

Place: Jackie Dole Sherrill Community Center (Dining Room)

Time: 1:00 PM

Planning Commission

AGENDA

3/1/2023

I. Business Meeting

1. Review and approval of March meeting's agenda
2. Review and approval of the minutes of the February 2023 Meeting and the February 15th, 2023 Special Called Meeting.
3. Building Report
4. Planning Report
 - A. [Map of Planning Commission Items](#)
5. Chair's Report
6. Introductions

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. A petition has been filed by Robin Roberts, applicant, and Michael Albanese of Burnice Whittier Smith Corp., owner, as required in the Land Development Code, Ord. No. 3209, to change the zoning classification for certain properties located at 350 S 11th Ave and 709 Mamie Street. The applicant requests to change the zoning classification of 350 S 11th Ave from R-1B (Single-Family Residential) to R-3 (Multi-family residential), and to change 709 Mamie Street from R-1A to R-2 (two-family residential) (Forrest County, Ward 4).

A petition has been filed by Nicholas Connolly, engineer, and Jonathan Krebs, owner, as required in the Land Development Code, Ord. No. 3209, to change the zoning classification for certain properties located at the southeast corner of Classic Drive and J Ed Turner Drive (051D-02-001.000, and 051C-02-001.000; PPIN's 16918, and 8540) from R-1A and R-1B (Single-Family Residential) to A-2 (Agricultural Residential). The request is part of preliminary plat approval for a major subdivision and only a portion of PPIN 8540 is requested to be rezoned (Lamar County, Ward 1).
 - B. A petition has been filed by Nicholas Connolly, engineer, and Jonathan Krebs, owner, as required in the Land Development Code, Ord. No. 3209, for a major subdivision of properties located at the southeast corner of Classic Drive and J Ed Turner Drive (Parcels 051D-02-001.001, 051D-02-001.000, and 051C-02-001.000; PPIN's 30026, 16918, and 8540) Lamar County, Ward 1). The request is contingent upon the approval of the rezone request of agenda item B.
 - C.

III. Other Business

IV. Adjournment

HPC March 2023: Item A

Robin Roberts, Applicant, and Michael Albanese of Burnice Whittier Smith Corp., Owner

Request for: **Zoning Change From R-1B to R2 and R-3**



URBAN DEVELOPMENT PLANNING DIVISION

Planning Commission Case Fact Sheet

Name of Petitioners: Robin Roberts, Applicant, and Michael Albanese of Burnice Whittier Smith Corp., Owner

Address of Property:

Parcels are adjacent to each other at the Corner of S 11th Ave and Mamie Street

R-1B to R-2 Request: 709 Mamie Street

R-1B to R-3 Request: 350 S 11th Ave

	Tax Parcel	PPIN:	Ward:
709 Mamie Street	2-029M-09-054.00	16933	4
350 S 11 th Ave	2-029M-09-053.00	16934	4

Request: **Zoning Change of two R-1A Parcels
One parcel to R-2 and one to R-3**

Applicant Summary: See Attached

Applicable Regulations:

SECTION 2

APPLICABILITY AND CONFORMITY

2.4 Nonconformities

2.4.4 Nonconforming Uses. A legal nonconforming use is a use existing legally at the time of the passage of this Code, or the time of annexation into the City's jurisdiction, which does not by reason of use conform to the regulations of the district in which it is located. A use established after the passage of this Code which does not conform to regulations of the district in which it is located shall be considered an illegal nonconforming use and is a violation of this Code. Legal nonconforming uses of land or structures may continue only in accordance with all of the following provisions.

2.4.4.4 Reestablishment Restricted. A legal nonconforming use, when discontinued or abandoned, shall not be resumed.

Discontinuance or abandonment shall be defined as:

i. When land used for a legal nonconforming use ceases to be

used in a bona fide manner or a period of six consecutive calendar months.

ii. When a building designed or arranged for a nonconforming use ceases to be used in a bona fide manner as a legal nonconforming use for a continuous period of six consecutive calendar months.

iii. When a building designed or arranged for a conforming use shall cease to be used in a bona fide manner as a legal nonconforming use for a period of six consecutive calendar months.

SECTION 4

Zoning Districts Established

4.5.4 R-1B 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 abut 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-1B

Present Use: Unoccupied Residential Structures

Future Land Use: Neighborhood Conservation District 1

Surrounding Zoning and Land Use:
North: R-1B Single Family Residential
South: R-1B Single Family Residential
East: R-1B Single Family Residential
West: R-1C Single-Family Residential

HPC March 2023: Item A

Robin Roberts, Applicant, and Michael Albanese of Burnice Whittier Smith Corp., Owner

Request for: **Zoning Change From R-1B to R2 and R-3**

Letters or

Concerns stated:

The Planning Division Office has not received any letters or other written communications relative to this case as of February 22, 2023

History / Background:

The applicant met with Planning Staff to discuss the rezoning of two parcels at the intersection of S 11th Ave and Mamie Street. The property located at 350 S 11th Avenue was constructed and used as a 4-plex previously but has been vacant for more than 6 months. The property at 709 Mamie Street had been converted into a duplex, but a recent fire destroyed the building and it has been vacant for more than 6 months. Both properties, while constructed as Multi-Family and Two-Family residential structures, were considered legal nonconforming when the current Land Development Code was adopted. The abandonment of the non-conforming uses requires the properties to meet the current standards of the zoning district, and therefore cannot be used for multi-family, two-family structures as currently zoned.

The rezone request of the property at 350 S 11th Avenue to an R-3 zoned parcel would allow the property to be used legally as a 4-plex structure. The applicant discussed with staff the intent to demolish the burned structure at 709 Mamie St and reestablish a duplex at the site, if the R-2 Zoning is approved.

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:

350 S 11th Ave and 709 Mamie St

Robin L. Roberts (representative) and Michael Albanese of Burnice Whittier Smith Corp (owner/applicant).

The applicant requests to change zoning classification of 350 S 11th Ave from R-1B(Single-Family Residential) to R-3 (Multi-family residential), and to change 709 Mamie Street from R-1B to R-2 (two family residential) (Forrest County, Ward 4).

