

MEMO



TO: Members of the Planning and Zoning Commission
FROM: Larry Miller, Building & Planning Manager
DATE: February 12, 2026
SUBJECT: P&Z Packet

1. Text Amendment – Special Use Permits (Sec. 65-24)

The Commission reviewed a proposed amendment to Sec. 65-24 to update and clarify the City’s Special Use Permit regulations. The amendment establishes two classifications of Special Use Permits:

- (i) permits authorizing physical alterations, which run with the land; and
- (ii) permits authorizing a specific use or activity, which are personal to the applicant but may transfer to a new owner if the same approved use continues under the same conditions.

The amendment also clarifies that any change, expansion, or alteration of a special use requires a new application, and that applications (other than those triggered by ownership transfer) follow the same process as zoning amendments under Sec. 65-29.

The Commission voted to forward the amendment to the Board of Aldermen and waive their public hearing with a recommendation for approval.

2. 2024 Comprehensive Plan – Annual Report

The Implementation Committee presented its annual report on the 2024 Comprehensive Plan. The report summarized progress on priority initiatives, ongoing projects, and areas identified for continued focus. The Commission accepted the report as presented.

3. Estate Lot Residential (EL-1) District – Concept Review

The Commission reviewed a request to consider establishing a new zoning district—Estate Lot Residential (EL-1)—as recommended by the Economic Development Board. The district is intended to support large-lot, low-density residential development in areas better suited for estate-style homes. The EL-1 concept would allow infrastructure standards that reflect a semi-rural character, including locations where stormwater systems, sidewalks, and full-width streets may not be required.

Staff sought initial feedback on whether an estate residential district is appropriate for Jackson and whether it aligns with the Comprehensive Plan and subdivision regulations. The Commission discussed the concept and directed staff to prepare draft ordinance language for future review.