

Place: Jackie Dole Sherrill Community Center (Dining Room)

Time: 1:00 PM

Planning Commission

AGENDA

12/7/2022

I. Business Meeting

1. Review and approval of the December 2022 meeting's agenda.
2. Review and approve the minutes of the November 2022 meeting.
3. Building Report
4. Planning Report
- A. [Map of Planning Commission and Board of Adjustment Items December 2022](#)
5. Chair's Report
6. Introductions

II. Public Hearing

1. Presentation of Petitions for Public Hearing

A. A petition has been filed by William Carey University, owner, Grant Guthrie, representative, and Ben Burnett, representative as required in the Land Development Code, Ord. No. 3209, to change the zoning classification for unimproved properties located at the intersection of Vernon Street and Magnolia Avenue from R-1A: Single-Family Residential, and R-2: Two-Family Residential (Section 4.5.3 and 4.5.6) to **R-3: Multi-Family Residential** (Section 4.5.7) (R-1A Parcels: 2-038G-15-126.00, 2-038G-15-127.00, 2-038G-15-125.00, 2-038G-15-128.00, 2-038G-15-173.00; PPIN: 13555, 13556, 13557, 13558, 13692; R-2 Zoned Parcels: 2-038G-15-171.00, 2-038G-15-187.00, 2-038G-15-172.00; PPIN: 13684, 13685, 13705, Forrest County, Ward 5).

B. A petition has been filed by Trace 4th Street, LLC., owner, as required in the Land Development Code, Ord. No. 3209, to request a conditional use for "restaurant, without drive-through" in a B-2 Zone (Neighborhood Business District) for a certain property located at 1001 Main St (Parcel No.: 2-029G-03-609.00, 2-029G-03-608.00; PPIN 18818, 18817 Forrest County, Ward 2).

C. A petition has been filed by Michael Kent Myatt, owner, and Joel Ford, engineer, as required in the Land Development Code, Ord. No. 3209, to request a conditional use for "gravel outdoor storage space" in a B-3 Zone (Section 7.12.10.4.iii) for a certain property located at 5566 Old Highway 42 (Parcel No.: 2-029A-03-031.00; PPIN 15065 Forrest County, Ward 2).

- D. A petition has been filed by Michael Kent Myatt, owner, and Joel Ford, engineer, as required in the Land Development Code, Ord. No. 3209, to close and vacate a portion of an undeveloped street known as “Hill Street”, which is located north of the intersection of Bouie St and Old Highway 42 between 5566 Old Highway 42 and 5560 Old Highway 42 (Ward 2).

- E. 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 to amend the Comprehensive Zoning Ordinance No. 2330, as amended, and to amend the text of the Midtown Form-Based Code, Ordinance 3105 as amended, of the City of Hattiesburg, Mississippi as follows: To amend the “Midtown Form-Based Code” to establish the “Hattiesburg Form-Based Code” and establish the area and further define, amend, and add regulations for the “Longleaf Village in the Avenues Master Plan.”

III. Other Business

IV. Adjournment

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
November 2nd, 2022**

The Hattiesburg Planning Commission did meet in a regular session on November 2nd, 2022, at 1:02 p.m. at the Jackie Dole Community Center, 220 West Front Street, Hattiesburg, Mississippi. Mark Miller, Chair, presided over the meeting. Staff utilized GoToMeeting, an online meeting, desktop sharing, and telephone/video conferencing platform to give Commissioners, petitioners, and the public the option to participate remotely. A quorum was indicated and the attendance was as follows:

Commissioners Present: Dick Conville
Jeff Keysear (via GoToMeeting)
Elayne Lockett
Mark Miller - Chair
Luke McNair (via GoToMeeting)
Rhoda A. Pickett
Rebekah Ray
Carlos Wilson

Commissioners Absent: Charles Dawe
Michael Dickerson
Amy Hinton, Vice-Chair

Also Present: Ginger M. Lowrey, AICP, Planning Div. Manager
Nathan Satcher, Planner
Wiley Quinn, Director of Urban Development
Jim Gladden, Esq.
Betsy Mercier, Mayor's Office

AGENDA REVIEW

There came the matter of the November 2022 Agenda. Rebekah Ray made a motion to approve the November 2022 minutes, seconded by Elayne Lockett.

Commissioners voting aye: Dick Conville
Jeff Keysear (via GoToMeeting)
Elayne Lockett
Mark Miller - Chair
Luke McNair (via GoToMeeting)
Rhoda A. Pickett
Rebekah Ray
Carlos Wilson

Commissioners voting nay: None

MINUTES REVIEW

There came the matter of the October 5th, 2022 minutes. A motion was made by Rebekah Ray to approve the minutes. Commissioner Lockett seconded the motion.

Commissioners voting aye: Dick Conville
Jeff Keyseear (via GoToMeeting)
Elayne Lockett
Mark Miller - Chair
Luke McNair (via GoToMeeting)
Rhoda A. Pickett
Rebekah Ray
Carlos Wilson

Commissioners voting nay: None

REPORTS

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for October 2022 and provided an amended report for September 2022. He noted there was a discrepancy in the project valuation from 2021 to 2022 due to several large projects that were approved, such as the Jones Headquarters Building.

PLANNING REPORT

There came the matter of the Planning Report by Mrs. Lowrey, Planning Division Manager. Lowrey started by congratulating Dr. Richard Conville on receiving the Planning Advocate of the Year Award at the Mississippi/Alabama Planning Association conference last month. She shared that his extensive experience as a commissioner for over 26 years is an asset to the city with the continuity and institutional knowledge he brings to the city. She also shared that the city received the Public Space Award for the Pocket Museum alley at the conference as well. Lowrey also shared that next month the city would be bringing the Longleaf Village in the Avenues plan to Planning Commission at the December meeting for review after being first presented at City Council on December 5th. She noted that part of the delay is that the City

decided to reorganize a part of the project and include changing the Midtown Form-Based Code into the Hattiesburg Form-Based Code so that the City could apply a form-based zoning code elsewhere in the city without creating a complete new code.

Lowrey also stated that the zoning change from B-3 to B-5 for the property at 2703 Oak Grove Road was approved unanimously by City Council.

CHAIR’S REPORT

There came the matter of the Chair’s Report. Chair Miller shared his thanks to the staff for their continued work and was glad to hear staff was able to attend the state planning conference, which he has been active in previous years. He noted his absence last month was due to him visiting with family in Green Bay in celebration of his 65th birthday

INTRODUCTIONS

The Commissioners introduced themselves.

PUBLIC HEARING – PLANNING COMMISSION

There came the matter of Item A (Street Renaming), filed by Robert Owen, Owner, and Heather Dickerson, Representative, as required in the Land Development Code, Ord. No. 3209, to rename the public street presently known as Eagle Drive to “Newhaven Drive” (Eagle Drive is a dead-end street connecting only to N 38th Ave), Ward 1, Forrest County).

	<u>Name</u>	<u>Address</u>	<u>City/State</u>
<u>Presented by:</u>	None		
<u>Proponents:</u>	None		
<u>Opponents:</u>	None		

Given that no one was present at the start of the public hearing portion of the meeting to represent the application, Chair Miller noted that he did not want to set a precedent of approving items without someone there to represent the application. Commissioner Pickett made a motion to table the item, seconded by Rebekah Ray. All present voted in favor of tabling the item.

Motion to Table: (8-0)

Commissioners voting aye: Dick Conville
Jeff Keysear (via GoToMeeting)
Elayne Lockett
Mark Miller - Chair
Luke McNair (via GoToMeeting)
Rhoda A. Pickett
Rebekah Ray
Carlos Wilson

Commissioners voting nay: None

Commissioners abstaining: None

There came the matter of Item B (Conditional Use for Expansion of a Non-conforming Use), filed by Forrest General Hospital, Owner, Jeff Cook, Applicant, and Dustin Gatlin, Engineer, for approval by planning commission (conditional use) to expand a non-conforming use of “Parking lot or garage” in OS (Open Space Zoning) District as required by the Hattiesburg Form-Based Code, Section 7.3.B.3, for a certain property located at approximately 205 S 28th Avenue (Parcel 2-028N-07-011.00, 2-028N-07-010.00; PPIN 20796, 20795; Ward 3).

	<u>Name</u>	<u>Address</u>	<u>City/State</u>
<u>Presented by:</u>	Jeff Cook	<i>Virtual</i> via GoToMeeting	
<u>Proponents:</u>	None		
<u>Opponents:</u>	None		

Jeff Cook (virtual), Vice President and General Counsel for Forrest General Hospital (FGH), presented the application. He stated that Forrest General had what they believed to be an emergency in regards to having adequate neurosurgery clinic space, where he stated they are unable to see enough patients due to their current neurosurgery clinic capacity within the hospital. Their solution was to renovate the adjacent building and construct and formalize the gravel parking lot adjacent to the Arlington Building to address their neurosurgery logistical needs. He provided some background information on the emergency, where their previous neurosurgeons were recruited by other employers, which endangered their Level II Trauma status. Forrest General Board of Trustees declared this as an emergency and employed additional neurosurgeons in July 2022 to maintain their Level II Trauma Status. With newly hired neurosurgeons and the need for clinic space, Cook stated the need to expeditiously have a parking lot in place for their clinic. Cook noted that he was unaware of the history of the

property and how it was zoned as open space with Forrest General being the owner of the property. He noted that he believed the *Midtown Green Park* plan satisfied the need for the open space requirement set forth by the Midtown Master Plan and was supportive of that.

Chair Miller stated that no one questions the value of Forrest General to the community, but they do not take lightly changes of this nature. He questioned what other alternatives were sought in addressing their need and why this has become a requirement of Forrest General Hospital. Cook replied that FGH looked at all available spaces and that the main hospital is out of space for this type of service. He stated that FGH owns the space and was unsure why it was ever zoned as Open-Space and that the process of it becoming zoned as such disturbing. He stated it was inappropriate since there was an active business on the property when it was zoned as Open-Space. Chair Miller responded that he did not find it disturbing given that it was a completely public process and multiple meetings were had with FGH on developing the Midtown Master Plan.

Commissioner Conville stated that the creation of the Midtown Master Plan was a public process and FGH was a key player in the plan and fully supported it. He noted that FGH helped create the Midtown District and asked that Jeff Cook not portray FGH as being victimized by planning. Jeff Cook claimed the location of their clinic is a strategic and efficient location to host a clinic. He apologized for portraying FGH as a victim but noted that he did not believe they are a victim as they have been in discussions with the Mayor and COO and believed that the City needs this service and the zoning is encumbering a legitimate business. Chair Miller noted that Jeff did refer to this as disturbing and that a project of this manner would be an extraordinary exemption and the commission would have expected a more robust presentation. Chair Miller then sought clarification on whether the doctors would leave the clinic and practice if FGH chose to not pave the parking lot. Cook stated no, but it is best practice to pave the parking lot for the needs of the patients and employees. Several commissioners questioned alternative locations for additional parking and clinic space and whether other options had been adequately explored.