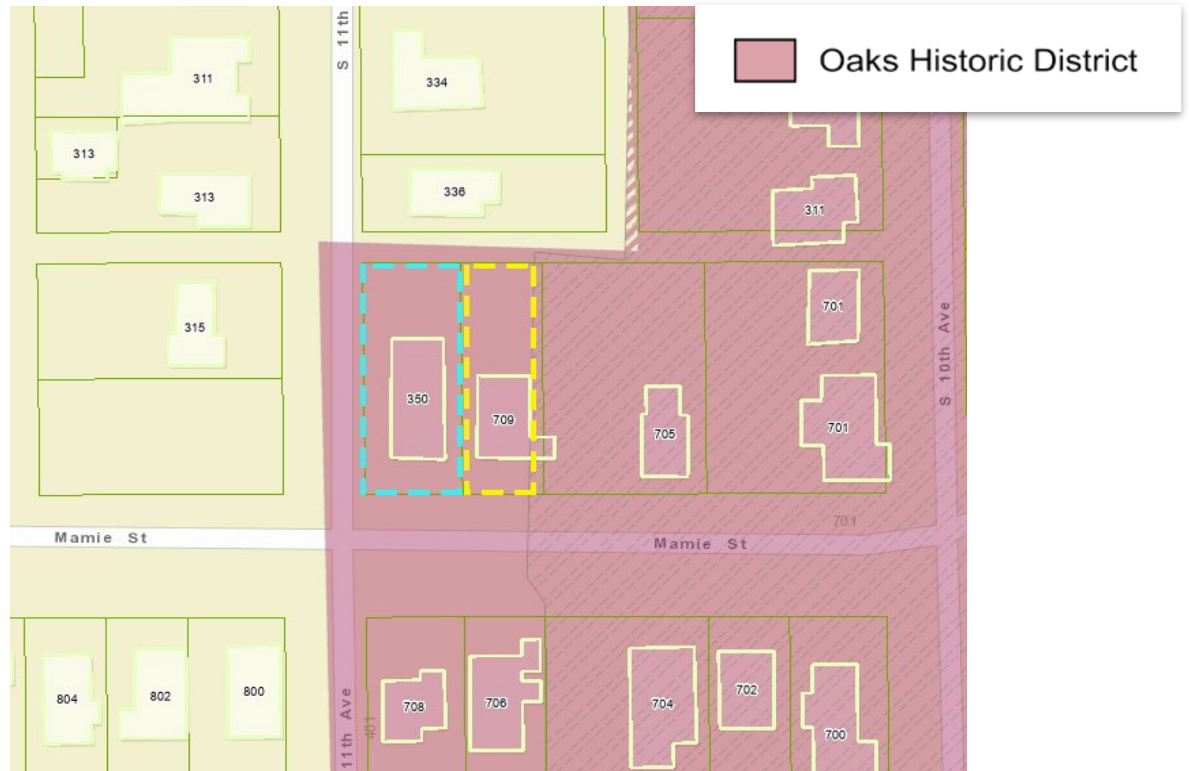


350 S 11th Ave

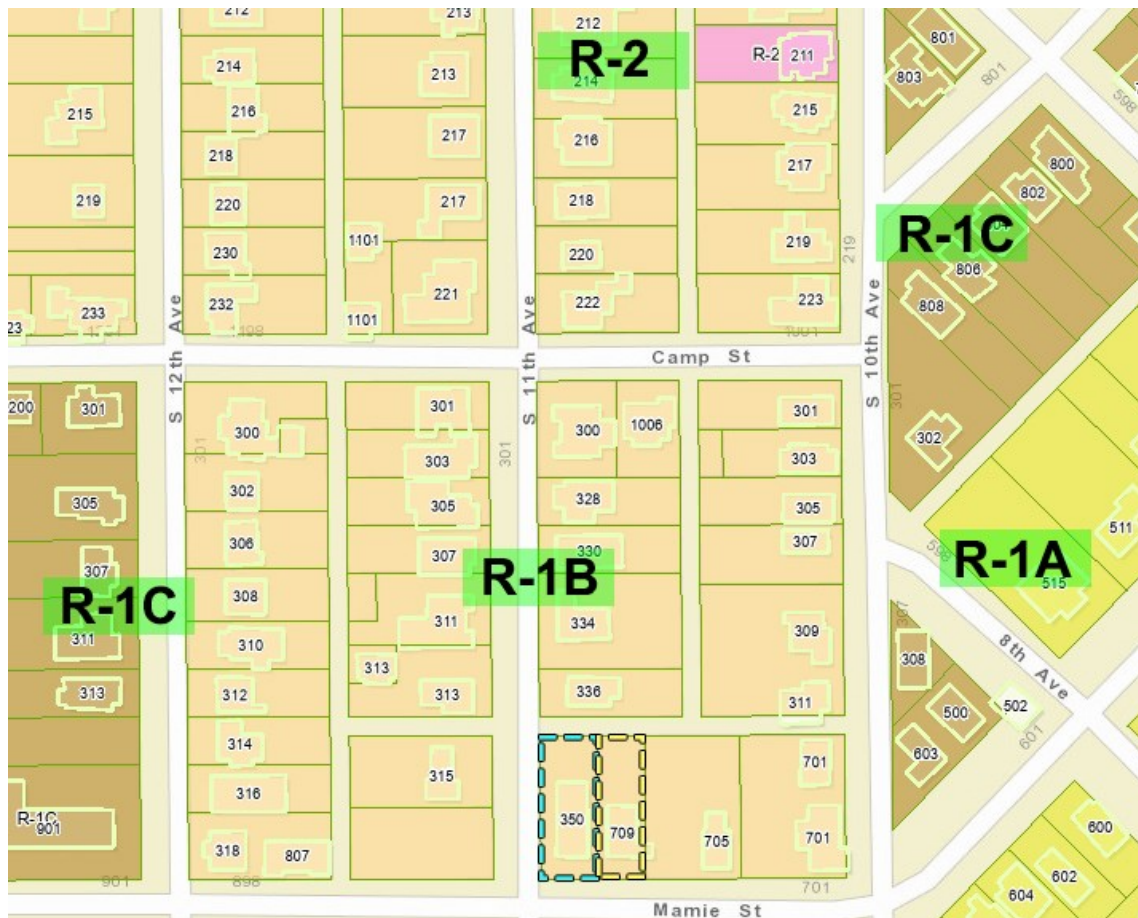
709 Mamie St



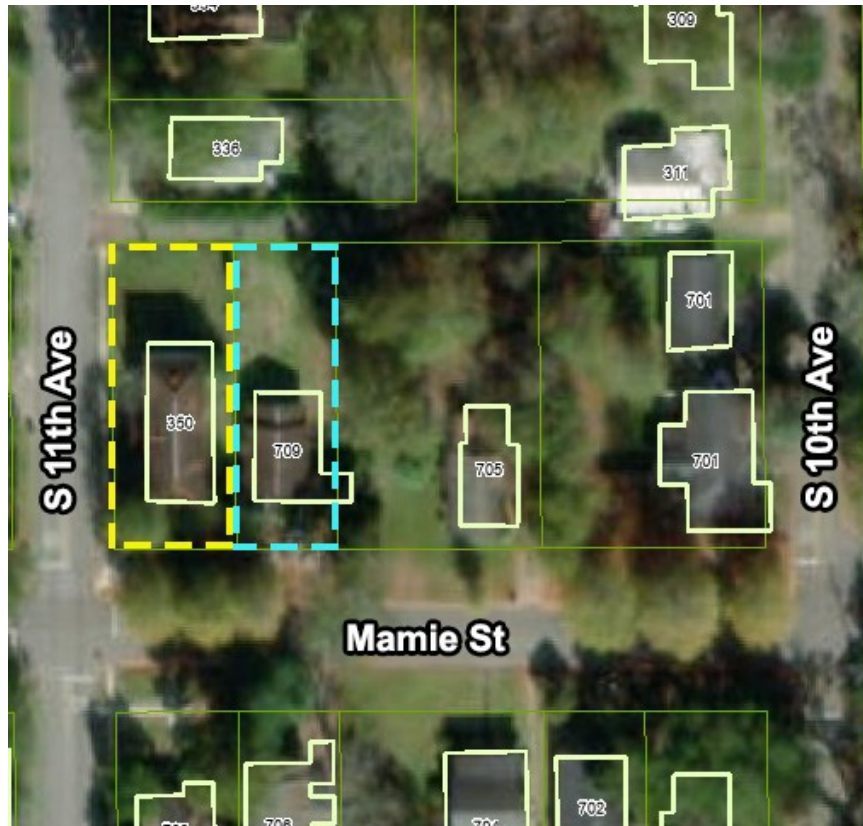
Vicinity Map—Ward 4



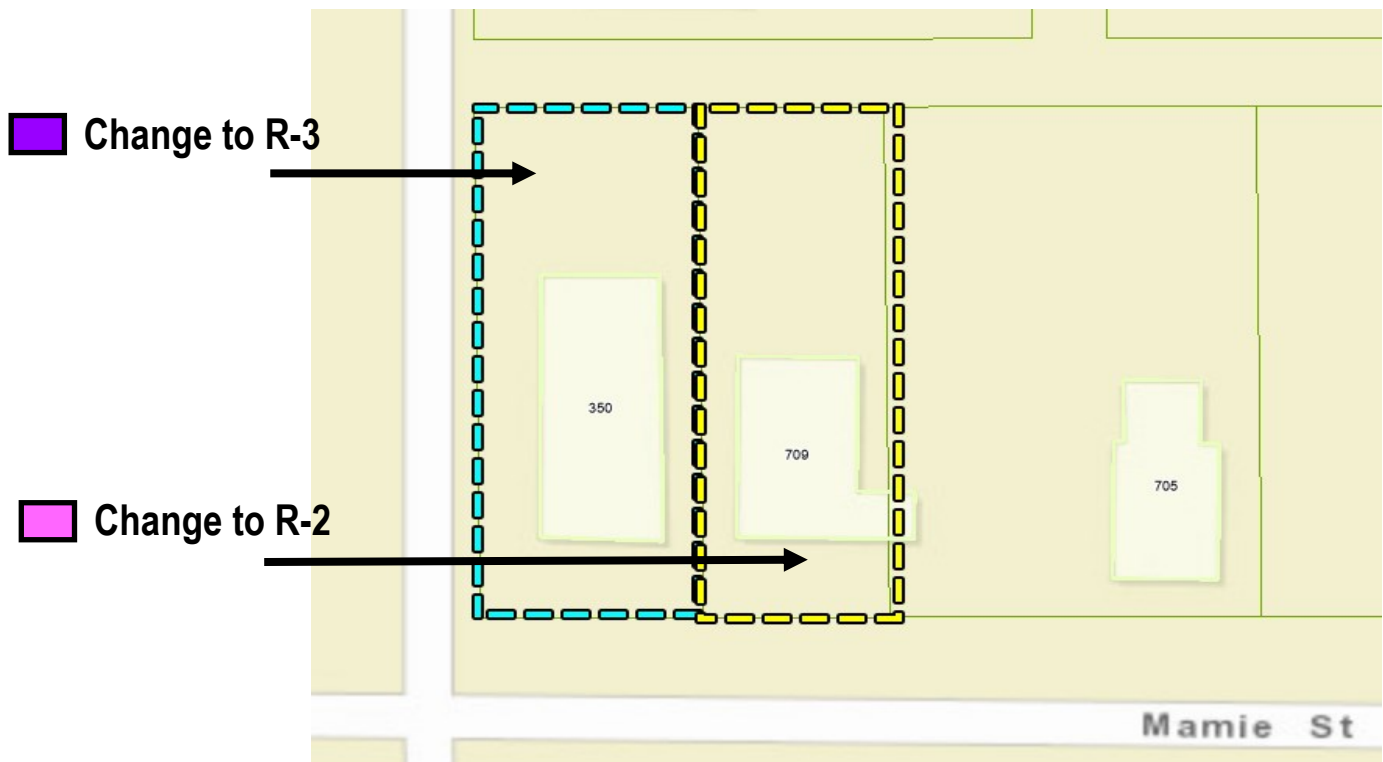
Surrounding Zoning



Site Aerial



Area Requested for Rezone



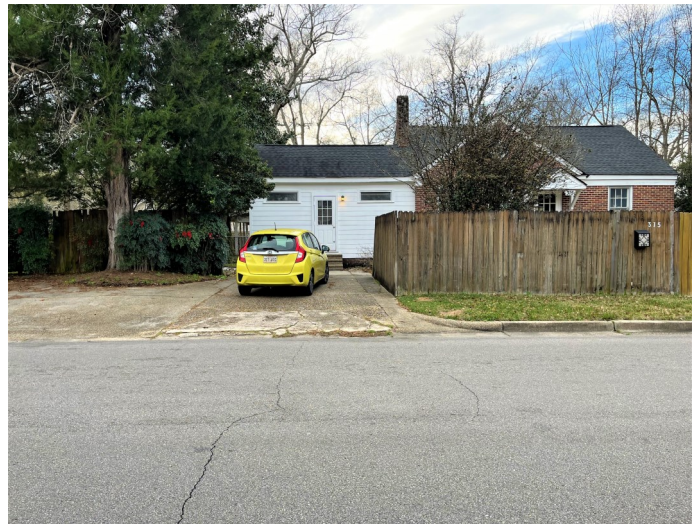
SURROUNDING AREA

Northern and Southern Directions: R-1B

Single-family Residential



Western Direction: R-1B, Single-family Residential



S11th Ave and Mamie St Intersection

SURROUNDING AREA

Eastern Direction: R-1B

Single-family Residential



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.)

There is a clear public need for the zoning to be changed back as per the provisions of the comprehensive plan. The two properties sought to be re-zoned have been used for higher density residential use for many years. The structure at 350 S. 11th Avenue is a 4-plex, while the adjacent 709 Mamie Street is a duplex. Both properties lost their "grandfather" status due to vacancy. Allowing the property to return to a 4-plex and duplex (R-3 & R-2, respectively) meets criteria in the comprehensive plan in the following ways: it will promote economic development by making a substantial investment in property that may otherwise be unused or an eyesore. It is within a historic district so the certificate process will insure it preserves the historic character. The re-zoning will cause no incompatible use, as the proposed use is as it has always been. The property values will be enhanced by the investment for the benefit of the entire neighborhood. It will also improve the stock of moderate income housing. Nothing about the project will cause disorderly development, and the use will allow orderly growth & development without changing the character of the neighborhood.

HPC March Item: B, C
Nicholas Connolly, Engineer, and Jonathan Krebs, Owner
Request for: **Zoning Change from R-1A, R-1B to A-2 and
Preliminary Plat Approval for Major Subdivision**



URBAN DEVELOPMENT PLANNING DIVISION

Planning Commission Case Fact Sheet

Name of Petitioner: Nicholas Connolly, Engineer, and Jonathan Krebs, Owner

Address of Property:	Tax Parcel	PPIN:	Ward:
Intersection of J ED Turner Road And Classic Drive			
Parcels for Rezoning			
R-1B to A-2	051D-02-001.000	16918	1
R-1A to A-2	051C-02-001.000	8540	1
Remaining A-2 Parcel for Major Subdivision	051D-02-001.001	30026	1

Request: **Rezone Request of two Parcels from R-1B and R-1A to A-2
Preliminary Plat Approval for a Major Subdivision**

Purpose of Request: The applicant is seeking to create a subdivision under the A-2 Zoning Requirements (Agricultural Residential). In order to meet the minimum lot size requirements for the proposed area of the subdivision, the applicant is also seeking rezone requests of portions of two adjacent parcels, which will be a part of the Major Subdivision.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 4 Zoning Districts Established

4.5.2 Agricultural Residential District: The purpose of the A-2 Agricultural District is to permit low-density single-family residential development along with restrictive agricultural uses. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect large lots, open space and low density population.

