

City of Jackson Planning Board Meeting

April 26, 2023 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 – March 22, 2023 Planning Board Meeting**
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IV. **Petition No. 4205**

Ward 3

Location: 4429 N. State St. (Parcel #430-42)

Petitioner: Mohammed Alqadhi

Requesting: A **Use Permit** allow for the operation of a tobacco paraphernalia retail business in a C-3 (General) Commercial District.

V. **Petition No. 4207**

Ward 7

Location: 804, 814, 818 & 823 N. Jefferson St. (Parcels #22-19, 22-18, 22-17, 23-16), 920, 924, 927, 928, 935, 937 Harding St. (Parcels #22-20, 22-21, 25-4, 22-22, 25-7, 25-8) and Parcels 25-7-1 & 25-49 Harding St.

Petitioner: Jennifer Welch DBA Vesica Real Estate

Requesting: A **Rezoning** from R-1 (Single-Family) Residential District to NMU-1 (Neighborhood) Mixed-Use District for the properties located at 804, 814, 818 & 823 N. Jefferson St. (Parcels #22-19, 22-18, 22-17, 23-16), 920, 924, 927, 928, 935, 937 Harding St. (Parcels #22-20, 22-21, 25-4, 22-22, 25-7, 25-8) and Parcels 25-7-1 & 25-49 Harding St. with a **Use Permit** for Parcel 22-19 to allow for accessory parking for businesses located at 730, 750 and 752 N. Jefferson St. in addition to the Oaks House Museum and Urban Foxes at 833 N. Jefferson St. & duplex at 818 N. Jefferson

VI. Planning Board By-laws Review & Discussion

Report from the April 17, 2022 City Council Hearing

No Action was taken on the following cases due to the lack of a quorum. The Hearing was re-scheduled for April 24, 2023.

- **Case #4203 – 5129 Andover Dr. (Parcel #640-428)** - Request for a **Special Exception** for a residential community facility in a R-1 (Single-Family) Residential District.
 - **Planning Board Recommendation – Approval (7/0)**
- **Three (3) Special Exception Renewals and Two (2) Conditional Use Permits** for March 2023.

**WITHDRAWN ZONING CASE(S)
FROM THE APRIL 26, 2023 PLANNING BOARD HEARING**

Case #4206 – 529 Eden Downs Rd. (Parcel 306-120) - Request for a **Use Permit** to allow for the placement of manufactured housing unit.

There are no cases for the May 24, 2023 Planning Board Hearing.