Commissioner Conville stated this is the only open-space zoning in the district and is concerned that the administration at FGH doesn't understand the concept of Midtown as a walkable, living, working community, and to take away this zoning seems to violate the concept of the midtown district. He wished that FGH had offered an alternative property to replace this open space as part of their request. Chair Miller followed up on the note that form-based

planning is precisely the idea and concept that makes places attractive to professionals, doctors, professors, engineers, etc. Jeff Cook retorted that the addition of green space in a master plan to a property that the city did not control is essentially the same as throwing a dart at something and FGH has been very clear with the Mayor that this property has always been deemed a growth strategy property to be used for their services. He noted that he is in charge of strategy and real estate for FGH and would be happy to speak with the Planning Commission in connection with the Mayor to discuss some of their overall growth strategies. He reiterated the urgency of their request.

Commissioner Conville agreed with Jeff's observation that this Commission, FGH, and the City need to coordinate discussions on midtown as it appears everyone is not on the same page. A letter of opposition was emailed to staff in regard to the request and the commissioners were provided digital and physical copies of the letter. The letter has been attached to the minutes for the record.

Chair Miller then declared the public hearing portion of the meeting closed at 1:56 PM. Commissioner Conville noted that there have already been significant changes to the Midtown Plan and while the plan is a living document, he would be disturbed if the only open-space zoning were omitted for a parking lot. The form-based code has been a driver of midtown's success. Chair Miller noted that the Jones Headquarters and their parking lot request as an example, but they did offer other amenities to help offset their parking and presented their application much more strategically. Commissioner Keysear noted that the lot is currently being used as an unimproved parking lot, and posed the question of whether there would be anything that would compel them to comply with the open space zoning. Lowrey clarified that zoning does not force anyone to comply with the intended use, but can prevent the expansion or establishment of uses that are not consistent with the intended outcome of the code.

Commissioner Keysear noted that this decision and impetus seem unfair in the absence of any guidance by the mayor or city council in the manner it has been presented. Jim Gladden, city attorney noted that regardless of the decision made by the Planning Commission, the county or state could potentially override the City and move forward with their intended plans. Chair Miller noted the comment but wanted the Planning Commission to set its own precedents toward planning. Commissioner Conville noted it is their job to protect the integrity of zoning and form-based codes and this should have been avoided. A motion to deny was made by Rebekah Ray

and seconded by Elayne Lockett. A roll call vote was then conducted.

Motion to Deny: (6-0 with 2 abstaining)

Commissioners voting aye (to deny):

Dick Conville
Jeff Keyseear (via GoToMeeting)
Elayne Lockett
Mark Miller - Chair
Luke McNair (via GoToMeeting)
Rebekah Ray

Commissioners voting nay:

None

Commissioners abstaining:

Rhoda A. Pickett
Carlos Wilson

There came the matter of Item C (Historic Flood Variance), filed by Newton Fawcett, Owner, as required in the Flood Damage Prevention Ordinance No. 3294, as amended of the City of Hattiesburg, Mississippi, to request a Flood variance per Article 6, Section E, which states that qualifying historic structures may apply for a Flood variance from the requirement to elevate or flood proof the structure, for 102 Walley Street (Parcel No. 2-029K-09-212.00, PPIN 19634, Forrest County, Ward 2).

	<u>Name</u>	<u>Address</u>	<u>City/State</u>
<u>Presented by:</u>	Newton Fawcett	118 Miller St	Hattiesburg, MS
<u>Proponents:</u>	None		
<u>Opponents:</u>	None		

Newton Fawcett, the owner, presented the application and initiated his opposition to the interpretation of the code. Chair Miller stated that the Planning Commission can only vote to approve, deny, or table the request and not the interpretation of the code in the meeting today. Fawcett provided documentation detailing his opposition to the interpretation of the code and reiterated his opposition. Several commissioners had questions on details of the additions, which Fawcett explained.

Chair Miller then closed the public hearing portion of the meeting at 2:36 PM and reminded the Planning Commission that their only option was to approve, deny, or lay on the table the request, and was unable to act on the manner in any other way in today's hearing. Commissioner Conville made a motion to approve and Carlos Wilson seconded. A roll call vote

was then taken.

Motion to Approve: (8-0)
Commissioners voting aye: Dick Conville
Jeff Keysear (via GoToMeeting)
Elayne Lockett
Mark Miller - Chair
Luke McNair (via GoToMeeting)
Rhoda A. Pickett
Rebekah Ray
Carlos Wilson
Commissioners voting nay: None
Commissioners abstaining: None

The applicant for Item A arrived late and was in attendance at this point of the meeting. Lockett made a motion to remove from the table, seconded by Conville. All voted to remove the item from the table and the item was discussed in the public hearing portion of the meeting.

PUBLIC HEARING – PLANNING COMMISSION

There came the matter of Item A (Street Renaming), filed by Robert Owen, Owner, and Heather Dickerson, Representative, as required in the Land Development Code, Ord. No. 3209, to rename the public street presently known as Eagle Drive to “Newhaven Drive” (Eagle Drive is a dead-end street connecting only to N 38th Ave), Ward 1, Forrest County).

	<u>Name</u>	<u>Address</u>	<u>City/State</u>
<u>Presented by:</u>	Heather Dickerson	1700 S 28 th Ave	Hattiesburg, MS
<u>Proponents:</u>	None		
<u>Opponents:</u>	None		

Heather Dickerson, applicant and representative of SVN Realty and the owner, presented the application. Dickerson noted when using internet search engines for “Eagle Drive”, multiple crime-related articles appear and are not ideal from a marketing perspective for potential clients. She noted that all structures on the street that would be affected by the name change are under the same ownership and managed by SVN realty. Dickerson also noted the apartment buildings are currently being renovated. Wiley Quinn, Director of Urban Development, commented on the positive changes on Eagle Drive during his time in Code Enforcement.

Chair Miller then closed the public hearing portion of the meeting at 2:48. Jeff Keyseear made a motion to approve, seconded by Carlos Wilson, and a roll call vote was conducted.

Motion to Approve: (8-0)

Commissioners voting aye: Dick Conville
Jeff Keyseear (via GoToMeeting)
Elayne Lockett
Mark Miller - Chair
Luke McNair (via GoToMeeting)
Rhoda A. Pickett
Rebekah Ray
Carlos Wilson

Commissioners voting nay: None

Commissioners abstaining: None

BUSINESS MEETING

Having no further business, Commissioner Ray made a motion to adjourn. The motion was seconded by Commissioner Conville and the public meeting was adjourned at 1:40 PM.

Mark M. Miller, Chair

Ginger Lowrey, Planning Division Manager

Item: A
William Carey University, owner, Grant Guthrie, representative, and Ben Burnett, representative
Request for: **Zoning Change From R-1A, R-2 to R-3**



**Planning Commission
Case Fact Sheet**

Name of Petitioners: William Carey University, owner, Grant Guthrie, representative, and Ben Burnett, representative

Address of Property:
Intersection of Magnolia and Vernon Drive

	Tax Parcel	PPIN:	Ward:
R-1A Parcels	2-038G-15-126.00	13555	5
	2-038G-15-127.00	13556	5
	2-038G-15-125.00	13557	5
	2-038G-15-128.00	13558	5
	2-038G-15-173.00	13692	5
R-2 Parcels	2-038G-15-171.00	13684	5
	2-038G-15-187.00	13685	5
	2-038G-15-172.00	13705	5

Request: **Request for: Zoning Change From R-1A, R-2 to R-3**

Purpose of Request: To consider an application to change the zoning classification for unimproved properties located at the intersection of Vernon Street and Magnolia Avenue from R-1A: Single-Family Residential, and R-2: Two-Family Residential (Section 4.5.3 and 4.5.6) to R-3: Multi-Family Residential (Section 4.5.7) (R-1A Parcels: 2-038G-15-126.00, 2-038G-15-127.00, 2-038G-15-125.00, 2-038G-15-128.00, 2-038G-15-173.00; PPIN: 13555, 13556, 13557, 13558, 13692; R-2 Zoned Parcels: 2-038G-15-171.00, 2-038G-15-187.00, 2-038G-15-172.00; PPIN: 13684, 13685, 13705, Forrest County, Ward 5).

Applicant Summary: See Attached

Applicable Regulations:

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.

4.5.6 R-2 Two-Family Residential District: The purpose of the R-2 District is to permit medium density residential uses including two-family, or duplex structures, 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 residential neighborhoods with only compatible supporting institutional uses and open space.

4.5.7 R-3 Multi-Family Residential District. The purpose of the R-3 District is to permit medium and high density residential uses including multi-family, two-family, and single-family structures 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 residential neighborhoods with only compatible supporting institutional uses and open space.

5.4.18 Dwelling, Two Family and Multi-Family.

5.4.18.1 On infill development sites in residential districts, multi-family buildings shall be designed to blend in with surrounding single-family residential buildings to the maximum extent practicable with regards to building design, setbacks, driveway and garage design and location, porches, and sidewalks.

5.4.18.2 Site designs shall create a sense of “neighborhood” and shall meet the following requirements:

- i. Buildings shall be sited with front entrances and porches oriented toward streets, drives, and plazas, rather than clustered around parking lots.
- ii. An internal vehicular circulation system for private streets, when included, shall be reflective of a single-family residential street system.
- iii. Parking lots shall be located behind buildings, except where it is deemed appropriate to use a parking lot as a buffer from an arterial street, or where such parking area will directly

about a property line exterior to the development site when located in or adjacent to a residential district.

iv. Walkways shall connect all buildings with parking areas, play areas, clubhouses, and existing public sidewalks adjacent to the development site.

v. Plazas, clubhouses, pools, and recreational facilities shall be centrally located, when provided.

5.4.18.3 Building designs that create variety and do not look monotonous if replicated throughout the development shall be required. Such designs shall include the following:

i. Side and rear building elevations, garages, carports, and all accessory structures shall have the same level of design, aesthetic quality, and architectural detailing.

ii. Porches, varied rooflines, and varied façade depths shall be provided to create variety and individuality of each building.

iii. Windows and projecting wall surfaces shall be used to break up larger wall surfaces, establish visual interest and provide visibility of the street and other public spaces encouraging social interaction.

iv. Protective entry courts, common vestibules, covered breeze ways, or enclosed stair halls shall be used to reduce the number of visible doors, unless designed in a row house or townhouse manner oriented toward the street.

v. Garages shall be designed to be integrated with the building design or sited so as to avoid long monotonous rows of garage doors and building walls. Garages shall be oriented so that they do not visually dominate the building façade or the streetscape.

Present Zoning:	The parcels are currently zoned R-1A and R-2
Present Use:	Vacant / Undeveloped
Future Land Use:	Neighborhood Center Mixed-Use District (parcels south of Magnolia Street) Neighborhood Conservation District 1 (parcels north of Magnolia Street)
Surrounding Zoning and Land Use:	North: R-1A/R-1C Single-Family Residential South: R-1C Single Family Residential R-3 Multi-Family Residential (WCU Campus) East: R-1A Single-Family Residential West: R-1C Single-Family Residential
Letters or Concerns stated:	The Planning Division Office has not received any letters or other written communications relative to this case as of November 23, 2022.

