

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

**November 12, 2015**

The Hattiesburg Planning Commission did meet in a special called session on November 12, 2015 at 1:05 p.m. at the Jackie Dole Community Center, 220 West Front Street, Hattiesburg, Mississippi. Joseph White, Chairman, presided over the meeting. A quorum was indicated and the attendance was as follows:

**Commissioners Present:** Joseph White, Chairman  
Judy Corts  
Sandra Thompson  
Jessie Wilson  
Peggy Horton, Secretary  
Dick Conville  
Eric Martin

**Commissioners Absent:** Don McCleskey  
Linda McMurtrey, Vice-Chairman  
Mark Miller

**Also Present:** Pattie Brantley, AICP, Director of Urban Development  
Ginger Maddox, Planning Division Manager  
Russell Archer, Historic Planner

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

**INVOCATION**

Chairman White gave the invocation.

**AGENDA REVIEW**

There came the matter of the November 2015 Agenda. A request was made by staff to hear petitions E & F to accommodate the applicant's attendance at a funeral. A request was made by Chairman White for a motion to Approve the November 2015 Agenda with changes. A motion was made to approve by Commissioner Thompson and seconded by Commissioner Horton.

**Commissioners voting aye:** Judy Corts  
Sandra Thompson  
Jessie Wilson  
Peggy Horton, Secretary  
Dick Conville  
Eric Martin

**Commissioners voting nay:** None

**Commissioners abstaining:** None

**MINUTES REVIEW**

There came the matter of the October 7, 2015 Minutes. A request was made by Chairman White for a motion to Approve the October 2015 Minutes. A motion was made by Commissioner Thompson to approve the minutes and seconded by Commissioner Wilson.

**Commissioners voting aye:** Judy Corts  
Sandra Thompson  
Jessie Wilson  
Peggy Horton, Secretary  
Dick Conville  
Eric Martin

**Commissioners voting nay:** None

**Commissioners abstaining:** None

**REPORTS**

**BUILDING REPORT**

There came the matter of the Building Inspection Report. Steve Mitchell, Building Official, previously provided a report to the commission of monthly and YTD Permit information for October in the Commissioner’s packets.

**PLANNING REPORT**

There came the matter of the Planning Report. Ginger Maddox, Planning Division Manager, informed the Commission of the approval of the following items heard at the previous Planning Commission: Text amendments to the LDC & Comprehensive Plan related to “solar Farm”; “Solar Farm” Use Permit for property along Bonhomie Road; J Ed Turner zoning designation; 304 E. 2<sup>nd</sup> Street rezoning; and 2101 Hardy Street side setback variance.

**CHAIRMAN’S REPORT**

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

**PUBLIC HEARING**

Chairman White declared the Public Hearing open at 1:25 P.M. and read the rules and procedures of the hearing.

**There came the matter of Item E (Rezoning),** Nicholas Connolly, Shows Dearman & Waits, INC., Representative, Ken Kleban, Applicant, and Muriel Fokakis, 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 for a certain property located at 3203 Hardy Street (Parcel 028K-07-033.00, PPIN 23003, Ward 1) from R-3 (Multi-Family Residential) District to B-3 (Community Business) District.

	Name	Address	City/State
<b><u>Presented by:</u></b>	Nicholas Connolly	301 2 <sup>nd</sup> Ave	Hattiesburg, MS
<b><u>Proponents:</u></b>	None		
<b><u>Opponents:</u></b>	None		

Chairman White declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Conville made a motion to APPROVE the application because there is a material change in the circumstances and conditions of the neighborhood and

area surrounding the petitioned property. The motion was seconded by Commissioner Cortis.

**Commissioners voting aye:** Judy Cortis  
 Sandra Thompson  
 Jessie Wilson  
 Peggy Horton, Secretary  
 Dick Conville  
 Eric Martin

**Commissioners voting nay:** None

**Commissioners Abstaining:** None

**There came the matter of Item F (Vacate Alley),** Nicholas Connolly, Shows Dearman & Waits, INC., Representative, Ken Kleban, Applicant, and Muriel Fokakis, 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 close and vacate the remaining portion of a platted, undeveloped alley, running east/west directly between PPIN 23003 and PPIN 23005.