HPC March Item: B, C
 Nicholas Connolly, Engineer, and Jonathan Krebs, Owner
 Request for: **Zoning Change from R-1A, R-1B to A-2 and
 Preliminary Plat Approval for Major Subdivision**

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.

4.5.4 R-1B Residential District: The purpose of the R-1B 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.

SECTION 6

Dimensional Standards and Measurements

Table 6.1 Dimensional Standards

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%	-

Present Zoning:

The largest parcel is zoned A-2, and portions of adjacent parcels to be included in the Subdivision request are R-1A and R-1B.

HPC March Item: B, C
Nicholas Connolly, Engineer, and Jonathan Krebs, Owner
Request for: **Zoning Change from R-1A, R-1B to A-2 and
Preliminary Plat Approval for Major Subdivision**

Present Use: Vacant, undeveloped

Future Land Use: Neighborhood Conservation District 2

Surrounding Zoning and Land Use:
North: A-2 Agricultural Residential
South: Longleaf Trace (south of LLT is outside of City Limits)
East: R-1A Single-Family Residential / A-1 Agricultural
West: R-1A Single-Family Residential / A-1 Agricultural

Letters or Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case as of July 20, 2022. Staff spoke with a nearby resident/property owner on site who indicated sidewalks would be a welcomed addition, as many nearby residents do not feel safe walking or jogging in the street.

History / Background: The petitioner met with Staff in Pre-Application to discuss a proposed development of a subdivision on unimproved parcels at the southeast corner of the intersection of J ED Turner Road and Classic Drive. The proposed subdivision will be ± 46.49 acres with 16 lots ranging in size from 1 acre to 3.8 acres. Each lot will vary in size and shape but will meet the minimum requirements for an A-2 Zone.

Amenities are shown on the plan, including a green space that includes a lake and a pathway that connects to the Longleaf Trace. The owner of the property intends to construct and live in a home within the subdivision.

The engineer for the project has met in the Site Plan review with staff to discuss the infrastructure and permitting requirements for the development of the subdivision but has not yet been approved.

The preliminary subdivision plat extends into portions of two other parcels, which are zoned R-1A and R-1B. Before the Preliminary Plat can be approved, the zoning change must first be addressed so that all parcels will be zoned A-2.

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

HPC March Item: B, C
Nicholas Connolly, Engineer, and Jonathan Krebs, Owner
Request for: **Zoning Change from R-1A, R-1B to A-2 and
Preliminary Plat Approval for Major Subdivision**

Approve or deny a preliminary plat for a major subdivision in the City of Hattiesburg.

Approval Criteria For a Preliminary Plat Approval for Major Subdivision:

- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
- iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

HPC ITEMS B,C

Pipeline Rd (Longleaf Trace Connector)

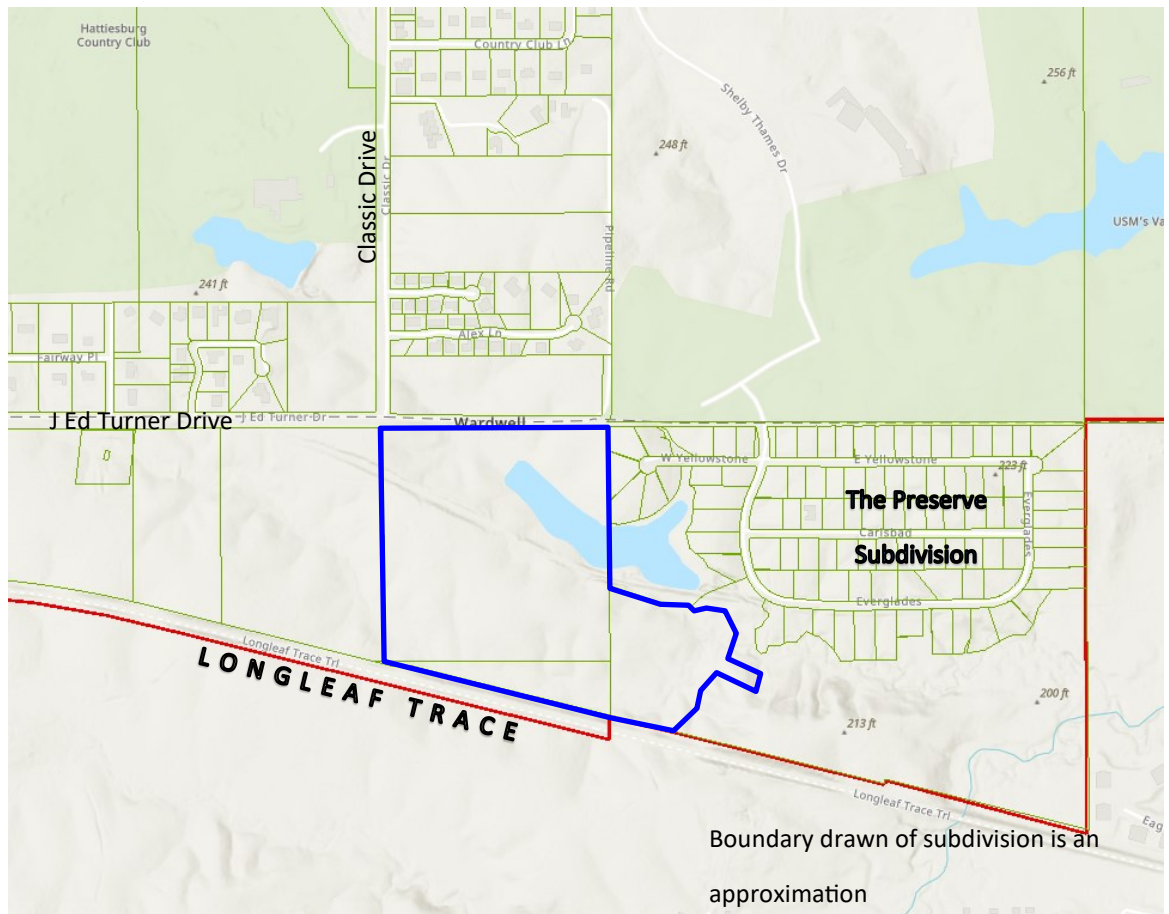
Nicholas Connolly, Engineer, and Jonathan Krebs, Owner