William Carey University, owner, Grant Guthrie, representative, and Ben Burnett, representative
Request for: **Zoning Change From R-1A, R-2 to R-3**

History / Background:

The applicant met with staff in Pre-Application to discuss a potential development for multi-family housing for future medical students. William Carey University has indicated that their medical school has doubled in the past few years and their students have shown interest in housing that is accessible to campus without needing to use private transportation. William Carey University is working with a developer to build, construct, and manage a townhome-style development.

William Carey has provided a conceptual site plan that shows 5 sets of townhouses that have 4 units each. Townhouses are multi-family structures that are separated vertically by a common side wall and cannot be vertically mixed. Each unit would be two stories and sidewalks will be required along the frontage of the development. William Carey has indicated the desire to connect newly built sidewalks to existing sidewalks to improve the pedestrian infrastructure of their campus. The site plan presented has not been reviewed or approved by Site Design and Review Committee. The proposed development will also need to meet the conditions for use and site design outlined in the Land Development Code, 5.4.18 referenced earlier in this report, and all other relevant requirements.

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

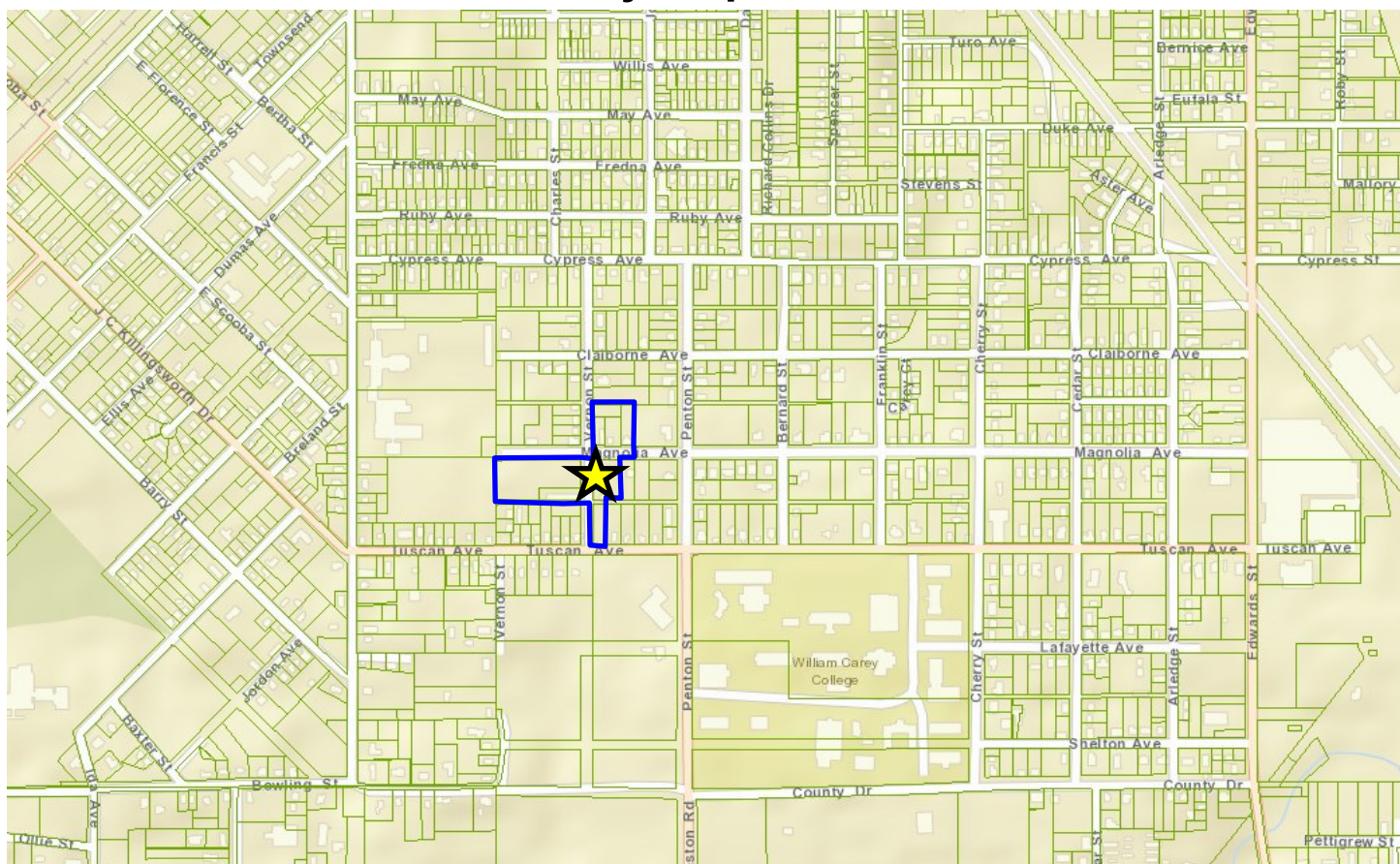
SUBJECT PARCEL:

Intersection of Magnolia and Vernon Drive

William Carey University, owner, Grant Guthrie, representative, and Ben Burnett, representative

The petitioners request to change the zoning classification for unimproved properties located at the intersection of Vernon Street and Magnolia Avenue from R-1A: Single-Family Residential, and R-2: Two-Family Residential (Section 4.5.3 and 4.5.6) to R-3: Multi-Family Residential (Section 4.5.7) (R-1A Parcels: 2-038G-15-126.00, 2-038G-15-127.00, 2-038G-15-125.00, 2-038G-15-128.00, 2-038G-15-173.00; PPIN: 13555, 13556, 13557, 13558, 13692; R-2 Zoned Parcels: 2-038G-15-171.00, 2-038G-15-187.00, 2-038G-15-172.00; PPIN: 13684, 13685, 13705, Forrest County, Ward 5).





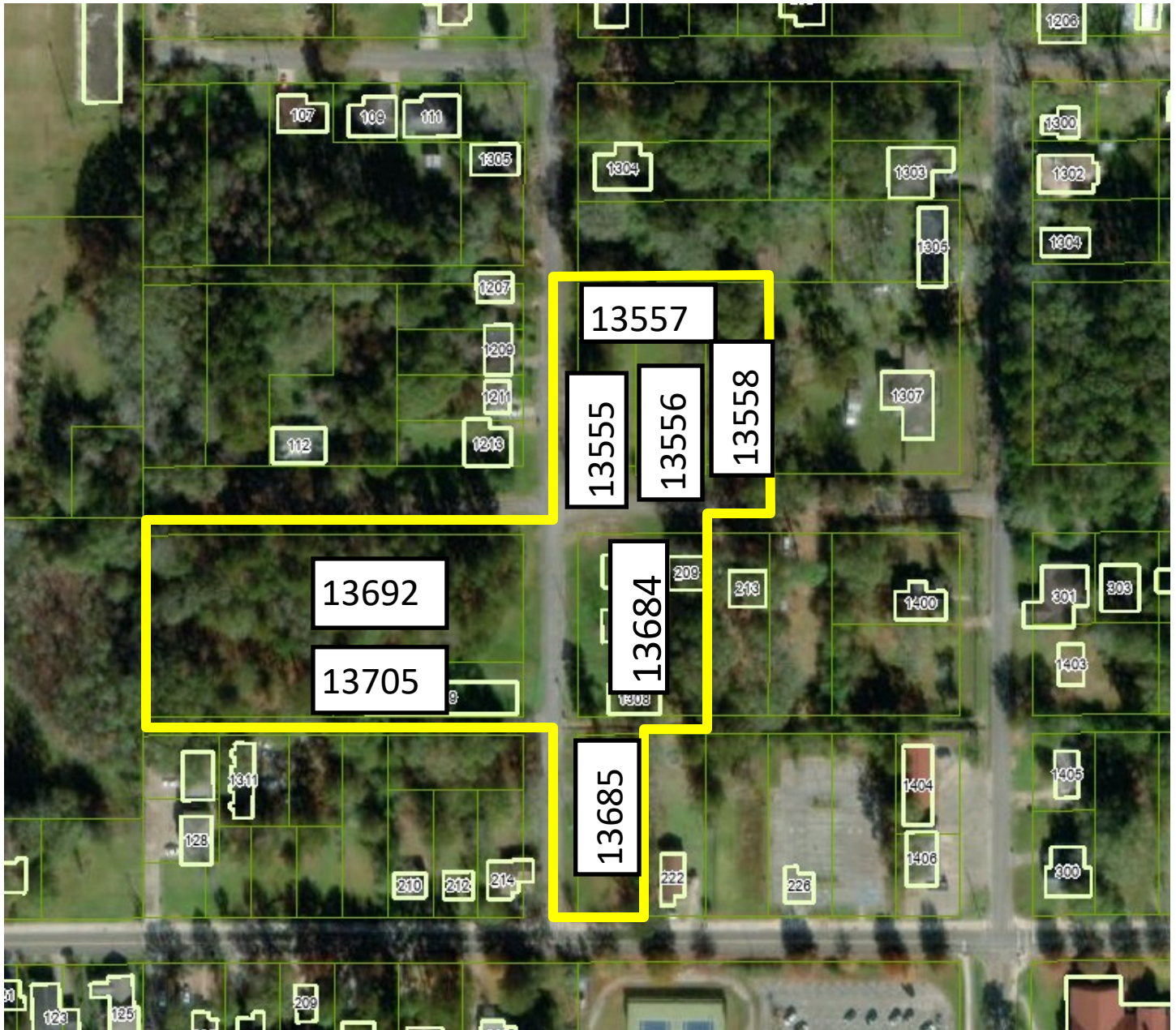
Zoning—R-1A and R-2



Site Aerial w/ PPINs



Site Aerial w/ PPINs (8 Total Parcels)



