

City of Hattiesburg, MS

*200 Forrest St.
P.O. Box 1898
Hattiesburg, MS 39401*



Meeting Agenda - Final

Monday, May 18, 2015

4:00 PM

Council Chambers

City Council - Appeal Public Hearing

1. [2015-1885](#) Hold Public Hearing for the appeal filed by Rev. Nathan Jordan, to the Planning Commission's recommendation for the petition filed by Jarvis Brown (Hub City Management LLC), Applicant, on behalf of Susan Prisock (Long Land Investments, Inc), Owner, to change the zoning classification for certain properties located at 413 North Hattiesburg Avenue (Parcel 042F-26-153.00, PPIN 12334, Ward 5) from R-1C (Single-Family Residential) District to R-4 (High Density Residential) District.; (Hattiesburg Planning Commission recommended to APPROVE on April 1, 2015).

Attachments: [April PC Minutes \(DRAFT\)](#)
 [Image Sheet - Palmers Crossing Complex](#)
 [Staff Summary - Palmers Crossing Complex \(Rezoning\)](#)
 [CAT & Rev Jordan - 413 Rezoning Appeal](#)



City of Hattiesburg, MS

200 Forrest St.
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Master

File Number: 2015-1885

File ID: 2015-1885

Type: Regular Agenda Item

Status: Agenda Ready

Version: 1

Reference:

In Control: City Council

File Created: 05/11/2015

Brief Title: Hold Appeal Hearing - 413 North Hattiesburg Avenue
(Zoning Change)

Final Action:

Minute Book Number: MB2015-141-147

Title: Hold Public Hearing for the appeal filed by Rev. Nathan Jordan, to the Planning Commission's recommendation for the petition filed by Jarvis Brown (Hub City Management LLC), Applicant, on behalf of Susan Prisock (Long Land Investments, Inc), Owner, to change the zoning classification for certain properties located at 413 North Hattiesburg Avenue (Parcel 042F-26-153.00, PPIN 12334, Ward 5) from R-1C (Single-Family Residential) District to R-4 (High Density Residential) District.; (Hattiesburg Planning Commission recommended to APPROVE on April 1, 2015).

Notes:

Sponsors:

Enactment Date:

Attachments: April PC Minutes (DRAFT), Image Sheet - Palmers Crossing Complex, Staff Summary - Palmers Crossing Complex (Rezoning), CAT & Rev Jordan - 413 Rezoning Appeal

Enactment Number:

Contact:

Meeting Date:

Drafter: Michael Maret

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council - Appeal Public Hearing	05/18/2015					

Text of Legislative File 2015-1885

Title

Hold Public Hearing for the appeal filed by Rev. Nathan Jordan, to the Planning Commission's recommendation for the petition filed by Jarvis Brown (Hub City Management LLC), Applicant, on behalf of Susan Prisock (Long Land Investments, Inc), Owner, to change the zoning classification for certain properties located at 413 North Hattiesburg Avenue (Parcel 042F-26-153.00, PPIN 12334, Ward 5) from R-1C (Single-Family

Residential) District to R-4 (High Density Residential) District.; (Hattiesburg Planning Commission recommended to APPROVE on April 1, 2015).

Summary

Hold Appeal Hearing - 413 North Hattiesburg Avenue (Zoning Change)

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
April 1, 2015**

The Hattiesburg Planning Commission did meet in a regular session on April 1, 2015 at 1:00 p.m. at the Jackie Dole Community Center, 220 West Front Street, Hattiesburg, Mississippi. Joseph White, Chairman, presided over the meeting. A quorum was indicated and the attendance was as follows:

Commissioners Present: Joseph White, Chairman
Dick Conville
Eric Martin
Judy Corts
Jessie Wilson
Annie Pope

Commissioners Absent: Linda McMurtrey, Vice-Chairman
Peggy Horton, Secretary
Don McCleskey

Also Present: Pattie Brantley, AICP, Director of Urban Development
Michael Maret, Planner
Ginger Maddox, Planner
Steve Mitchell, Building Official

Chairman White declared the meeting of the Hattiesburg Planning Commission open and in session at 1:06 P.M.

