

City of Jackson Planning Board Meeting
January 27, 2021 1:30 PM
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 16, 2020 Planning Board Meeting**
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IV. **Petition No. 4113**

Ward 1

Location: 1426 Woodshire Dr. (Parcel 738-1131)

Petitioner: Alex & Sonia Walker

Requesting: A **Side Yard Variance** from the required five (5) feet side yard depth for properties zoned R-1A (Single-family) Residential District to allow for the continued placement\location of the existing accessory structures.

V. **Petition No. 4114**

Ward 7

Location: 239 Ferguson Dr. (Parcel 207-48)

Petitioner: Jabaz Reeves

Requesting: A **Special Exception** to allow for a private kennel for up to five (5) canines within a R-1 (Single-Family) Residential District.

VI. **ConnectJXN Project Engagement Discussion**

**The report from the January 25, 2021 City Council Zoning Hearing
will be given at the January 27, 2021 Planning Board meeting.**

- **Case #4109 – 12 St. Andrews Dr. (Parcel: 750-835)** - (Ester L. Ainsworth) – Request for a **Special Exception** to allow for a professional (real estate) office within a R-1 (Single-Family) Residential District.
 - ☐ **Planning Board Recommendation – Approval (11/0)**
 - **Case #4110 – 3897 I-55 South. (Parcels: 862-70)** - (Ester L. Ainsworth) – Request for a **Use Permit** to allow for the operation of a used car lot in a C-3 (General) Commercial District.
 - ☐ **Planning Board Recommendation – Approval (9/2/1)**
 - **Case #4111 – 3821 I-55 South. (Parcels: 862-50-3)** - (Ester L. Ainsworth) – Request for a **Use Permit** to allow for the operation of a tattoo parlor in a C-3 (General) Commercial District.
 - ☐ **Planning Board Recommendation – Approval (12/0)**
 - **Case #4112 – 1430 Lelia Dr. (Parcels: 542-20)** - (Ester L. Ainsworth) – Request for a **Use Permit** to allow for the conversion of an office building for up to twenty (20) residential apartments in a C-2 (Limited) Commercial District.
 - ☐ **Planning Board Recommendation – Approval (12/0)**
 - **Three (3) Special Exception & Two (2) C-UP Renewals for January 2021.**
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**UPCOMING ZONING CASES FOR THE
FEBRUARY 24, 2021 PLANNING BOARD HEARING**

- **Case #4115 – 1830 (Parcel 590-22-13) & 0 Crane Ridge Drive (Parcels 590-22-4, 590-105 & 590-22-15)** – (Ester L. Ainsworth) – Request for the **rezoning** of the ancillary and adjacent parcels from C-2 (Limited) Commercial District to C-3 (General) Commercial District to provide for consistent zoning for the entire development (“The Quarter”).
- **Case #4116 – Parcel 830-80-2 (O TV Rd)** – (Ester L. Ainsworth) – Request for a **Use Permit** to construct\install a commercial wireless communications tower facility within a R-1 (Single-Family) Residential District