SURROUNDING AREA

Northern Direction: R-1C

Single-Family Residential



Southern Direction: R-1C

Single-Family Residential

R-1A Single-Family Residential

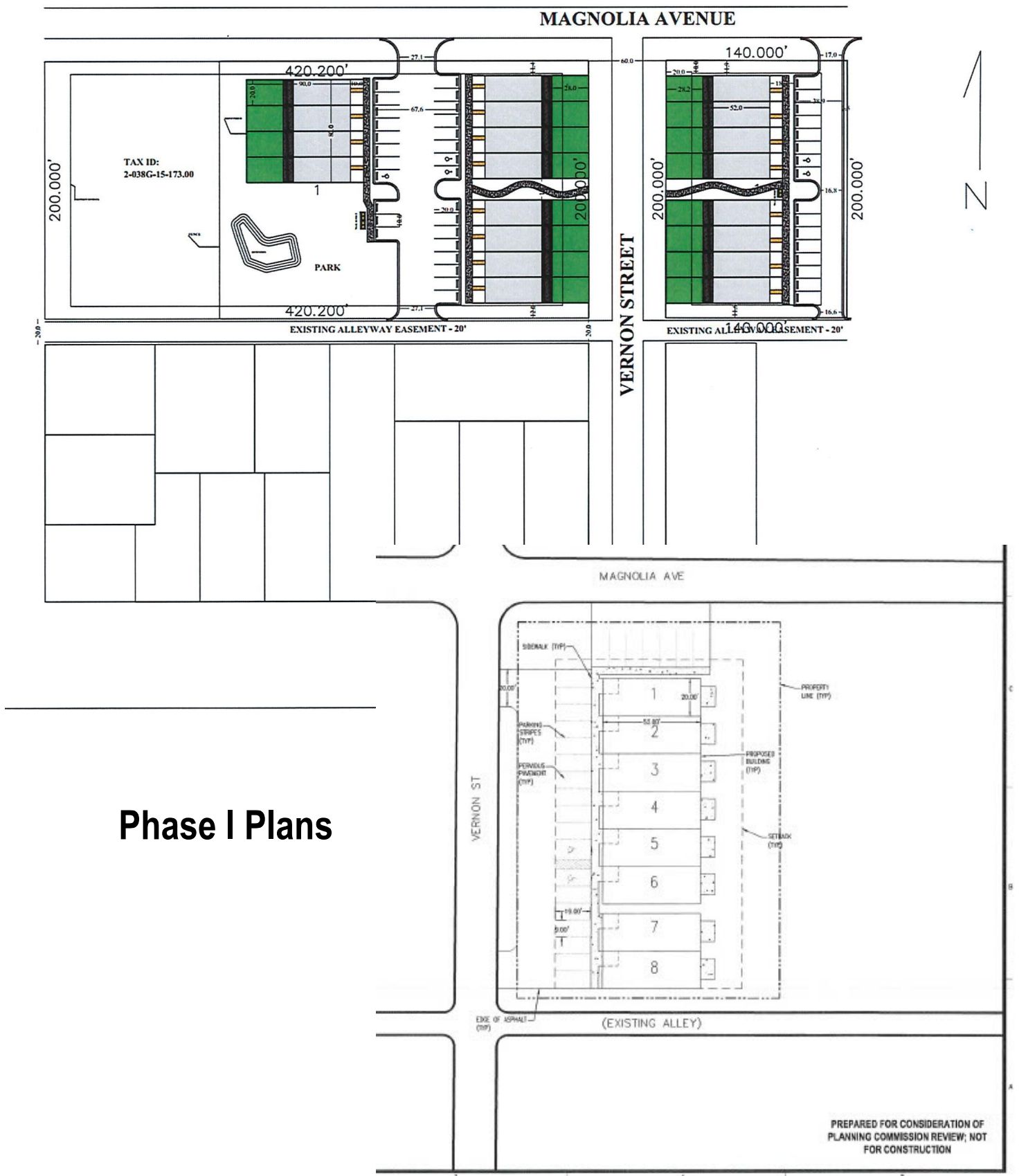


Western Direction: R-1C

Single-Family Residential

**(Dead-end Street,
Vacant/Undeveloped)**

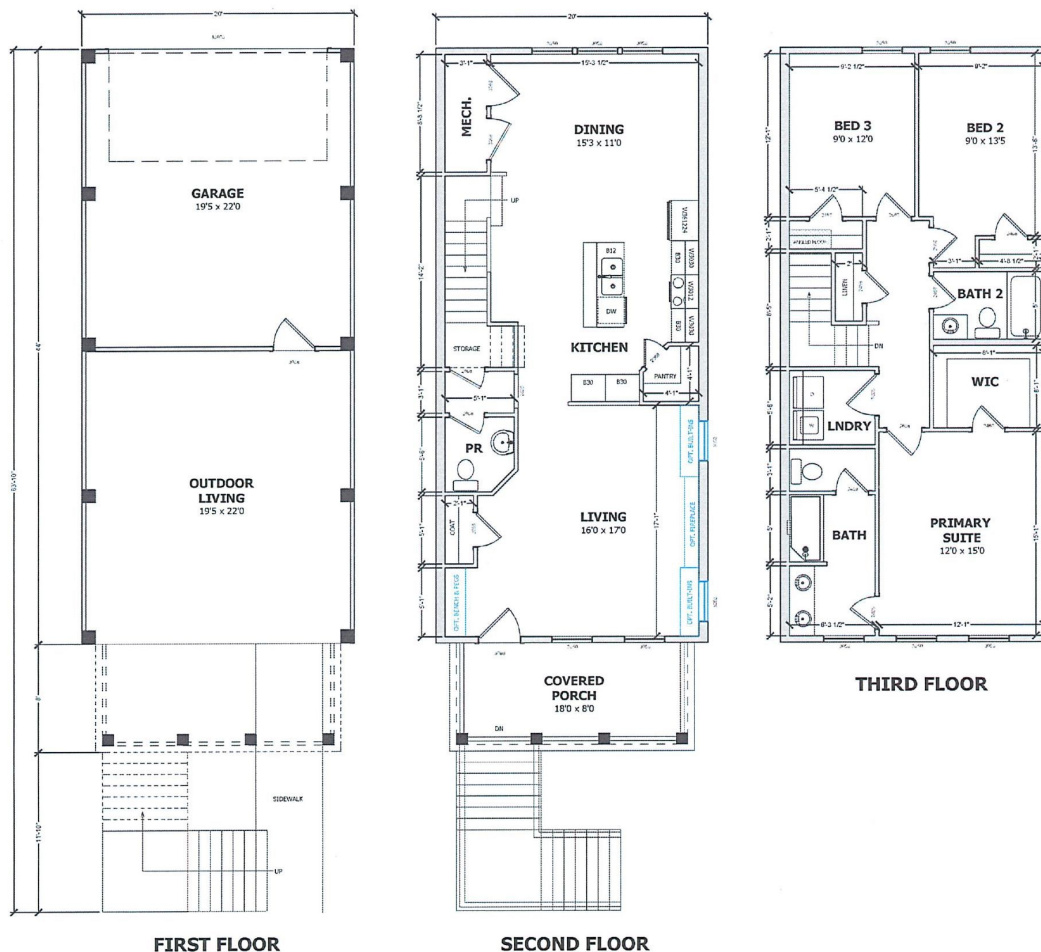




Conceptual Elevation (To be reduced to two-stories as indicated by applicant)



Conceptual Floor (Garage and outdoor living space to be removed per applicant)



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 material change in the circumstances and conditions of the neighborhood and area surrounding the petitioned property and there is a public need for the change in question, based on the Comprehensive Plan.
- ☐ B. There is a mistake in the original zoning.
- ☐ C. Annexation

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

A.

William Carey University's growth has necessitated zoning changes for required parcels in order that they may be used for University purposes.

Grant Anthony, CFO

William Carey University

10.24.22



**Planning Commission
Case Fact Sheet**

Name of Petitioners: Trace 4th St. LLC, Owner

Address of Property:	Tax Parcel	PPIN:	Ward:
1001 Main Street	2-029G-03-609.00	18818	2
	2-029G-03-608.00	18817	

Request: **Conditional Use – “Restaurant, without Drive-thru”**

Purpose of Request: To consider an application to request a conditional use for “restaurant, without drive-through” in a B-2 Zone (Neighborhood Business District) for a certain property located at 1001 Main St (Parcel No.: 2-029G-03-609.00, 2-029G-03-608.00; PPIN 18818, 18817 Forrest County, Ward 2).

Applicant Summary: See Attached

Applicable Regulations:

SECTION 4 **4.5.9 B-2 Neighborhood Business District.** The purpose of the B-2 District is to provide for retail and personal service uses in locations convenient to residential neighborhoods consistent with comprehensive planning policies. This district is consistent with the Neighborhood Business District in the Comprehensive Plan.

SECTION 5 USE REGULATIONS

5.4.36 Restaurants with and Without Drive-Through Service.
~~5.4.36.1 All restaurants with drive-through service shall provide a minimum of five stacking spaces associated with each drive through window.~~
~~5.4.36.2 No required or intended stacking spaces shall block the safe flow of motoring and pedestrian traffic within the parking lot.~~
~~5.4.36.3 Drive-through facilities located closer than 300 feet to a~~

Request for: **Conditional Use – “Restaurant, without Drive-thru”**
~~residential use shall operate no earlier than 6:00 a.m. or later than 12:00 a.m.~~

~~5.4.36.4 No part of the active use area of a drive through restaurant, including the drive through, menu, and window, may be located closer than 300 feet to a lot containing a legal, conforming residential use.~~

~~5.4.36.5 All restaurants located within the B-1 and B-2 districts shall be limited to a capacity of 80 seats.~~

~~5.4.36.6 All restaurants that abut residential districts shall be screened entirely from view of adjacent residential properties by an opaque fence and/or vegetative screen to a minimum height of six feet. Such screen shall meet the minimum height requirement at the time of issuance of a certificate of occupancy.~~

TABLE 7.11-2 Zoning Buffer Requirements

B-2 – R-1A required 20' landscaped buffer

Present Zoning:	This parcel is currently zoned B-2 Neighborhood Business District
Present Use:	Vacant Building
Future Land Use:	Neighborhood Business Corridor District
Surrounding Zoning and Land Use:	North: B-2 Neighborhood Business District / R-1A Single Family Residential South: B-2 Neighborhood Business District East: R-1C Single-Family Residential West: B-2 Neighborhood Business District
Letters or Concerns stated:	The Planning Division Office has not received any letters or other written communications relative to this case as of November 22, 2022.
History / Background:	The applicant met with staff in Pre-Application to discuss development of the site. The applicant wants to establish a restaurant with an outdoor seating/event space that abuts the Longleaf Trace. B-2 Zoning requires a conditional use to establish a restaurant. The property directly to the north of the Longleaf Trace is currently under construction as a restaurant and the applicant also received Planning Commission Approval for it to be established in December of 2021. A site plan has not yet been approved in Site and Review Committee and exterior changes have not yet been approved through the Hattiesburg Historic Conservation Commission. Site and Design Review Committee is unable to approve the dumpster in the location as proposed. However, the Planning Commission may be able to approve as a Condition if deemed appropriate for the location and overall site design.
Option:	12.3.3.2 Additional Approval Criteria. In addition to the standards [5.4.36], the applicant for a request for the Planning

Request for: **Conditional Use – “Restaurant, without Drive-thru”**

Commission to approve a use shall be required to demonstrate that his/her proposal addresses the following additional requirements, except that the Planning Commission may waive any one or more criteria that it determines are not applicable based upon the expected impact of the proposal.

- i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.
- ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
 - Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.
 - Protection of use and enjoyment. The proposed plan shall be designed and arranged to have minimal negative impact on the use and enjoyment of adjoining property.
 - Compatible design and integration. The use meets all design criteria required by this Code that apply and is designed to integrate well both on and off site.

12.3.3.1 Compliance Required. Uses requiring Planning Commission approval, as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case by case basis.

