

Planning Commission Agenda
SPECIAL CALLED MEETING – November 15th, 2023
Place: Jackie Dole Sherrill Community Center (Dining Room)
Time: 2:00 PM
November 15th, 2023

I. Business Meeting

1. Review and approval of the November 15th special called meeting's agenda
2. Review and approval of the minutes of November 1st, 2023 Planning Commission Meeting
3. Planning Report
4. Chair's Report
5. Introductions

II. Public Hearing

- A. Douglas Millers, petitioner, requests to appeal section 11.7 the decision of the Urban Development Director on the request for interpretation of the intent or the meaning of the provisions of the Land Development Code. The request is specifically for the definition of a Rehabilitation Center instead of a Group facility. The property in question in relation to the interpretation is located at 408 Broadway Drive, PPIN 21766 (Forrest, County, Ward 2).

III. Other Business

- A. Tabled Item from October 11th Special Called Meeting: A petition has been filed by the City of Hattiesburg, with the Mayor and Council of the City of Hattiesburg, Mississippi, to adopt an amendment to the “Comprehensive Plan 2008-2028” and Comprehensive Zoning Ordinance No. 2330, as amended, and to amend the text of the Hattiesburg Form-Based Code, Ordinance 3325, of the City of Hattiesburg, Mississippi for the creation of a development master plan for the East Hardy, Hall Avenue, and Edwards Street corridors. The purpose of the plan is to establish the area and further define, amend, and add regulations for the “Bridging Divides, Building Opportunities: A Community-Driven Blueprint for East Hardy & Hall Avenue” development master plan. The master plan will include recommendations for zoning changes in these areas to the Planning Commission and City Council to consider for rezoning.
- B. Tabled Item from November: Monica Tisack with the University of Southern Mississippi, representative, Cameron Nuzzo, Facility Manager of the USM ICP Park, and Kelly Lucas, representative request approval for a rezoning request from R-1A (Single-Family Residential) to a Planned Mixed-Used Development (PMU-PD) for property located around the USM Innovation and Commercialization Park located at 46 Shelby Thames Drive. The proposed area for the planned mixed-use development is approximately 500 acres that borders Classic Drive on the north and south in Forrest County, Ward 1. The Planned Mixed-Use Development will be known as “The Garden”. (PPINs: 9508, 9509, 9557, and 33306).
- C. Tabled From November: The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 1, 5, 7, 9, 10, 11, 12, and 13. More specifically, for the purpose of amending language as it related to the intent and purpose of the code, allowable land uses and conditions for use, standards of design, environmental regulations, sign regulations, administrative and enforcement regulations, subdivision regulations, and definitions. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

- D. Remanded Item from City Council and Postponed until December: Dennis Pierce, owner, request approval for a preliminary plat for a major subdivision as an extension of The Cottages of Turtle Creek, located on Methodist Boulevard in Lamar County. The extension will be known as “Cottages at Turtle Creek: Phase IV”, located in Lamar County, Ward 3. (PPIN 7898, 7899, and 13368; Parcel No.: 051L-11-001.000, 051K-12-006.000, and 051L-11-040.000).

IV. Adjournment