INVOCATION

Commissioner Pope gave the invocation.

AGENDA REVIEW

There came the matter of the April 2015 Agenda. A request was made by Chairman White for a motion to Approve the April 2015 Agenda. A motion was made to approve by Commissioner Conville and seconded by Commissioner Corts.

Commissioners voting aye: Dick Conville
Eric Martin
Judy Corts
Jessie Wilson
Annie Pope

Commissioners voting nay: None

Commissioners abstaining: None

MINUTES REVIEW

There came the matter of the March 4, 2015 Minutes. A request was made by Chairman White for a motion to Approve the March 2015 Minutes. A motion was made by Commissioner Corts to approve the minutes and seconded by Commissioner Pope.

Commissioners voting aye: Dick Conville

Eric Martin
Judy Corts
Jessie Wilson
Annie Pope

Commissioners voting nay: None

Commissioners abstaining: None

REPORTS

ENGINEERING REPORT

There came the matter of the Engineering Report. There was none.

BUILDING INSPECTION REPORT

There came the matter of the Building Inspection Report. Steve Mitchell, Building Official, provided a report to the commission of monthly and YTD Permit information.

PLANNING REPORT

There came the matter of the Planning Report. Planning Division Manager, Ginger Maddox, informed the Commission that the previous petitions had been approved by City Council. The Council ruled on the 314 Bay Street appeal, denying the zoning change. The Planning Department has submitted Commissioners Pope and Corts for reappointed by the Council. Ginger Maddox has accepted the position of Planning Division Manager. Finally, the Land Development Code Draft review committee has almost completed its meetings and will be sending edits to consultants soon.

CHAIRMAN’S REPORT

There came the matter of the Chairman’s Report. There was none.

PUBLIC HEARING

Chairman White declared the Public Hearing open at 1:16 P.M. and read the rules and procedures of the hearing.

There came the matter of Item A (Rezoning), Jarvis Brown (Hub City Management LLC), Applicant, on behalf of Susan Prisock (Long Land Investments, Inc), Owner, with the Mayor and Council of the City of Hattiesburg, Mississippi, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, of the City of Hattiesburg, Mississippi, to change the zoning classification for certain properties located at 413 North Hattiesburg Avenue (Parcel 042F-26-153.00, PPIN 12334, Ward 5) from R-1C (Single-Family Residential) District to R-4 (High Density Residential) District.

	Name	Address	City/State
<u>Presented by:</u>	Jarvis Brown	25 Summertree Place	Hattiesburg, MS
	- Representative, HUB City Management		
	Kevin Kitchens	4200 Mamie Street	Hattiesburg, MS

- Architect, Perkins and Associates
Addie Stover 330 Edgewood Terrace Drive Jackson, MS
- Consultant, Stover Developments, LLC

Proponents: Frank Hall 718 Tatum Road Hattiesburg, MS
Frankie L Benton 19 Langston Road Hattiesburg, MS

Opponents: Sandra Jordan 204 Old Airport Road Hattiesburg, MS
- Representative, Community Action Team

Chairman White declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Conville made a motion to approve the rezoning based upon a public need for the change in question, based on the Comprehensive Plan. The motion was seconded by Commissioner Wilson.

Commissioners voting aye: Dick Conville
Jessie Wilson
Annie Pope

Commissioners voting nay: Eric Martin
Judy Corts

Commissioners abstaining: None

There came the matter of Items B-H (Street/Alley Closures), Steve Ballew, Director of Procurement and Contract Services (University of Southern Mississippi), Owner, with the Mayor and Council of the City of Hattiesburg, Mississippi, as required in the Comprehensive Zoning Ordinance No. 2330, as amended, of the City of Hattiesburg, Mississippi, to vacate/close portions of Quinn Street, 33rd Avenue, and unnamed alleys on the campus of the University of Southern Mississippi.

