

Place: Jackie Dole Sherrill Community Center (Dining Room)

Time: 1:00 PM

Planning Commission

AGENDA

1/5/2022

I. Business Meeting

1. Review and approval of January meeting's agenda
2. Review and approval of the minutes of the December meeting
3. Building Report
4. Planning Report
5. Chair's Report
6. Introductions

II. Public Hearing

1. Presentation of Petitions for Public Hearing

- A. A petition has been filed by Michael Long, Applicant, and Floyd Gray, Owner, as required in the Land Development Code, Ord. No. 3209, to change the zoning classification for a certain property located on Classic Drive (Parcel 2-025M-35-033.00, PPIN 9550, Ward 1) from Section 4.5.1 A-1 (Agricultural) District to Section 4.5.3, R-1A (Single-Family Residential) District.

- B. A petition has been filed by Reed Nelson, William Drinkwater, and Sheldon Alston (Representatives) as required in the Land Development Code, Ord. No. 3209, to change the zoning classification for certain properties located on Chevy Chase Drive, S. 31st Avenue, S. 30th Avenue, and Lorraine Street as listed: PPIN 20848 Parcel 2-028N-07-075.00, PPIN 20847 Parcel 2-028N-07-074.00, PPIN 20840 Parcel 2-028N-07-059.00, and PPIN 20841 Parcel 2-028N-07-060.00 from Section 2.3 Mixed Use District MX-3 to Section 2.3 Mixed Use District MX-4; 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, and PPIN 20842 Parcel 2-028N-07-061.00 from Section 2.5 Residential Attached District RA-3 to Section 2.3 Mixed Use District MX-4; PPIN 20857 Parcel 2-028N-07-070.00, PPIN 20856 Parcel 2-028N-07-069.00, PPIN 20855 Parcel 2-028N-07-068.00, PPIN 20849 Parcel 2-028N-07-063.00, PPIN 20850 Parcel 2-028N-07-064.00, PPIN 20806 Parcel 2-028N-07-057.00, PPIN 20807 Parcel 2-028N-07-056.00, PPIN 20809 Parcel 2-028N-07-055.00, PPIN 20808 Parcel 2-028N-07-054.00, PPIN 20810 Parcel 2-028N-07-053.00, PPIN 20811 Parcel 2-028N-07-052.00, PPIN 20812 Parcel 2-028N-07-051.00, and PPIN 20822 Parcel 2-028N-07-050.00 from Section 2.5 Residential Attached District RA-3 to Section 2.3 Mixed Use District MX-3, Ward 4.

III. Other Business

IV. Adjournment

Item: A
Michael Long, Applicant
Floyd Gray, Owner,
Request for: **Zoning Change A-1 to R-1A**



**Planning Commission
Case Fact Sheet**

Name of Petitioners: Michael Long, Applicant, and Floyd Gray, Owner

Address of Property: Parcel on Classic Drive
Tax Parcel: 2-025M-35-033.00
PPIN: 9550
Ward: 1

Request: Zoning Change from A-1 to R-1A

Purpose of Request: To consider an application to change the zoning classification for a certain property located along Classic Drive (Parcel 2-025M-35-033.00, PPIN 9550, Ward 1) from Section 4.5.1 A-1 (Agricultural) District to Section 4.5.3, R-1A (Single-Family Residential) District.

Applicant Summary: See Attached

Applicable Regulations:

Table 6.1 Dimensional Standards										
District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
A-1	130,680 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	35%	-
A-2	43,560 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	50%	-
R-1A	10,000/ 50	1 per lot	-	30	-	10	25	35 feet or 3 stories	50%	-
R-1B	7,500/ 50	1 per lot	-	25	-	10	25	35 feet or 3 stories	50%	-
R-1C	5,000/ 50	1 per lot	-	20	-	10	25	35 feet or 3 stories	50%	-
R-2	4,000/ 40	2 per lot	-	20	-	10	20	35 feet or 3 stories	50%	-
R-3	7,500/ 40	17 per acre	-	20	-	5	20	35 feet or 3 stories	50%	-

SECTION 4

Zoning Districts Established

4.5.3 R-1A Residential District: The purpose of the R-1A District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower density residential neighborhoods with only compatible supporting institutional uses and open space

4.5.1 A-1 Agricultural District: Agricultural District is to permit agricultural uses and low-density residential development. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect rural uses from urbanization until such is warranted and the appropriate change in district classification is made.

Present Zoning:	This parcel is currently zoned A-1 Agricultural district
Present Use:	Undeveloped
Future Land Use:	Neighborhood Conservation District 2
Surrounding Zoning and Land Use:	North: R-3 Multifamily / Undeveloped South: R-1C Single Family Residential / Developed Subdivision East: R-1A Single Family Residential / Undeveloped, University West: A-1 Agricultural District / Country Club
Letters or Concerns stated:	The Planning Division Office has not received any letters or other written communications relative to this case as of December 28, 2021.
History / Background:	The petitioner met with Staff in Pre-Application to discuss a proposed subdivision on Classic Drive. The subject parcel is currently zoned A-1. The proposal includes the development of approximately 33 lots on the subject parcel. The applicant also owns the parcel to the north, zoned R-3. When combined with a proposed development on the R-3 parcel to the north, the entire subdivision would total approximately 20 acres and 77 lots. Development on the R-3 lot would be a by-right development and meet all existing regulations.

Item: A
Michael Long, Applicant
Floyd Gray, Owner,
Request for: **Zoning Change A-1 to R-1A**

The petitioners have provided a preliminary lot layout of the proposed subdivision if developed as R-3 and R-1A zoning. This plat meets the minimum dimensional standards for R-3 and R-1A.

If rezoning is approved to R-1A, the applicants will need to submit an application for a formal Major Subdivision, which will additionally require Planning Commission, City Council Approval, and Site and Design Review Committee Approval

In nearby proximity to the proposed development, four un-zoned parcels had a zoning district established to R-1A along J Ed. Turner Road (PPIN 33783, 33784, 33785, 33786; Lamar Co.) to R-1A Single Family Residential District. In 2014-15 the following un-zoned parcels had a zoning of A-2, Agricultural Residential District, established: PPINs 30696, 30065, and 30026

Option: Basis for approval (Zoning Change):

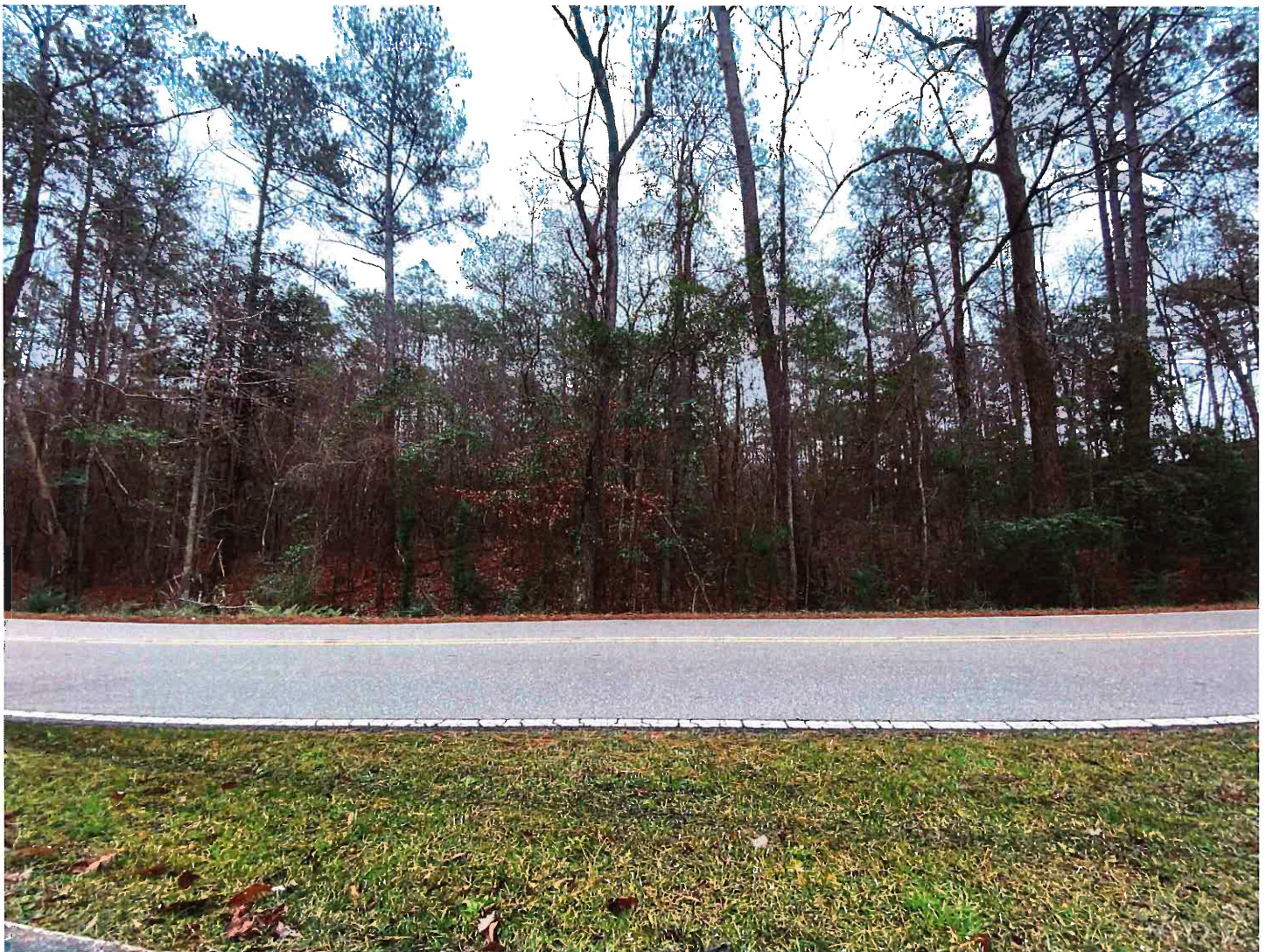
- I. There was a mistake in the original zoning
- II. The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning
- III. Annexation

SUBJECT PARCEL:

