1. Call to Order, Determination of Quorum, and Invocation
2. **Public Comments - (Except on Zoning Cases)**
3. Approval of Minutes – September 23, 2020 Planning Board Meeting
4. Petition No. 4099 *Tabled from the September 23rd Planning Board*

**Ward 5**

**Location:** 531Claiborne Ave. (Parcel: 123-85)

 **Petitioner:** Teresa J. Bryant

**Requesting**: A **Special Exception** to allow for a residential child care center within a R-1 (Single-Family) Residential District.

1. Petition No. 4104

**Ward 3**

**Location:** 4106 Medgar Evers Blvd. (Parcel: 410-293)

 **Petitioner:** Kelvin Williams

**Requesting**: A **Rezoning** of R-1 (Single-Family) Residential District portion of 4106 Medgar Evers Blvd. (Parcel 410-293) to C-3 (General) Commercial District and a Use Permit for 4106 Medgar Evers Blvd. to operate a used car lot in a C-3 General Commercial District.

1. Petition No. 4105

**Ward 2**

**Location:** 2608 Meadow St. (Parcel: 104-88)

 **Petitioner:** Kristoan Long

**Requesting**: A **Use Permit** to operate an emergency homeless shelter for women with children (girls) in a R-4 (Limited Multi-family) Residential District) Commercial District.

1. City of Jackson Text Amendments

Petitioner: City of Jackson/ Department of Planning & Development/Zoning Division

Requesting: Text amendments to the Official City of Jackson Zoning Ordinance to provide for and establish more effective zoning regulations for the City of Jackson.

**Reports from the October 19, 2020 City Council Hearing**

* **Case #4100** – **6238 Wesley St. (Parcel: 707-125-1)** – Request for a **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to C-3 (General) Commercial District to allow for an automotive service repair establishment.
* **Planning Board Recommendation – Denial (12/0)**
* **City Council Action – Denial (4/0)**
* **Case #4101** – **6351 I-55 N. Frontage Rd. (Parcel: 710-1)** - 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 (12/0)**
* **City Council Action – Granted (3/0/1)**
* **Case #4102** – **217 Millsaps Ave. (Parcel: 58-47)** - Request for a **Use Permit** to allow for the operation of a commercial day care in a R-4 (Limited Multi-family) Residential District.
* **Planning Board Recommendation – Conditional Use Permit - Approval (10/0/1)**
* **City Council Action – Granted (4/0)**
* **Case #4103** – **2655 I-55 S. Frontage Rd. (Parcel: 207-2-7)** - 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)**
* **City Council Action – Granted (3/0/1)**
* **Two (2) Special Exception Renewals for October 2020.**

**City Council Action – Granted (5/0)**

**UPCOMING ZONING CASES FOR THE NOVEMBER 18, 2020**

**PLANNING BOARD HEARING**

* **Case #4106** – **Richmond Grove. (Parcel: 071G-36A-001/00.00)** - – Request for a **Rezoning a portion of this parcel** from C-3 (General) Commercial District to I-1 (Light) Industrial District to allow for the operation of a landscape company.

* **Case #4107** – **155 & 161 W. Northside Dr. (Parcels: 430-64 & 430-65)** - – Request for a **Rezoning** from R-1 (Single-Family) Residential District to C-2 (Limited) Commercial District with a Use Permit to operate a drive-thru restaurant.
* **Case #4108** – **4417 O’Bannon Dr. (Parcel: 411-28)** - (Ester L. Ainsworth) – Request for a **Use Permit** to allow for the operation of a commercial day care in a C-1A (Restricted) Commercial District