

Place: Jackie Dole Sherrill Community Center (Dining Room)

Time: 3:30 PM

Board of Adjustment

AGENDA

4/6/2022

I. Business Meeting

1. Review and approval of April meeting's agenda
2. Review and approval of the minutes of the February meeting
3. Planning Report
 - A. Nominations
4. Chair's Report
5. Introductions

II. Public Hearing

1. Presentation of Petitions for Public Hearing

A petition has been filed Juli Martinez, Owner, as required in the Land Development Code, Ord. No. 3209, to request a variance from section 10, Table 10.6 "Sign Message Area (Max)(sq. ft)" for wall signs in residential districts, "50 square feet", and instead allow a wall sign of 108 square feet for a variance of 68 square feet for the property located at 1503 Country Club Road (Parcel No. 2-038E-16-106.00, PPIN 17576, Forrest County, Ward 5).

2. A petition has been filed by Kevin P. Lewis, Representative, as required in the Land Development Code, Ord. No. 3209, to request a variance from section 7.10.11.1 "Perimeter Landscaping: A green strip 10 feet in width shall be planted with at least one large, deciduous tree per 60 feet of lineal frontage" and instead allow for a variance of 0 feet of green strip for a variance of 10 feet for the property located at 120 Mayfair Road (Parcel No. 051Q-12-019.000, PPIN 19765 and Parcel No. 051Q-12-020.000, PPIN 17403, Lamar Co., Ward 3).
- 3.

4. A petition has been filed by Reed Nelson, Representative, Midtown Montevista LLC, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.5.2 (F) which states a Build-to Zone on a primary street shall meet 70% minimum overall lot width and instead allow 49.7% lot width for a variance of 20.3% lot width for property located on Chevy Chase Drive (PPIN 20848 Parcel 2-028N-07-075.00, PPIN 20847 Parcel 2-028N-07-074.00, PPIN 20846 Parcel 2-028N-07-073.00, PPIN 20845 Parcel 2-028N-07-072.00, PPIN 20844 Parcel 2-028N-07-071.00, PPIN 20843 Parcel 2-028N-07-062.00, PPIN 20842 Parcel 2-028N-07-061.00, PPIN 20841 Parcel 2-028N-07-060.00, PPIN 20840 Parcel 2-028N-07-059.00, Ward 3).

- A petition has been filed by Reed Nelson, Representative, Midtown Montevista LLC, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.5.2(F) which states a Build-to Zone on a primary street shall meet 70% minimum overall lot width and instead allow 40% lot width on S. 31st Avenue for a variance of 30% lot width for property located on Chevy Chase Drive (PPIN 20848 Parcel 2-028N-07-075.00, PPIN 20847 Parcel 2-028N-07-074.00, PPIN 20846 Parcel 2-028N-07-073.00, PPIN 20845 Parcel 2-028N-07-072.00, PPIN 20844 Parcel 2-028N-07-071.00, PPIN 20843 Parcel 2-028N-07-062.00, PPIN 20842 Parcel 2-028N-07-061.00, PPIN 20841 Parcel 2-028N-07-060.00, PPIN 20840 Parcel 2-028N-07-059.00, Ward 3).

- A petition has been filed by Reed Nelson, Representative, Midtown Montevista LLC, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.5.2(H) which states a Build-to Zone on a side street shall meet 35% minimum overall lot width and instead allow 0% lot width on S. 30th Avenue and Lorrain Street for a variance from the requirement for property located on Chevy Chase Drive (PPIN 20848 Parcel 2-028N-07-075.00, PPIN 20847 Parcel 2-028N-07-074.00, PPIN 20846 Parcel 2-028N-07-073.00, PPIN 20845 Parcel 2-028N-07-072.00, PPIN 20844 Parcel 2-028N-07-071.00, PPIN 20843 Parcel 2-028N-07-062.00, PPIN 20842 Parcel 2-028N-07-061.00, PPIN 20841 Parcel 2-028N-07-060.00, PPIN 20840 Parcel 2-028N-07-059.00, Ward 3).

- A petition has been filed by Reed Nelson, Representative, Midtown Montevista LLC, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 5, Section 5.1.B. which requires the proposed development to provide 325 parking spaces and instead allow 226 parking spaces for a variance of 99 or 31% reduction for property located on Chevy Chase Drive (PPIN 20848 Parcel 2-028N-07-075.00, PPIN 20847 Parcel 2-028N-07-074.00, PPIN 20846 Parcel 2-028N-07-073.00, PPIN 20845 Parcel 2-028N-07-072.00, PPIN 20844 Parcel 2-028N-07-071.00, PPIN 20843 Parcel 2-028N-07-062.00, PPIN 20842 Parcel 2-028N-07-061.00, PPIN 20841 Parcel 2-028N-07-060.00, PPIN 20840 Parcel 2-028N-07-059.00, Ward 3).

- A petition has been filed by Reed Nelson, Representative, Midtown Montevista LLC, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.5.3 (A) which states the Building height maximum is 60' and instead allow 65' (average) for a variance of 5' for the average building height maximum for property located on Chevy Chase Drive (PPIN 20848 Parcel 2-028N-07-075.00, PPIN 20847 Parcel 2-028N-07-074.00, PPIN 20846 Parcel 2-028N-07-073.00, PPIN 20845 Parcel 2-028N-07-072.00, PPIN 20844 Parcel 2-028N-07-071.00, PPIN 20843 Parcel 2-028N-07-062.00, PPIN 20842 Parcel 2-028N-07-061.00, PPIN 20841 Parcel 2-028N-07-060.00, PPIN 20840 Parcel 2-028N-07-059.00, Ward 3).

- A petition has been filed by Reed Nelson, Representative, Midtown Montevista LLC, Owner, as required in the Midtown Form-Based Code, to request a variance from Article 3, Section 3.5 4. Transparency (A) which states the minimum Ground story transparency is 40% and instead allow a transparency of 30% on S. 31st Avenue for a

variance of 10% on S. 30th Avenue for property located on Chevy Chase Drive (PPIN 20848 Parcel 2-028N-07-075.00, PPIN 20847 Parcel 2-028N-07-074.00, PPIN 20846 Parcel 2-028N-07-073.00, PPIN 20845 Parcel 2-028N-07-072.00, PPIN 20844 Parcel 2-028N-07-071.00, PPIN 20843 Parcel 2-028N-07-062.00, PPIN 20842 Parcel 2-028N-07-061.00, PPIN 20841 Parcel 2-028N-07-060.00, PPIN 20840 Parcel 2-028N-07-059.00, Ward 3).

III. Other Business

IV. Adjournment