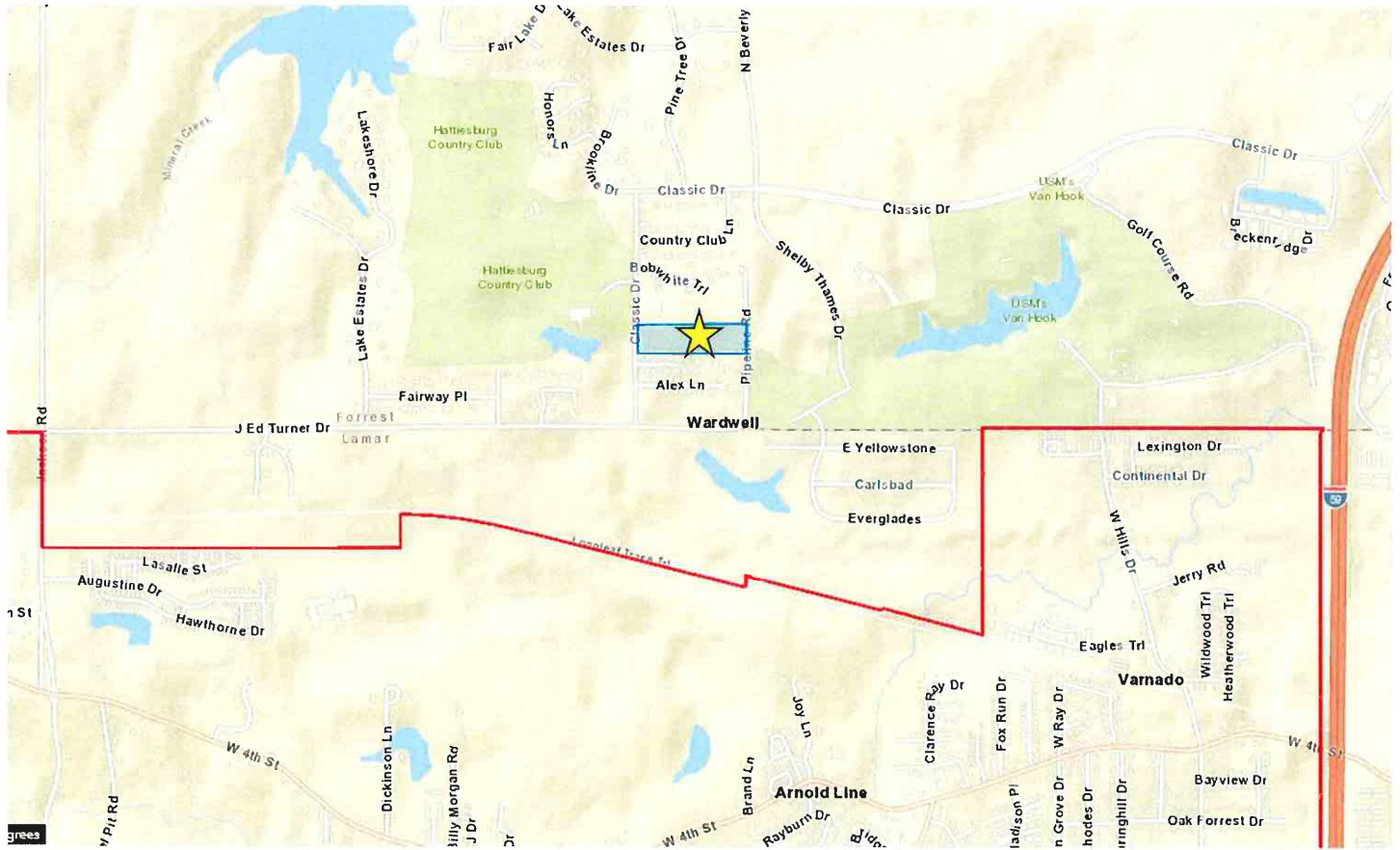
Classic Drive, Undeveloped Parcel

Michael Long, Applicant, and Floyd Gray, Owner

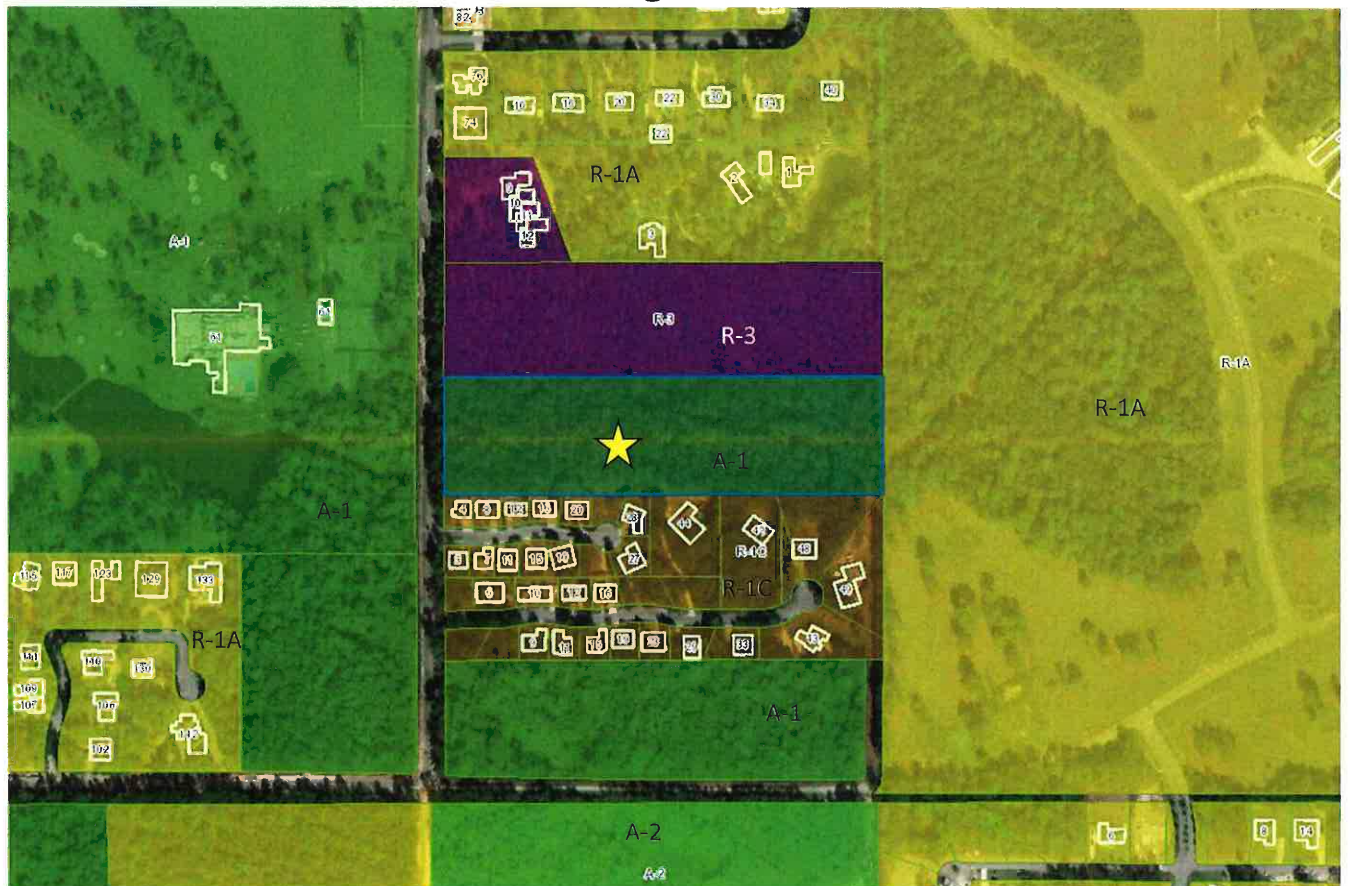
The petitioners request to change the zoning classification for certain property located along Classic Drive (Parcel 2-025M-35-033.00, PPIN 9550, Ward 1) from Section 4.5.1 A-1 (Agricultural) District to Section 4.5.3, R-1A (Single-Family Residential) District.



