

Planning Commission

Place: Jackie Dole Sherrill Community Center (Dining Room)

Time: 1:00 PM

June 5th, 2024

I. Business Meeting

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

II. Public Hearing

- A. **Zoning Change Request** - Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request approval for rezoning from R-3 (Multi-family residential) to I-1 (Light Industrial) for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).
- B. **Major Subdivision Request** - Richard Hiatt, owner, request approval for a preliminary plat for a major subdivision for a property located on North 30th Avenue, and North 31st Avenue. The proposed subdivision is for single-family residential structures (PPIN 47255, 47277 Ward 1, Forrest County).
- C. **Zoning Change Request** - Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie D. Baily, owner, request approval for rezoning from R-1C (Single-family residential) to R-3 (Multi-family residential) for properties located at 102 South Street. (PPIN 19729, Ward 2, Forrest County).
- D. **Request to modify a platted subdivision** - Tripperlee, LLC. owner, request approval to alter the platted subdivision known as "Sutherland and Reeves Survey" to subdivide the property located at 209 S 13th Avenue into two lots to create two single-family structures (PPIN 24175, Ward 4, Forrest County).
- E. **Zoning Change Request** - Jacob Shemper, owner, requests approval for rezoning from A-2 (Agricultural Residential) to R-1A (Single-family residential) for a property located at 111 Pinehills Drive. (PPIN 17198, Ward 3, Forrest County).

- F. **Major Subdivision Request** - Jacob Shemper, owner, requests approval for a preliminary plat for a major subdivision located at 111 Pinehills Drive. The subdivision request is also to alter the platted subdivision known as "Hattiesburg Homestead Survey" to subdivide the property into 5 single-family residential lots. (PPIN 17198, Ward 3, Forrest County).
- G. **Zoning Change Request** - Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request approval for rezoning of multiple properties from R-1C (Single-family residential) to B-2 for vacant properties that are bound by South Street to the east, and Stadium Drive to the West. (PPIN 26633, 26636, Ward 2, Forrest County).
- H. **Request to modify a platted subdivision** - Stephen Ward, owner, requests approval to alter the platted subdivision known as "Hawkins and Thompson Subdivision" to subdivide the properties located at 145 W 5th Street and 116 Columbia Street to create two separate single-family residential lots (PPIN 17253 and 17254, Ward 2, Forrest County).
- I. **Major Subdivision Request** - John Anglin, engineer, and Craig Flanagan, representative, request approval for a preliminary plat for a major subdivision for a property located on Shadow Ridge Drive. The proposed subdivision will be Phase III of the Shadow Ridge Subdivision (Lamar County, Ward 3, PPIN 24500).
- J. **Request to amend a Planned Mixed-Use District (PMU)** - Ming Ming Lin, representative, Martin Tovrea, architect, and Beverly Land, LLC., owner, request approval for an amendment to a Planned Mixed-Used Development (PMU-PD) known as the "Village at the Beverly", which is located on Old Airport Road in Forrest County, Ward 5. (PPIN 29647 Parcel No.: 2-041H-27-017.00).
- K. **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 12. More specifically, the changes are concerning subdivision regulations and bond requirements for new subdivisions. 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.
- L. **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 12. More specifically, the changes are concerning subdivision regulations and bond requirements for new subdivisions. 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**