Request for Preliminary Plat Approval for a Major Subdivision for property located at the intersection of J ED Turner Drive and Classic Drive. The Applicant is also requesting to rezone two parcels that will be a part of the subdivision to A-2 so the entirety of the subdivision will be Zoned A-2.

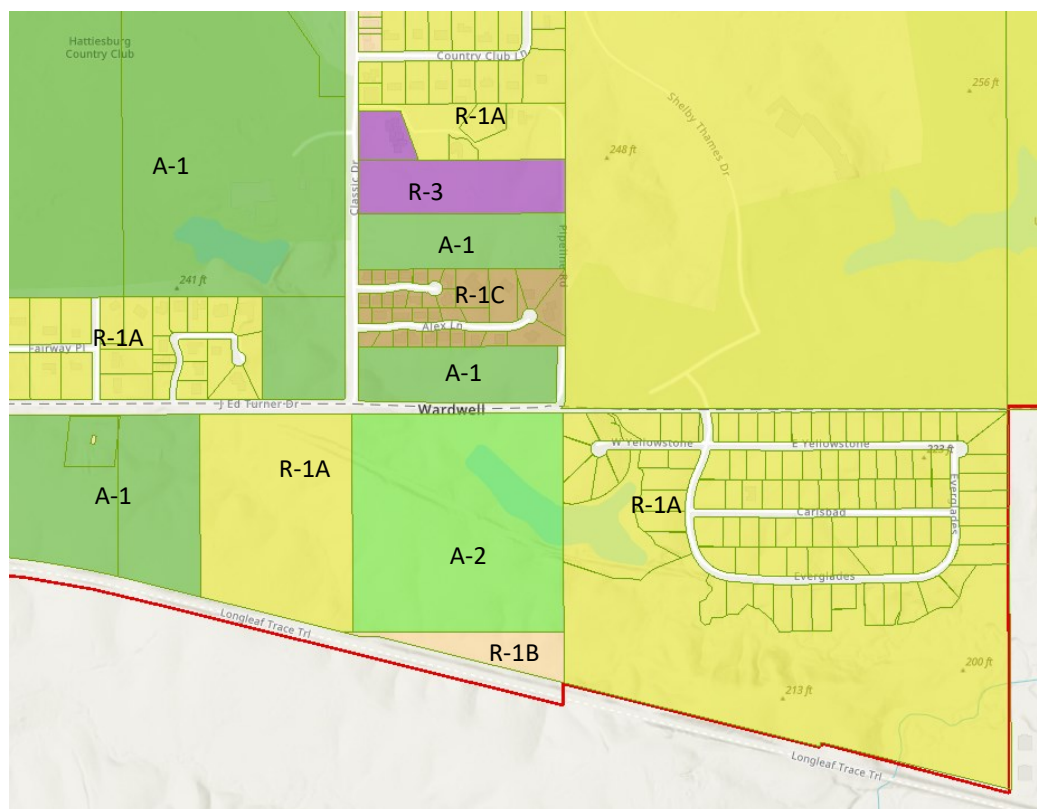
The Preliminary Plat Approval is contingent upon approval of the rezone request



Vicinity Map—Ward 1



Surrounding Zoning



Site Aerial



SURROUNDING AREA

**Northern Direction: A-1
(General Agricultural)
Vacant/Undeveloped**



**Western Direction: R-1C
(Single-Family Residential)
Vacant/Undeveloped**



**Northern Direction
(alternative): A-1 (General
Agricultural)
Vacant/Undeveloped**



SURROUNDING AREA

Eastern Direction: R-1A (Single-family Residential)

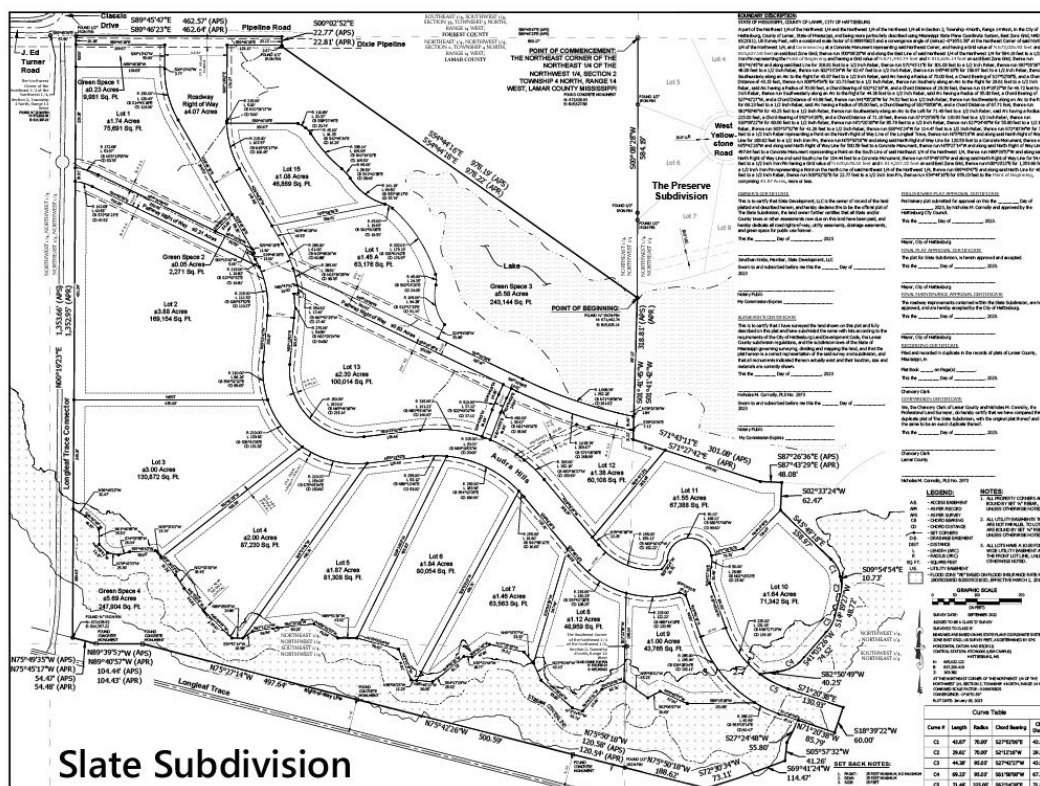
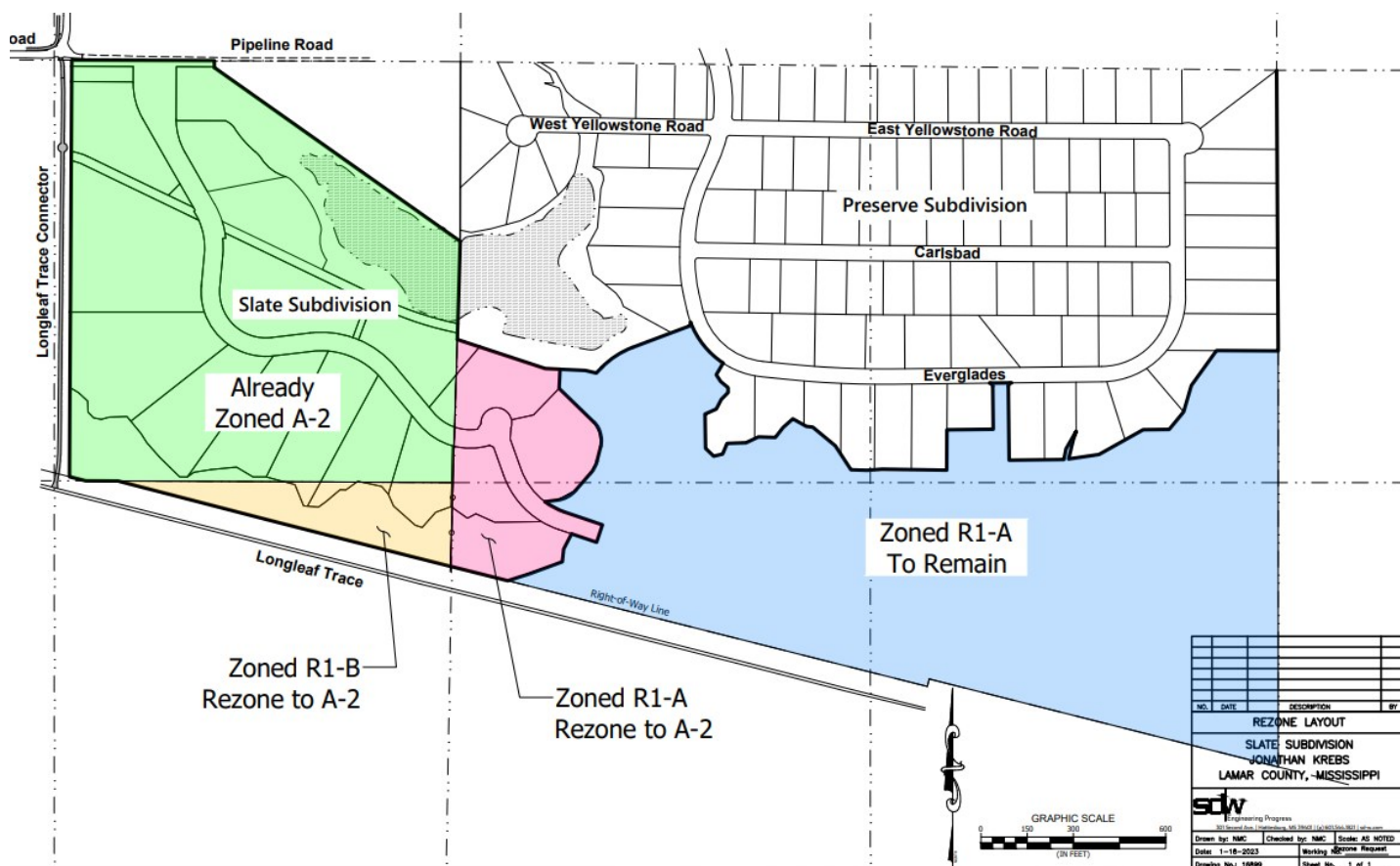
The Preserve Subdivision



