

Application # 23-027
Date Received: September 21, 2023
Subject Property: Parcel # H08Q000007 00020
Applicant: The Thrash Group



STAFF REPORT

CASE # 23-027

Subject Matter: Zoning Overlay Application

Subject Property: 11.11 Acres, Parcel No: H08Q000007 00020

Planning Commission: November 27, 2023

Public Hearing: April 15, 2024

Zoning District: CC: Community Center

Ward: 4- Coker

Description:

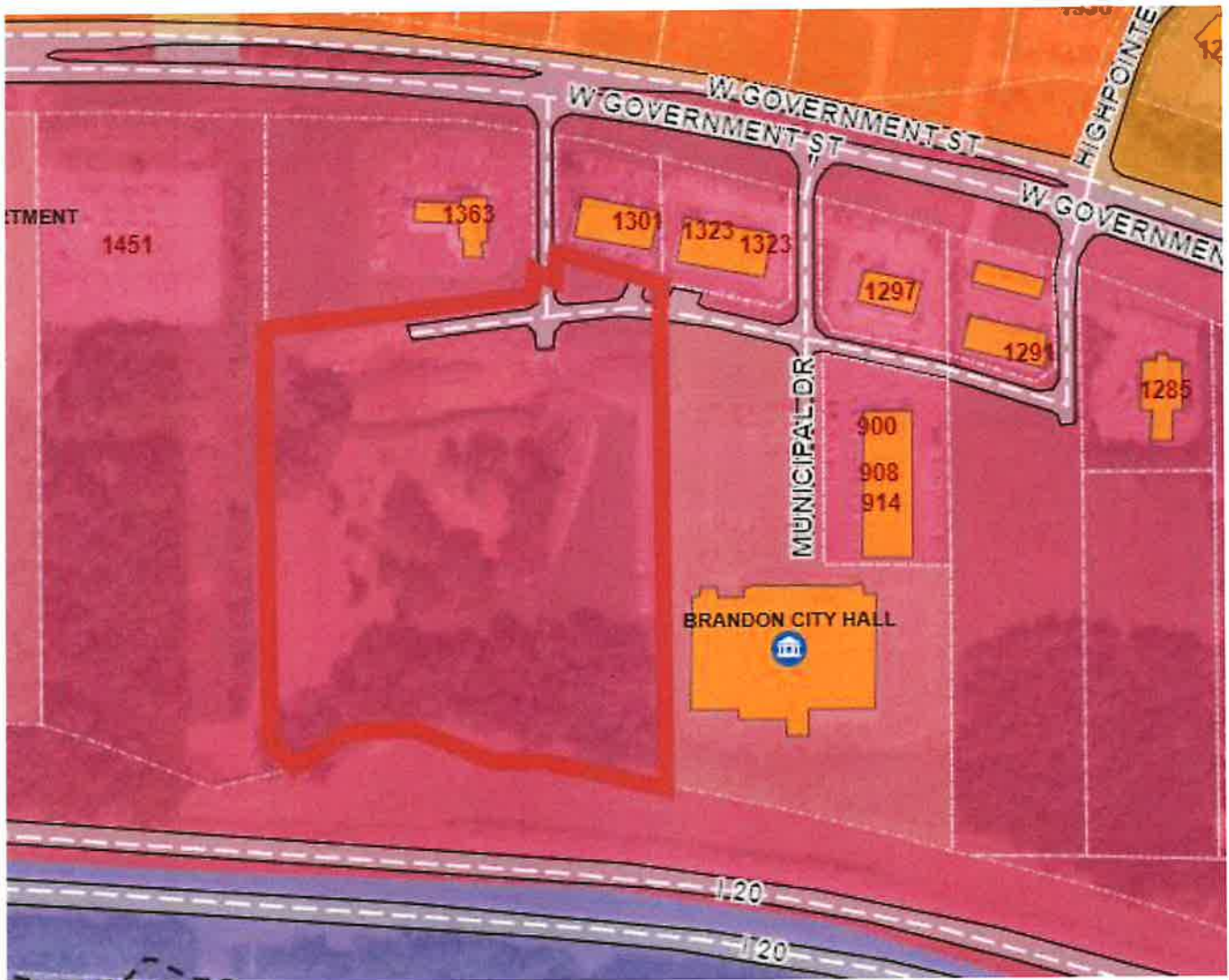
Consideration of an application for zoning overlay of PUD requests for The Thrash Group to construct a mixed-use facility which exceeds the maximum building heights listed in The City of Brandon requirements for Community Center zoning district on 11.11 Acres (Parcel #H08Q000007 00020).

