

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

HATTIESBURG PLANNING COMMISSION

AGENDA

March 4, 2015

I. Business Meeting

1. Invocation
2. Review and approval of meeting's agenda
3. Review and approval of the minutes of the January Meeting
4. Engineering Report
5. Inspection Report
6. Planning Report
7. Chairman Report

II. Public Hearing

1. Presentation of Petitions for Public Hearing.
2. Petitions
 - A. A petition has been filed by James M. Humphreys (Humphreys and Associates), Applicant, on behalf of Alpesh Patel (Hattiesburg HP LLC) Owner, with the Mayor and Council of the City of Hattiesburg, Mississippi, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, of the City of Hattiesburg, Mississippi, requesting a variance from Article 4, Section 62.04(1) which states that the minimum front setback is thirty (30) feet, and instead allow a setback of five (5) feet. The properties are located at 120 Plaza Drive (Parcels 051J-12-045.00 & 051J-12-044.000, PPINs 8242 & 14400, respectively, Ward 3) and are zoned B-5 (Regional Business) District.
 - a. Discussion
 - b. Planning Commission Vote on Item A
 - B. A petition has been filed by James M. Humphreys (Humphreys and Associates), Applicant, on behalf of Alpesh Patel (Hattiesburg HP LLC) Owner, with the Mayor and Council of the City of Hattiesburg, Mississippi, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, of the City of Hattiesburg, Mississippi, requesting a variance from Article 4, Section 62.04(7) which states that no building or structure shall exceed three (3) stories in height, and instead allow four (4) stories. The properties are located at 120 Plaza Drive (Parcels 051J-12-045.00 & 051J-12-044.000, PPINs 8242 & 14400, respectively, Ward 3) and are zoned B-5 (Regional Business) District.
 - a. Discussion
 - b. Planning Commission Vote on Item B
 - C. A petition has been filed by James M. Humphreys (Humphreys and Associates), Applicant, on behalf of Alpesh Patel (Hattiesburg HP LLC) Owner, with the Mayor and Council of the City of Hattiesburg, Mississippi, as required in the Comprehensive Zoning Ordinance No.

2330, as amended, of the City of Hattiesburg, Mississippi, requesting a variance from Article 5, Section 86.04(23) which states that one and one tenth (1.1) parking spaces are required for each guest or sleeping room or suite, and instead allow one (1) parking space per guest or sleeping room, or suite. The properties are located at 120 Plaza Drive (Parcels 051J-12-045.00 & 051J-12-044.000, PPINs 8242 & 14400, respectively, Ward 3) and are zoned B-5 (Regional Business) District.

c. Discussion

d. Planning Commission Vote on Item C

D. A petition has been filed by Cesar Potenza, Owner, with the Mayor and Council of the City of Hattiesburg, Mississippi, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, of the City of Hattiesburg, Mississippi, to change the zoning classification of certain properties located at 1602 Cedar Street (Parcels 038I-22-056.00, 038I-22-063.00, 038I-22-134.00, and 038I-22-051.00, PPINs 38202, 6351, 6361, and 10476, respectively, Ward 5) from R-1C (Single-Family Residential) District to R-3 (Multi-Family Residential) District.

e. Discussion

f. Planning Commission Vote on Item D

E. A petition has been filed by Cesar Potenza, Owner, with the Mayor and Council of the City of Hattiesburg, Mississippi, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, of the City of Hattiesburg, Mississippi, requesting a variance from Article 5, Section 86.04(29) which states that two (2) parking spaces are required for each dwelling unit, and instead allow one and three quarters (1.75) parking spaces per dwelling unit. The properties are located at 1602 Cedar Street (Parcels 038I-22-056.00, 038I-22-063.00, 038I-22-134.00, and 038I-22-051.00, PPINs 38202, 6351, 6361, and 10476, respectively, Ward 5). Pending rezoning to R-3 (Multi-Family Residential) District.

g. Discussion

h. Planning Commission Vote on Item E

III. **Business Meeting**

IV. **Adjournment**