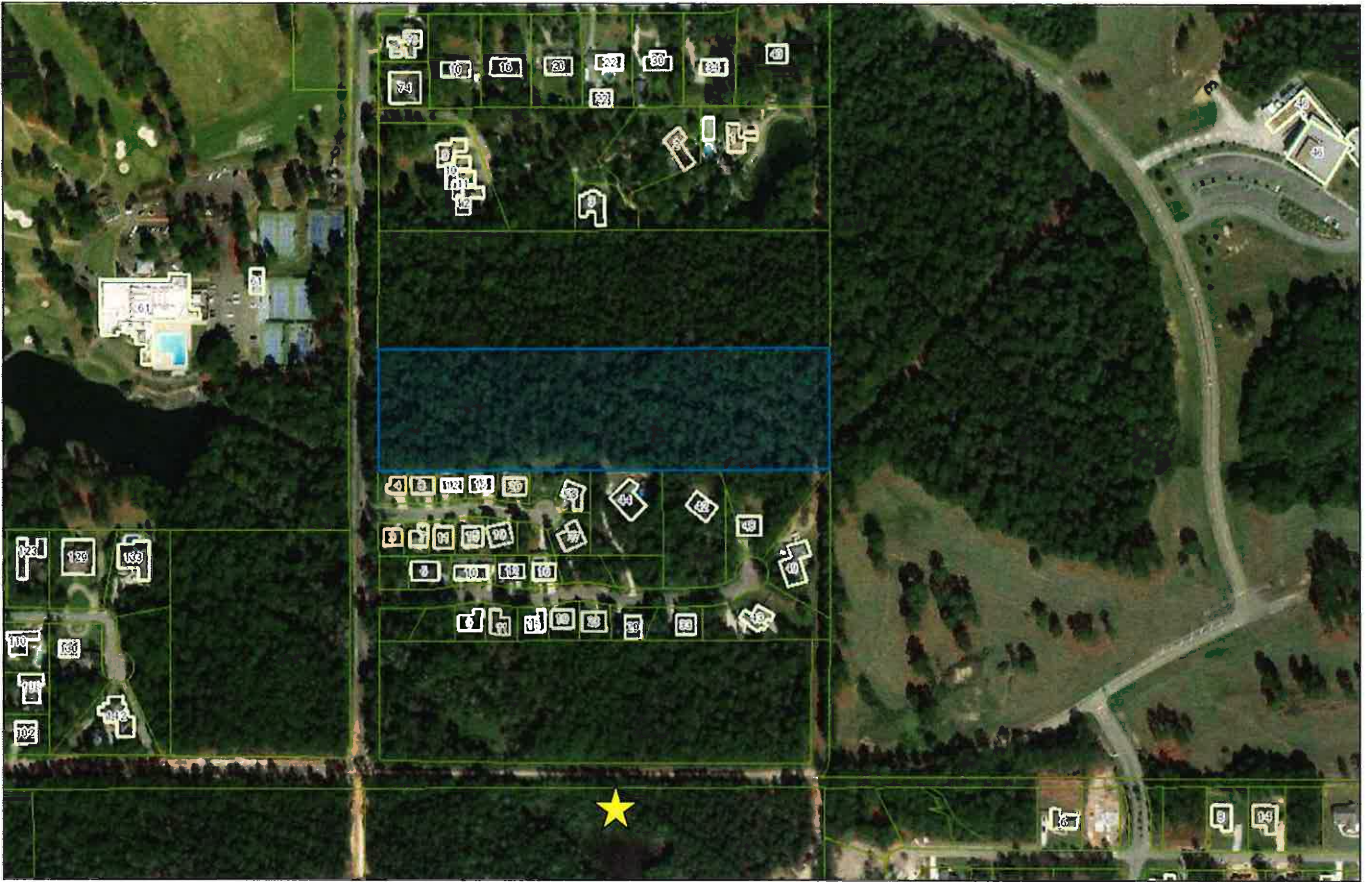
Vicinity Map—Ward 1



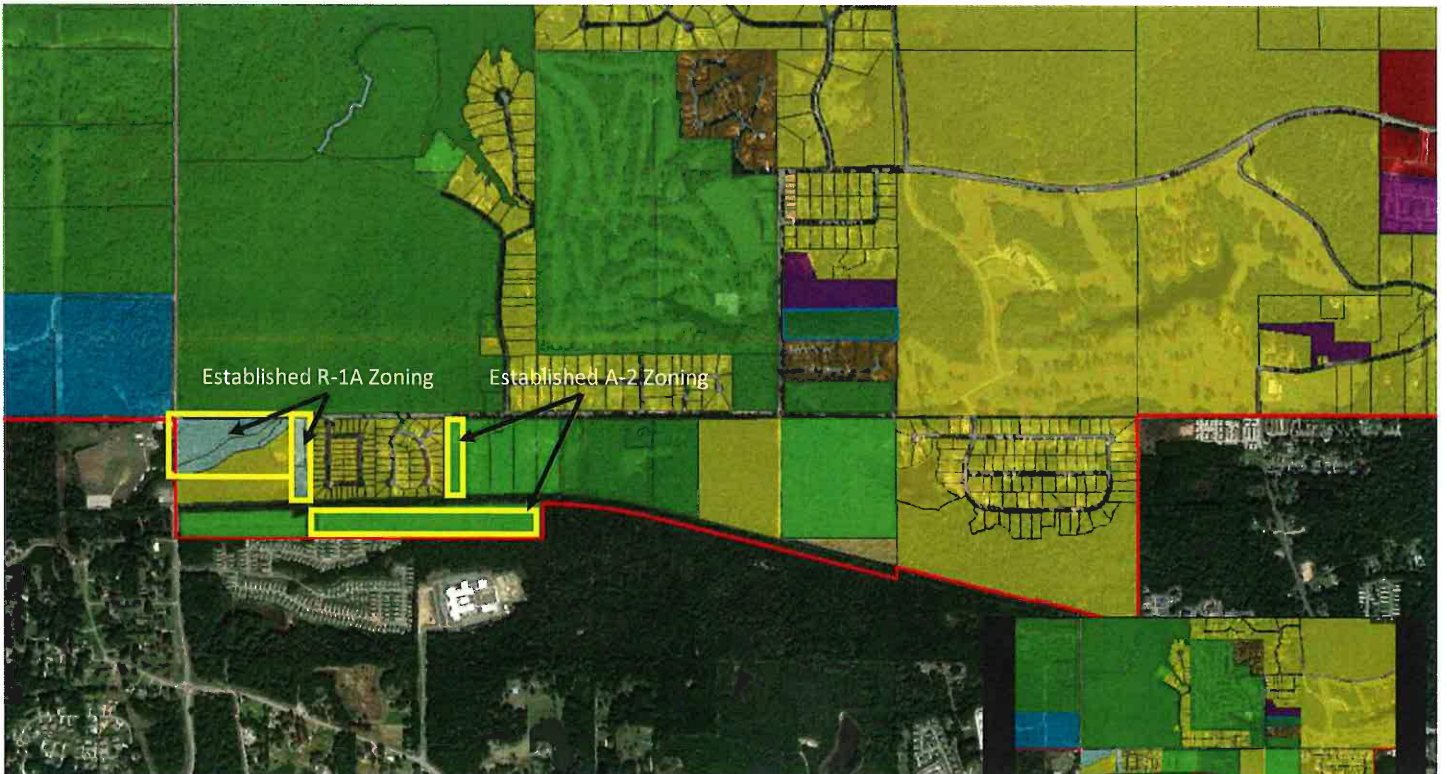
Zoning—B-3



Site Aerial



Zoning Recently Established



SURROUNDING AREA

Northern Direction: R-3
Undeveloped (Street View; R-3
Parcel on Right)



Southern Direction: R-1C Residential
Subdivision



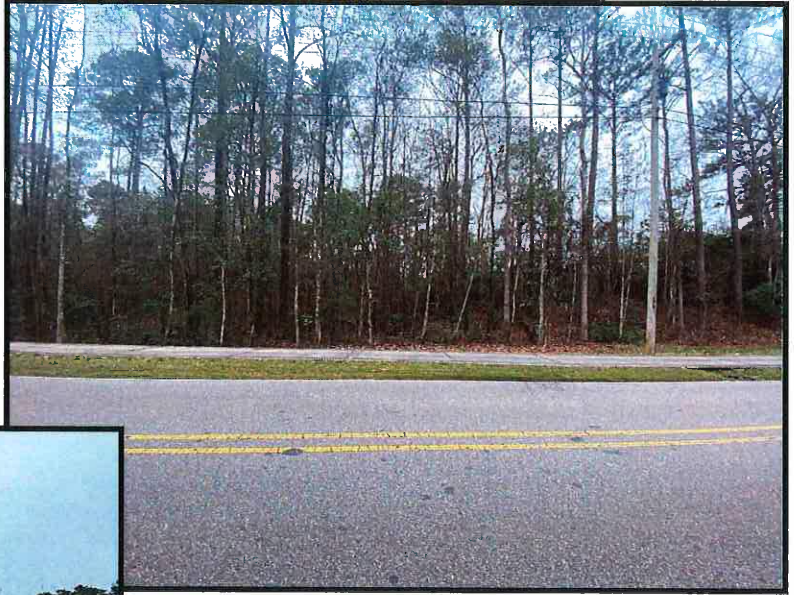
Streetscape of Classic Woods
Subdivision (South)

Streetscape of Classic Drive (facing
south at proposed Parcel)



SURROUNDING AREA

West: A-1 Zoning Country Club



East: R-1C Zoning (USM Property)



East: R-1C Zoning (USM Property)

Lots 1-24 and 43-62 Currently Zoned R-3
 Lots 25-42 and 63-77 Currently Zoned A-1 and
 requesting to be Rezoned to R-1A

[illegible]

PRELIMINARY LOT LAYOUT

**Bent Brook Landing
Section 31, T-5N, R-14W
20 acres +/-**

PARKER ENGINEERING LLC

Steven N. Parker, PE
307 Pineledge Point
Petal, MS 39465
(601) 408-5250



Drawn by: S. Porter
 Date: 5-14-2021
 Project No: PE-2021-05
 Scale: See Graphic Scale
 Sheet No: Prelim 12

Item: B
Reed Nelson, Representative Jones Companies LLC, Representative,
William Drinkwater and Sheldon Alston, Representatives
Request for: **Zoning Changes (Midtown FBC)**



**Planning Commission
Case Fact Sheet**

Name of Petitioners: Reed Nelson, Representative Jones Companies LLC,
Representative, William Drinkwater and Sheldon Alston,
Representatives

Address of Property:	Tax Parcel	PPIN:	Ward:
MX-3 (Mixed use, three story) to MX-4 (Mixed use, four story):			
	2-028N-07-075.00	20848	3
	2-028N-07-074.00	20847	3
	2-028N-07-059.00	20840	3
	2-028N-07-060.00	20841	3
RA-3 (Residential) to MX-4 (Mixed use, four story):			
	2-028N-07-073.00	20846	3
	2-028N-07-072.00	20845	3
	2-028N-07-071.00	20844	3
	2-028N-07-062.00	20843	3
	2-028N-07-061.00	20842	3
RA-3 (Residential) to MX-3 (Mixed use, three story):			
	2-028N-07-070.00	20857	3
	2-028N-07-069.00	20856	3
	2-028N-07-068.00	20855	3
	2-028N-07-063.00	20849	3
	2-028N-07-064.00	20850	3
	2-028N-07-057.00	20806	3
	2-028N-07-056.00	20807	3
	2-028N-07-055.00	20809	3
	2-028N-07-054.00	20808	3
	2-028N-07-053.00	20810	3
	2-028N-07-052.00	20811	3
	2-028N-07-051.00	20812	3
	2-028N-07-050.00	20822	3

Item: B

Reed Nelson, Representative Jones Companies LLC, Representative,
William Drinkwater and Sheldon Alston, Representatives
Request for: **Zoning Changes (Midtown FBC)**

Request: **Zoning Changes including MX-3 (Mixed use, three story) to MX-4 (Mixed-use, four story), RA-3 (Residential) to MX-4 (Mixed-use, four story), and RA-3 (Residential) to MX-3 (Mixed-use, three story).**

Purpose of Request: To consider an application to change the zoning classification for certain properties located on Chevy Chase Drive, S. 31st Avenue, S. 30th Avenue, and Lorraine Street as listed: PPIN 20848 Parcel 2-028N-07-075.00, PPIN 20847 Parcel 2-028N-07-074.00, PPIN 20840 Parcel 2-028N-07-059.00, and PPIN 20841 Parcel 2-028N-07-060.00 from Section 2.3 Mixed Use District **MX-3** to Section 2.3 Mixed Use District **MX-4**; 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, and PPIN 20842 Parcel 2-028N-07-061.00 from Section 2.5 Residential Attached District **RA-3** to Section 2.3 Mixed Use District **MX-4**; PPIN 20857 Parcel 2-028N-07-070.00, PPIN 20856 Parcel 2-028N-07-069.00, PPIN 20855 Parcel 2-028N-07-068.00, PPIN 20849 Parcel 2-028N-07-063.00, PPIN 20850 Parcel 2-028N-07-064.00, PPIN 20806 Parcel 2-028N-07-057.00, PPIN 20807 Parcel 2-028N-07-056.00, PPIN 20809 Parcel 2-028N-07-055.00, PPIN 20808 Parcel 2-028N-07-054.00, PPIN 20810 Parcel 2-028N-07-053.00, PPIN 20811 Parcel 2-028N-07-052.00, PPIN 20812 Parcel 2-028N-07-051.00, and PPIN 20822 Parcel 2-028N-07-050.00 from Section 2.5 Residential Attached District **RA-3** to Section 2.3 Mixed Use District **MX-3**, Ward 4.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 2.1

Zoning Districts Established

The following Midtown Districts are established.

A. Mixed Use Districts (MX-)

1. The MX- Districts are intended to accommodate a mix of compatible commercial, employment, and higher-density residential in a pedestrian-friendly and walkable environment.
2. The MX- Districts vary based on the maximum allowed building height.
 - a. MX-3 has a maximum building height of 3 stories.
 - b. MX-4 has a maximum building height of 4 stories.
 - c. MX-5 has a maximum building height of 5 stories.