The applicant has proposed two multifamily structures at a total building height of 48' 3 ½" and one boutique hotel at a total of 58'-4 ½". The parapet and mechanical/Electrical facilities on the roof of the boutique hotel would place the total height at 70'-4 ½". The CC zoning district requires the maximum height of a building to be 40 feet. The Director of Planning has the authority to grant a 25% deviation of ordinance without board approval which would allow the structures to be 50 feet in height.

The Department of Community Development has determined a zoning overlay for the proposed property to PUD which permits the project as a whole and fits the desired pattern of growth according to the Comprehensive Plan. The current Zoning is CC which allows for zoning overlays such as a PUD. The purpose of the Planned Unit Development District is to provide for the development of planned total communities that provide residential, certain commercial, office, or light industrial uses designed to serve the inhabitants of the districts consistent with the comprehensive plan. The Department of Community Development has determined to fit the comprehensive plan of the Highway 80 corridor and the Cities' desired growth pattern as a composition. The scale of the facilities would align with existing infrastructure and adjacent uses while maintaining proximity to passive and active recreation land uses. The boutique hotel has also been determined by the director of planning as appropriately sized, but the proposed building height is a 17% deviation from what is listed in the Community Center zoning district and the proposed parapet/mechanical/electrical will be an additional 24% deviation. The dimensional variance which would be needed would also be permitted in the development as a PUD. The grounds for the applicants' application has been verified by the director of planning and the project has been determined to be a project which generally serves as a public need and/or deemed to be of economic importance to The City of Brandon.

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See "Location and Zoning Map"



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Applicant's Statement:

The Thrash Group is a multifaceted real estate company based in Hattiesburg, Mississippi that specializes in the acquisition, development, renovation, and management of commercial properties. These commercial properties are primarily focused in the multifamily, hospitality, and condominium markets. Ike W. Thrash, the founding partner of The Thrash Group, began purchasing real estate properties in 1986. Since that time, The Thrash Group has purchased and/or developed properties with values well exceeding a billion dollars. These assets have been geographically diverse in over 45 markets in 14 states.

The Thrash Group has experience developing condominiums, retail /office, apartment complexes, townhomes, medical facilities, neighborhoods, restaurants, and hotels. This has been accomplished through strong relationships in lending markets and a healthy equity basis. The company is well versed in working through complicated financing structures involving tax credits, grants and partnership positions. As a general contractor, The Thrash Group has constructed/renovated over 10,000,000 sq. ft of commercial and residential projects.

Ike W. Thrash, president and founder of The Thrash Group, has a long history in the construction industry and started building projects in 1982. His company also owns 7 boutique hotels and 8 restaurants– including 4 hotels in the Origin Collection of hotels launched by the company in 2017. A little closer to home, The Thrash Group developed and opened the Hotel Tupelo in 2022. The Heights at Brandon will add to a long list of successful projects in the State of Mississippi for the company that includes over 700,000 square feet of commercial development.

Zoning Code 3.8.3:

The purpose of the Planned Unit Development District is to provide for the development of planned total communities that provide a full range of residential types as well as certain commercial, office, or light industrial uses designed to serve the inhabitants of the districts consistent with the Comprehensive plan. For purposes of this ordinance a planned unit development shall be a tract of land at least 4 acres in area (unless smaller site is approved), under single, corporation, firm, partnership or association ownership, planned and developed as an integrated unit, in a single development operation of a programmed series of development operations and according to an approved Master Plan.

Relief Sought:

Relief sought is to grant the zoning overlay of a Planned Unit Development based on the level of detail provided and discussed with the Thrash Group.