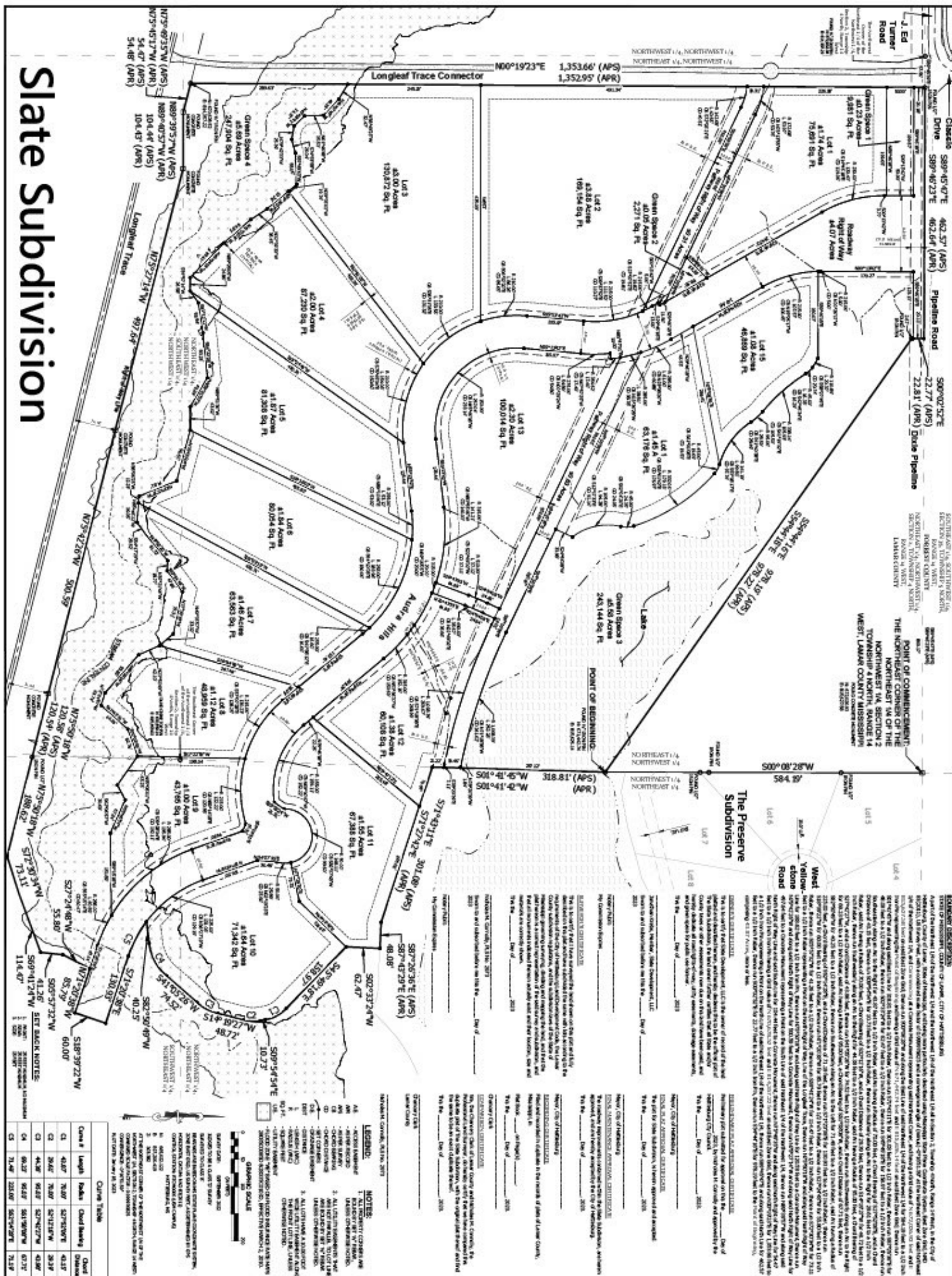
Southern Direction: Outside of City Limits (R-1B, Single-family Residential and the Longleaf Trace



Areas Requested for Rezone



Slate Subdivision



Subdividing of Lot, Parcel or Tract Information (1_page)

1. Property data:

Parent Parcel / ~~Existing lot/parcel/tract~~ contains 90.56 Acres ~~Square Footage~~/Acres

Lot Area Requirement: 1.00 Acres

Lot Frontage Requirement: 100 feet

Existing use of lot/parcel/tract Agricultural

To be subdivided into 16 lots/parcels (including parent parcel) – outlined below.

Newly subdivide d Parcels	New lot size in square footage (sf) or acres (A)	New lot has public road frontage (yes / no)	New lot has private road frontage (yes / no)	Indicate name of public or private road(s)	Staff - Lot area & frontage requirements comply?	
					Yes	No
1.	1.74 Ac.	yes	no	Audra Lane		
2.	3.88 Ac.	yes	no	Audra Lane		
3.	3.00 Ac.	yes	no	Audra Lane		
4.	2.00 Ac.	yes	no	Audra Lane		
5.	1.87 Ac.	yes	no	Audra Lane		
6.	1.84 Ac.	yes	no	Audra Lane		
7.	1.46 Ac.	yes	no	Audra Lane		
8.	1.12 Ac.	yes	no	Audra Lane		
9.	1.00 Ac.	yes	no	Audra Lane		
10.	1.64 Ac.	yes	no	Audra Lane		
11.	1.55 Ac.	yes	no	Audra Lane		
12.	1.38 Ac.	yes	no	Audra Lane		
Be sure to include information on the remainder of "existing" lot after splits made – identified as "Parent Parcel"						
Parent Parcel	46.69 Ac.	yes	no	Audra Lane		
		Total square footage of new lots (verify total matches existing parcel prior to splits)				

Use extra copies of this form if needed for additional lots.

2. Infrastructure required:

Water/Sewer X Gas X Electric X Telephone X Cable X Streets X

Subdividing of Lot, Parcel or Tract Information (1_page)

1. Property data:

Parent Parcel / Existing lot/parcel/tract contains _____ Square Footage/Acres

Lot Area Requirement: 1.00 AcresLot Frontage Requirement: 100 feetExisting use of lot/parcel/tract AgriculturalTo be subdivided into 16 lots/parcels (including parent parcel) – outlined below.