	Name	Address	City/State
<b><u>Presented by:</u></b>	Nicholas Connolly	301 2 <sup>nd</sup> Ave	Hattiesburg, MS
<b><u>Proponents:</u></b>	None		
<b><u>Opponents:</u></b>	None		

Chairman White declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Horton made a motion to APPROVE the application. The motion was seconded by Commissioner Martin.

**Commissioners voting aye:** Judy Cortis  
 Sandra Thompson  
 Jessie Wilson  
 Peggy Horton, Secretary  
 Dick Conville  
 Eric Martin

**Commissioners voting nay:** None

**Commissioners Abstaining:** None

**There came the matter of Item A (Street Renaming),** Barbara Hamilton, Executive Assistant to the President, William Carey University, on behalf of William Carey University, 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 rename the public street presently known as Helveston Road and Penton Street (beginning at the intersection of US Highway 49 and ending at the intersection of Tuscan Avenue, Ward 2 & Ward 5) to William Carey Parkway.

	Name	Address	City/State
<b><u>Presented by:</u></b>	Barbara Hamilton	498 Tuscan Ave.	Hattiesburg, MS
<b><u>Proponents:</u></b>	Irving Drake	211 Dossett Ave.	Hattiesburg, MS
	- Timberton Park Neighborhood Association		
	LaQuitta Jones	447 Helveston Road	Hattiesburg, MS
	- Park Pines Apartments		

Bob Blevins      498 Tuscan Ave                      Hattiesburg, MS  
 - William Carey University  
 James Wallace    723 Bowling St.                              Hattiesburg, MS  
 - Holy Place Worship Center

**Opponents:**      Ericka Miller      1302 Penton St                              Hattiesburg, MS  
                             Monica Miller      1302 Penton St                              Hattiesburg, MS

Chairman White declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Martin made a motion to APPROVE the application. The motion was seconded by Commissioner Conville.

**Commissioners voting aye:** Judy Cortis  
    Sandra Thompson  
    Peggy Horton, Secretary  
    Dick Conville  
    Eric Martin

**Commissioners voting nay:** Jessie Wilson

**Commissioners Abstaining:** None

**There came the matter of Item B (Variance),** John & Krista Eye, Owners, 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 request a variance from Article 5, Section 89.03 which states that parking facilities and driveways for residential commercial and industrial uses shall have an all-weather hard surface, and instead allow a limestone surface driveway except for a 10 foot long hard surface portion beginning at the intersection of the public right-of-way on the property located at 123 J. Ed Turner Drive (Parcel 052B-03-004.002, PPIN 30696, Ward 1).

Owners requested to withdraw the item at this time.

**There came the matter of Item C (Variance),** Thomas Adams and James Morgan, T L Wallace Construction, Applicants, on behalf of Yvonne Guess, Owner, with the Mayor and Council of the City of Hattiesburg, Mississippi, as required in the Flood Damage Prevention Ordinance No. 3165, as amended, of the City of Hattiesburg, Mississippi, to request a variance from the Code of Ordinances Chapter 10, Article 6, Section E, which states that qualifying historic structures may apply for a variance from the requirement to elevate or flood proof the structure, for the property located at 457 Buschman Street (Parcel 2-029I-10-188.00, PPIN 21932, Ward 2).

	Name	Address	City/State
<b><u>Presented by:</u></b>	James Morgan	12871 Paradise Ln.	Biloxi, MS
	- T L Wallace Construction		

**Proponents:**      Fareed Uqdah                      457 Buschman St                              Hattiesburg, MS  
                             Lauren Poche                      7389 Florida Ave                              Baton Rouge, LA  
                             - Historic Preservation Specialist, AECOM

**Opponents:** None

Chairman White declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Wilson made a motion to APPROVE the application. The motion was seconded by Commissioner Conville.

