning** from R-7 Mobile Home Park Residential District to C-3 (General) Commercial District to build a self-storage facility.
- **Case #4244 – 734 Fairview St. (Parcel: 12-45)** - Request for a **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to CMU-1 (Community) Mixed-Use District to allow for variety of land uses that are more reflective of the adjacent area and the sustainability of the existing property.
- **Case #4245 – 4465 I-55 South (Parcel: 437-298)** - Request for a **Use Permit** to allow for a family oriented restaurant and sports bar in a C-2 (Limited) Commercial District.
- **Case #4246 – 4465 I-55 South (Parcel: 437-298)** - Request for a **Use Permit** to allow for a liquor where part of a neighborhood shopping center and not in conjunction with a convenience type grocery store or service station within a C-2 (Limited) Commercial District.
- **Case #4247 – 4465 I-55 South (Parcel: 437-298)** - Request for a **Use Permit** to allow for a community recreational center, where part of a neighborhood shopping center (an event venue) within a C-2 (Limited) Commercial District.
- **Comprehensive Rezoning - Farish Street Area Revitalization Strategy**