1. Does this application meet the conditions set forth in Section 5 for the requested use? If yes, please explain.

NO

2. Describe the effects the proposed use of utilities and facilities will have on the community.

MINIMAL, IF ANY, NEGATIVE EFFECTS. POSITIVE EFFECT DUE TO THE BUILDING BEING OCCUPIED AND MAINTAINED. PROVIDES COMMUNITY WITH PARK AND FOOD, ALONG WITH POTENTIAL COMMUNITY EVENTS.

3. Describe how the size of the site is appropriate for the proposed use.

THE EXIST LAND ADJACENT TO THE TRAIL PROVIDES A GREAT WALKABLE AMENITY UTILIZING THE EXISTING GREEN SPACE AND PROVIDING AMPLE SPACE FOR PATRONS TO GATHER TO ENJOY FOOD, ~~AND~~ THE TRAIL, AND EACH OTHER.

4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? YES

If yes, please explain:

THE HOPE IS TO PROVIDE A SAFER WALKABLE VENUE THAT INCREASE PEDESTRIAN TRAFFIC IN THE AREA

5. Will there be any elevation in the noise level resulting from this proposed use? YES

If yes, please explain:

EVENTS AND PEOPLE WILL ELEVATE THE NOISE
LEVEL. THIS BUILDING IS CURRENTLY VACANT AND
ABANDONED

6. What is the expected number of customers/employees per day? 30-60

7. Parking Requirements:

Commercial/Industrial: Paved parking will be provided for 9 vehicles, and
2 ADA vehicle(s); with _____ loading spaces. "OFF STREET
PARKING WILL
BE PROVIDED
LESS THAN A
BLOCK AWAY"

For more information please reference the Land Development Code Section 12.3.3.2.

SUBJECT PARCEL:

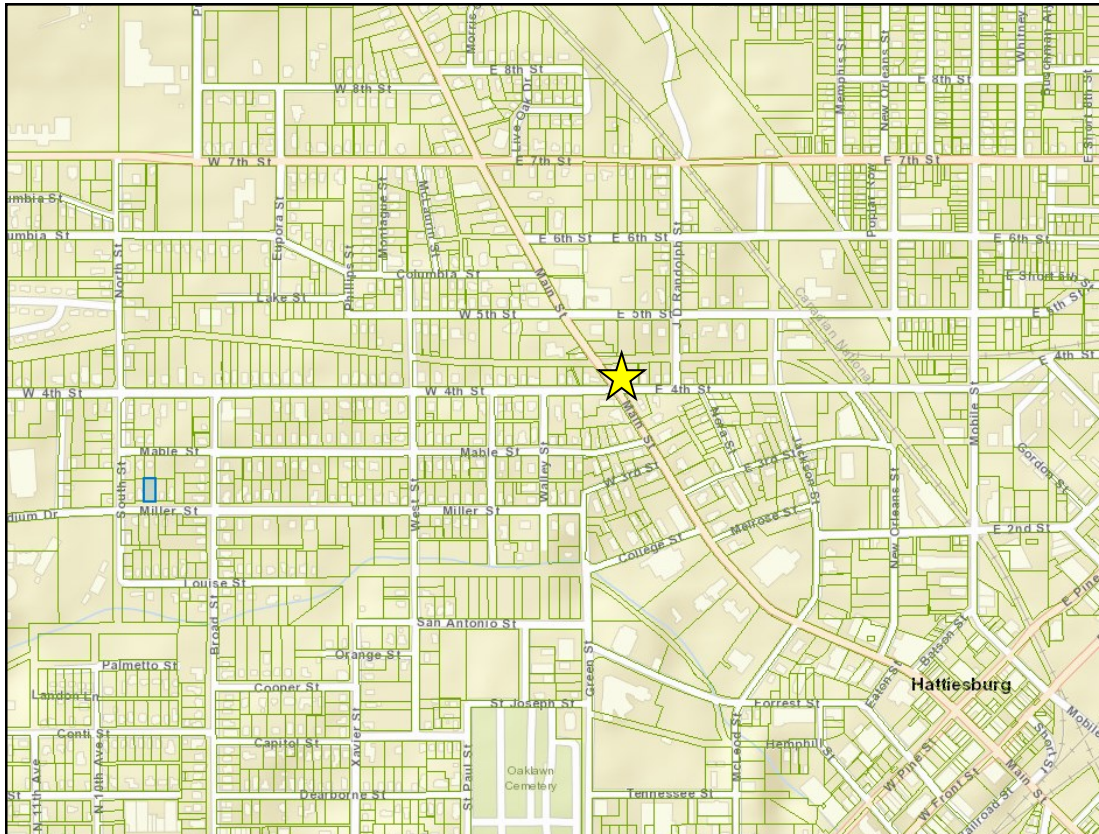
1001 Main St

Trace 4th St. LLC, Owner

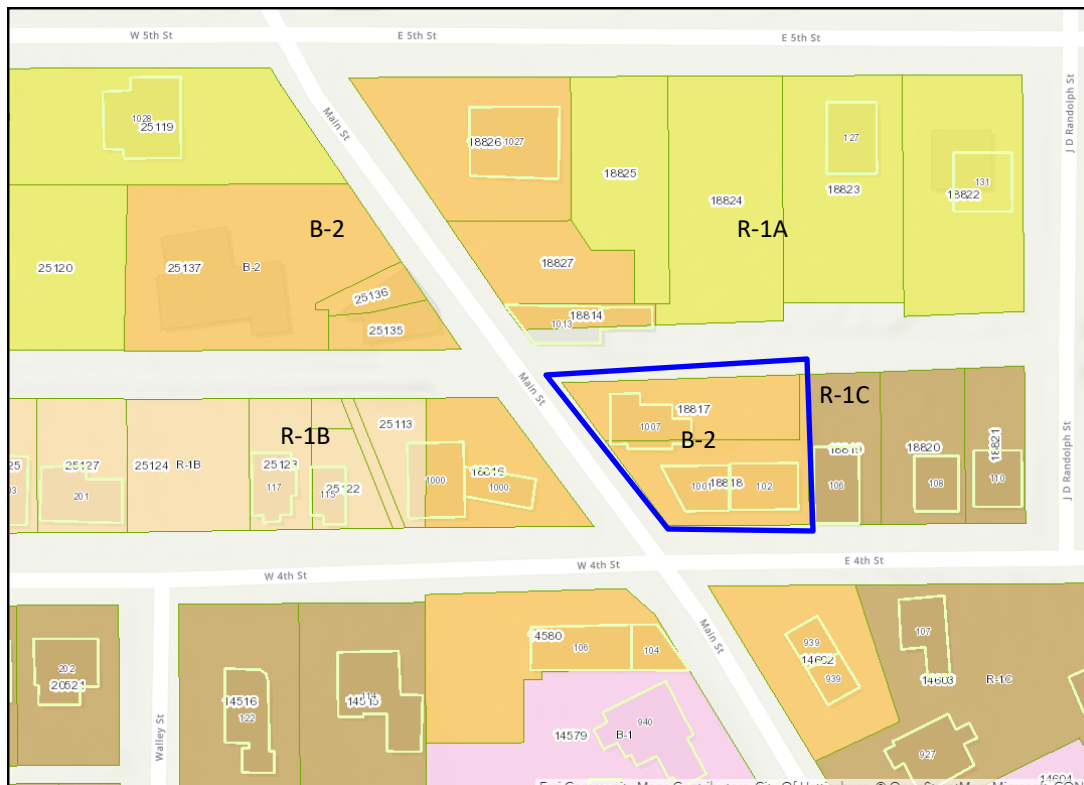
The petitioners request a conditional use for “restaurant, without drive-through” in a B-2 Zone (Neighborhood Business District) for a certain property located at 1001 Main St (Parcel No.: 2-029G-03-609.00, 2-029G-03-608.00; PPIN 18818, 18817 Forrest County, Ward 2).



Vicinity Map—Ward 2



Zoning- B-2



Site Aerial



SURROUNDING AREA

Northern Direction: B-2

Restaurant Under Construction

**(Approved as conditional use by
Planning Commission in December
2021)**



Southern Direction: B-2 commercial

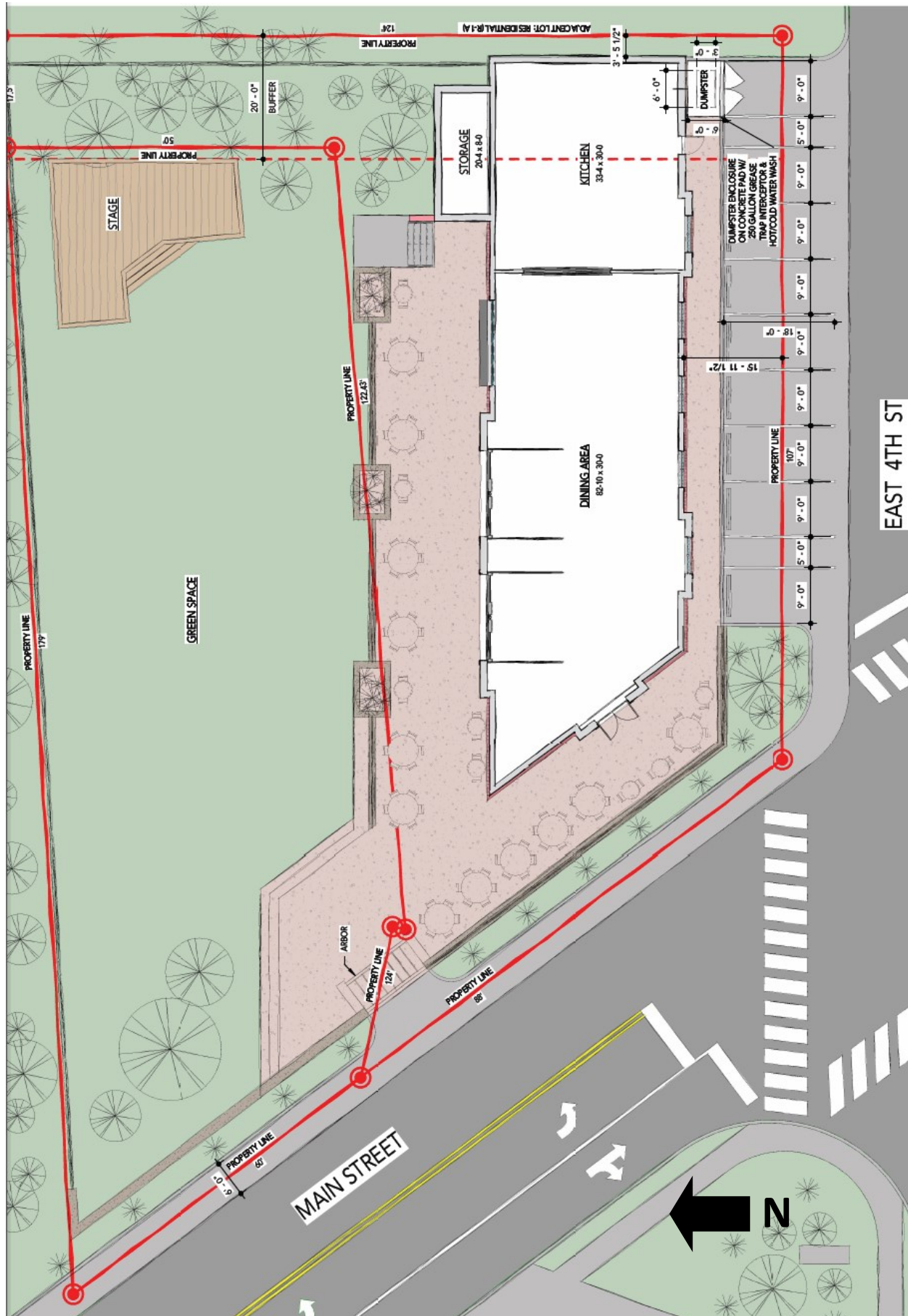


**Eastern Direction: R-1C—occupied
single family residential**

Western Direction: B-2 commercial



Site Plan



Conceptual Renderings



Conceptual Renderings





**Planning Commission
Case Fact Sheet**

Name of Petitioners: Michael Kent Myatt, Owner, and Joel Ford, Engineer

Address of Property: 5566 Old Highway 42
Tax Parcel: 2-029A-03-031.00
PPIN: 15065
Ward: 2