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Planning Commission Recommendation: The Planning Commission recommends that the zoning overlay of PUD be granted after determining this to be a project which generally serves as a public need and/or deemed to be of economic importance to The City of Brandon. They also recommend that further information be provided in relation to the traffic impact of this project to the existing infrastructure.

Staff Recommendation: The staff recommends that the zoning overlay of PUD be granted after determining this to be a project which generally serves as a public need and/or deemed to be of economic importance to The City of Brandon.

Notice Filed in Paper: 03/22/2024

Report Prepared By: Sam Hawkins, Community Development Director

Exhibits:

- A) Location and Zoning Map
- B) Supplemental Documentation



COMMUNITY DEVELOPMENT

Planned Unit Development Application

CASE NUMBER

Project Name or Description The Heights at Brandon		Property Address or Location	
Parcel Number	Size of Subject Property in Acres	Will the PUD require a Subdivision?	
Current Zoning Classification	Current Use of Property Vacant	Proposed Use of Property Mixed-Use	
Brief Description of Planned Unit Development The proposed development will consist of an 88-room boutique Hotel, 95 loft-style residential units (split across 2 buildings), a commercial retail/restaurant buildings (specifics TBD), & a central amenity courtyard intended to foster synergy between the site's components.			
Water Service	Sewer Service	Electric Service	
Applicant Neil Polen		Company Dale Partners Architects	
Address One Jackson Place		Telephone (601) 352-5411	
Street Address 188 E. Capitol St., #250 MS 39201 City State Zip Code		Email neilpolen@dalepartners.com	
Owner (if different from applicant) Joe Thrash		Company The Thrash Group	
Address The Thrash Group		Telephone (601) 271-2290	
Street Address 19 Woodstone Plaza MS 39402 City State Zip Code		Email stephen@thethrashgroup.com	

STAFF ONLY

Accepted By	Project Coordinator	iWorQ Reference Number	Review Fees Due \$275
Concept/Pre-Application Meeting	Date Notices Mailed	Date Notice Published	
Planning Commission Review Date		Planning Commission Recommendation	
Board Review Date		Board Action	



COMMUNITY DEVELOPMENT
Planned Unit Development
Acknowledgements



The applicant agrees to:

- If determined by the City Planner or other city officials that a detailed site plan is necessary to review a request to rezone property, a site plan shall be submitted by the applicant in accordance with the Zoning Ordinance of the city and all expenses of the site plan review shall be paid by the applicant.
• By signing the application, it is understood and agreed that permission is given to the Department of Community Development to place a sign(s) on said property, giving notice to the public that said property is being considered for zoning action. It is further understood by the applicant that the removal of the sign before the hearing will constitute a withdrawal of the application and the case will not be heard at the next scheduled hearing.
• It is further understood and agreed by the applicant, and permission is hereby granted to the city for inspections, investigations, and/or evaluation reports by the proper departments, pertaining to said property. In the event such investigations, etc., disclose this property does not meet the requirements for the proposed use, then this request will be held in abeyance until such time as those requirements are met and/or evidence of such is submitted.
• The application fee for this request is non-refundable regardless of the outcome.

The applicant agrees to attend the official development review meetings listed below:

Planning Commission Meeting: _____
Board of Aldermen Public Hearing: _____

Both meetings are held in the Board Room of the Brandon Municipal Complex, located at 1000 Municipal Drive in Brandon, Mississippi at 6 o'clock in the evening.

The above information is true, correct, and complete to the best of my knowledge, and I acknowledge the stipulations listed herein.