	Name	Address	City/State
<u>Presented by:</u>	Joel Ford	2010 Oak Grove Rd	Hattiesburg, MS
	- Engineer, Ford Engineering		
<u>Proponents:</u>	None		
<u>Opponents:</u>	None		

Chairman White declared the Public Hearing closed and the Business Meeting open to vote on the request. Commissioner Corts made a motion to approve Items B-H to close and vacate the seven streets/alleys requested by the University of Southern Mississippi. The motion was seconded by Commissioner Wilson.

Commissioners voting aye: Dick Conville
Eric Martin
Judy Corts
Jessie Wilson
Annie Pope

Commissioners voting nay: None

Commissioners abstaining: None

There being no further business, the meeting was adjourned at 2:10 P.M.

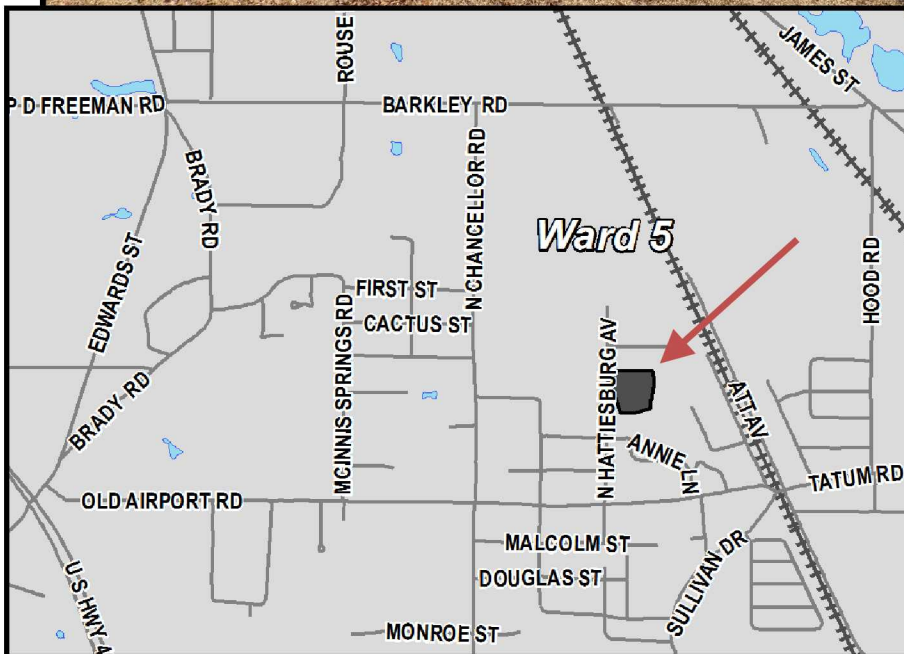
Joe White, Chairman

Pattie Brantley, AICP, Director of Urban Development.

SUBJECT PARCEL:

