

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

**HATTIESBURG PLANNING COMMISSION  
AGENDA**

October 5, 2016

**I. Business Meeting**

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

**II. Public Hearing**

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

A. Take from the table a petition filed by the City of Hattiesburg, with the Mayor and Council of the City of Hattiesburg, Mississippi, to consider and adopt the proposed 2016 Land Development Code of the City of Hattiesburg, Mississippi based on the following:

“To Implement the Vision, Goals and Strategies of the 2008-2028 Comprehensive Plan.”

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

B. A petition has been filed by Martha Brewer, President, DAFS, INC., Applicant, DAFS, INC., Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a Use Permit Upon Review for a “Group Care Facility” as provided in Article 4, Section 58.03 (6) for certain property located at 705 Hall Avenue (Parcel 2-038A-15-.35.00, PPIN 12842, Ward 2).

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

C. A petition has been filed by John Connelly, Engineer, Joe Colee, Manager, Mar-Jac Poultry Mississippi, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a variance from Article 4, Section 64.04 (1) which states the minimum front setback is forty (40) feet and instead allow a setback of 34.3 feet for a variance of 5.7 feet for certain property located at 1301 James Street (Parcel 2-037E-14-015.00, PPIN 26813, Parcel 2-037E-14-014.00, PPIN 26815, Ward 2).

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

D. A petition has been filed by Scott Pipkins, Representative, Dan & Sue Reid, Owners, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a

variance from Article 4, Section 52.04 (3) which states the minimum rear setback for an unattached accessory structures is five (5) feet and instead allow a setback of zero (0) feet for a variance of five (5) feet for certain property located at 807 Corinne Street (Parcel 029N-09-225.00, PPIN 19395, Ward 4).

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

E. 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 3.5 4. Transparency (A) which states the minimum Ground story transparency is 40% and instead allow a transparency of 8% on S. 30<sup>th</sup> Ave and 2% on Chevy Chase Drive for a variance of 32% for the Ground story Transparency requirement on S. 30<sup>th</sup> Avenue and a variance of 38% for the Ground story Transparency requirement on Chevy Chase Drive for a certain property located at 3000 Hardy Street and 301 Chevy Chase Drive (Hotel Building) (Parcel 028N-07-078.00, PPIN 20837; Parcel 028N-07-076.00, PPIN 20839, Ward 3).

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

F. 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 3.5 4. Transparency (B) which states the minimum Upper story transparency is 20% and instead allow a transparency of 12% on S. 30<sup>th</sup> Ave and 5% on Chevy Chase Drive for a variance of 8% for the Upper stories Transparency requirement on S. 30<sup>th</sup> Avenue and a variance of 15% for the Upper stories Transparency requirement on Chevy Chase Drive for a certain property located at 3000 Hardy Street and 301 Chevy Chase Drive (Hotel Building) (Parcel 028N-07-078.00, PPIN 20837; Parcel 028N-07-076.00, PPIN 20839, Ward 3).

- 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 3.5 4. Transparency (C) which states the maximum Blank wall area allowed is 35 feet and instead allow two blank wall areas of 40 feet (vertically) for two (2) variances of 5 feet measured vertically on the Chevy Chase Drive facade for a certain property located at 3000 Hardy Street and 301 Chevy Chase Drive (Hotel Building) (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 3.3 4. Transparency (A) which states the minimum Ground story transparency is 60% and instead allow a transparency of 28% for a variance of 32% for the Ground story Transparency requirement on Hardy Street for certain property located on a portion of 3000 Hardy Street (Building A) (Parcel 028N-07-078.00, PPIN 20837, Parcel 028N-07-079.00, PPIN 26492, 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 3.3 4. Transparency (A) which states the minimum Ground story transparency is 60% and instead allow a transparency of 40% for a variance of 20% for the Ground story Transparency requirement on Hardy Street for certain property located on a portion of 3000 Hardy Street (Building B) (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 Rob O. Tatum, Jr, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.4 4. Transparency (A) which states the minimum Ground story transparency is 60% and instead allow a transparency of 23% for a variance of 37% for the Ground story Transparency requirement on S. 31<sup>st</sup> Avenue for a portion of certain parcels located on S. 31st Avenue (Building C) (Parcel 028N-07-079.00, PPIN 26492, & Parcel 028N-07-080.00, PPIN 26493, Parcel 028N-07-081.00, PPIN 26494, respectively, Ward 3).
  - a. Discussion
  - b. Planning Commission Vote on Item J
  
- K. 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 3.4 4. Transparency (A) which states the minimum Ground story transparency is 60% and instead allow a transparency of 26% on Hardy Street and 42% on S. 31<sup>st</sup> Avenue for a variance of 34% for the Ground story Transparency requirement on Hardy Street and a variance of 18% for the Ground story Transparency requirement on S. 31<sup>st</sup> Avenue for certain property located on a portion of 3102 Hardy Street and along S. 31<sup>st</sup> Avenue (Building D) (Parcel 028N-07-079.00, PPIN 26492, Ward 3).
  - a. Discussion
  - b. Planning Commission Vote on Item K
  
- ~~L. 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 with a height minimum of two (2) stories shall meet a 75% minimum overall lot width and instead allow 44% lot width along Hardy Street for a variance of 31% lot width for certain property located 3000 Hardy Street (Building A & B) (Parcel 028N-07-079.00, PPIN 26492, Parcel 028N-07-078.00, PPIN 20837, Ward 3).~~
  - ~~a. Discussion~~
  - ~~b. Planning Commission Vote on Item L~~

### III. Business Meeting

### IV. Adjournment