Newly subdivide d Parcels	New lot size in square footage (sf) or acres (A)	New lot has public road frontage (yes / no)	New lot has private road frontage (yes / no)	Indicate name of public or private road(s)	Staff - Lot area & frontage requirements comply?	
					Yes	No
1- 13	2.30 Ac.	yes	no	Audra Lane		
2- 14	1.45 Ac.	yes	no	Audra Lane		
3- 15	1.08 Ac.	yes	no	Audra Lane		
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
Be sure to include information on the remainder of "existing" lot after splits made – identified as "Parent Parcel"						
Parent Parcel						
		Total square footage of new lots (verify total matches existing parcel prior to splits)				

Use extra copies of this form if needed for additional lots.

2. Infrastructure required:

Water/Sewer ____ Gas ____ Electric ____ Telephone ____ Cable ____ Streets ____

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.)

The owner of the property wants to rezone the entirety of PPIN 16918 from R-1B to A-2, and a small part of PPIN 8540 from R-1A to A-2. The majority of the proposed subdivision property is already zoned A-2. The intention of the rezone is to allow the owner to build a subdivision with large lots. The area south of J. Ed Turner Drive is developing into an area with homes on large sized lots backed up to the Longleaf Trace. The owner would like to continue this development trend.

PPIN 16918 is currently zoned R-1B which does not match the zoning of anything else in the area which seems to be a mistake in the original zoning.

The part of PPIN 8540 that the owner is requesting to be rezoned is physically separated from the remainder by a creek and swampy area.

HPC March Item: B, C
Nicholas Connolly, Engineer, and Jonathan Krebs, Owner
Request for: **Zoning Change from R-1A, R-1B to A-2 and
Preliminary Plat Approval for Major Subdivision**



URBAN DEVELOPMENT PLANNING DIVISION

Planning Commission Case Fact Sheet

Name of Petitioner: Nicholas Connolly, Engineer, and Jonathan Krebs, Owner

Address of Property:	Tax Parcel	PPIN:	Ward:
Intersection of J ED Turner Road And Classic Drive			
Parcels for Rezoning			
R-1B to A-2	051D-02-001.000	16918	1
R-1A to A-2	051C-02-001.000	8540	1
Remaining A-2 Parcel for Major Subdivision	051D-02-001.001	30026	1

Request: **Rezone Request of two Parcels from R-1B and R-1A to A-2
Preliminary Plat Approval for a Major Subdivision**

Purpose of Request: The applicant is seeking to create a subdivision under the A-2 Zoning Requirements (Agricultural Residential). In order to meet the minimum lot size requirements for the proposed area of the subdivision, the applicant is also seeking rezone requests of portions of two adjacent parcels, which will be a part of the Major Subdivision.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 4 Zoning Districts Established

4.5.2 Agricultural Residential District: The purpose of the A-2 Agricultural District is to permit low-density single-family residential development along with restrictive agricultural uses. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect large lots, open space and low density population.

HPC March Item: B, C
 Nicholas Connolly, Engineer, and Jonathan Krebs, Owner
 Request for: **Zoning Change from R-1A, R-1B to A-2 and
 Preliminary Plat Approval for Major Subdivision**

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.

4.5.4 R-1B Residential District: The purpose of the R-1B 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.

SECTION 6

Dimensional Standards and Measurements

Table 6.1 Dimensional Standards

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%	-

Present Zoning:

The largest parcel is zoned A-2, and portions of adjacent parcels to be included in the Subdivision request are R-1A and R-1B.

HPC March Item: B, C
Nicholas Connolly, Engineer, and Jonathan Krebs, Owner
Request for: **Zoning Change from R-1A, R-1B to A-2 and
Preliminary Plat Approval for Major Subdivision**

Present Use: Vacant, undeveloped

Future Land Use: Neighborhood Conservation District 2

Surrounding Zoning and Land Use:
North: A-2 Agricultural Residential
South: Longleaf Trace (south of LLT is outside of City Limits)
East: R-1A Single-Family Residential / A-1 Agricultural
West: R-1A Single-Family Residential / A-1 Agricultural

Letters or Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case as of July 20, 2022. Staff spoke with a nearby resident/property owner on site who indicated sidewalks would be a welcomed addition, as many nearby residents do not feel safe walking or jogging in the street.

History / Background: The petitioner met with Staff in Pre-Application to discuss a proposed development of a subdivision on unimproved parcels at the southeast corner of the intersection of J ED Turner Road and Classic Drive. The proposed subdivision will be ± 46.49 acres with 16 lots ranging in size from 1 acre to 3.8 acres. Each lot will vary in size and shape but will meet the minimum requirements for an A-2 Zone.

Amenities are shown on the plan, including a green space that includes a lake and a pathway that connects to the Longleaf Trace. The owner of the property intends to construct and live in a home within the subdivision.

The engineer for the project has met in the Site Plan review with staff to discuss the infrastructure and permitting requirements for the development of the subdivision but has not yet been approved.

The preliminary subdivision plat extends into portions of two other parcels, which are zoned R-1A and R-1B. Before the Preliminary Plat can be approved, the zoning change must first be addressed so that all parcels will be zoned A-2.

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

HPC March Item: B, C
Nicholas Connolly, Engineer, and Jonathan Krebs, Owner
Request for: **Zoning Change from R-1A, R-1B to A-2 and
Preliminary Plat Approval for Major Subdivision**

Approve or deny a preliminary plat for a major subdivision in the City of Hattiesburg.

Approval Criteria For a Preliminary Plat Approval for Major Subdivision:

- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
- iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

HPC ITEMS B,C

Pipeline Rd (Longleaf Trace Connector)

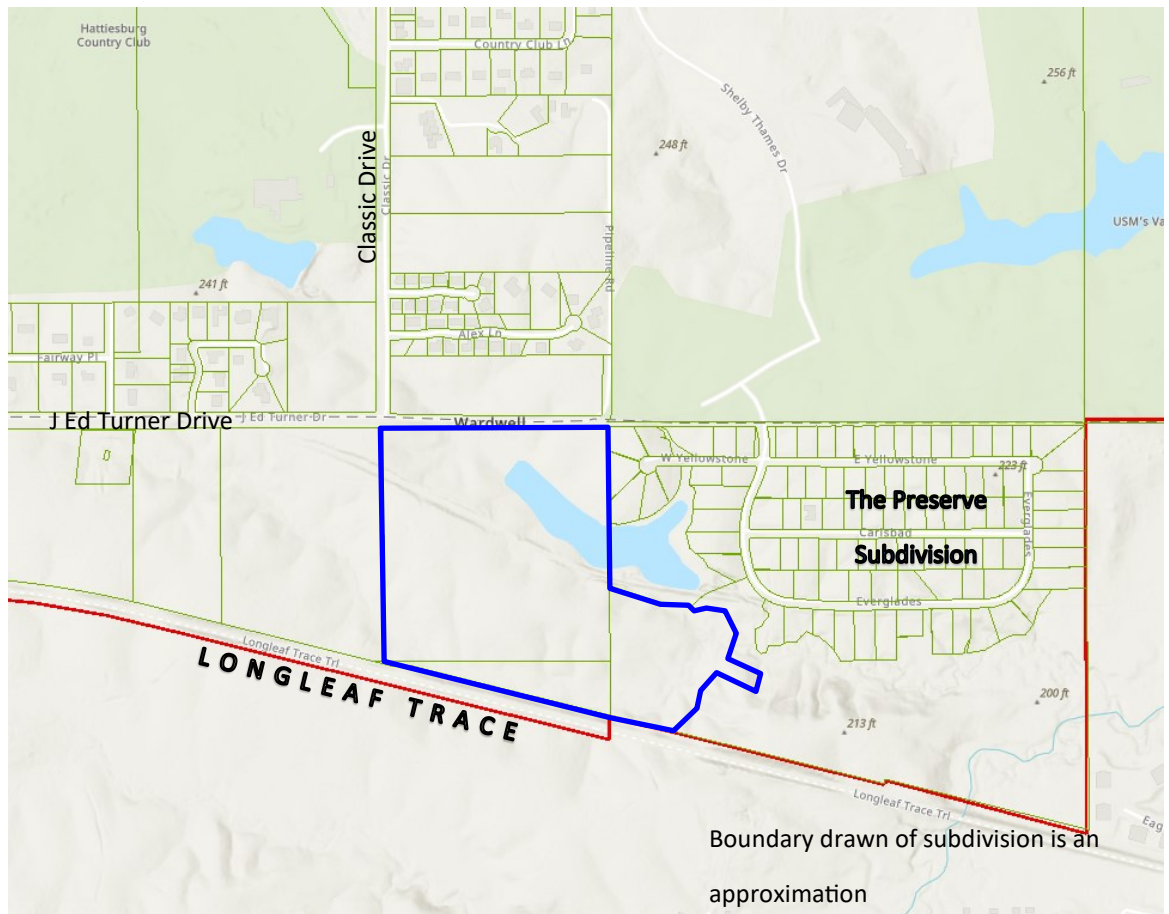
Nicholas Connolly, Engineer, and Jonathan Krebs, Owner

Request for Preliminary Plat Approval for a Major Subdivision for property located at the intersection of J ED Turner Drive and Classic Drive. The Applicant is also requesting to rezone two parcels that will be a part of the subdivision to A-2 so the entirety of the subdivision will be Zoned A-2.