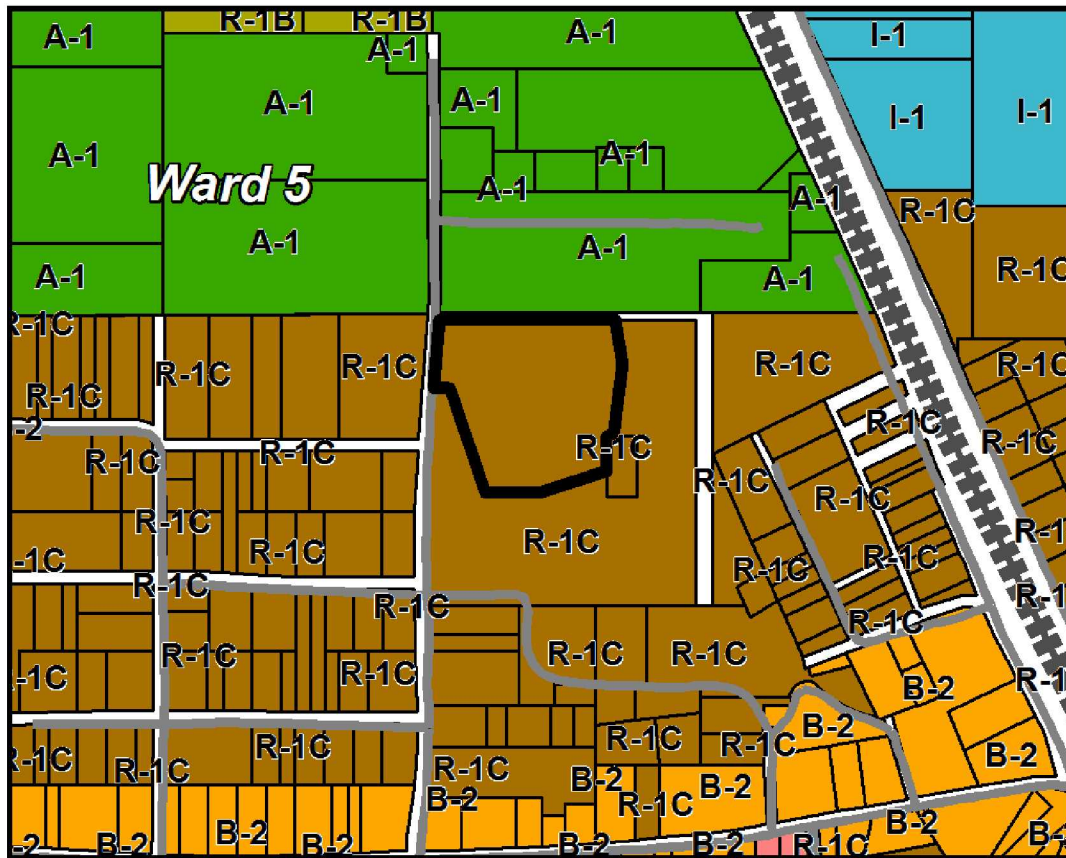
413 N. Hattiesburg Avenue / Palmers Crossing Complex

The applicant requests to consider an application to change the zoning classification for a certain property located at 413 North Hattiesburg Avenue (Parcel 042F-26-153.00, PPIN 12334, Ward 5) from R-1C (Single-Family Residential) District to R-4 (High Density Residential) District.



