

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

## **HATTIESBURG PLANNING COMMISSION**

### **AGENDA**

February 3, 2015

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

1. Invocation
2. Review and approval of meeting's agenda
3. Review and approval of the minutes of the November 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 The City of Hattiesburg with the Mayor and Council of the City of Hattiesburg, Mississippi, to amend the Comprehensive Zoning Ordinance No. 2330, as amended, Article 4, Section 58, B-1 (Professional Business) District, specifically Section 58.03 (10) Uses Permitted on Review by the Planning Commission, to be amended to read "Public or Private School".
    - a. Discussion
    - b. Planning Commission Vote on Item A
  - B. A petition has been filed by Christie Brady, Executive Director of TIDE School, Representative, on behalf of South 28<sup>th</sup> Avenue Baptist Church, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a Use Permit Upon Review for a "Public or Private School" as provided in Article 4, Section 58.03 (10) for certain property located at 1124 South 28<sup>th</sup> Avenue (Parcel 039G-17-176.00, PPIN 27016, Ward 4).
    - a. Discussion
    - b. Planning Commission Vote on Item B

- C. A petition has been filed by Richard Hiatt, Representative, DRC Investments, LLC, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to designate the zoning classification within an annexed and unzoned area for Lots 3-10, 12, 15, and 16 at Augusta Court Subdivision of Greystone located on Augusta Court West (Parcel 052B-03-004.006, PPIN 31376; Parcel 052B-03-004.007, PPIN 31377; Parcel 052B-03-004.008, PPIN 31378; Parcel 052B-03-004.009, PPIN 31379; Parcel 052B-03-004.010, PPIN 31380; Parcel 052B-03-004.011, PPIN 31381; Parcel 052B-03-004.012, PPIN 31382; Parcel 052B-03-004.013, PPIN 31383; Parcel 052B-03-004.016, PPIN 31386; Parcel 052B-03-004.019, PPIN 31389; Parcel 052B-03-004.020, PPIN 31390, respectively, Ward 1) to Article 4, Section 52, R-1A (Single-Family Residential) District.
- a. Discussion
  - b. Planning Commission Vote on Item C
- D. A petition has been filed by Richard Hiatt, Representative, Richard Hiatt Construction, Inc., Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to designate the zoning classification within an annexed and unzoned area for Lot 11 and Lot 13 at Augusta Court Subdivision of Greystone located on Augusta Court West (Parcel 052B-03-004.015, PPIN 31385; Parcel 052B-03-004.017, PPIN 31387, respectively, Ward 1) to Article 4, Section 52, R-1A (Single-Family Residential) District.
- a. Discussion
  - b. Planning Commission Vote on Item D
- E. A petition has been filed by Stan Hall, Representative, Mid-South Investment, LLC, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to designate the zoning classification within an annexed and unzoned area for Lot 17 at Augusta Court Subdivision of Greystone located at 1 Augusta Court East (Parcel 052B-03-004.021, PPIN 31391, Ward 1) to Article 4, Section 52, R-1A (Single-Family Residential) District.
- a. Discussion
  - b. Planning Commission Vote on Item E
- F. A petition has been filed by Matt Mayo, Representative, Community Bank, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to designate the zoning classification within an annexed and unzoned area for Lots 19 – 40 and an area designated as a “Common Area” at Augusta Court Subdivision of Greystone located on Augusta Court East and Amen Circle (Parcel 052B-03-004.024, PPIN 31352; Parcel 052B-03-004.022, PPIN 31353; Parcel 052B-03-004.025, PPIN 31354; Parcel 052B-03-004.026, PPIN 31355; Parcel 052B-03-004.027, PPIN 31356; Parcel 052B-03-004.028, PPIN 31357; Parcel 052B-03-004.029, PPIN 31358; Parcel 052B-03-004.030, PPIN 31359; Parcel 052B-03-004.031, PPIN 31360; Parcel 052B-03-004.032, PPIN 31361; Parcel 052B-03-004.033, PPIN 31362; Parcel 052B-03-004.034, PPIN 31363; Parcel 052B-03-004.035, PPIN 31364; Parcel 052B-03-004.036, PPIN 31365; Parcel 052B-03-004.037, PPIN 31366; Parcel 052B-03-004.038, PPIN 31367; Parcel 052B-03-004.039, PPIN 31368; Parcel 052B-03-004.040, PPIN 31369; Parcel 052B-03-004.041, PPIN 31370; Parcel 052B-03-004.042, PPIN 31371; Parcel 052B-03-004.043, PPIN 31372; Parcel 052B-03-004.044, PPIN 3133; and Parcel 052B-03-004.014, PPIN 31384; respectively, Ward 1) to Article 4, Section 52, R-1A (Single-Family Residential) District.

