

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION**

March 1, 2017

The Hattiesburg Planning Commission did meet in a regular session on March 1, 2017 at 1:00 p.m. at the Jackie Dole Community Center, 220 West Front Street, Hattiesburg, Mississippi. Dick Conville, Chairman, presided over the meeting. A quorum was indicated and the attendance was as follows:

Commissioners Present: Dick Conville, Chairman
Judy Corts
Amy Hinton, Vice-Chairman
Peggy Horton, Secretary
Mark Miller
Jessie Wilson

Commissioners Absent: Sandra Thompson

Also Present: Ginger Maddox, AICP, Planning Division Manager
Pattie Brantley, AICP, Director of Urban Development
Stephen Guthrie, Planner

Chairman Conville declared the meeting of the Hattiesburg Planning Commission open and in session at 1:05 P.M.

INVOCATION

Chairman Conville held a moment of silence.

AGENDA REVIEW

There came the matter of the March 2017 Agenda. A request was made by Chairman Conville for a motion to approve the March 2017 Agenda. A motion was made to approve the March 2017 Agenda by Commissioner Horton and seconded by Commissioner Corts.

Commissioners voting aye: Judy Corts
Amy Hinton
Peggy Horton
Mark Miller
Jessie Wilson

Commissioners voting nay: None

Commissioners abstaining: None

MINUTES REVIEW

There came the matter of the February 1, 2017 Minutes. A request was made by Chairman Conville for a motion to approve the February 1, 2017 minutes. A motion was made by Commissioner Horton to approve the minutes and seconded by Commissioner Wilson.

Commissioners voting aye: Judy Cortts
Amy Hinton
Peggy Horton
Mark Miller
Jessie Wilson

Commissioners voting nay: None

Commissioners abstaining: None

REPORTS

BUILDING REPORT

There came the matter of the Building Report. There was none.

PLANNING REPORT

There came the matter of the Planning Report by Ginger Maddox, Planning Division Manager. The new Hattiesburg, Mississippi Land Development Code was approved by City Council February 21, 2017 and will go into effect March 23, 2017.

CHAIRMAN’S REPORT

There came the matter of the Chairman’s Report. There was none.

PUBLIC HEARING

Chairman Conville declared the Public Hearing open at 1:15 P.M. and read the rules and procedures of the hearing.

There came the matter of Item A (Rezone), filed by Roger McDowell, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to change the zoning classification for a certain property located at 306 Hood Road (Parcel 2-042G-25-050.00, PPIN 6503, Ward 5) from Article 4, Section 64, I-1 (Light Industrial) District to Article 4, Section 53, R-1 B (Single Family Residential) District.

	Name	Address	City/State
<u>Presented by:</u>	Roger McDowell	203 S. 22 nd Ave.	Hattiesburg, MS
	- Owner		
<u>Proponents:</u>	Rev. Nathan Jordan	204 Old Airport Rd.	Hattiesburg, MS
	- Community Action Team		
<u>Opponents:</u>	None		

Chairman Conville declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Cortts made a motion to approve the request to approve the zoning change because there is a public need for the change in question, based on the Comprehensive Plan, such as the proposed Habitat for Humanity housing. The motion was seconded by Commissioner Horton.

Commissioners voting aye: Judy Cortts
Amy Hinton
Mark Miller

Peggy Horton
 Jessie Wilson

Commissioners voting nay: None

Commissioners abstaining: None

There came the matter of Item B (Variance), filed by Dustin Gatlin, The Walker Associates, Representative, on behalf of Doug Jones, COO, Forrest General Hospital, Owner, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, to request a variance from Article 5, Section 95.09.2 (A)(a) which states only one (1) free standing sign per lot when the lot and instead allow two (2) free-standing signs per lot for a variance of one (1) free standing sign for certain property located at 304 S. 40th Ave. (Parcel 2-028M-07-089.00, PPIN 26461, Ward 3).

	Name	Address	City/State
<u>Presented by:</u>	Doug Jones	P.O. Box 16389	Hattiesburg, MS
	-	COO, Forrest General Hospital, Owner	
<u>Proponents:</u>	None		
<u>Opponents:</u>	None		

Chairman Conville declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Hinton made a motion to approve the variance because special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; that literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code; that special conditions and circumstances do not result from the actions of the applicant; that granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district; with the stipulation that the signage on this property must be limited to monument signs similar to residential neighborhood signs. The motion was seconded by Commissioner Corts.

Commissioners voting aye: Judy Corts
 Amy Hinton
 Peggy Horton
 Jessie Wilson

Commissioners voting nay: Mark Miller

Commissioners abstaining: None

There came the matter of Item C (Variance), filed by Chris Landry, Architect, on behalf of Nick Crechale, 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 89.08 which states that the maximum width of a curb cut shall be forty (40) feet, and instead allow a width of fifty

six (56) feet, for a variance of sixteen (16) feet. The property is located at 5004 Lincoln Road (Parcel 056M-23-010.001, PPIN 29842, Parcel 2-028M-07-089.00, PPIN 12744, and a portion of PARCEL 056M-23-009.000, PPIN 935, Ward 3) and is zoned B-3 (Community Business) District.

	Name	Address	City/State
<u>Presented by:</u>	Christian Landry	5211 Old Hwy 11	Hattiesburg, MS
	- Representative, Architect		
	Nick Crechale	2715 Oak Grove Rd	Hattiesburg, MS
	- Owner		
<u>Proponents:</u>	None		
<u>Opponents:</u>	None		

Commissioner Conville declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Miller made a motion to approve to allow for a safer entry and exit from property because special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; that literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code; that special conditions and circumstances do not result from the actions of the applicant; that granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district. The motion was seconded by Commission Wilson.

Commissioners voting aye: Judy Cortis
Amy Hinton
Mark Miller
Jessie Wilson

Commissioners voting nay: None

Commissioners abstaining: None

Commissioners recused: Peggy Horton

BUSINESS MEETING

There being no further business, the meeting was adjourned at 2:205 PM. Commissioner Wilson made a motion to adjourn the meeting. The motion was seconded at Commissioner Horton.

Dick Conville, Chairman

Ginger Maddox, AICP, CFM, Planning Division Manager