

City of Jackson Planning Board Meeting
July 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 – June 28, 2023 Planning Board Meeting**
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IV. **Petition No. 4213**

Ward 4

Location: 451 Roland St. (Parcel 305-107)

Petitioner: Shirley Johnson

Requesting: A **Use Permit** within a R-1 (Single-Family) Residential District to allow transitional housing for seven (7) to twelve (12) residents.

V. **Petition No. 4214**

Ward 7

Location: 410 S. Gallatin St. (Parcel #182-53)

Petitioner: Rex Baker c/o Gateway Rescue Mission

Requesting: A **Rezoning** of the I-1 (Light) Industrial District portion of the property to C-3 (General) Commercial District to create one (1) Zoning classification for the property and to allow for the continuation and expansion of services provided at the existing Gateway Rescue Mission facility.

VI. **Petition No. 4215**

Ward 2

Location: 5755 Horton Ave. (Parcel #723-67-3)

Petitioner: Paul Purser

Requesting: A **Rezoning** R-1A (Single-family) Residential District to R-5 (Multi-family) Residential District to allow for consistency with the Zoning classification of the adjacent properties.

VII. Petition No. 4216

Ward 3

Location: 608 Wellington Dr. (Parcel: 432-328), 616 Wellington Dr. (Parcel: 431-20), 630 Wellington Dr. (Parcel: 431-18), 638 Wellington Dr. (Parcel: 431-17), 644 Wellington Dr. (Parcel: 431-16), 654 E. Northside Dr. (Parcel: 431-15), 4638 Londonderry Dr. (Parcel: 432-327) & 706 E. Northside Dr. (Parcel: 431-129)

Petitioner: Redeemer Church

Requesting: A **Rezoning** from R-1 (Single-family) Residential District, R-1A (Single-family) Residential District & R-1 with Use Permits to SUD Special Use District to allow for the expansion of the church's institutional and educational activities.

VIII. Petition No. 4217

Ward 2

Location: 5295 I-55 North Frontage Rd. (Parcel 507-350-1) Suite C

Petitioner: Patrick Shawn Herring

Requesting: A **Use Permit** to allow for the operation of a Used Car Lot within a C-3 (General) Commercial District.

Report from the July 17, 2023 City Council Hearing

- **Case #4208 – Pascagoula St. (Parcel #140-3)** - Request for a **Rezoning** from C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District, Pedestrian Oriented to allow for compliance for community recreational center (event venue).
 - **Planning Board Recommendation – Approval (11/0) 6/0**
 - **City Council Action – Approved (6/0)**
- **Case #4209 – 590 Raymond Rd. (Parcel #220-20)** - Request for a **Use Permit** to allow for the operation of a community recreational center (community sports complex/recreation center) in a C-3 (General) Commercial District.
 - **Planning Board Recommendation – Approval (11/0) 6/0**
 - **City Council Action – Approved (6/0)**
- **Case #4211 – 4775 Old Canton Rd. (Parcel #511-538-1)** - Request for a **Rezoning** from C-1 (Restricted) Commercial District to C-2 (Limited) Commercial District to allow for consistency with the zoning in the immediate vicinity of the properties and for a compatible diversity of land uses.
 - **Planning Board Recommendation – Approval (11/0) 4/1**

- **City Council Action – Approved (4/1)**
- **Case #4212 – 6370 Ridgewood Ct Dr. (Parcel #738-9-8)** - Request for a **Use Permit** to allow for the operation of a community recreational center (family entertainment center) in a C-3 (General) Commercial District.
 - **Planning Board Recommendation – Approval (10/0/1 Recusal) 6/0**
 - **City Council Action – Approved (6/0)**
- **Two (2)** Special Exception and **Three (3)** Conditional Use Permit Renewals for June 2023. **Three (3)** Special Exception Renewals and one **(1)** Conditional Use Permit Renewal for July 2023. One Conditional Use Permit was tabled for August 21, 2023.

**UPCOMING ZONING CASES FOR THE
AUGUST 23, 2023 PLANNING BOARD HEARING**

- **Case #4218 – 3181 J R Lynch St. (Parcel #697-520-4)** - Request for a **Use Permit** to allow for community recreational center within a C-3 (General) Commercial District.
- **Case #4219 – 34 Elaine Ct. (Parcel #212-354)** - Request for a **Special Exception** to allow for a delivery only catering business within a R-1 (Single-Family) Residential District.
- **Case #4220 – 4840 Highway 18 W. (Parcel #831-100-2)** - Request for a **Use Permit** to allow for operation of a liquor store as a part of a neighborhood shopping center within a C-3 (General) Commercial District.
- **Case #4221 – 142 Magnolia St. (Parcel #133-29)** - Request for a **Use Permit** to allow for operation of a boarding home with a **Variance** from the required number of parking spaces within a R-4 (Limited Multi-Family) Residential District.
- **Case #4222 – 1638 & 1640 S. Gallatin St. (Parcels 175-101, 175-104, 175-104-1, 175-262, 175-266, 175-290 & 175-330)** - Request for a **Rezoning** from I-1 (Light) Industrial District to NMU-1 (Neighborhood) Mixed-Use District to allow for remodeling/reconstructing building for religious education activities.