**Commissioners voting aye:** Judy Corts  
Sandra Thompson  
Jessie Wilson  
Peggy Horton, Secretary  
Dick Conville  
Eric Martin

**Commissioners voting nay:** None

**Commissioners Abstaining:** None

**There came the matter of Item D (Use Permit),** Marion Hughes, Applicant, on behalf of Wayside Holy Temple Church, 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 request a Use Permit Upon Review for a “Parking Lot” as provided in Article 5, Section 52.03 of the Comprehensive Zoning Ordinance No. 2330, as amended, of the City of Hattiesburg, Mississippi, for certain property located at 805 Short Katie Street (Parcel 2-038A-15-113.00 and PPIN 12906, Ward 2).

	Name	Address	City/State
<b><u>Presented by:</u></b>	Marion Hughs	,	Hattiesburg, MS
	- Representative, Wayside Holy Temple Church		

**Proponents:** None

**Opponents:** None

Chairman White declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Martin made a motion to APPROVE the application because there is a need to reinforce Hattiesburg’s Quality of life, preserve neighborhood identity, and boost community pride. The motion was seconded by Commissioner Horton.

**Commissioners voting aye:** Judy Corts  
Sandra Thompson  
Jessie Wilson  
Peggy Horton, Secretary  
Dick Conville  
Eric Martin

**Commissioners voting nay:** None

**Commissioners Abstaining:** None

**There came the matter of Item G (Variance),** Alton Clingan, Jr., Clingan & Associates, Applicant, on behalf of, Ronnie Pittman, 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 request a variance from Article 4, Section 62.04 (7) which states the maximum height of three-stories for a structure and instead allow a

five-story structure for a variance of two stories for certain property located at 6553 US Hwy 49 (Parcel: 024M-31-004.00, PPIN: 27503, Ward 1).

	Name	Address	City/State
<b><u>Presented by:</u></b>	Minal Patel	1004 Top St.	Flowood,, MS
	- Representative & Client of Mr. Clingan		
<b><u>Proponents:</u></b>	None		
<b><u>Opponents:</u></b>	None		

Chairman White declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Conville made a motion to APPROVE the application because there is a material change in the circumstances and conditions of the neighborhood and area surrounding the petitioned property. The motion was seconded by Commissioner Corts.

**Commissioners voting aye:** Judy Corts  
 Sandra Thompson  
 Jessie Wilson  
 Peggy Horton, Secretary  
 Dick Conville  
 Eric Martin

**Commissioners voting nay:** None  
**Commissioners Abstaining:** None

**BUSINESS MEETING**

A preliminary plat review for the lot subdivision at a certain property located on South Founders Way subdivide (Parcel 2-041L-33-001.10, PPIN 41844, Ward 5) by Cliff Norman, Owner. Commissioner Conville made a motion to approve the plat and Commissioner Horton seconded the approval. The vote to approve the preliminary plat is detailed below:

**Commissioners voting aye:** Judy Corts  
 Sandra Thompson  
 Jessie Wilson  
 Peggy Horton, Secretary  
 Dick Conville  
 Eric Martin

**Commissioners voting nay:** None  
**Commissioners Abstaining:** None

A preliminary plat review for the lot subdivision at a certain property located along Bonhomie Road (Parcel 041F-28-001.00, PPIN 6974, Parcel 041N-33-001.00, PPIN 7020, Ward 5) by Blair Schooff, Strata Solar, Applicant, on behalf of Joseph F. Tatum Jr., Owner r. Commissioner Wilson made a motion to approve the plat and Commissioner Cinville seconded the approval. The vote to approve the preliminary plat is detailed below:

**Commissioners voting aye:** Judy Corts  
 Sandra Thompson  
 Jessie Wilson  
 Peggy Horton, Secretary  
 Dick Conville  
 Eric Martin

**Commissioners voting nay:** None  
**Commissioners Abstaining:** None

There being no further business, Commissioner Thompson made a motion to adjourn. The motion was seconded by Commissioner Martin. The meeting was adjourned at 3:21 P.M.

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Joe White, Chairman

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Pattie Brantley, AICP, Director of Urban Development.