Requests: **Use- Gravel Storage Lot in a B-3 Zone**

Purpose of Request: To consider an application to request to request a conditional use for “gravel outdoor storage space” in a B-3 Zone (Section 7.12.10.4.iii) for a certain property located at 5566 Old Highway 42 (Parcel No.: 2-029A-03-031.00; PPIN 15065 Forrest County, Ward 2).

Applicant Summary: See Attached

Applicable Regulations:

SECTION 4

Zoning Districts Established

4.5.10 B-3 Community Business District

The purpose of the B-3 District is to provide for retail, personal service, and offices in locations with convenient access to the community consistent with comprehensive planning policies. This district is consistent with the Community Business District in the Comprehensive Plan.

5.4.7 Automotive and Truck Repair, Maintenance, Rental, and Sales

5.4.7.1 Display of Vehicles for Sale or Lease.

- i. Vehicles for sale or lease may be displayed in the established front yard provided that no vehicle shall be displayed within fifteen feet of the street right-of-way.
- ii. All new display areas shall be paved.

5.4.7.2 Outdoor Storage.

- i. A motor vehicle repair, service, body or paint shop which has

wrecked, partially dismantled, or inoperative vehicles located on-site shall store these vehicles in an enclosed building or in a separate motor vehicle storage yard which meets the requirements of this ordinance for such yards.

ii. Storage areas are exempt from the interior landscaping requirements for parking lots. However, the perimeter landscaping requirements of parking lots shall apply to such storage areas

iii. Storage areas may only be located behind the principal building and/or its accessory buildings, and shall not be placed within 100 feet of any property line that abuts a thoroughfare or local public street.

7.12 Parking Requirements.

7.12.10.4 A maximum outdoor equipment storage space of 50% of the side and rear lot area is allowed for business and industrial equipment and materials if outdoor storage is an accessory to another use on the same lot.

i. Unless otherwise permitted, commercial outdoor storage areas shall be hard surface only.

ii. All outdoor storage associated with automotive and tow yard uses shall be hard surface, regardless of zone.

iii. Dustless gravel maintained so as to be free of overgrowth may be allowed for only non-public outdoor storage space of heavy equipment and non-hazardous materials by right in A-1, I zones and as a Conditional Use in A-2, B-5, and B-3 zones. Any approved gravel storage lot shall be subject to driveway requirements per 7.12.8.3.

Present Zoning:	This parcel is currently zoned B-3 (Community Business) District
Present Use:	Small Engine repair, maintenance, and sales
Future Land Use:	Community Business Corridor
Surrounding Zoning and Land Use:	North: B-3 (Community Business) District South: B-3 (Community Business) District East: B-3 (Community Business) District West: B-3 (Community Business) District
Letters or Concerns stated:	The Planning Division Office has not received any letters or other written communications relative to this case, as of November 28 th , 2022.
History / Background:	The petitioners met with Staff in Pre-Application to discuss the expansion of their outdoor gravel storage space to accommodate their commercial needs. The applicant is also seeking to vacate the alley directly to the west to expand the gravel outdoor storage area and the proposed plan is shown in the site plan in the image sheets.

Item: C

Michael Kent Myatt, Owner, and Joel Ford, Engineer
Request for: **Conditional Use for Gravel Outdoor Storage**

Under LDC 2.4.4.1, legal nonconforming uses are allowed one-time expansion, up to 25%. Because the proposed expansion is over 25% based on the increase of square footage, Staff is unable to approve a site plan without the use coming into compliance with the Land Development Code. A Conditional Use must be granted to establish this as legal conforming use and thus remove expansion limitations. On June 22nd, 2021, the City voted to amend the Land Development Code to allow for gravel outdoor storage areas in B-3 zones, and this would be the second request received since the passing of that ordinance.

The applicant is concurrently requesting a Variance of 13% for an outdoor storage space of 63% of the side lot area (only 50%-yard coverage is permitted per Sec 7.12.10.4.).

The property is also within a regulated flood zone (Zone AE 100-year) due to its proximity to the Bouie River to the North and its confluence with the Leaf River to the Northeast. Any new development within this zone must adhere to the Flood Damage Prevention Ordinance (Ord. No. 3294).

The City also approved a rezone request for properties located at 5530 Old Highway 42 from B-3, and R-1C to I-1 (Light Industrial), which is less than 800 feet west of this request and part of the same corridor for this area. The intent of the applicant was to establish a tow yard on that site. No site plan has been approved for that site as of the writing of this report.

Option: Basis for approval:

12.3.3.2 Additional Approval Criteria. In addition to the standards [n/a], the applicant for a request for the Planning Commission to approve a use shall be required to demonstrate that his/her proposal addresses the following additional requirements, except that the Planning Commission may waive any one or more criteria that it determines are not applicable based upon the expected impact of the proposal.

- i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.
- ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
 - Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to

Item: C

Michael Kent Myatt, Owner, and Joel Ford, Engineer

Request for: **Conditional Use for Gravel Outdoor Storage**

protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.

- Protection of use and enjoyment. The proposed plan shall be designed and arranged to have minimal negative impact on the use and enjoyment of adjoining property.
- Compatible design and integration. The use meets all design criteria required by this Code that apply and is designed to integrate well both on and off site.

Conditional Use (2 pages)

12.3.3.1 Compliance Required. Uses requiring Planning Commission approval, as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case by case basis.

1. Does this application meet the conditions set forth in Section 5 for the requested use? If yes, please explain.

NO. I am requesting to use gravel and for storage in zone B-3 over the 50% for threshold Code 7-12-10-4

2. Describe the effects the proposed use of utilities and facilities will have on the community.

There should be no change driven by this graveling of the vacated alley or to the proposed open shedding on local utilities and facilities in this area. The shed will not require power, water or sewage.

3. Describe how the size of the site is appropriate for the proposed use.

Since the pandemic, manufactures due to supply chain issues, have changed they way they deliver mowers to retailers. This has forced the retailers to take on more finished product in the spring (January through April) of the year. This building should enable me to meet my customers needs and still have the storage to store additional extra inventory during my peak selling season.

4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? _____
If yes, please explain:

No not directly. It should allow me to have the inventory in stock that customers are in the market for, instead of having them wait months to get the mower of their choice in.

5. Will there be any elevation in the noise level resulting from this proposed use? _____

If yes, please explain:

None over current levels.

6. What is the expected number of customers/employees per day?

Employees per day-9

Peak summer months (March through September) 42 per day

7. Parking Requirements:

Commercial/Industrial: Paved parking will be provided for Fourteen vehicles, and
One ADA vehicle(s); with Two loading spaces.

For more information please reference the Land Development Code Section 12.3.3.2.

