

City of Jackson Planning Board Meeting  
February 22, 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 – January 25, 2023 Planning Board Meeting**
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IV. **Petition No. 4200**

**Ward 3**

**Location:** 4528 Hanging Moss Rd. (Parcel: #525-8)

**Petitioner:** Rankins Properties, LLC

**Requesting:** A **Rezoning** from R-1A (Single-Family) Residential District to C-1A (Restricted) Commercial District with a Use Permit to allow for a neighborhood restaurant.

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V. **Petition No. 4202**

**Ward 4**

**Location:** 4306 Halsey Ave. (Parcel 306-122), 0 Halsey Ave (Parcel 306-121), 0 Halsey Ave (Parcel 306-120) & 4311 Officer Thomas Catchings, Sr. Dr (Parcel 306-128)

**Petitioner:** Rev. Jimmy Edwards/ Rev. Johnny Addison  
D\B\A Rosemont Human Services Inc.

**Requesting:** A **Use Permit** within a R-1 (Single-Family) Residential District to allow for the placement of a manufactured house.

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**Report from the February 27, 2022 City Council Hearing  
will be given at the March Planning Board Meeting**

**Case #4190 – 911 Palmyra St. (Parcel 91-41-4)** - Request for a **Rezoning** from C-1 (Restricted) Commercial District and C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for the conversion of the property to a personal care\assisted living facility which exceeds thirteen (13) residents.

- **Planning Board Recommendation 11/16/22 - Approval (8/0)**
- **City Council Action 12/19/22 - Remanded to the Planning Board (5/0)**
- **Planning Board Recommendation 1/25/23 - Approval (7/0/1 abstention)**

**Case #4197 – 6080 Highway 18 West. (Parcel 835-58)** - Request for a **Use Permit** within a C-2 (Limited) Commercial District to allow for a liquor store in a neighborhood shopping center and not in combination with a convenience type grocery store or service station.

- **Planning Board Recommendation – Approval (8/0)**

**Case #4198 – 1860 Meadowbrook Rd. (Parcel 584-180)** - Request for a **Rezoning** from R-1A (Single-Family) Residential District to R-2 (Single-Family & Two-Family) Residential District to allow for the construction of a duplex.

- **Planning Board Recommendation – Denial (6/2) – Case was withdrawn.**

### **UPCOMING ZONING CASES FOR THE MARCH 22, 2023 PLANNING BOARD HEARING**

- **Case #4203 – 5129 Andover Dr. (Parcel 640-428)** - Request for a **Special Exception** for a residential community facility in a R-1 (Single-Family) Residential District.
- **Case #4204 – 663 Duling Ave. (Parcel 47-27)** - Request for a **Use Permit** within a C-2 (Limited) Commercial District to allow for the operation of bar/lounge.
- **Case #4205 – 4429 N. State St. (Parcel 430-42)** - Request for a **Use Permit** allow for the operation of a convenience store & tobacco paraphernalia retail business in a C-3 (General) Commercial District.
- **Case #4206 – 529 Eden Downs Rd. (Parcel 306-120)** - Request for a Use Permit to allow for the placement of manufactured housing unit.