Applicant: _____ Date: 24.0228
Owner: _____ Date: 24.0208

Notary box containing text: State of Mississippi, County of Rankin, Sworn to and subscribed before me, Notary: _____, Date: _____

**Legal Description
For
City of Brandon Property**

A tract or parcel of land containing **8.32 acres**, more or less, lying and being situated in the Northwest ¼ of the Northeast ¼ of Section 17, Township 5 North, Range 3 East, City of Brandon, Rankin County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found ½ inch iron pin marking the Northwest corner of Section 16, Township 5 North, Range 3 East; run thence

South 77 degrees 48 minutes 09 seconds West for a distance of 2,228.96 feet to a set ½ inch iron pin marking the **Point of Beginning** of the herein described property; thence

South 2 degrees 03 minutes 18 seconds West for a distance of 13.71 feet to a set 1/2 inch iron pin; thence

Southerly, along the arc of a curve to the left for a distance of 58.67 feet, said curve having a radius of 86.50 feet, and a deflection angle of 38 degrees 51 minutes 37 seconds, (chord bearing and distance, South 17 degrees 18 minutes 26 seconds East, 57.55 feet) to a set 1/2 inch iron pin; thence

Southeasterly, along the arc of a curve to the left for a distance of 108.73 feet, said curve having a radius of 167.24 feet, and a deflection angle of 37 degrees 15 minutes 00 seconds, (chord bearing and distance, South 58 degrees 29 minutes 19 seconds East, 106.82 feet) to a set 1/2 inch iron pin; thence

South 80 degrees 44 minutes 44 seconds East for a distance of 43.91 feet to a set 1/2 inch iron pin; thence

South 00 degrees 19 minutes 07 seconds East for a distance of 540.25 feet to a set 1/2 inch iron pin marking the North right of way of Interstate No. 20; thence

Continue along said North right of way of Interstate No. 20 as follows:

North 77 degrees 28 minutes 07 seconds West for a distance of 154.41 feet to a found concrete monument; thence

North 75 degrees 59 minutes 07 seconds West for a distance of 144.53 feet to a found concrete monument; thence

South 77 degrees 21 minutes 42 seconds West for a distance of 104.36 feet to a found 1/2 inch iron pin; thence

South 53 degrees 06 minutes 04 seconds West for a distance of 99.19 feet to a found 1/2 inch iron pin; thence

South 81 degrees 45 minutes 21 seconds West for a distance of 54.65 feet to a found concrete monument marking the Southeast corner of the Mississippi Power & Light Company property as recorded in Deed Book 235, Page 99 in the Office of the Chancery Clerk of Rankin County; thence

Leaving said North right of way of Interstate No. 20; run thence

North 56 degrees 20 minutes 51 seconds West along the East line of said Mississippi Power & Light Company property for a distance of 110.26 feet to a set 1/2 inch iron pin; thence

North 00 degrees 55 minutes 29 seconds West for a distance of 487.82 feet to a set 1/2 inch iron pin; thence

Northeasterly, along the arc of a curve to the left for a distance of 77.69 feet, said curve having a radius of 425.00 feet, and a deflection angle of 10 degrees 28 minutes 24 seconds, (chord bearing and distance, North 58 degrees 48 minutes 34 seconds East, 77.58 feet) to a set 1/2 inch iron pin; thence

Northeasterly, along the arc of a curve to the right for a distance of 211.72 feet, said curve having a radius of 415.00 feet, and a deflection angle of 29 degrees 13 minutes 51 seconds, (chord bearing and distance, North 68 degrees 11 minutes 17 seconds East, 209.43 feet) to a set 1/2 inch iron pin; thence

North 82 degrees 48 minutes 13 seconds East for a distance of 212.69 feet to the **Point of Beginning**.

Prepared by:
Benchmark Engineering and Surveying, LLC
101 Highpointe Court, Suite B
Brandon, MS 39042
(601) 591-1077 Office
(601) 591-0711 Fax
Email: mlove@benchmarkms.net

660 Katherine Drive, Suite 301
Flowood Drive, MS 39232
(601) 627-7780 Office
Email: gbonds@benchmarkms.net



THRASH
GROUP

DALE
PARTNERS
ARCHITECTS



THRASH
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DALE
PARTNERS
ARCHITECTS



Thrash Mixed-Use Development: Lofts
W Government Street | Brandon, Mississippi



Project No	22-013
Rev Date	
Rev No	
Date	11/15/2023
Drawn By	LC
Checked	ATA

A001



HOTEL NORTH ELEVATION



HOTEL SOUTH ELEVATION

Proj. Set No	23015-03
Rev. Date	
Rev. No	
Date	11.16.23
Drawn By	ALK
Checked	AP