B. Employment Districts (EM-)

1. The EM- Districts are intended to accommodate a mix of compatible office, medical, and medium density residential in a pedestrian-friendly and walkable environment.

Item: B

Reed Nelson, Representative Jones Companies LLC, Representative,
William Drinkwater and Sheldon Alston, Representatives
Request for: **Zoning Changes (Midtown FBC)**

2. The EM- Districts vary based on the maximum allowed building height.

- a. EM-2 has a maximum building height of 2 stories.
- b. EM-3 has a maximum building height of 3 stories.
- c. EM-4 has a maximum building height of 4 stories.
- d. EM-6 has a maximum building height of 6 stories.
- e. EM-9 has a maximum building height of 9 stories.

C. Residential Attached District (RA-3)

1. The RA-3 District is intended to accommodate a mix of medium-density detached and attached residential in a pedestrian-friendly and walkable environment.

2. RA-3 has a maximum building height of 3 stories.

Present Zoning: This parcel is currently zoned MX-3: Mixed-Use 3-Story and RA-3: Attached 3-Story.

Present Use: Vacant, Previously Residential

Future Land Use: Neighborhood Center Mixed-use District

Surrounding Zoning and Land Use:

North: MX-4: Mixed-Use 4-Story/ Mixed-use
South: RA-3: Attached 3-Story / Single-Family Residential
East: MX-3: Mixed Use 3-Story / Residential, Commercial
West: RD-2: Detached 2-Story / Vacant, Single-Family Residential attached; EM-2: Employment 2-story/ Undeveloped.

Letters or Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case as of December 27, 2021.

History / Background: The applicant is seeking to increase the intensity of zoning of several parcels in the southwestern region of Midtown proper. The applicant seeks to develop a headquarter office building for Jones Company LLC. The development will include a 4-story office building, public plaza, and surface parking as shown in an included site plan.

The Planning Commission should consider the loss of residentially zoned property for the proposed office building, plaza, and surface parking as well as for yet-to-be presented commercial development on the east side of S. 30th Avenue.

The *Midtown in Motion* Master Plan discusses the importance of residentially zoned property in the southwest region of Midtown. The master plan notes that initial midtown community meetings identified the importance of adding housing options and keeping density low in the west and south sides of Midtown. The master

Reed Nelson, Representative Jones Companies LLC, Representative,
William Drinkwater and Sheldon Alston, Representatives
Request for: **Zoning Changes (Midtown FBC)**

plan states several times that residential use is a "key element" to "maintaining compatibility with adjacent residential neighborhoods." Midtown in Motion references the USM Master Campus Facility Plan which also indicates the importance of the residential element of the mixed-use plan: "The area between the University and the Hospital should be redeveloped to become an active district of mixed uses, including residential, retail, and commercial, that supports this employment node." A residential zone, such as RA-3 and RD-2, is key to ensuring residential development occurs within Midtown proper.

The change of residentially zoned property removes the only land in which residential use is largely guaranteed. Civic uses are the only non-residential uses by right in Midtown residential zones. No other zone requires residential to be a component of the development. Therefore, the opportunity to create a truly mixed-use neighborhood in Midtown Hattiesburg would be diminished and becomes more akin to a business district than a mixed-use district.

By the numbers: The applicant is requesting to change the zoning of 41.1% of the Residentially zoned land (both RA-3 & RD-2) in Midtown to an MX (Mixed Use) zone. 66.1% of all RA-3 zoned land is proposed to change to an MX zone. The proposed site design proposes to convert 23.9% of the existing residentially zoned land (RA-3 & RD-2) to surface parking. Similarly, the proposed surface parking would convert 38.6% of existing RA-3 zoning to surface parking.

Development which has occurred since the adoption of the code has met the land use as coded There has been one zoning change since 2013: A portion of PPINs 26492 and 26493 were changed from EM-2 to MX-3, in 2016 as part of The District at Midtown. Change or removal of pre-existing residential properties within Midtown proper has largely been conducted by this applicant or the hospital through property acquisition.

The Jones Company development, as proposed, will have a significant employment impact on the City far beyond the boundaries of Midtown.

Site design will require further staff review for design compatibility to the Midtown Code. Initially, most building and site design meets the proposed Midtown zoning. Planning Commission approval is required for surface parking as a primary use.

An amendment to the *Midtown In Motion* Masterplan should be considered by the City if this zoning request is granted in full.

Item: B

Reed Nelson, Representative Jones Companies LLC, Representative,
William Drinkwater and Sheldon Alston, Representatives
Request for: **Zoning Changes (Midtown FBC)**

Option: Basis for approval (Zoning Change):

- I. There was a mistake in the original zoning
- II. The character of the neighborhood has changed
 substantially so that rezoning is clearly justified and there
 is a public need for the rezoning
- III. Annexation

SUBJECT PARCEL:

Midtown Zoning Changes (Multiple Parcels)

Reed Nelson, Jones Companies LLC, Representative,
William Drinkwater and Sheldon Alston, Representatives

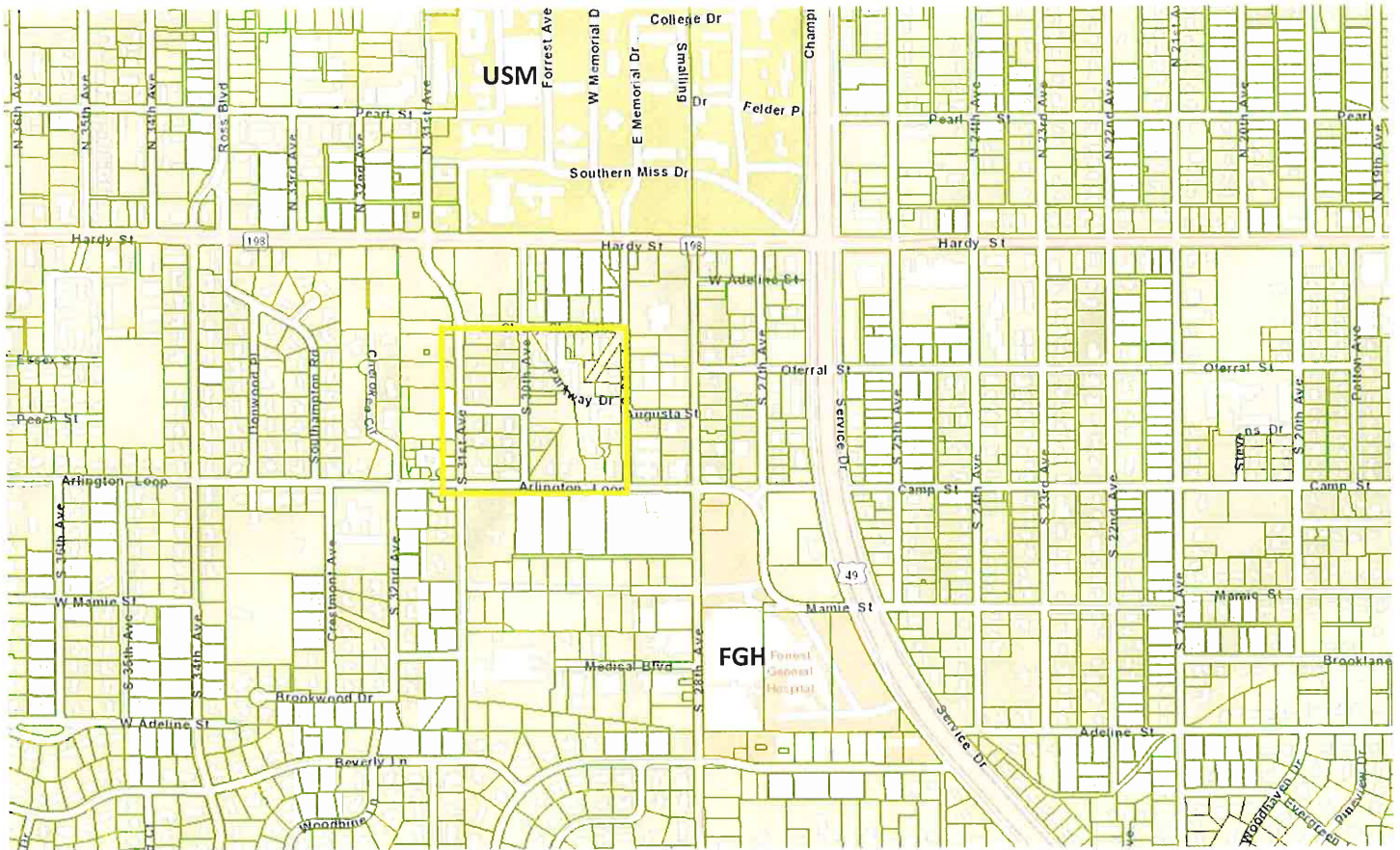
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Avenue, S. 30th Avenue, and Lorraine Street



