

**Place: Jackie Dole Sherrill Community Center (Dining Room) Time: 1:00 p.m.**

## **HATTIESBURG PLANNING COMMISSION**

### **AGENDA**

April 6, 2016

#### **I. Business Meeting**

1. Invocation
2. Review and approval of meeting's agenda
3. Review and approval of the minutes of the February Meeting
4. Building Report
5. Planning Report
6. Chairman's Report

#### **II. Public Hearing**

1. Presentation of Petitions for Public Hearing.
2. Petitions

A. A petition has been filed by David White, Representative, Robert Wallace, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to change the zoning classification for a portion of certain property located at 6194 Hwy 98 (Parcel 052R-10-018.00, PPIN 17193, Ward 3) from Article 4, Section 62, B-5 (Regional Business) District to Article 4, Section 54, R-4 (High Density Residential) District.

- a. Discussion
- b. Planning Commission Vote on Item A

B. A petition has been filed by Charles Bourland, Representative, on behalf of William Carey University, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a Use Permit Upon Review for a "Parking/Parking Lot" as provided in Article 4, Section 52.03 (4) for certain properties located at 204, 226, and 228 Tuscan Avenue (Parcel 038G-15-189.00, PPIN 13687; Parcel 038G-15-190.00, PPIN 13688; Parcel 038G-15-191.00, PPIN 13689, Ward 5 ).

- a. Discussion
- b. Planning Commission Vote on Item B

C. A petition has been filed by Renee and Brian Dozier, Representative, on behalf of Sidney Malone, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to change the zoning classification for a certain property located on The northeast corner of Turtle Creek Mall (Willow Street) (Parcel 051L-11-036.000, PPIN 17347, Ward 3) from Article 4, Section 59, B-2 (Neighborhood Business) District to Article 4, Section 62, B-5 (Regional Business) District.

- a. Discussion
- b. Planning Commission Vote on Item C

D. A petition has been filed by Renee and Brian Dozier, Representative, on behalf of Sidney Malone, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a variance from Article 4, Section 89.04 (39) which states one (1) parking space is required for each one thousand (1,000) square feet of gross floor area for a total (44) spaces required and instead allow a total of eight (8) spaces for a variance of thirty-six (36) parking spaces for certain property located at the northeast corner of Turtle Creek Mall (Willow Street) (Parcel 051L-11-036.000, PPIN 17347, Ward 3).

- a. Discussion
- b. Planning Commission Vote on Item D

E. A petition has been filed by the City of Hattiesburg to add and amend the text of the Midtown Form Based Code, Ord. 3105, so that Section 3.17 C.3.b.v. reads: “Chevy Chase Drive”.

Amended text to read:

“b. Where more than one street abuts a lot, all of the streets are considered primary streets, except that the following streets are designated as side streets:

- i. 30th Avenue;
- ii. Lorraine Street;
- iii. 27th Avenue;
- iv. Adeline Street; and
- v. Chevy Chase Drive.”

- a. Discussion
- b. Planning Commission Vote on Item E

F. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.4.2 (F) which states a Build-to Zone on a primary street shall meet 70% minimum overall lot width and instead allow 17% lot width for a variance of 53% lot width for certain property located on a portion of 3102 Hardy St and along S. 31<sup>st</sup> Avenue (Parcel 028N-07-079.00, PPIN 26492, & Parcel 028N-07-080.00, PPIN 26493, respectively, Ward 3).

- a. Discussion
- b. Planning Commission Vote on Item F

G. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 5, Section 5.1.G.3 (a) which states landscaped interior islands must be provided every ten (10) parking spaces for a total of five (5) and instead allow one (1) landscaped interior island for a variance of three (3) landscaped interior islands for certain property located on parcels on and along S. 31<sup>st</sup> Avenue (Parcel 028N-07-079.00, PPIN 26492, & Parcel 028N-07-080.00, PPIN 26493, respectively, Ward 3).