- a. Discussion
  - b. Planning Commission Vote on Item F
- G. 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 change the zoning classification for a certain property located at 304 County Drive (Parcel 038I-22-061.00, PPIN 6349, Ward 5) from Article 4, Section 50, A-1 (General Agricultural) District to Article 4, Section 56, R-3 (Multi-Family Residential) District.
  - a. Discussion
  - b. Planning Commission Vote on Item G
- H. 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 “University or College” as provided in Article 4, Section 56.03 (12) for a certain property located at 304 County Drive Parcel 038I-22-061.00, PPIN 6349, Ward 5).
  - a. Discussion
  - b. Planning Commission Vote on Item H
- I. 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 change the zoning classification for a certain properties located at 1602, 1603, 1605, 1608, and 1610 Cedar Street and 302 County Drive (Parcel 038I-22-058.00, PPIN 10462; Parcel 038I-22-060.00 PPIN 10466; Parcel 038I-22-059.00, PPIN 10467; Parcel 038I-22-062.00, PPIN 10465; Parcel 038I-22-057.00, PPIN 10468, respectively, Ward 5) from Article 4, Section 54, R-1C (Single-Family Residential) District to Article 4, Section 56, R-3 (Multi-Family Residential) District.
  - a. Discussion
  - b. Planning Commission Vote on Item I
- J. 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 “University or College” as provided in Article 4, Section 56.03 (12) for certain properties located at 1602, 1603, 1605, 1608, and 1610 Cedar Street and 302 County Drive (Parcel 038I-22-058.00, PPIN 10462; Parcel 038I-22-060.00 PPIN 10466; Parcel 038I-22-059.00, PPIN 10467; Parcel 038I-22-062.00, PPIN 10465; Parcel 038I-22-057.00, PPIN 10468, respectively, Ward 5) pending a zoning change from Article 4, Section 54, R-1C (Single-Family Residential) District to Article 4, Section 56, R-3 (Multi-Family Residential) District.
  - a. Discussion
  - b. Planning Commission Vote on Item J
- K. 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 variance from Article 4, Section 56.04 (10) which states the maximum height of a structure shall not exceed thirty-five (35) feet and instead allow a height of up to fifty (50) feet for a variance of fifteen (15) feet for certain properties

located at 1602, 1603, 1605, 1608, and 1610 Cedar Street and 302 County Drive (Parcel 038I-22-058.00, PPIN 10462; Parcel 038I-22-060.00 PPIN 10466; Parcel 038I-22-059.00, PPIN 10467; Parcel 038I-22-062.00, PPIN 10465; Parcel 038I-22-057.00, PPIN 10468, respectively, Ward 5).

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

L. 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 change the zoning classification for a certain property located at 1600 Cedar Street (Parcel 038I-22-055.00, PPIN 10470, Ward 5) from Article 4, Section 54, R-1C (Single-Family Residential) District to Article 4, Section 56, R-3 (Multi-Family Residential) District.

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

M. 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 “University or College” as provided in Section 56.03 (12) for a certain property located at 1600 Cedar Street (Parcel 038I-22-055.00, PPIN 10470, Ward 5).

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

N. 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 change the zoning classification for certain properties located at 600 County Drive (Parcel 038I-22-049.00, PPIN 10474 & Parcel 038I-22-050.00, PPIN 10475, Ward 5) from Article 4, Section 54, R-1C (Single-Family Residential) District to Article 4, Section 56, R-3 (Multi-Family Residential) District.

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

O. 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 “University or College” as provided in Article 4, Section 56.03 (12) for certain properties located at 600 County Drive (Parcel 038I-22-049.00, PPIN 10474 & Parcel 038I-22-050.00, PPIN 10475, Ward 5).

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

P. 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 “University or College” as provided in Article 4, Section 56.03 (12) for certain properties located on Cedar Street (Parcel 038I-22-063.00, PPIN 6351; Parcel 038I-22-134.00, PPIN 6361; Parcel 038I-22-051.00, PPIN 10476; Parcel 038I-22-056.00, PPIN 38202, Ward 5).

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

Q. A petition has been filed by Charles Bourland, Representative, on behalf of William Carey University, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to close and vacate a portion of the street known as Cedar Drive.

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

### **III. Business Meeting**

### **IV. Adjournment**