

City of Jackson Planning Board Meeting  
August 24, 2022 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 – July 27, 2022 Planning Board Meeting**
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IV. **Petition No. 4167 (Postponed in March 2022)**

**Ward 1**

**Location:** 0 Douglass Dr. (Parcel 540-344-1)

**Petitioner:** East Ridge, LLC

**Requesting:** A **Variance** from the required lot width of 60' for R-1A zoned properties to allow for six (6) 52' "7" wide lots.

**Note:** Original Request was for a Rezoning from R-1A to R-3.

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V. **Petition No. 4180**

**Ward 7**

**Location:** 350 North Mart Plaza Suite F (Parcel 430-16-4)

**Petitioner:** Jaquan & Sara Jackson

**Requesting:** A **Use Permit** in a C-3 (General) Commercial District to allow for the operation of a tattooing and piercing parlor in Suite F.

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VI. **Petition No. 4181**

**Ward 1**

**Location:** 2095 Dunbarton Dr. (Parcels: 590-57, 590-57-2, 590-57-4, 590-57-5 & 590-57-3)

**Petitioner:** River Ridge, LLC

**Requesting:** A **Rezoning** from C-2 (Limited) Commercial District to C-3 (General) Commercial to be consistent with the zoning of the adjacent properties to increase the development opportunities.

**VII. Petition No. 4182**

**Ward 5**

**Location:** Parcels 220-91 on Ellis Ave. & 220-92 on Peola St.

**Petitioner:** Shawn Maxer

**Requesting:** A **Rezoning** from R-1A (Single-Family) Residential District to C-1A (Restricted) Commercial District to allow for the construction of a barbershop for the property located on Parcel 220-91 on Ellis Ave and a Use Permit to allow for accessory parking on Parcel 220-92 on Peola St.

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**VIII. Petition No. 4183**

**Ward 1**

**Location:** Parcel 507-2 (formerly 5016 Old Canton Rd)

**Petitioner:** Luxe Homes, LLC

**Requesting:** 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 2-unit town house development.

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**IX. Petition No. 4184**

**Ward 7**

**Location:** 195 Elton Rd. (Parcel 872-159)

**Petitioner:** Reuben Jones

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

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**Report from the August 15, 2022 City Council Hearing**

- **Case #4175 – 2425 Martin Luther King Dr. (Parcels 108-2-60 & 108-2-61) - Request for a **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to C-2 (Limited) Commercial to allow for a commercial day care. (Ester L. Ainsworth).**
  - **Planning Board Recommendation – Approval (8/0/2)**
  - **City Council Action 8/15/22 – Denied (5/0)**

- **Case #4177 – 510 (Parcel #51-142-1), 518 (Parcel #51-142) & 524 Mitchell Ave. (Parcel # 51-141), and 3012 (Parcel #51-143-1), 3016 (Parcel #51-143-2), 3024 (Parcel # 51-143-3), 3032 (Parcel #51-143-4), 3038 (Parcel #51-143-5) & 3046 Oxford Ave. (Parcel #51-144) - Request for a **Rezoning** from UV Urban Village (Mixed Use) and R-4 (Limited Multi-family) Residential to UTC - Urban Town Center (Mixed Use) to allow for potential higher density residential and/or mixed use development and a **Use Permit** for accessory parking for 3009 N. State St. (Parcel #51-151). (Ester L. Ainsworth).**
    - **Planning Board Recommendation – Approval (8/0)**
    - **City Council Action – Rezoning & Use Permit Granted (6/0)**
- **Case #4178 – 0 Old Canton Rd. (Parcel 564-16) - 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 two family residential unit. (Ester L. Ainsworth).**
    - **Planning Board Recommendation – Denial (8/0)**
    - **City Council Action – Denied (5/0)**
- **Case #4179 – 540 Raymond Rd. – Suite 2 (Parcel: 217-9) - Request for a **Use Permit** to allow for the operation of a general restaurant within a C-2 (Limited) Commercial District. (Ester L. Ainsworth)**
    - **Planning Board Recommendation – Approval (8/0)**
    - **City Council Action – Tabled for one (1) Month – Following community town hall meeting**
- **Four (4) Special Exception and Four (4) Conditional Use Permit Renewals for July 2022. Four (4) Special Exception Renewals and Two (2) Conditional Use Permit Renewals for August 2022.**
    - **City Council Action – Granted (4/0)**

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**UPCOMING ZONING CASES FOR THE  
SEPTEMBER 28, 2022 PLANNING BOARD HEARING**

- **Case #4185 – 833 N. Jefferson St. (Parcel: 23-18) - Request for a **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District to allow for low intensity commercial uses.**
- **Case #4186 – 5030-5062 North State St. (Parcel: 517-800) - Request for a **Use Permit**, within a C-2 (Limited) Commercial District to allow for a liquor store where part of a neighborhood shopping center and not in combination with a convenience type grocery store**
- **Case #4187 – 1039 – 1063 East County Line Rd. (Parcel: 738-9) - Request for a **Use Permit** to allow for a smoke shop\tobacco paraphernalia retail business within a C-3 (General) Commercial District.**
- **Proposed City of Jackson Text Amendments.**