- a. Discussion
- b. Planning Commission Vote on Item G

- H. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.15.1 (F) which states a Build-to Zone on a primary street (S. 31<sup>st</sup> Ave.) shall meet a 90% minimum overall lot width and instead allow 27% lot width for a variance of 63% lot width for certain property located on a portion of 3000 Hardy Street (Parcel 028N-07-078.00, PPIN 20837, Ward 3).
- a. Discussion
  - b. Planning Commission Vote on Item H
- I. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.15.2(B) which states a street facing façade with a height minimum of two (2) stories shall meet a 75% minimum overall lot width and instead allow 53% lot width along Hardy Street for a variance of 22% lot width for certain property located 3000 Hardy Street (Parcel 028N-07-078.00, PPIN 20837, Ward 3).
- a. Discussion
  - b. Planning Commission Vote on Item I
- J. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.15.2(B) which states a street facing façade with a height minimum of two (2) stories shall meet a 75% minimum overall lot width and instead allow 0% lot width along S. 30<sup>th</sup> Avenue for a variance of 75% lot width for certain property located 3000 Hardy Street (Parcel 028N-07-078.00, PPIN 20837, Ward 3).
- a. Discussion
  - b. Planning Commission Vote on Item J
- K. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code., to request a variance from Article 3, Section 3.15.2(B) which states a street facing façade with a height minimum of two (2) stories shall meet a 75% minimum overall lot width and instead allow 0% lot width S. 31<sup>st</sup> Avenue for a variance of 75% lot width for certain property located 3000 Hardy Street (Parcel 028N-07-078.00, PPIN 20837, Ward 3).
- a. Discussion
  - b. Planning Commission Vote on Item K
- L. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.5.3.A (MX-4) which states a maximum story allowed in a MX-4 zone shall not exceed four (4) stories and instead allow five (5) stories for a variance of one (1) story for a hotel as proposed located at 3000 Hardy Street and 301 Chevy Chase Drive (Parcel 028N-07-078.00, PPIN 20837 ; Parcel 028N-07-076.00, PPIN 20839, Ward 3).
- a. Discussion

b. Planning Commission Vote on Item L

M. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.4.2 (F) & (H) which states the Build-to Zone on a primary street shall meet a 70% minimum lot width and instead allow 0% lot width for a variance of 70% lot width along S. 31st Avenue and also allow 23% lot width for a variance of 47% lot width along Chevy Chase Drive for certain properties located at 3000 Hardy Street and 307 Chevy Chase Drive (Parcel 028N-07-076.00, PPIN 20839; Parcel 028N-07-078.00, PPIN 20837 ; Parcel 028N-07-077.00, PPIN 20838 respectively, Ward 3).

a. Discussion

b. Planning Commission Vote on Item M

N. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.15.1 (F) which states a Build-to Zone on a primary street (S. 31st Ave.) shall meet a 90% minimum overall lot width and instead allow 0% lot width for a variance of 90% lot width and a variance from Article 3, Section 3.15.2(B) which states a street facing façade height with a minimum of two (2) stories shall meet a 75% minimum overall lot width and instead allow 0% lot width along S. 31<sup>st</sup> Avenue for a variance of 75% two lot width for certain property located on the southern portion of 3000 Hardy Street along S. 31<sup>st</sup> Avenue (Parcel 028N-07-078.00, PPIN 20837; Parcel 028N-07-077.00, PPIN 20838, Ward 3).

a. Discussion

b. Planning Commission Vote on Item N

O. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.15.2(B) which states a street facing façade height with a minimum of two (2) stories shall meet a 75% minimum overall lot width and instead allow 48% lot width along S. 30<sup>th</sup> Avenue for a variance of 27% lot width for certain property located on the southern portion of 3000 Hardy Street along S. 30<sup>th</sup> Avenue (Parcel 028N-07-078.00, PPIN 20837; Parcel 028N-07-076.00, PPIN 20839, Ward 3).

a. Discussion

b. Planning Commission Vote on Item O

P. A petition has been filed by Robert Tatum, Representative, on behalf of the University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a setback variance from Article 3, Section 3.15.1. (G) which states that a side street setback may be a maximum of fifteen (15) feet from the property line and instead allow a setback of 19.4 feet on S. 30<sup>th</sup> Avenue for a variance of 4.4 feet for a portion of a hotel as proposed located at 3000 Hardy Street and 301 Chevy Chase Drive (Parcel 028N-07-078.00, PPIN 20837; Parcel 028N-07-076.00, PPIN 20839, Ward 3).

a. Discussion

b. Planning Commission Vote on Item P

Q. A petition has been filed by Robert Tatum, Representative, on behalf of University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 5, Section 5.1.G.3 (a) which states landscaped interior island must be provided every ten (10) parking spaces for a required total of fourteen (14) and instead allow three (3) landscaped interior islands for a variance of eleven (11) landscaped interior island for certain property located on a portion of 3102 Hardy Street and along S. 31<sup>st</sup> Avenue (Parcel 028N-07-079.00, PPIN 26492, & Parcel 028N-07-080.00, PPIN 26493, Parcel 028N-07-078.00, PPIN 20837, respectively, Ward 3).

- a. Discussion
- b. Planning Commission Vote on Item Q

R. A petition has been filed by Robert Tatum, Representative, on behalf of University of Southern Mississippi, Owner, as required in the Midtown Form-Based Code, to change the zoning classification for a portion of certain a parcel located on S. 31st Avenue (Parcel 028N-07-079.00, PPIN 26492, & Parcel 028N-07-080.00, PPIN 26493, respectively, Ward 3) from Article 2, Section 2.4, EM-2 (Employment) District to Article 2, Section 2.3, MX-3 (Mixed Use) District.

- a. Discussion
- b. Planning Commission Vote on Item R

### III. **Business Meeting**

### IV. **Adjournment**