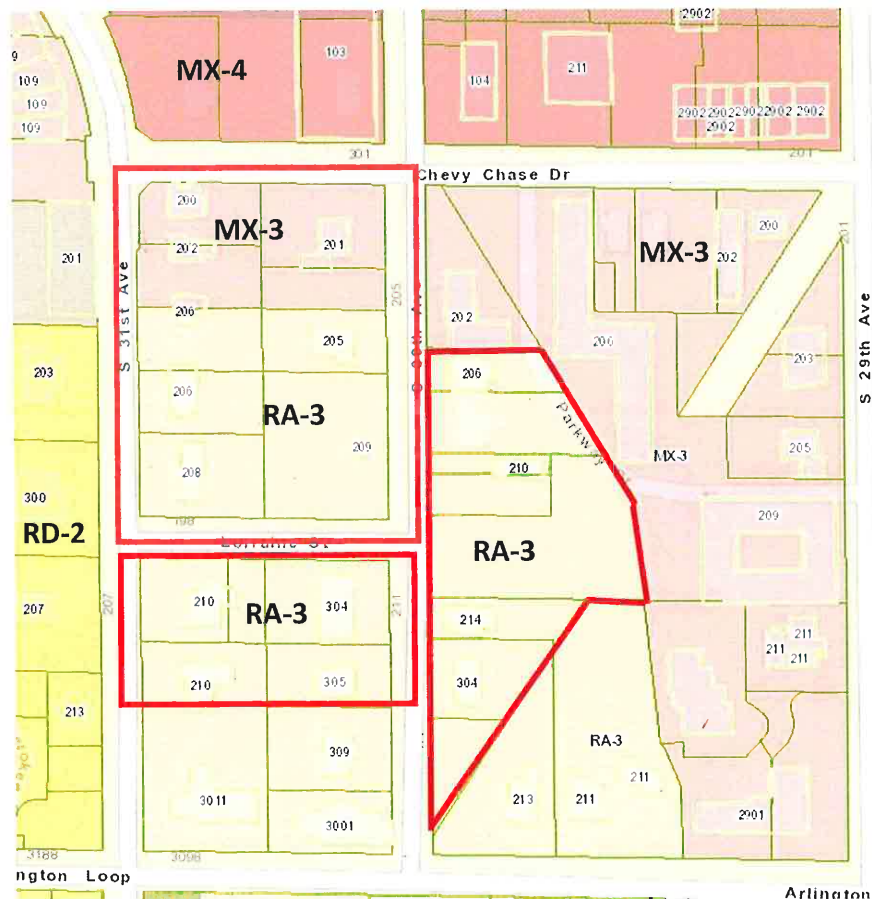
Proposed Parcel Change List

- PPIN 20848 Parcel 2-028N-07-075.00, PPIN 20847 Parcel 2-028N-07-074.00, PPIN 20840 Parcel 2-028N-07-059.00, and PPIN 20841 Parcel 2-028N-07-060.00 from **Section 2.3 Mixed Use District MX-3 to Section 2.3 Mixed Use District MX-4**
- 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, and PPIN 20842 Parcel 2-028N-07-061.00 from **Section 2.5 Residential Attached District RA-3 to Section 2.3 Mixed Use District MX-4**
- PPIN 20857 Parcel 2-028N-07-070.00, PPIN 20856 Parcel 2-028N-07-069.00, PPIN 20855 Parcel 2-028N-07-068.00, PPIN 20849 Parcel 2-028N-07-063.00, PPIN 20850 Parcel 2-028N-07-064.00, PPIN 20806 Parcel 2-028N-07-057.00, PPIN 20807 Parcel 2-028N-07-056.00, PPIN 20809 Parcel 2-028N-07-055.00, PPIN 20808 Parcel 2-028N-07-054.00, PPIN 20810 Parcel 2-028N-07-053.00, PPIN 20811 Parcel 2-028N-07-052.00, PPIN 20812 Parcel 2-028N-07-051.00, and PPIN 20822 Parcel 2-028N-07-050.00 from **Section 2.5 Residential Attached District RA-3 to Section 2.3 Mixed Use District MX-3, Ward 4.**

