

Place: Jackie Dole Sherrill Community Center (Dining Room)

Time: 1:00 PM

Planning Commission

AGENDA

12/1/2021

I. Business Meeting

1. Review and approval of December meeting's agenda
2. Review and approval of the minutes of the November meeting
3. Building Report
4. Planning Report
5. Chair's Report
6. Introductions

II. Public Hearing

1. Presentation of Petitions for Public Hearing

A. A petition has been filed by Greg Hodges, Representative, John C. Anglin, Engineer, and Merchants & Marine Bank, Owner, as required in the Land Development Code, Ord. No. 3209, to change the zoning classification for a certain property located at 4607 Hardy St (Parcel 051Q-12-001.000, PPIN 21451, Lamar Co., Ward 3) from Section 4.5.13 I-1 (Light Industrial) District to Section 4.5.12, B-5 (Regional Business) District.

B. A petition has been filed by Shannon Wells, Representative, and Wilmut Gas and Oil Company (Spire), Owner, as required in the Land Development Code, Ord. No. 3209, to request a Conditional Use to expand operations of a non-conforming use as "Utility Operation Center" in R-3 (Multi-Family Residential) District as required by the Land Development Code, Section 2.4.4.1, where the total expansion of a non-conforming property is greater than 25 percent shall require a public hearing and Planning Commission approval for a certain property located at 1614 W 4th St (Parcel 2-028H-05-125.00; PPIN 26135; Ward 4).

C. A petition has been filed by Chad Edmonson, Representative, and Trace 4th St. LLC, Owner, as required in the Land Development Code, Ord. No. 3209, to request a Conditional Use as "Restaurant, without Drive-thru" in B-2 (Neighborhood Business) District as defined by the LDC for a certain property located at 1015 N Main St (Parcels 2-029G-03-529.00, 2-029G-03-611.00, 2-029G-03-608.00; PPINs 18827, 18814, 18817; Ward 4).

D. A petition has been filed by Creed Group Communities, LLC, Applicant, and Hulett-Winstead Funeral Home, owner, Cloud Nine Properties, LLC, owner, as required in the Land Development Code, Ord. No. 3209, to change the zoning

classification for a certain property located along N 28th Ave and Northwood Dr (US 49 N service road) (Parcel 2-028B-05-096.00, 2-028B-05-097.00; PPIN 26048, 26051, Forrest Co., Ward 1) from Section 4.5.10 B-3 (Community Business) District to Section 4.5.7, R-3 (Multi-Family Residential) District.

- E. A petition has been filed by The City of Hattiesburg, as required in the Land Development Code, Ord. No. 3209, to establish the zoning classification for certain un-zoned properties located along J. Ed Turner Drive (Parcel 052B-03-004.101, 052B-03-004.102, 052B-03-004.103, 052B-03-004.104; PPIN 33783, 33784, 33785, 33786; Lamar Co., Ward 1) Section 4.5.3, R-1A (Residential) District.

- F. A petition has been filed by The City of Hattiesburg, as required in the Land Development Code, Ord. No. 3209, to close and vacate a portion of a street, which is located west of Richard Collins Dr., east of Dabbs St, North of Ruby Ave, and South of May Ave (Ward 2).

III. Other Business

IV. Adjournment