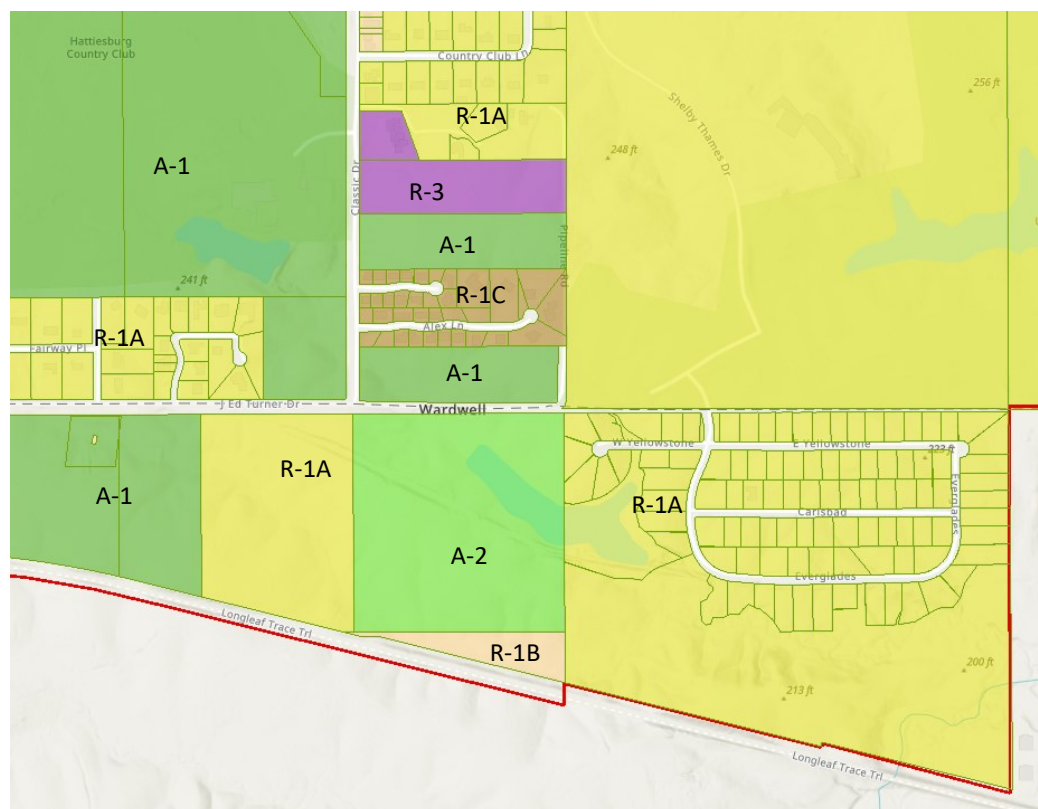
The Preliminary Plat Approval is contingent upon approval of the rezone request



Vicinity Map—Ward 1



Surrounding Zoning



Site Aerial



SURROUNDING AREA

**Northern Direction: A-1
(General Agricultural)
Vacant/Undeveloped**



**Western Direction: R-1C
(Single-Family Residential)
Vacant/Undeveloped**



**Northern Direction
(alternative): A-1 (General
Agricultural)
Vacant/Undeveloped**



SURROUNDING AREA

Eastern Direction: R-1A (Single-family Residential)

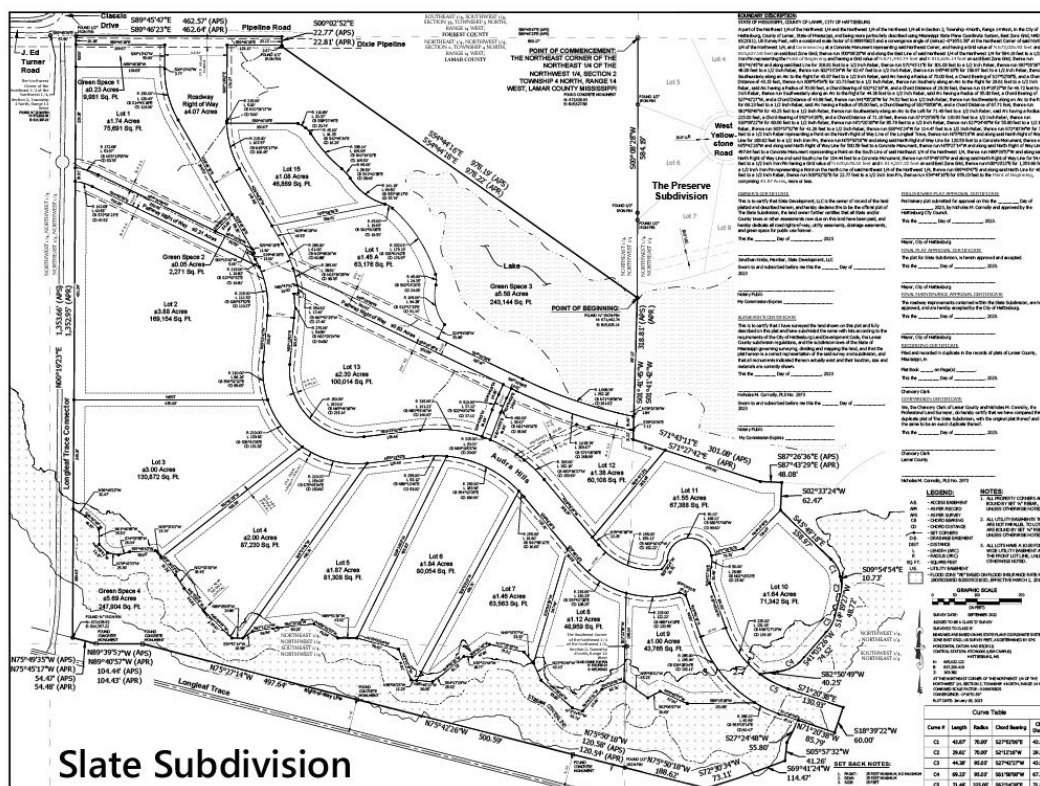
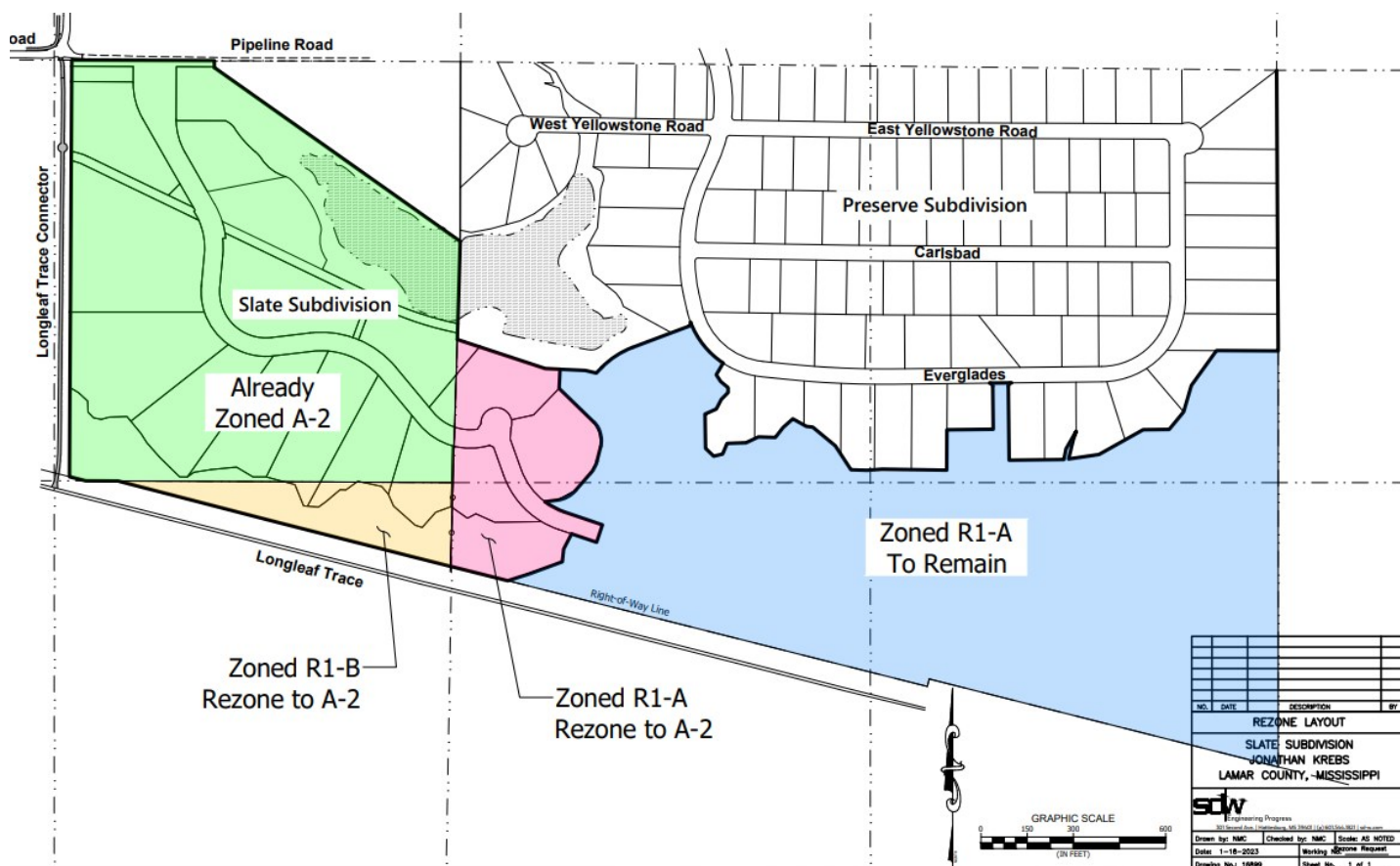
The Preserve Subdivision

