

**Special Called Meeting for the Planning Commission**

**December 11, 2024, 1:00 PM**

**Jackie Dole Sherrill Community Center (Dining Room)**

**220 W Front Street**

**I. Business Meeting**

1. Review and approval of the December 11th Special Called Meeting's agenda
2. Review and approval of the minutes of the December 4th, 2024 meeting
3. Building Report
4. Planning Report
5. Chair's Report
6. Introductions

**II. Public Hearing**

1. Presentation of Petitions for Public Hearing
  - A. **Zoning Change Request**- Pennie Allen, Property Owner and Applicant, and Estella Jones, Applicant, request approval for rezoning from A-1 (General Agricultural) to A-2 (Agricultural Residential) for a property located at 34 South Hills Drive (PPIN 27754, Ward 5, Forrest County).
  - B. **Historic Flood Variance Request**- Southern Gents of Mississippi LLC, Property Owner, and Nick Williams, Representative, request a variance from Article 6, Section E, which states that qualifying historic structures may apply for a flood variance from the requirement to elevate or floodproof the structure, for a structure at 215 Main Street (PPIN 18535, Ward 4, Forrest County).
  - C. **Tax Increment Financing "Redevelopment Plan" Request**- A petition has been filed by the City of Hattiesburg for a Tax Increment Financing "Redevelopment Plan" as described in the following: This Tax Increment Financing Redevelopment Plan for the City of Hattiesburg, Mississippi, 1996, as Amended and Restated November 2024 (the "Redevelopment Plan") is an amendment to and a restatement of that Tax Increment Financing Redevelopment Plan, City of Hattiesburg, Mississippi, 1996, and is being adopted and implemented by the City of Hattiesburg, Mississippi (the "City") pursuant to Section 21-45-1 et seq., Mississippi Code of 1972, as amended (the "TIF Act"). Projects implemented under this Redevelopment Plan may be undertaken in collaboration with Forrest County, Mississippi and Lamar County, Mississippi and/or other counties, cities and governing authorities pursuant to Section 17-13-1 et seq., Mississippi Code of 1972, as amended (the "Interlocal Act"), and/or the Regional Economic Development Act as authorized by Section 57-64-1 et seq., Mississippi Code of 1972, as amended and applicable (the "REDA Act").
  - D. **Removed by Staff - Text Amendment Request** - A petition has been filed by the City of Hattiesburg to adopt an amendment to the Land Development Code No. 3209, as amended,

~~in Section 5 (Uses), Section 7 (Design), Section 11 (Administration), and Section 13 (Definitions). More specifically, the changes concern temporary uses, mobile homes, and processes. 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**