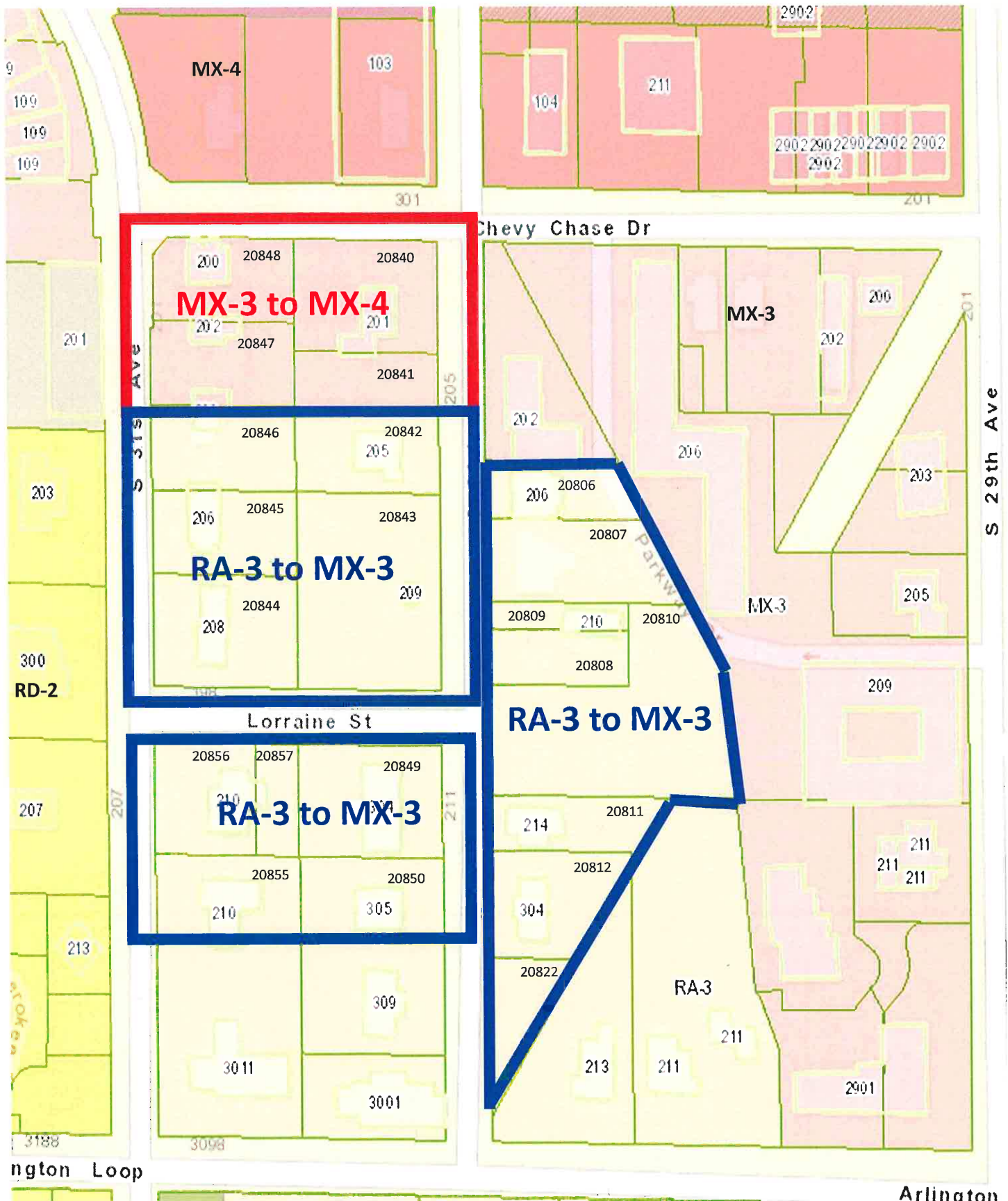
Vicinity Map—Ward 1



Current Zoning—MX-3, RA-3,

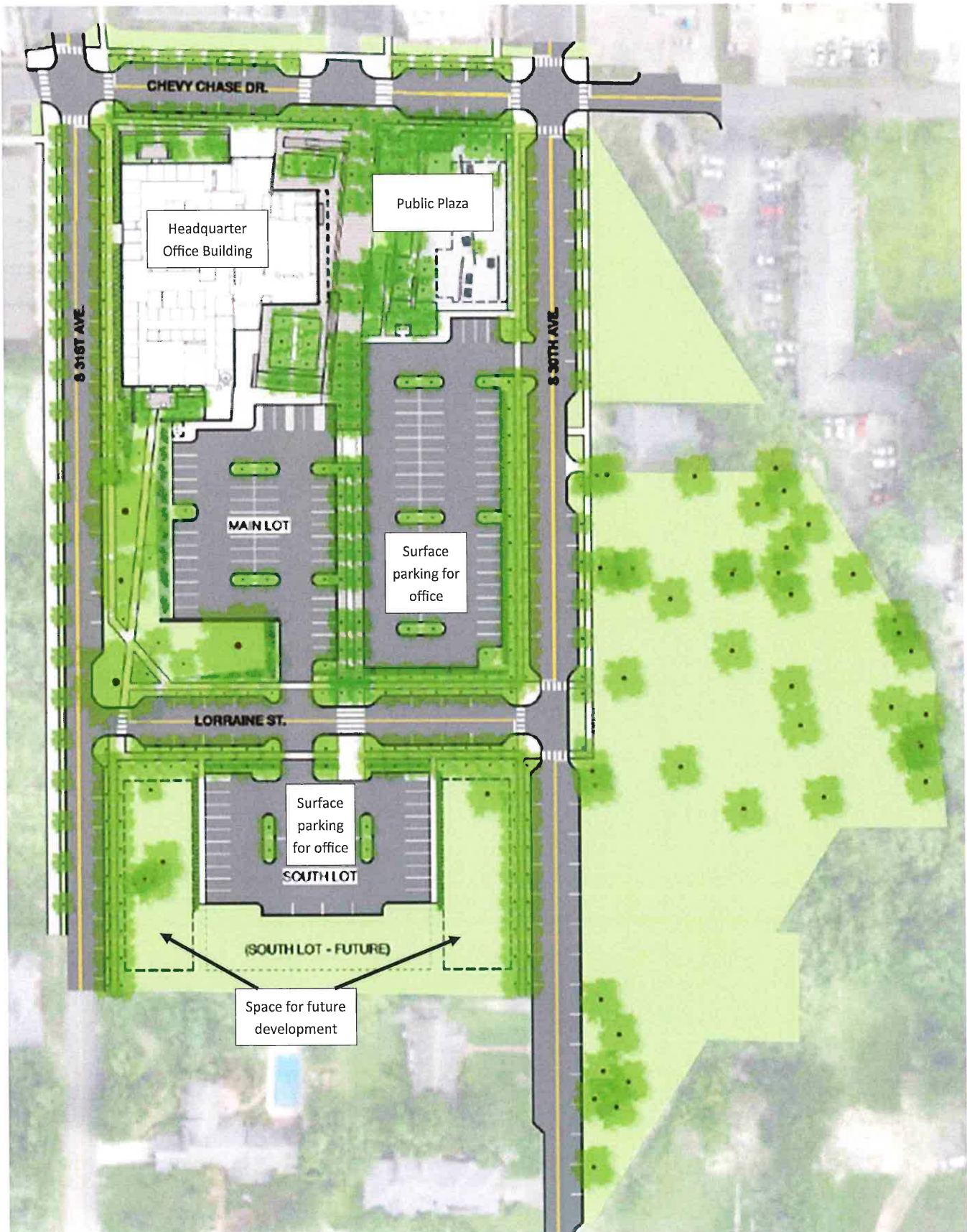


Petitioners Requested Zoning Changes with PPINs

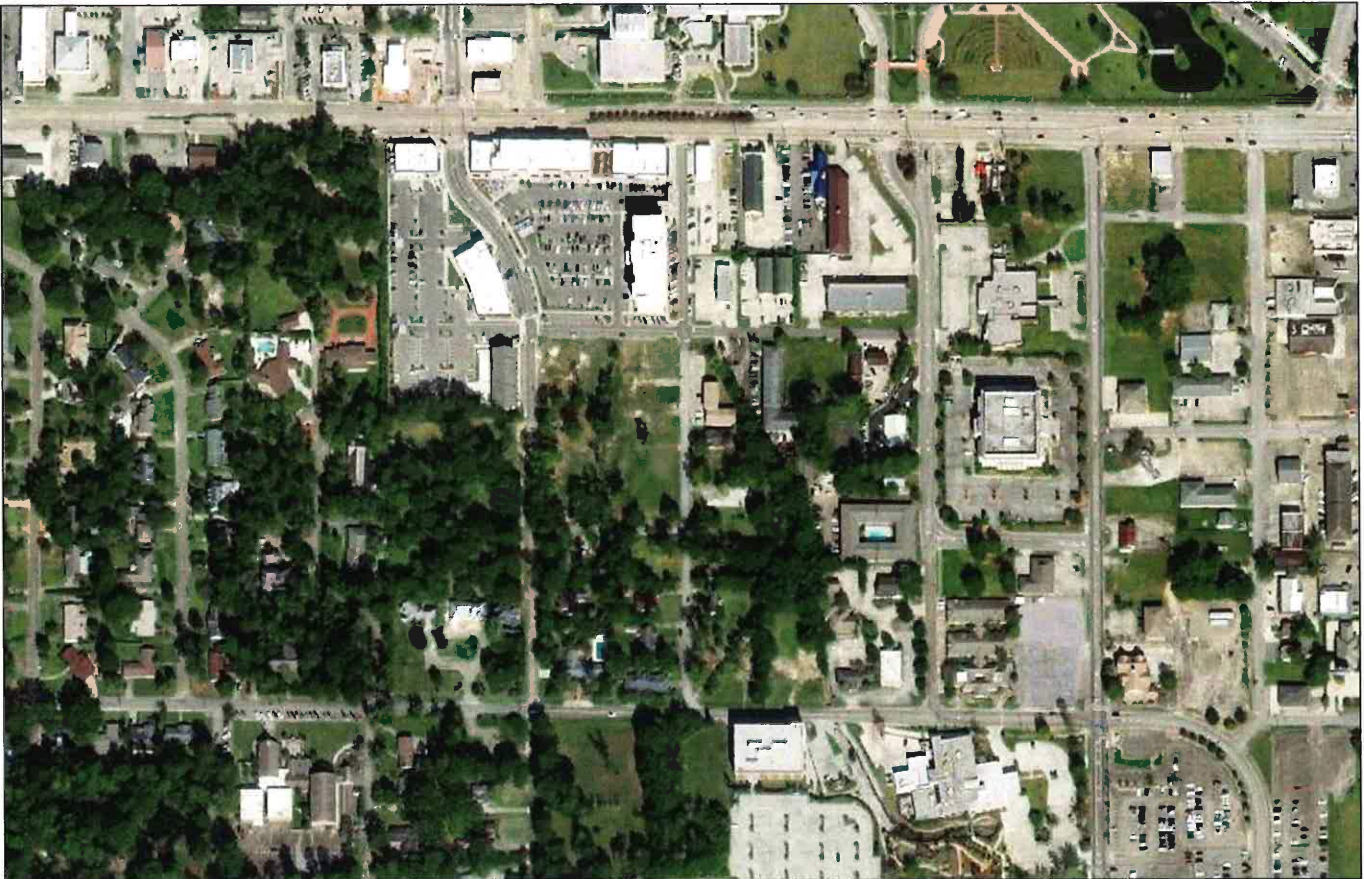


Arlington

Conceptual Site Plan for Development



Site Aerial



SUBJECT PROPERTIES

Vacant Parcel South of Chevy Chase Drive (Currently Zoned MX-3)



Vacant Parcel on S 31st Ave (Zoned RA-3 / MX-3)



Vacant Parcel on S 30th Ave (Zoned RA-3)

Vacant Parcel at corner of Lorraine St / S 30th Ave (Zoned RA-3)



SUBJECT PROPERTIES

Vacant Parcel on S 30th Ave (Zoned RA-3)



Vacant Parcel on S 30th (Zoned RA-3)



304 S 30th Ave (Zoned RA-3)

305 S 20th Ave (Zoned RA-3)



SURROUNDING AREA

Current View of Midtown Mixed-Use Area



Streetscape of N 31st Ave



Midtown Townhomes on S 31st Ave

Indigo Hotel on S 30th Ave



Surrounding Area

206 Chevy Chase Drive—Apartment Complex



202 S 30th Ave—Apartment Complex



Streetscape at corner of S 30th and Chevy Chase Drive

309 S 30th Ave



SURROUNDING AREA

S 30th Streetscape View



3011 Arlington Loop



South 31st Streetscape

South 31st Streetscape (facing West)



Rezoning Information (1 page)

One of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing.

- A. There is a mistake in the original zoning.
- B. The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- C. Annexation

Detailed explanation of condition(s) most applicable to your request: (Please print or type.)

See attached.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Rezoning Application
Jones Companies, LLC Headquarters Relocation

Applicant/Owner: Jones Companies, LLC (applicant) and Midtown Montevista, LLC (real property owner).

Applicant/Owner Address: 16 Office Park Drive, Suite 10, Hattiesburg, MS 39402.

Applicant/Owner Representative: Reed Nelson (reed.nelson@jones.com; 601-633-6578).

Counsel Representing Applicant/Owner: William D. Drinkwater (wdrinkwater@brunini.com; 601-960-6849) and Sheldon G. Alston (salston@brunini.com; 601-960-6889), Brunini, Grantham, Grower & Hewes, PLLC, P.O. Drawer 119, Jackson, Mississippi 39205.

Property Address: None currently.

Conceptual Site Plan: See Exhibit 1.

Property Legal Descriptions: See deeds attached as Exhibit 2.

PPIN/Parcel Numbers			
PPIN	Parcel No.	Current Zoning	Requested Zoning
20848	120848	MX-3	MX-4
20847	120847	MX-3	MX-4
20840	120840	MX-3	MX-4
20841	120841	MX-3	MX-4
20846	120846	RA-3	MX-4
20845	120845	RA-3	MX-4
20844	120844	RA-3	MX-4
20843	120843	RA-3	MX-4
20842	120842	RA-3	MX-4
20857	120857	RA-3	MX-3
20856	120856	RA-3	MX-3
20855	120855	RA-3	MX-3
20849	120849	RA-3	MX-3
20850	120850	RA-3	MX-3
20806	120806	RA-3	MX-3
20807	120807	RA-3	MX-3
20809	120809	RA-3	MX-3
20808	120808	RA-3	MX-3
20810	120810	RA-3	MX-3
20811	120811	RA-3	MX-3
20812	120812	RA-3	MX-3
20822	120822	RA-3	MX-3

JONES COMPANIES, LLC

The Jones Companies, LLC, whose family of companies currently employs 413 individuals in the State of Mississippi and has operations throughout the United States, serves over ten industries ranging from transportation, logistics, recycling, pipeline services, construction, equipment rental, forest products, industrial services, software, and business services, among others. Included within the Jones family of companies are:

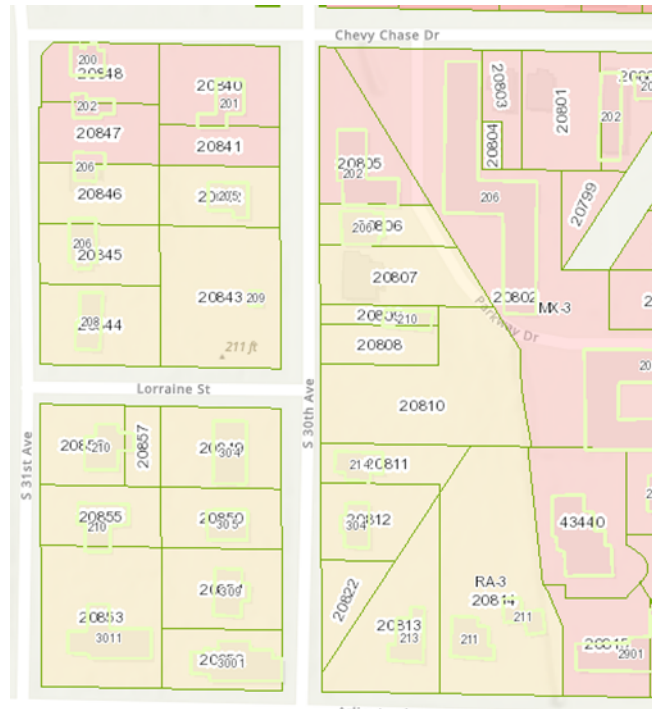
- Codaray Construction, LLC: Codaray is a commercial general contractor operating principally in the State of Mississippi.
- FV Recycling, LLC: FV is one of the largest privately held recyclers in the southeastern United States, providing services to customers in Mississippi, Louisiana, Alabama, and Florida and providing brokerage services on a nationwide basis. FV provides transportation and brokerage of recyclable materials, and owns and operates an extensive asset fleet of rolling stock, plants, and balers to service customer needs.
- Jones Logistics, LLC: Jones Logistics is a fast growing specialty logistics company that leverages technology, customer service, deep industry knowledge, and a carefully built carrier network to provide its customers with a broad array of custom logistics solutions, including brokerage, flatbed, heavy haul, and dedicated 3PL services.
- Jones Power, LLC: Jones Power is a leading one-stop-shop for all aspects of pipe logistics, including yard construction, storage and management, rail logistics, transport (loading and unloading), storage and staging, pipe traceability, and pipe stringing.
- Jones Lumber Co., Inc.: Jones Lumber is the founding organization amongst the Jones family of companies. As one of the largest hardwood sawmill operators in the Southeast, Jones Lumber manufactures industrial timber products, including mats and railroad ties, and also sells grade hardwood products to the domestic and international markets.
- PortaBull Storage, LLC: PortaBull provides turn-key rental solutions of dry and refrigerated storage units directly on-site for common containment needs, including storing additional inventory, retail season storage, and for other refrigerated or dry storage needs.
- SPOT Tracker, LLC: SPOT is a leading provider of software and services to the midstream, upstream, and transmission industries, offering intuitive and easy-to-use applications for pipeline and materials traceability.
- Big Black River Holdings, LLC: BBRH owns approximately 55,000 acres of timberland and timber reserves in southwest Mississippi, principally along the Mississippi River and Big Black River. The area is nationally known for its excellent deer, turkey, and waterfowl hunting.