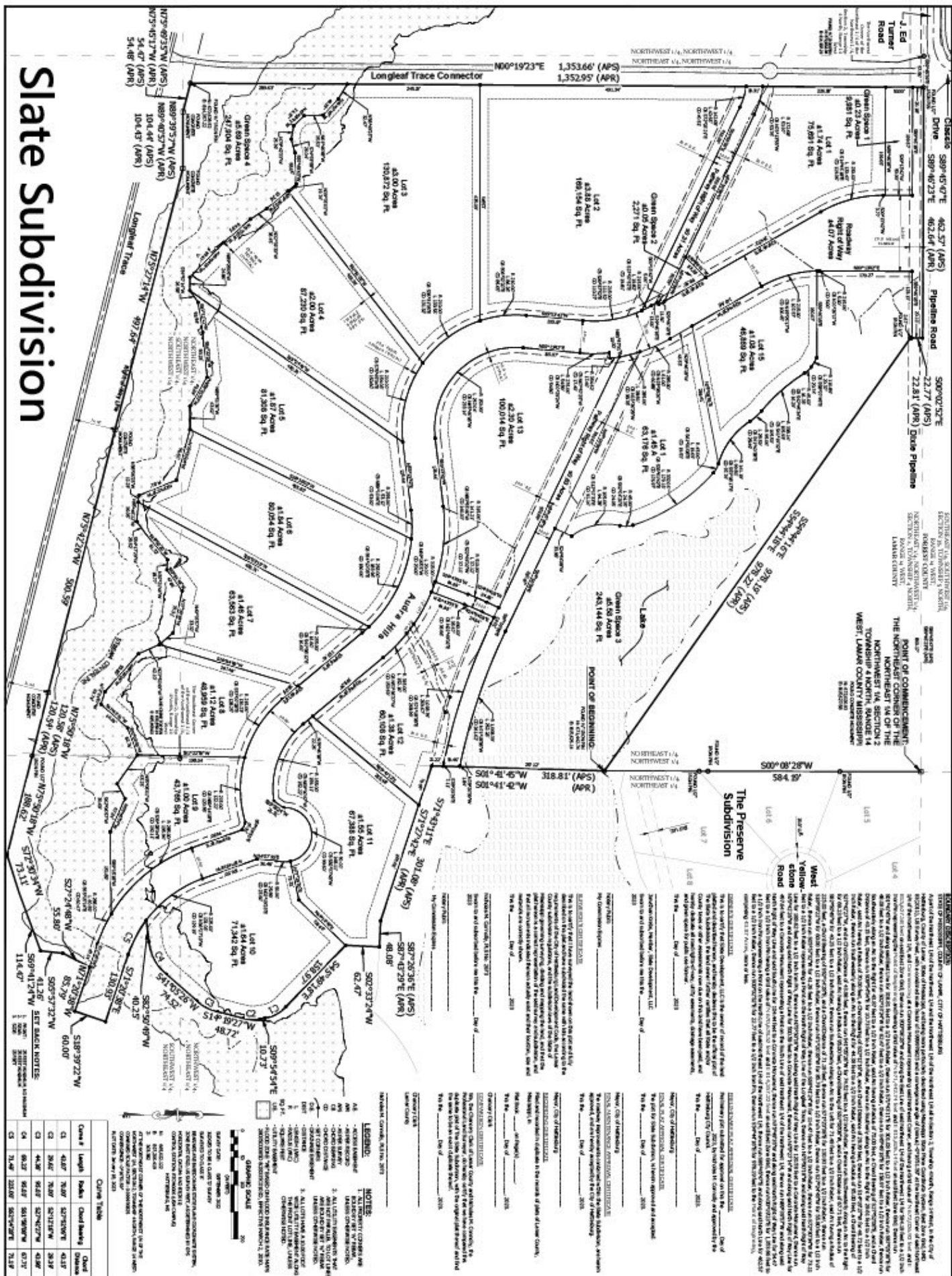


Southern Direction: Outside of City Limits (R-1B, Single-family Residential and the Longleaf Trace



Areas Requested for Rezone





Subdividing of Lot, Parcel or Tract Information (1_page)

1. Property data:

Parent Parcel / ~~Existing lot/parcel/tract~~ contains 90.56 Acres ~~Square Footage~~/Acres

Lot Area Requirement: 1.00 Acres

Lot Frontage Requirement: 100 feet

Existing use of lot/parcel/tract Agricultural

To be subdivided into 16 lots/parcels (including parent parcel) – outlined below.

Newly subdivide d Parcels	New lot size in square footage (sf) or acres (A)	New lot has public road frontage (yes / no)	New lot has private road frontage (yes / no)	Indicate name of public or private road(s)	Staff - Lot area & frontage requirements comply?	
					Yes	No
1.	1.74 Ac.	yes	no	Audra Lane		
2.	3.88 Ac.	yes	no	Audra Lane		
3.	3.00 Ac.	yes	no	Audra Lane		
4.	2.00 Ac.	yes	no	Audra Lane		
5.	1.87 Ac.	yes	no	Audra Lane		
6.	1.84 Ac.	yes	no	Audra Lane		
7.	1.46 Ac.	yes	no	Audra Lane		
8.	1.12 Ac.	yes	no	Audra Lane		
9.	1.00 Ac.	yes	no	Audra Lane		
10.	1.64 Ac.	yes	no	Audra Lane		
11.	1.55 Ac.	yes	no	Audra Lane		
12.	1.38 Ac.	yes	no	Audra Lane		
Be sure to include information on the remainder of "existing" lot after splits made – identified as "Parent Parcel"						
Parent Parcel	46.69 Ac.	yes	no	Audra Lane		
		Total square footage of new lots (verify total matches existing parcel prior to splits)				

Use extra copies of this form if needed for additional lots.

2. Infrastructure required:

Water/Sewer X Gas X Electric X Telephone X Cable X Streets X

Subdividing of Lot, Parcel or Tract Information (1_page)

1. Property data:

Parent Parcel / Existing lot/parcel/tract contains _____ Square Footage/Acres

Lot Area Requirement: 1.00 Acres

Lot Frontage Requirement: 100 feet

Existing use of lot/parcel/tract Agricultural

To be subdivided into 16 lots/parcels (including parent parcel) – outlined below.

Newly subdivide d Parcels	New lot size in square footage (sf) or acres (A)	New lot has public road frontage (yes / no)	New lot has private road frontage (yes / no)	Indicate name of public or private road(s)	Staff - Lot area & frontage requirements comply?	
					Yes	No
1- 13	2.30 Ac.	yes	no	Audra Lane		
2- 14	1.45 Ac.	yes	no	Audra Lane		
3- 15	1.08 Ac.	yes	no	Audra Lane		
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
Be sure to include information on the remainder of "existing" lot after splits made – identified as "Parent Parcel"						
Parent Parcel						
		Total square footage of new lots (verify total matches existing parcel prior to splits)				

Use extra copies of this form if needed for additional lots.

2. Infrastructure required:

Water/Sewer ____ Gas ____ Electric ____ Telephone ____ Cable ____ Streets ____

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.)

The owner of the property wants to rezone the entirety of PPIN 16918 from R-1B to A-2, and a small part of PPIN 8540 from R-1A to A-2. The majority of the proposed subdivision property is already zoned A-2. The intention of the rezone is to allow the owner to build a subdivision with large lots. The area south of J. Ed Turner Drive is developing into an area with homes on large sized lots backed up to the Longleaf Trace. The owner would like to continue this development trend.

PPIN 16918 is currently zoned R-1B which does not match the zoning of anything else in the area which seems to be a mistake in the original zoning.

The part of PPIN 8540 that the owner is requesting to be rezoned is physically separated from the remainder by a creek and swampy area.