

Planning Commission

Place: Jackie Dole Sherrill Community Center (Dining Room)

Time: 1:00 PM

April 3rd, 2024

I. Business Meeting

1. Review and approval of the April 2024 meeting's agenda
2. Review and approval of the March 6th, 2024 meeting's minutes
3. Building Report
4. Planning Report
5. Chair's Report
6. Introductions

II. Public Hearing

- A. **Conditional Use Request** - Tina Bruce, representative, and owner, requests conditional use approval for a "Group Care Facility" for a property located at 1306 Hardy Street, zoned B-3 (PPIN 20045, Ward 4, Forrest County).
- B. **Major Subdivision Request** - Cliff Norman, owner and representative for High Cotton Properties, LLC., and Chris Johnson, Engineer, request approval for a preliminary plat for a major subdivision for a property located at 100 South Founders Way. The proposed subdivision will be phase 3 of the Vintage Springs Subdivision. (PPIN 41844, Ward 5, Forrest County).
- C. William Carey University – (Multiple Requests)
1. **Zoning Change Request** - William Carey University, applicant, Kevin P. Lewis, architect and Robert Blevins, representative, request approval for rezoning from R-2 (Two-family residential) to R-3 (Multi-family residential) for properties located at 1506 and 1508 ½ Cherry St. (PPIN 13777, 13779, 13776, 13787, 13786, and 13785, Ward 2, Forrest County).
 2. **Zoning Change Request** - William Carey University, applicant, and Kevin P. Lewis, architect, and Robert Blevins, representative, request approval for rezoning from R-2 (Two-family residential) to R-3 (Multi-family residential) for a property located at 1412 Cherry St (PPIN 13715, Ward 2, Forrest County).
 3. **Zoning Change Request** - William Carey University, applicant, and Kevin P. Lewis, architect, and Robert Blevins, representative, request approval for rezoning from R-2 (Two-family residential) to R-3 (Multi-family residential) for a property located at 1406 Cherry St (PPIN 13713, Ward 2, Forrest County).
 4. **Zoning Change Request** - William Carey University, applicant, and Kevin P. Lewis, architect, and Robert Blevins, representative, request approval for rezoning from R-2 (Two-

family residential) to R-3 (Multi-family residential) for a property located at the intersection of Cherry Avenue and Tuscan Ave (PPIN 13651, 13652, 13653, 13654, and 13655, Ward 2, Forrest County).

5. **Zoning Change Request** - William Carey University, applicant, and Kevin P. Lewis, architect, and Robert Blevins, representative, request approval for rezoning from R-2 (Two-family residential) to R-3 (Multi-family residential) for a property located at the intersection of Franklin Street and Magnolia Avenue (PPIN 13647, 13648, 13656, Ward 2, Forrest County).
 6. **Land Development Code Text Amendment Request** - William Carey University, applicant, and Kevin P. Lewis, architect, and Robert Blevins, representative, request to amend the Land Development Code, Ord. No. 3209 as amended, to make changes to Section 5, Use Regulations and Conditions. The request is to add additional use regulations for the use category of "School, University, or College", specifically for accessory uses and building heights.
- D. **Zoning Change Request** - Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request approval for rezoning from R-2 (Two-family residential) to I-1 (Light Industrial) for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).
- E. **Land Development Code Text Amendment Request** - The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 4 and 6. More specifically, the changes are related to regulatory flood zone properties within the A-1 zoning district to increase the minimum lot size requirement and reduce the total developable area. 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.

III. **Other Business**

IV. **Adjournment**