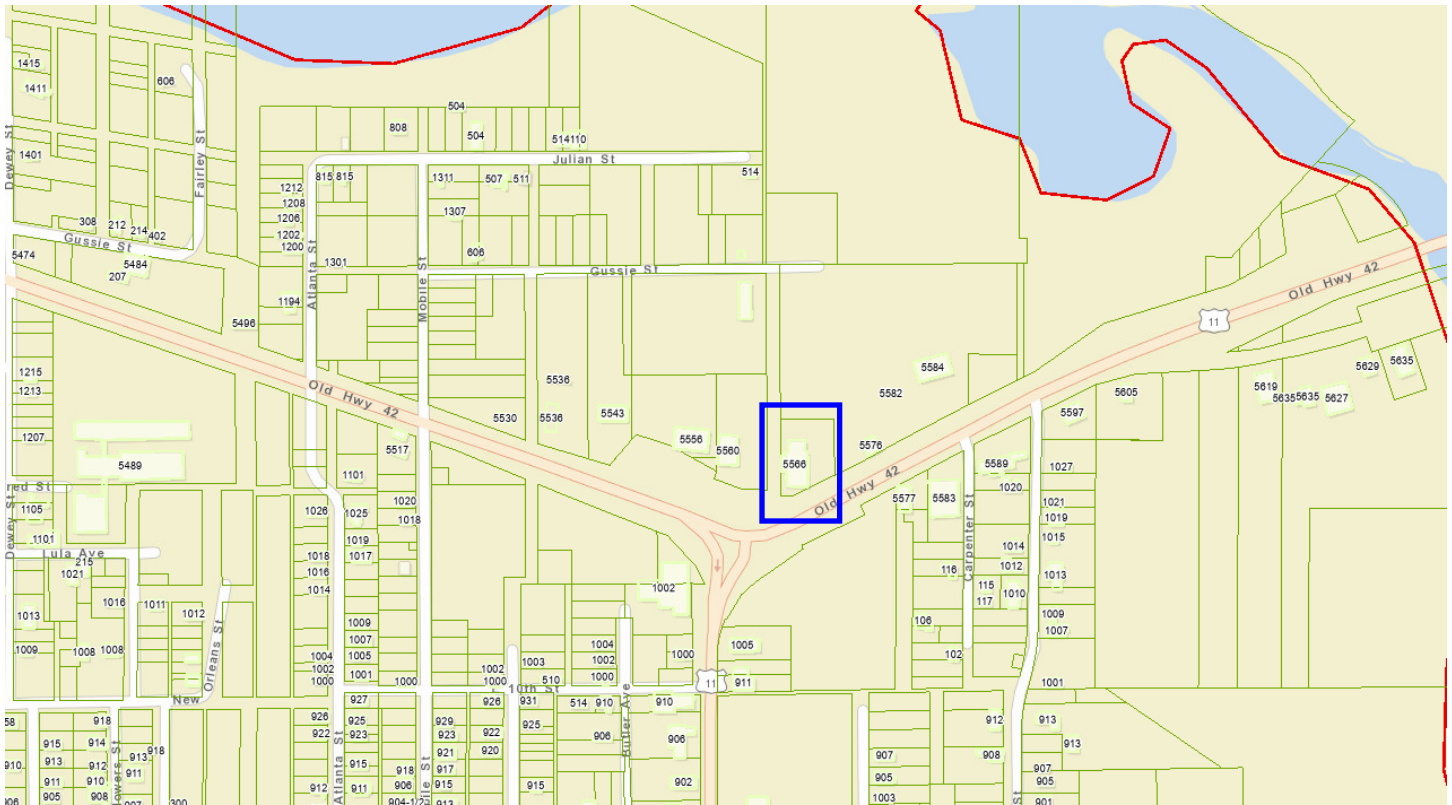
SUBJECT PARCEL: 5566 Old Highway 42

Michael Kent Myatt, Owner, and Joel Ford, Engineer

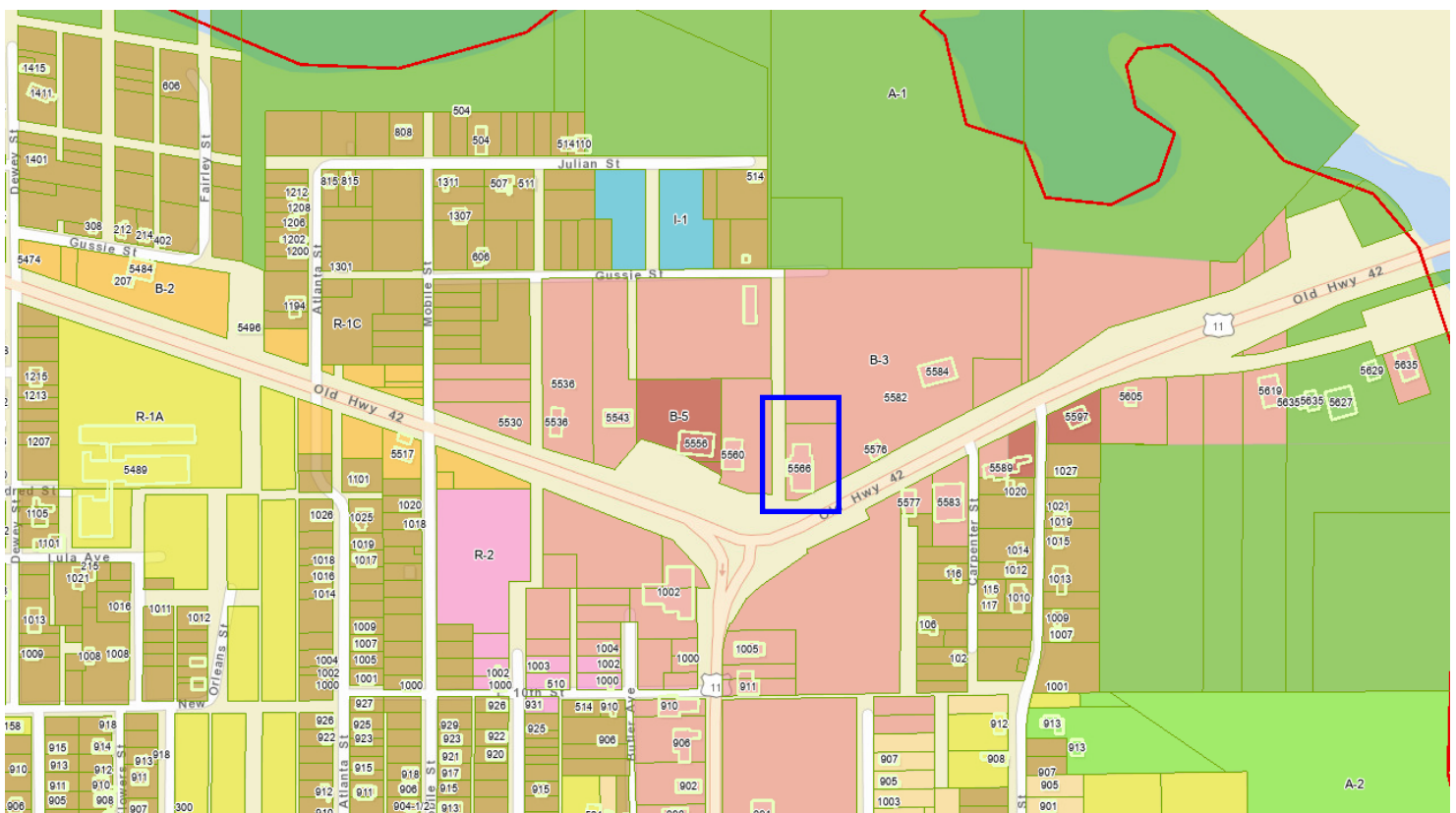
To consider an application to request to request a conditional use for “gravel outdoor storage space” in a B-3 Zone (Section 7.12.10.4.iii) for a certain property located at 5566 Old Highway 42 (Parcel No.: 2-029A-03-031.00; PPIN 15065 Forrest County, Ward 2).



Vicinity Map—Ward 2



Zoning—B-3



Site Aerial



SURROUNDING AREA

**Northern Direction: B-3/A-1 Parcels
and remainder of alley**



**Southern Direction: B-3 Undeveloped
/ Intersection of Bouie and HWY 42**



Eastern Direction: B-3

Restaurant and Tow Yard (Legal non-conforming)



**Western Direction: B-3 Deviney
Construction**

Site Plan



EXISTING PROPERTY OWNERSHIP AND VICINITY MAP
1" = 50'



CONCEPTUAL UNDERWOOD OUTDOOR POWER ADDITIONS AND IMPROVEMENTS
1" = 20'



Focused View



CONCEPTUAL UNDERWOOD OUTDOOR POWER ADDITIONS AND IMPROVEMENTS
1" = 20'



**Planning Commission
Case Fact Sheet**

Name of Petitioner: Michael Kent Myatt, owner, and Joel Ford, engineer

Address of Property:	Tax Parcel	PPIN:	Ward:
Between 5566 and 5560 Old Highway 42			2
North of the intersection of Bouie Street and Old Highway 42- Formerly known as "Hill Street"			

Request: **Alley Closure**

Purpose of Request: To consider an application to close and vacate a portion of an undeveloped street known as "Hill Street", which is located north of the intersection of Bouie St and Old Highway 42 between 5566 Old Highway 42 and 5560 Old Highway 42 (Ward 2).

Applicant Summary: See Attached

Applicable Regulations:

SECTION 12.2 Categories of Development Approvals

Legislative Development Approvals – Street closings

Present Zoning: Public Right of Way

Present Use: Undeveloped

**Surrounding Zoning
and Land Use:**

North: B-3 Community Neighborhood Business District / A-1
General Agricultural
South: B-3 Community Neighborhood Business District
East: B-3 Community Neighborhood Business District
West: B-3 Community Neighborhood Business District

Most Nearly

Bounded By (streets): Located north of Bouie Street, south of Gussie Street, east of Mobile St, and west of the Leaf River

Letters or

Concerns stated: The Planning Division Office has not received any letters or other

Item: D
Michael Kent Myatt, owner, and Joel Ford, engineer
Request for: **Alley Closure**

written communications relative to this case, as of November 23, 2022.

History / Background:

The applicant seeks to close a portion of the alley formerly known as "Hill Street" in order to expand a portion of their current business footprint. The alley is unimproved and the applicant is only seeking to close the portion directly adjacent to his property. The alley would still be accessible from its connection in the North to Gussie Street.

Option:

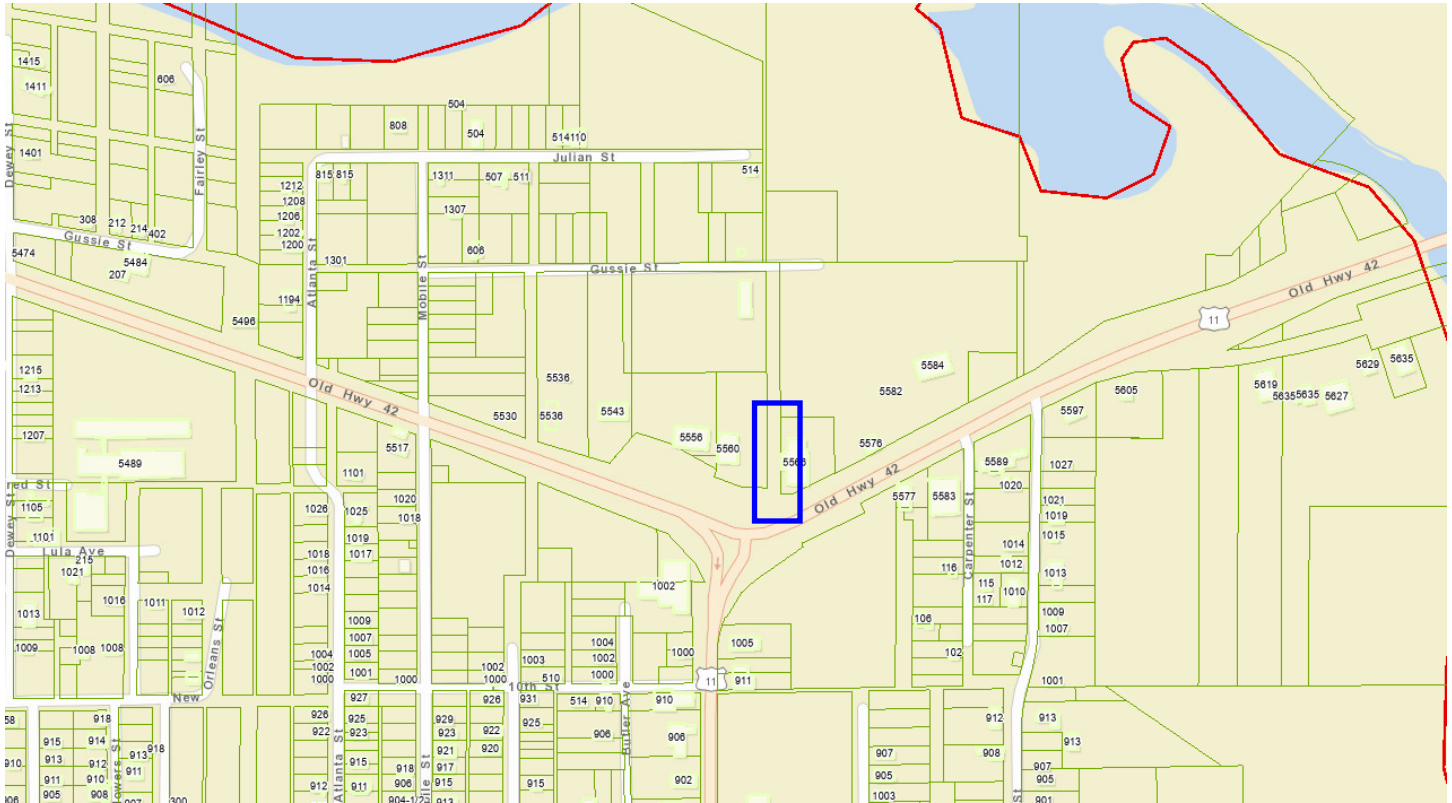
Approve or Deny an application to close and vacate a portion of an undeveloped street known as "Hill Street", which is located north of the intersection of Bouie St and Old Highway 42 between 5566 Old Highway 42 and 5560 Old Highway 42 (Ward 2).

