

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

**HATTIESBURG PLANNING COMMISSION
AGENDA**

November 2, 2016

I. Business Meeting

1. Invocation
2. Review and approval of November meeting's agenda
3. Review and approval of the minutes of the October 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 filed by Leonard Busby, III, Capturion Network, LLC, Applicant, on behalf of Mississippi Oil, LLC , Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a variance from Article 5, Section 95.10(3.1)(3) E which states spacing between Digital Billboards (Primary Structure) and Static Billboards are a minimum radius of 1,250 feet and instead allow a distance of one thousand, one hundred and fifty one (1,151) feet for a variance of ninety-nine (99) feet located on Hwy 98 for a proposed Digital Billboard located on a certain property located at 4041 Old Hwy 11 (Latitude/Longitude: 31.314740, -89.411141) (Parcel 055D-16-035.000, PPIN 18771, Ward 3).

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

B. A previously filed petition by Leonard Busby, III, Capturion Network, LLC, Applicant, on behalf of Mississippi Oil, LLC, Owner, remanded by the City Council on September 20, 2016, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a Use Permit Upon Review for a "Digital Billboard" as provided in Article 5, Section 95.10(3.1)(3) for certain property located at 4041 Old Hwy 11 (Latitude/Longitude: 31.314740, -89.411141) (Parcel 055D-16-035.000, PPIN 18771, Ward 3).

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

- C. A petition has been filed by Dustin Gatlin, Engineer, on behalf of Doug Jones, COO, Forrest General Hospital, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to change the zoning classification for 2100 S. 28th Avenue Extension, 2206 S. 28th Avenue Extension, & 2208 S. 28th Avenue Extension (Parcel 2-039O-20-005.00, PPIN 27240, Parcel 2-039O-20-004.00, PPIN 27241, & Parcel 2-039O-20-003.00, PPIN 27242, respectively, Ward 5) from Article 4, Section 52, R-1A (Single-Family Residential) District to Section 62, B-5 (Regional Business) District.
- a. Discussion
 - b. Planning Commission Vote on Item C
- D. A petition has been filed by Phillip Perkins, Architect, on behalf of Doug Jones, COO, Forrest General Hospital, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.5.2. (E) which states a Build-to Zone on a primary street (Arlington Loop) shall meet a maximum setback of 20 feet and instead allow a setback of 82.14 feet for a variance of 62.14 feet for 301 S. 28th Avenue (Parcel 2-028N-07-241.00, PPIN 17799, Ward 3).
- a. Discussion
 - b. Planning Commission Vote on Item D
- E. A petition has been filed by Phillip Perkins, Architect, on behalf of Doug Jones, COO, Forrest General Hospital, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.17.L.4. which states the transparency of glass should be higher than 80% and the reflectance should be less than 15% and instead allow a transparency of 19% and a reflectance of 37% for a transparency variance of 61% and a reflectance variance of 22% for certain property located at 301 S. 28th Avenue (Parcel 2-028N-07-241.00, PPIN 17799, Ward 3).
- a. Discussion
 - b. Planning Commission Vote on Item E
- F. A petition has been filed by John Anglin, Engineer, David Chunn, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a variance from Article 5, Section 89.08 which states the minimum distance from a curb cut to the property line may be twelve and one half (12.5) feet and instead allow six and eight tenths (6.8) feet for a variance of five and seven tenths (5.7) feet for certain property located at 6623 US Hwy 49 (Parcel 2-024M-31-016.00, PPIN 27492, Ward 1).
- a. Discussion
 - b. Planning Commission Vote on Item F
- G. A petition has been filed by Rob O. Tatum, Jr, 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 33% lot width along S. 30th Avenue for a variance of 42% lot width for certain property located at 3000 Hardy Street along S. 30th 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 G

H. A petition has been filed by Rob O. Tatum, Jr, 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 0% lot width along Hardy Street for a variance of 75% lot width for certain property located at 3000 Hardy Street along Hardy Street (Parcel 028N-07-078.00, PPIN 20837; Parcel 028N-07-076.00, PPIN 20839, Ward 3).

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

I. A petition has been filed by Rob O. Tatum, Jr, 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 (Hardy Street) shall meet a 90% minimum overall lot width and instead allow 84% lot width for a variance of 6% lot width for certain property located at 3000 Hardy Street along Hardy Street (Parcel 028N-07-078.00, PPIN 20837; Parcel 028N-07-076.00, PPIN 20839, Ward 3).

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

III. **Business Meeting**

IV. **Adjournment**