JONES COMPANIES HEADQUARTERS RELOCATION PROJECT

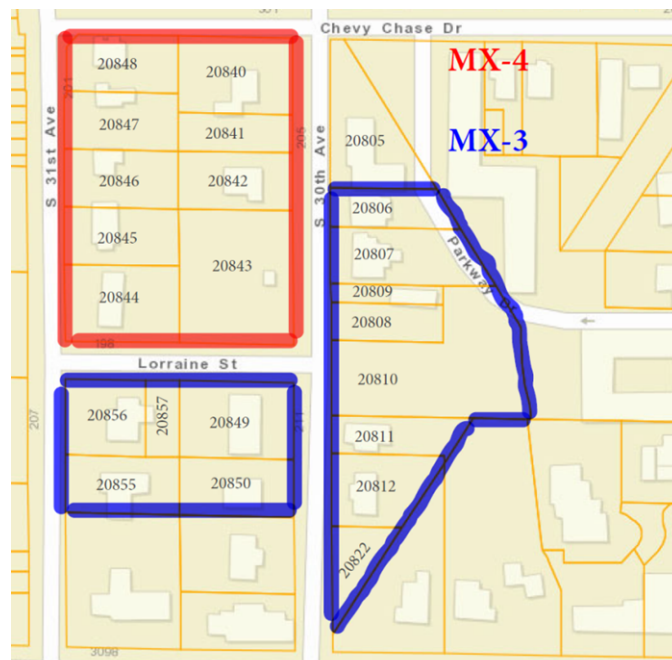
Jones Companies, LLC and its related companies currently have employees working from numerous locations throughout the state and country. The purpose of this rezoning request is to enable Jones Companies to establish its corporate headquarters in the Midtown District in Hattiesburg, Mississippi. The Jones Companies' new headquarters will consist of a 4-story, 80,000 square foot Class A office building, along with required parking to meet current and future needs. The estimated cost of the project is \$40,000,000. The office building will house nine businesses in the Jones family of companies, having 124 full-time employees upon opening, with plans to eventually have 230 full-time employees at this location. The blue shaded parcels on the map below are the subject of this rezoning application:



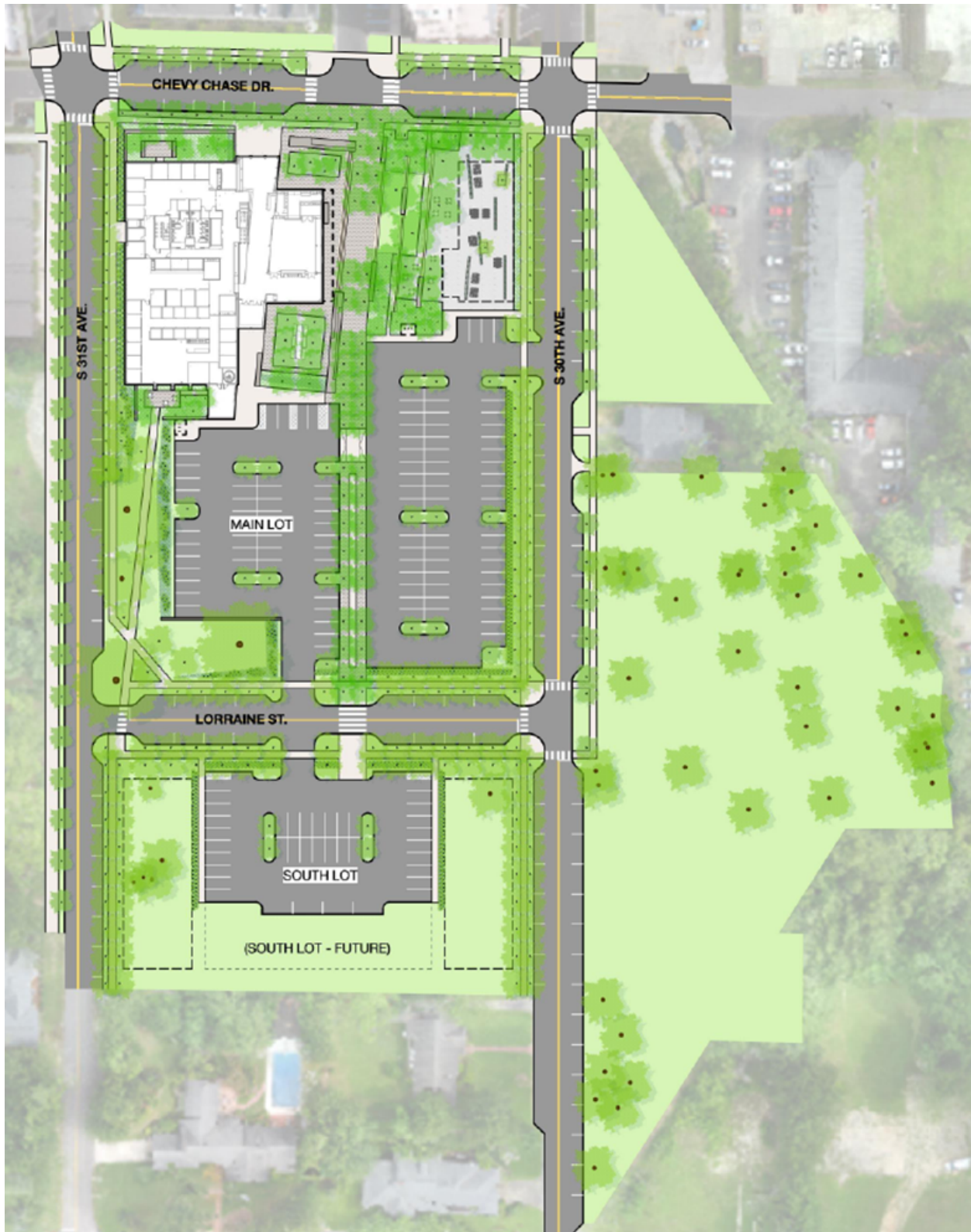
The current zoning of the property is indicated on the map below, with the pink areas currently being zoned MX-3, and the tan areas zoned RA-3:



The map below (together with the table on page 1) indicates the zoning changes requested in this application, with changes to MX-3 indicated in blue and changes to MX-4 indicated in red:



A visual depiction of the project, taken from the Conceptual Site Plan attached hereto as **Exhibit 1**, is below:

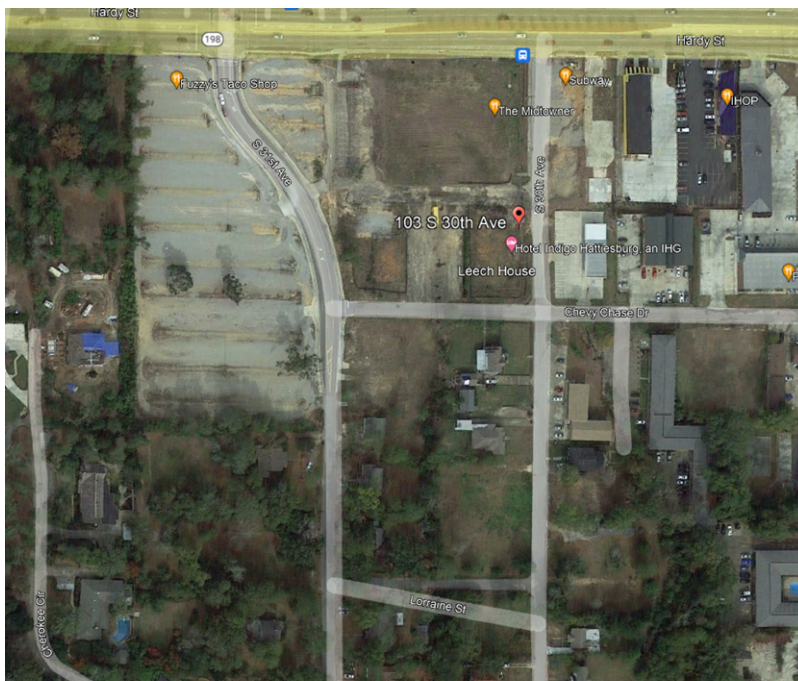


THE APPLICATION SATISFIES THE REQUIREMENTS FOR REZONING

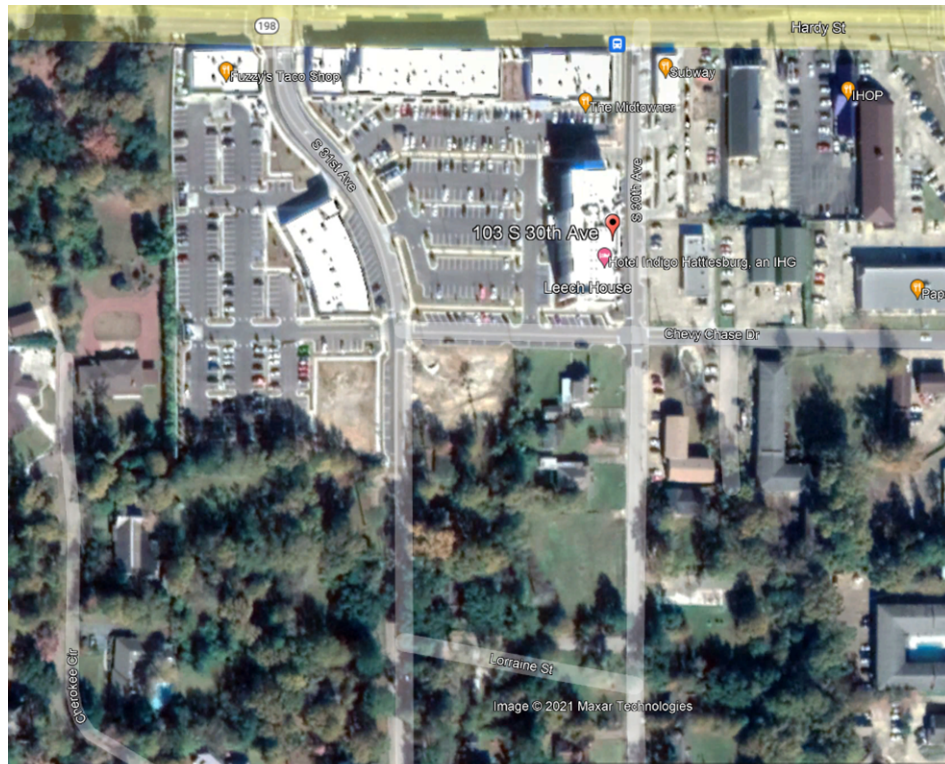
Under Section 12.3 of the City of Hattiesburg's Land Development Code ("LDC"), an application for rezoning should be approved when there has been a substantial change in neighborhood character justifying the rezoning and there is a public need for the rezoning. The proposed rezoning should also be consistent with the City's comprehensive planning and be adequately served by existing or proposed facilities and utilities. (See LDC § 12.3.5.3). As demonstrated herein, this application meets these requirements.

A. There has been a substantial change in the character of the neighborhood since the property was last zoned, and these changes justify the rezoning request.

