

City of Jackson Planning Board Meeting
November 16, 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 – October 26, 2022 Planning Board Meeting**
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IV. **Petition No. 4189** *Tabled from the October 26th Planning Board Meeting*

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.

V. **Petition No. 4190**

Ward 3

Location: 911 Palmyra St. (Parcel #91-41-4)

Petitioner: Geovon Martin

Requesting: 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.

VI. **Petition No. 4191**

Ward 1

Location: 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)

Petitioner: Capitol Magnolia, LLC

Requesting: 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.

VII. Petition No. 4192

Ward 1

Location: 5070 Parkway Dr. (Parcel 559-1040)

Petitioner: Aayodhya, LLC d/b/a Colonial Wine & Spirits

Requesting: 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.

VIII. Petition No. 4193

Ward 3

Location: 2425 Martin L. King Dr. (Parcel108-2-60), 2427 Martin L. King Dr. (Parcel108-2-61) and 1039 Marine St. (Parcel 108-2-58).

Petitioner: Yolanda Bell

Requesting: A **Use Permit** within a R-2 (Single-Family & Two-Family) Residential District to allow for a preschool learning center and after school program.

IX. Petition No. 4194

Ward 2

Location: Parcel #2859-935 on Highway 49

Petitioner: Lonnie J. Wilkerson

Requesting: A **Rezoning** from SR - (Suburban) Residential District to C-3 (General) Commercial District to allow for an automotive service and repair center.

X. Report on Environmental Court Process for Code Violations

Report from the November 21, 2022 City Council Hearing will be given at the December Planning Board Meeting

Case #4188 – 4326 Council Circle (Parcel #50-96), 4108 N. State St. (Parcel #50-97) & 4114 N. State St. (Parcel #50-98) - 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 allow for 3 multi-family unit buildings.

- **Planning Board Recommendation – Approval (9/0)**
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UPCOMING ZONING CASES FOR THE DECEMBER 21, 2022 PLANNING BOARD HEARING

Case #4195 – 1990 Pleasant Ave. (Parcel #99-30) - Request for a **Rezoning** from C-1 (Restricted) Commercial District and C-2 (Limited) Commercial District to C-3 (General) Commercial District to allow for an events venue facility.

Case #4196 – 1369 College Hill Dr. (Parcel #808-28-1) - Request for a **Rezoning** from C-3 (General) Commercial District to I-1 (Light) Industrial District to allow for compliance for a cannabis cultivation facility.