

City of Jackson Planning Board Meeting

October 26, 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 – September 28, 2022 Planning Board Meeting**
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IV. **Petition No. 4188**

**Ward 7**

**Location:** 4326 Council Circle (Parcel #50-96), 4108 N. State St. (Parcel #50-97) & 4114 N. State St. (Parcel: #50-98)

**Petitioner:** Robert Lewis

**Requesting:** A **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District to allow for consistency with the zoning in the immediate vicinity of the property and to allow for 3 multi-unit buildings.

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V. **Petition No. 4189**

**Ward 5**

**Location:** Parcels 154-23, 154-23-1 and 154-23-2 on Deer Park St.

**Petitioner:** City of Jackson Planning Department

**Requesting:** A **Rezoning** from R-2 (Single-Family & Two-Family) Residential District to R-2A (Single-family) Residential District to allow for the construction of seven (7) single-family residential units.

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**Report from the October 17, 2022 City Council Hearing**

- **Case #4167 – 0 Douglass Dr. (Parcel 540-344-1)-** Request for a **Variance** from the required of lot width of 60' for R-1A zoned properties to allow for lots that are 52' 7" wide. The variance requested is related to engineering design requirements for effective drainage solutions, relative to the property's terrain to allow for the construction of six residential homes.
  - **Planning Board Recommendation – Denial (7/1)**
  - **City Council Action – Denied (3/1)**

- **Case #4183 – Formerly 5016 Old Canton Rd. (Parcels # 507-2)** - 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 2-unit duplex.
  - **Planning Board Recommendation – Denial (8/0)**
  - **City Council Action – Granted (4/0)**
  
- **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 consistency with the zoning in the immediate vicinity of the property and to create more opportunities for neighborhood retail land use.
  - **Planning Board Recommendation – Approval (9/0)**
  - **City Council Action – Granted (4/0)**
  
- **Case #4186 – 5020 North State St. (Parcel: 517-800)** - Request for a **Use Permit** within a C-3 (General) 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 (9/0)**
  - **City Council Action – Granted (4/0)**
  
- **Case #4187 – 1039 – 1063 East County Line Rd. (Parcel: 738-9)** - Request for a **Use Permit** to allow for a smoke shop/vape (*tobacco paraphernalia retail business*) within a C-3 (General) Commercial District.
  - **Planning Board Recommendation – Approval (7/2)**
  - **City Council Action – Granted (4/0)**
  
- **Proposed City of Jackson Text Amendments**
  - **Planning Board Recommendation – Approval (9/0)**
  - **City Council Action – Granted (4/0)**
  
- **Three (3) Special Exception Renewals and Two (2) Conditional Use Permit Renewals** for September 2022. **Two (2) Special Exception Renewals and One (1) Conditional Use Permit Renewals** for October 2022.
 

**City Council Action – Granted (4/0)**

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**UPCOMING ZONING CASES FOR THE  
NOVEMBER 16, 2022 PLANNING BOARD HEARING**

- **Case #4190 – 911 Palmyra St. (Parcel: #91-41-4)** - Request for a **Rezoning** from I-1 (Light) Industrial District & I-2 (Heavy) Industrial District to C-3 (General) Commercial District to allow for a personal care home.
  
- **Case #4191 – 1415 Lelia Dr. (Parcel: #542-26), 1417 Lelia Dr. (Parcel: #542-28), 1425 Lelia Dr. (Parcel: #542-32), 1435 Lelia Dr. (Parcel: #542-30), 1445 Lelia Dr (Parcel: ##542-34). 2525 Lakeward Dr. (Parcel: #542-42) and 2510 Lakeland Terrace (Parcel: #542-36)** - Request for a **Rezoning** from R-4 (Limited Multi-Family) Residential District, C-1 (Restricted) Commercial District and C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for the development of new apartments or other uses.

- **Case #4192 – 5070 Parkway Dr.** (Parcel: 559-1040) - 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.
- **Case #4193 – 2425 Martin L. King Dr.** (Parcel:108-2-60), 2427 Martin L. King Dr. (Parcel:108-2-61) and 1039 Marine St. (Parcel: 108-2-58) - Request for a **Use Permit** within a R-2 (Single-Family & Two-Family) Residential District to allow for a preschool learning center and after school program.
- **Case #4194 – Parcel: #2859-935 on Highway 49** - Request for a **Rezoning** from SR - (Suburban) Residential District to C-3 (General) Commercial District to allow for a diesel mechanic shop, parts house and parking lot.