The Midtown Hattiesburg Form-Based Code was adopted June 2, 2013. Based upon our research, the property at issue has not been rezoned since that time. Below is a Google aerial photograph of the subject area from November 2013:



As one can see from the photograph, the area bordered by Hardy Street, Chevy Chase Drive, 31st Avenue, and 30th Avenue was almost entirely undeveloped in 2013. Similarly undeveloped was the area just west of 31st Avenue. Below is a more recent Google aerial of the same area:



As the above photos demonstrate, this area has experienced substantial mixed-use development of a commercial nature since the Form-Based Code was adopted. Since 2018 alone, this area has seen numerous commercial developments open, including Hotel Indigo, Fuzzy's Taco Shop, Taziki's Mediterranean Café, Southern Kernels, Asian Café, Pyro's Fire Fresh Pizza, Chicken Salad Chick, Rock N Roll Sushi, The Midtowner, Midtown Donut, 5 Star Nutrition, AT&T, Hancock Bank, Southern Boutique, The Yard Milkshake Bar, Parris Jewelers, Lavish, and Orange Theory Fitness. All of this development has occurred in mixed use districts. While the Form-Based Code permits higher density residential uses in mixed use districts, the above developments demonstrate that the market for this area has been and will continue to be for commercial uses. And, indeed, one of the benefits of a Form-Based Code as recognized in the City of Hattiesburg's Comprehensive Plan, is that it "allows market demand to determine the mix of uses within the constraints of building type set by the community." (Comprehensive Plan, A-2). Thus, the substantial and growing mixed-used development of a commercial nature in this area shows that the "neighborhood" has clearly changed to a more commercial character since the property was last zoned in 2013. These changes support this rezoning request.

Furthermore, the area south of Chevy Chase Drive has also changed substantially since the Form-Based Code was adopted. When this area was initially zoned in 2013, much of it was zoned RA-3 in recognition of the existing residential development in that area. However, within the last several years, Jones Companies has acquired virtually all of the residential properties in this area, with plans to acquire the remaining properties in the future, all for the use of its new headquarters location. Jones Companies' acquisition of these properties in arms-length transactions for the purpose of converting them to office uses constitutes a substantial change in the character of the area south of Chevy Chase Drive and justifies the rezoning of this area to a classification consistent with Jones Companies' proposed use. There is obviously no need to

maintain residential zoning with respect to property that is no longer being used for residential purposes and will not be used for residential purposes in the future.

B. There is a public need for the rezoning as recognized by the City’s comprehensive planning.

As noted previously, the estimated cost of the project is \$40,000,000. A project of this size will provide significant tax and other financial benefits to the City. Furthermore, the project will immediately locate 124 employees in the Midtown District, with plans to eventually have 230 employees at this location. The project, therefore, would be a significant job creator for the City. This number of employees at this location will also no doubt benefit the many restaurants and other commercial establishments in this area.

This project also addresses numerous public needs identified in the City’s comprehensive planning, and is entirely consistent with the City’s comprehensive planning. The purpose of the Form-Based Code “is to implement the Midtown Master Plan.” (Form-Based Code, p. 1). Accordingly, the Midtown Master Plan is the most appropriate comprehensive planning document to consult with respect to development in the Midtown District.¹ This rezoning request is entirely consistent with and supported by the Midtown Master Plan and meets public needs identified in the Midtown Master Plan.

The Midtown Master Plan’s Market Analysis (Ch. 2) recognized that the Midtown District, and specifically its mixed-use environment, offered a “strong magnet” for office developers and predicted that Midtown would attract and support tens of thousands of square feet of additional office space development if Midtown was transformed into highly desirable mixed-use community. (Master Plan, ES-4; 33). An express goal for the Midtown District, as recognized by the Midtown Master Plan, was to “[c]ourt retailers, multi-family developers, restaurants, and *office users* to locate within Midtown to create a truly mixed-use environment.” (Master Plan, ES-5) (emphasis added). The Midtown District has already succeeded exponentially in attracting retailers and restaurants. The establishment of the Jones Companies’ 80,000 square foot headquarters in the Midtown District would represent the same level of success in terms of attracting the office uses envisioned by the Midtown Master Plan.

The Jones Companies’ headquarters project also addresses the two most significant obstacles to development in the Midtown District as reflected in the Midtown Master Plan. According to the Midtown Master Plan, “[t]he major challenges to Midtown Hattiesburg are primarily those not associated with demand, but with the feasibility of redevelopment. The two specific challenges needing to be addressed are:”

Parcel Size: Outside the holdings by the three major institutions, land ownership is highly fractured with the majority of parcels being small, requiring a significant amount of land assemblage to create a project with any significant size; and

¹ The Midtown Master Plan is both more specific and more recent than the 2008 Comprehensive Plan. Additionally, there is no question that the Midtown Master Plan is consistent with the Comprehensive Plan, as it grew out of plans articulated in the 2008 Comprehensive Plan. As such, a development or zoning action that is consistent with the Midtown Master Plan is, by definition, consistent with the Comprehensive Plan.

Land Cost: The cost of land, due in part by recent land acquisitions, has raised the price of land to \$10 - \$15 per square foot (\$400,000 - \$600,000 per acre) which somewhat tempers the feasibility of redevelopment

(Midtown Master Plan, 21).

Jones Companies has already acquired and brought under single ownership what were once “small” and “fractured” parcels which the Midtown Master Plan identified as posing significant obstacles to redevelopment. Jones Companies has also overcome the land cost obstacle identified in the Midtown Master Plan. Therefore, this project addresses the two most serious obstacles to the fruition of the redevelopment goals identified in the Midtown Master Plan.

In addition to being consistent with the Midtown Master Plan, the project is also consistent with the Comprehensive Plan. Specifically, Goal 28 of the Comprehensive Plan is to “[p]romote high-quality, well-designed, sustainable mixed-use developments,” particularly in the “University of Southern Mississippi/Forrest General Hospital university-medical district.” (p. 41). Page 115 of the Comprehensive Plan defines the “University of Southern Mississippi/Medical District” as that area “bounded to the north by Hardy Street and the University of Southern Mississippi (USM), to the east by U.S. Highway 49, to the south by Arlington Loop, and to the west by South 31st Avenue.” (i.e., the area of Jones Companies’ proposed headquarters). Policy recommendations for this district included “encourag[ing] and foster[ing] development and redevelopment that contains a compatible mix of residential and nonresidential uses within close proximity to each other, rather than separating uses” and “promot[ing] building design that complements surrounding developments and streets in an effort to create a cohesive visual identity.” (Comprehensive Plan, pp. 115-16). The future land use plan contained within the Comprehensive Plan also seeks to “promote economic revitalization and/or enhancement,” which the project would clearly do (p. 90). Additionally, the Future Land Use Map identifies this area as suitable for mixed-use redevelopment of residential properties to non-residential uses, such as offices. (Comprehensive Plan, pp. 100, 104). In sum, this project is clearly consistent with the Comprehensive Plan and meets public needs identified in the Comprehensive Plan.

C. The project will be adequately served by existing or proposed facilities and utilities.

As reflected in the Conceptual Site Plan, Jones Companies intends on constructing parking sufficient to meet the current and proposed needs of its employees. Jones Companies has also discussed with City staff utility needs and has been assured that utilities will be adequate.

CONCLUSION

For the reasons stated in this application and for the additional reasons to be explained at the hearing on this matter, Jones Companies, LLC and Midtown Montevista, LLC respectfully request that the City grant this rezoning request.

EXHIBIT 1
Conceptual Site Plan

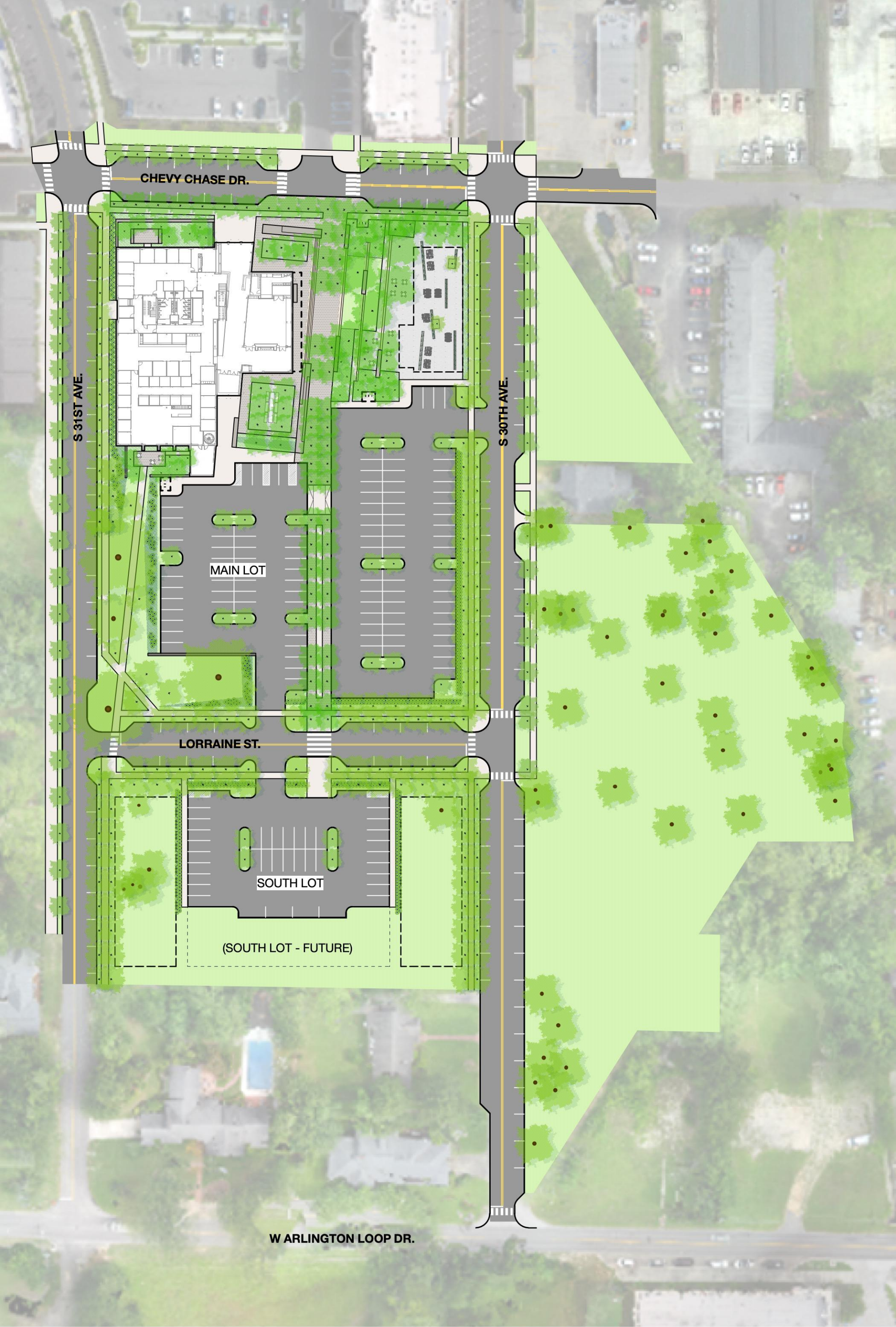


EXHIBIT 2

Deeds

BOOK/PAGE	PPINs
1335/400	20848, 20847, 20846
1341/218	20840, 20841, 20845, 20844, 20843, 20842
1332/249	20856, 20811
1332/247	20849, 20857
1336/247	20807
1336/123	20809, 20808, 20810, 20812, 20822
1380/595	20855
1379/278	20850
1373/198	20805