SUBJECT PARCEL:
“Hill Street” - Unimproved Alley
The City of Hattiesburg

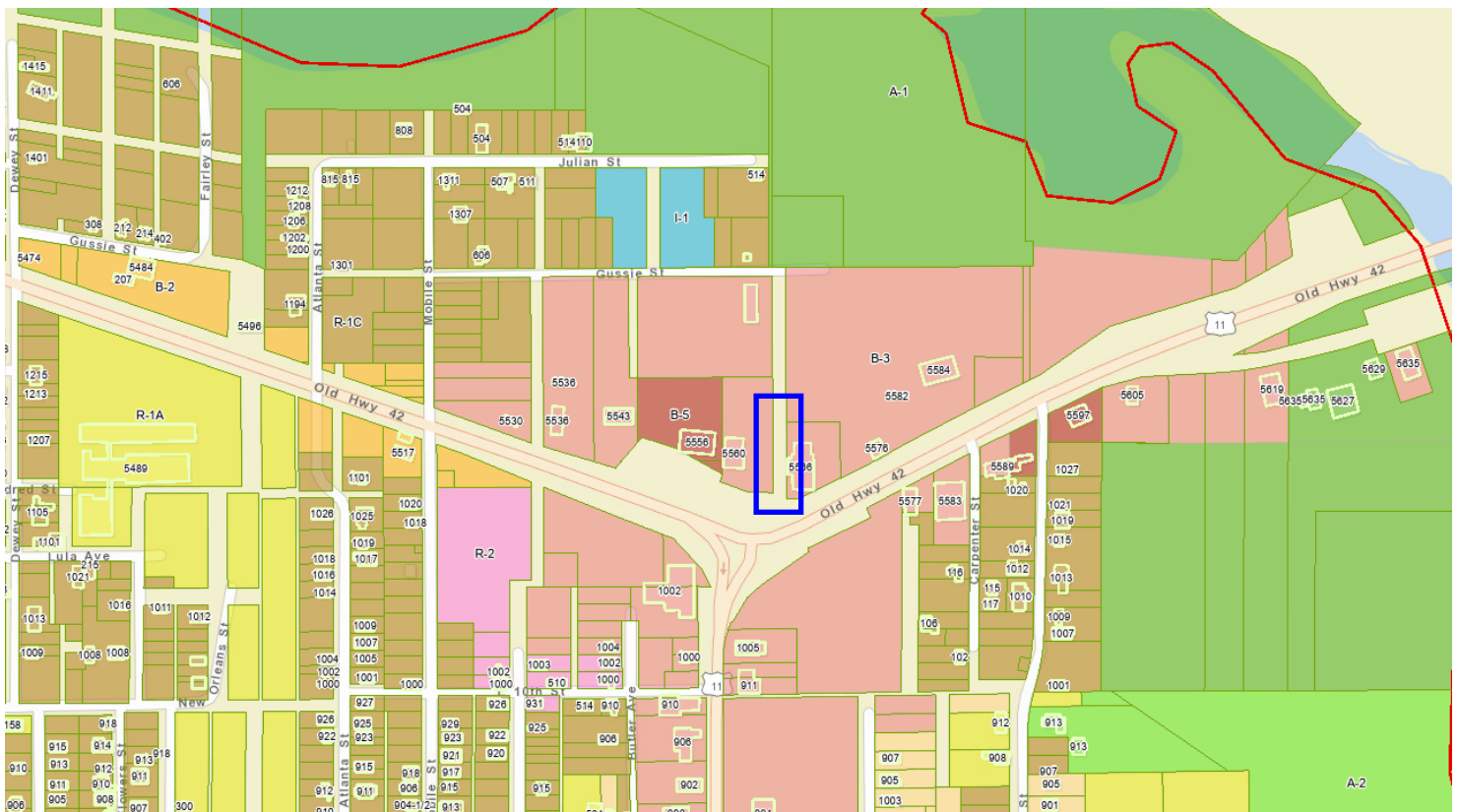
To close and vacate a portion of an undeveloped street known as “Hill Street”, which is located north of the intersection of Bouie St and Old Highway 42 between 5566 Old Highway 42 and 5560 Old Highway 42 (Ward 2).



Vicinity Map—Ward 2



Zoning—B-3





SURROUNDING AREA

**Northern Direction: B-3/A-1 Parcels
and remainder of alley**



**Southern Direction: B-3 Undeveloped
/ Intersection of Bouie and HWY 42**



**Eastern Direction: B-3—Location of
Underwood Outdoor Power**



**Western Direction: B-3 Deviney
Construction**



Street or Alley Closing, Vacating, Naming or Renaming Information (3 pages)

1. Please indicate specific request(s): ☐ Street ☒ Alley
D Closing ☒ D Vacating D Naming D Re-Naming



2. Current name of street/alley to be closed, vacated, named or re-named:

3. Names of all intersecting or bounding streets and/or alleys:
Fairmont St and Gussie St

4. Tax Block(s) and Lot(s) involved in closing request:

PPIN 15065 Parcel ID 2-029A-03-031.00 Kent Myatt 177 Tallulah Ridge, Hattiesburg, MS 39402

PPIN 40528-Parcel ID 2-029A-03-030.00 Deviney Construction P O BOX 6717 Jackson, MS 392826717

- The following properties are not involved in my request, (they do not border my property) but could be involved if the alley vacation is extended to Gussie St.

PPIN 20316-Parcel ID 2-029A-03-028.00 Deviney Construction P O BOX 6717 Jackson, MS 392826717

PPIN 15064 Parcel ID 2-029A-03-009.00 Jimmy Dale Odom P O BOX 661 Petal Ms, 39465

5. Describe existing development on property adjacent to the street/alley (i.e.: type of land uses, number of occupied dwelling units, business, height of buildings, etc.) And surrounding property within 400 feet.

Type of Land Use of adjacent development	Number of each Type adjacent to development	Maximum height of buildings (stories)	Number of properties immediately affected by change	Number of additional properties within 400 feet
Businesses	-1	2 story	1	1
Residences	Zero	N/A	N/A	N/A
Apartments	Zero	N/A	N/A	N/A
Churches/Schools	Zero	N/A	N/A	N/A

Any additional Information:

In this request, I am only asking for closure on the property directly adjacent to my property, (alley bordering PPIN 15065 & PPIN 40528 this alley extends to Gussie St and I am not asking for this to be closed nor do I want to take possession of this property.

5. Describe the effect the proposed change will have on existing development and the transportation system within the

There should be no change to transportation, this alley is unimproved from the 1960's and has never been used for any public transportation.

6. Have applications for zoning, variance, building permit, or other applications been filed?
_____ Yes _____ ☒ No Paper work will be submitted 10-24-2022

If yes, provide reference numbers and dates: _____

7. Acknowledgment of property owners adjacent to the street/alley renaming. Include all names and addresses and a legal opinion or affidavit attesting to the signatures of all owners of record. The affidavit must be sworn to before a notary public or other appropriate official.
(Sample form attached)

Obtain from the City's Engineering Department the legal description of the street/alley or portion thereof to be closed, vacated, named or re-named (need electronic copy)

Hill Street

ATTACH SAMPLE STREET / ALLEY Acknowledgement of Affected residents/business
As PAGE 3

PRESENT NAME: PROPOSED NAME:

CHECK ONE: PROPERTY OWNERS LIST BUSINESS OWNERS LIST

INCLUDE ALL NAMES, ADDRESSES, CITY TAX PARCEL NUMBERS AND A LEGAL OPINION OR AFFIDAVIT ATTESTING TO THE SIGNATURES OF ALL OWNERS OF RECORD.

PLEASE PRINT OR TYPE

NAME Address	PPIN# TAX PARCEL #	Approve	Deny	Signature
-----------------	-----------------------	---------	------	-----------

Deviney Construction CO PPIN 40528-Parcel ID 2-029A-03-030.00
PPIN 20316-Parcel ID 2-029A-03-028.00

PO Box6717 Jackson, MS 39282-6717



Emma Merritt
10/24/22

Signature
[Signature]
Richard Black
President

Deviney
Parking Lot

PPIN 40528
PARCEL ID 2-029A-03-030.00
OWNERNAME
DEVINEY CONSTRUCTION CO INC

Vacated Alley 51.5' wide
to Gussie St

MS Power
Reming line
is Deadheaded
to Gussie

PPIN 15064
PARCEL ID 2-029A-03-009.00
OWNERNAME
ODOM JIMMY D & KATHERINE

MS Power
Utility

225'

48'
Shed Two Cycle
190'

First Floor	6000 Sq-Ft
Two Cycle Shed	480 Sq-Ft
Second Floor	6000 Sq-Ft
Mechanic Area	1416 Sq-Ft
TOTAL	13,896 Sq-Ft

48'
Mechanic work area
30'
24'
6'

180'

MS Power
Utility

149'

MS Power
Utility

60'

Item: E
City of Hattiesburg
Request for: **Adoption of Longleaf Village in the Avenues Master Plan
And adoption of “Hattiesburg Form-Based Code”**



**Planning Commission
Case Fact Sheet**

Name of Petitioners: City of Hattiesburg

Request: Adopt an amendment to the “Comprehensive Plan 2008-2028” and to amend the Comprehensive Zoning Ordinance No. 2330, as amended, and to amend the text of the Midtown Form-Based Code, Ordinance 3105 as amended, of the City of Hattiesburg, Mississippi as follows: To amend the “Midtown Form-Based Code” to establish the “Hattiesburg Form-Based Code” and establish the area and further define, amend, and add regulations for the “Longleaf Village in the Avenues Master Plan.”

Summary: The Longleaf Village in the Avenues is a Master Plan project established to engage the public and key stakeholders and work with the Planning Division staff to create a vision document for the areas of North 25th and 26th Avenues between Hardy Street and West 4th Street. The outcome of the project is to create a master plan reflective of the City’s Comprehensive Plan 2008-2028 and to promote Smart Growth principles, urban design standards, economic revitalization, and/or enhancement. It will also aim to reduce conflicts of incompatible land uses; stabilize and improve property values; promote more transportation options; and encourage safe, convenient, attractive, sustainable, healthy neighborhoods and districts.

At the time of this report, the master plan and text amendments related to the Longleaf Village in the Avenues are not available. They will be distributed digitally as soon as available and hard copies will be available at the public hearing. The item will remain on the agenda.

Option: **Approve, Deny, or Table** the application to amend the Midtown Form-Based Code to establish the “Hattiesburg Form-Based Code” and establish the area and further define, amend, and add regulations for the “Longleaf Village in the Avenues Master Plan.”