Vicinity Map

Zoning Map



Future Land Use Map

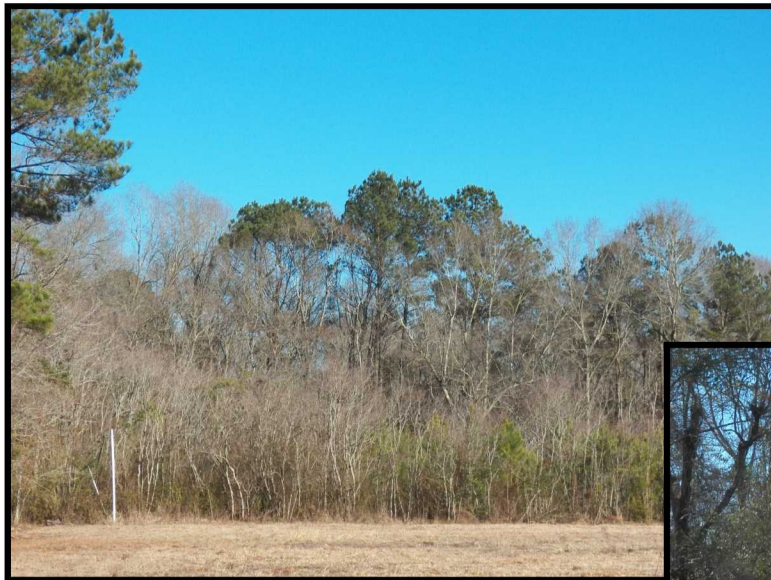


SURROUNDING AREA

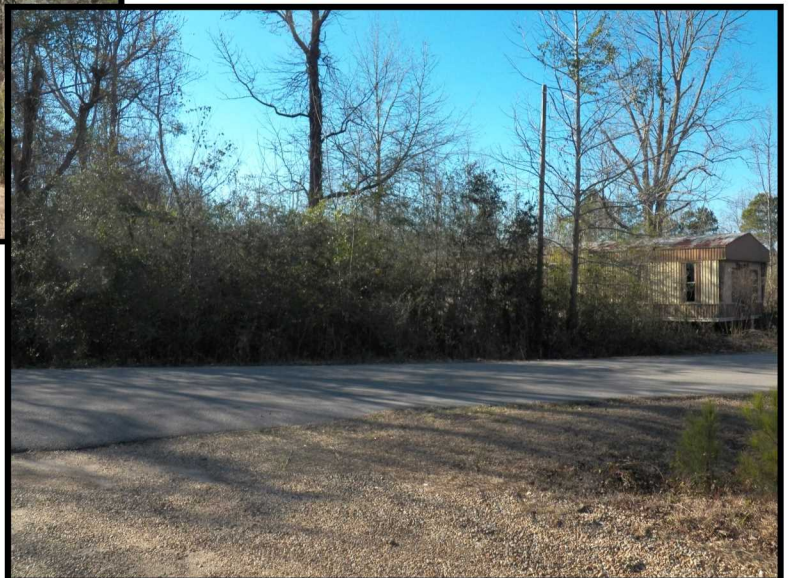
Northern Direction: Undeveloped lands zoned A-1 (General Agricultural) District.



Southern Direction: Undeveloped lands and residences zoned R-1C (Single-Family Residential) District.



Eastern Direction: Undeveloped lands zoned R-1C (Single-Family Residential) District.



Western Direction: Mostly undeveloped lands zoned R-1C (Single-Family Residential) District.



**Planning Commission
Case Fact Sheet**

Name of Applicant:	Jarvis Brown (Hub City Management LLC)		
Name of Owner:	Susan Prisock (Long Land Investments, Inc)		
Address of Property:	Tax Parcels/Ward:	PPIN:	Ward:
413 North Hattiesburg Ave	042F-26-153.00	12334	5

Requests: **Rezoning**

Purpose of Request: To consider an application to **change the zoning classification** for certain properties located at 413 North Hattiesburg Avenue (Parcel 042F-26-153.00, PPIN 12334, Ward 5) from R-1C (Single-Family Residential) District to R-4 (High Density Residential) District.

Applicant Summary: “Hub City Management is applying for this rezoning because of the obvious need for housing in the community and the potential growth it would bring to the city if allowed the rezoning. The proposed complex is solely for Section 8 qualified tenants, so the impact on the number of unhoused Section 8 qualified will be great. The proposed complex will have 72 units and is surrounded by wooded vacant lots. The choice to focus our help towards low-income individuals whom qualify for Section 8 was made because we at Hub City Management believe this is where we can make the greatest positive impact on the community.”

Applicable Regulations:

SECTION 54 **R-1C SINGLE-FAMILY RESIDENTIAL DISTRICT (5,000 SQUARE FEET)**

54.01 General Description – The principal use is for single family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of

uses not performing a function appropriate to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationships of each element.

SECTION 57

R-4 HIGH DENSITY RESIDENTIAL DISTRICT

57.01 General Description – This is a district to provide for high density residential living.

Present Zoning: The parcel is currently zoned R-1C (Single-Family Residential) District.

Present Use: Abandoned Ball Field

Surrounding Zoning and Land Use:
North: A-1 (General Agriculture) District
South: R-1C (Single-Family Residential) District
East: R-1C (Single-Family Residential) District
West: R-1C (Single-Family Residential) District

Future Land Use Plan: The subject parcel is shown in the 2008 Future Land Use Map as being within the Neighborhood Conservation District 2.

District Overview: The **Neighborhood Conservation District 2** is primarily a residential district located in conventional subdivisions. In this district, large tracts of land were platted as single-family residential neighborhoods. Other than schools and churches, non-residential land uses are not typically found in these districts.

District Characteristics: The characteristics of this district include the following: low-density or moderate-density single-family residences; building lots with front and side yards with standard depths; and a lower overall density of development than downtown historic neighborhoods.

District Land Uses: The following land uses should be found in this district: single-family residential uses; public and quasi-public uses, such as churches and schools; small neighborhood parks and tot lots.

Most Nearly Bounded By (streets): This parcel is accessible from the West by North Hattiesburg Avenue. It is bound by Croon Street to the North, Conner Lane to the East, and Annie Lane to the South.

**Letters or
Concerns stated:**

The Planning Division Office has not received any letters or other written communications relative to this case, as of March 25, 2015.

History / Background:

The site is comprised of 3.7 acres.

The proposed development will have 72 Dwelling Units to be distributed between 3 (24 unit) buildings.

170 Parking spaces to be provided.

Storm water and engineering requirements will be addressed during the Site Plan process.

Comprehensive Plan 2008 – 2028

Section 7: Land Use and Development

Palmer's Crossing Community District: Challenges

"Neighborhood residents are ready to meet challenges and ensure that they have a voice in community issues. Residents wish to ensure that new housing adds value to the community and is constructed to minimum standards in terms of appearance and quality. In addition, residents desire to be served by retail and service businesses, such as grocery stores and drug stores, as residents must drive to other areas of Hattiesburg for basic goods and services. More mass transit opportunities are desired, especially for elderly and disabled residents. Finally, residents realize they have a great opportunity with the location of vacant commercial buildings along Tatum Road. Revitalization efforts — tax incentives, grant opportunities, and streetscape improvements — should be targeted to this "community center" to fulfill its tremendous potential."

Option for Rezoning:

Recommend approval or denial of the request to change the zoning classification for certain properties located at 413 North Hattiesburg Avenue (Parcel 042F-26-153.00, PPIN 12334, Ward 5) from R-1C (Single-Family Residential) District to R-4 (High Density Residential) District.

Basis for Approval:

1. There is a material change in the circumstances and conditions of the neighborhood and area surrounding the petitioned property.

2. There is a public need for the change in question, based on the Comprehensive Plan.

CITY OF HATTIESBURG
Dept. of Urban Development
REQUEST TO APPEAL PLANNING COMMISSION RECOMMENDATION

Today's Date:	April 6, 2015
Planning Commission Meeting Date:	April 1, 2015
<i>(Appeals must be made within ten consecutive days of the recommendation)</i>	
Name of Property Owner/Petitioner:	Jarvis Brown (Hub City Management LLC)
Petitioner's Request of the Planning Commission:	Zoning Change from R-1C to R-4 (High Density)
Address of Petitioned Property:	413 North Hattiesburg Avenue, Hattiesburg, MS
Planning Commission's Recommendation:	<u>Approve</u> or Deny
Name of Person Requesting Appeal Hearing:	Community Action Team - Rev. Nathan Jordan
Mailing Address of Person Requesting Appeal Hearing:	204 Old Airport Road, Hattiesburg, MS 39401

I/We hereby APPEAL the Planning Commission Recommendation for the above referenced petition and request to hold a Public Hearing before the Hattiesburg City Council.

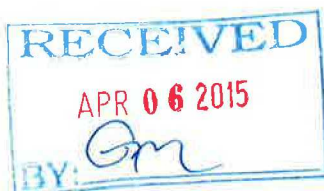
Nathan Jordan
Appellant (signature)

Send to:
Tamika Paige, Planning Division
P.O. Box 1898
Hattiesburg, MS 39403
601.545.4599 or fax 601.545.1962
tpaige@hattiesburgms.com

[Signature]
Appellant (signature)

FILED

APR 06 2015



CITY CLERK
BY [Signature]
DEPUTY CLERK

City of Hattiesburg, MS

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Hattiesburg, MS 39401*



Meeting Agenda - Final

Monday, May 18, 2015

4:00 PM

Council Chambers

City Council - Agenda Review

1. Agenda Review.
2. Citizens' Forum.