



URBAN DEVELOPMENT

PLANNING DIVISION

MEMORANDUM

TO: Hattiesburg Planning Commission and Board of Adjustment
FROM: Planning Staff
DATE: December 22nd, 2022
SUBJECT: January 4th, 2023 - Hattiesburg Planning Commission and Board of Adjustment

The **Hattiesburg Planning Commission** will meet in regular session at 1:00 PM, Wednesday, January 4th, 2023 in the dining room of the Jackie Dole Sherrill Community Center. The Planning commission agenda contains three items: a rezone request, a conditional use request, and a tabled item from the previous agenda: an amendment to the "Midtown Form-Based Code" to form the "Hattiesburg Form-Based Code" and to define, establish, and add regulations for the "Longleaf Village in the Avenues Master Plan."

The **Board of Adjustment** will meet in regular session at 3:30 PM, Wednesday, Wednesday, January 4th, 2023 in the dining room of the Jackie Dole Sherrill Community Center. The Board of Adjustment public hearing agenda contains two items: a variance for a drive-through buffer and drive-through minimum stacking requirements.

The public and members may attend remotely via GoToMeeting:

<https://www.gotomeet.me/COHPlanningDivision/publichearing>

You can also dial in toll-free using your phone:

United States: +1 (571) 317-3122; Access Code: 630-312-989

If you have any questions regarding the agenda or need information related to the virtual meeting option, please do not hesitate to call the Planning Division at (601)-545-4599 or email at planning@hattiesburgms.com.

Additionally, the Planning Commission, Board of Adjustment, and Hattiesburg Conservation Commission Agendas and Agenda Packets are now being published online at <http://www.hattiesburgms.com/council/>. Or Scan the QR below using your smartphone:



Enclosure: Agendas

Board of Adjustment Agenda
Place: Jackie Dole Sherrill Community Center (Dining Room)
Time: 3:30 PM
January 4th, 2023

I. Business Meeting

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

II. Public Hearing

- A. A petition has been filed by Andy Stetelman, owner, and Robert St. John, applicant, as required in the Land Development Code, Ord. No. 3209, to request a variance from section 5.4.36.4, which states: "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" and instead allow for a distance of 80 feet for a variance of 220 feet and to request a variance from 7.12.16.1 for a facility requiring ten (10) spaces and instead allow for five (5) total stacking spaces for a variance of five (5) stacking spaces for the property located at 3207 Hardy Street (Parcel No. 2-028M-07-065.00; PPIN 23004, Forrest Co., Ward 1).

III. Other Business

IV. Adjournment

MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG BOARD OF ADJUSTMENT

December 7th, 2022

The Hattiesburg Board of Adjustment did meet in regular session on December 7th, at 3:52 PM at the Jackie Dole Community Center, 220 West Front Street, Hattiesburg, Mississippi. Shawn Harris, Chair, presided over the meeting. A quorum was indicated and the attendance was as follows:

Board Members Present: Bruce Betts
Dick Conville
Bernard Green
Shawn Harris, Chair
Lucy Parkman
James Trussell
Brandon Williams (Via GoToMeeting)

Board Members Absent: Jessica Cathey
James Hughes
Stacey Ready
Carlos Wilson

Also Present: Ginger Lowrey, Planning Division Manager
Jim Gladden, Esq.
Nathan Satcher, Planner
Wiley Quinn, Director of Urban Development

Shawn Harris, Chair, declared the meeting of the Hattiesburg Board of Adjustment open and in session at 3:52 PM.

AGENDA REVIEW

There came the matter of the December 2022 Agenda. A motion was made by Bernard Green to approve the agenda and was seconded by Bruce Betts.

Motion to Approve December 2022 Agenda

Board Members voting aye: Bruce Betts
Bernard Green
Shawn Harris, Chair
Lucy Parkman

James Trussell
Brandon Williams (Via GoToMeeting)

Board Members voting nay: None

Board Members not voting: Dick Conville (not present for the vote)

MINUTES REVIEW

There came the matter of the November 2nd, 2022 minutes. A motion was made to approve the minutes by Lucy Parkman with a correction to remove Dick Conville from voting on the last item, as he was not present for that vote. The motion was seconded by Bernard Green and all present voted in favor of the motion.

Motion to Approve Minutes with corrections

Board Members voting aye: Bruce Betts
Jessica Cathey
Bernard Green
Shawn Harris, Chair
Lucy Parkman
Brandon Williams (Via GoToMeeting)

Board Members voting nay: None

Board Members not voting: Richard Conville

REPORTS

PLANNING REPORT

Ginger Lowrey, Planning Division Manager, provided the Planning Report. Lowrey noted that City Council upheld the recommendation by the Board of Adjustment for both cases last month, which included a front setback variance at 3104 Hardy Street and a drive-through buffer variance at 3606 Hardy Street. Mrs. Lowrey also shared that this would be the last Board of Adjustment meeting she would be leading, as she was resigning from the City of Hattiesburg and her last day would be December 16th.

CHAIR'S REPORT

Shawn Harris did not have a report for this meeting.

INTRODUCTIONS

Board members introduced themselves.

PUBLIC HEARING – BOARD OF ADJUSTMENT

There came the matter of Item A, to consider a petition that has been filed by Estacado Interests, LLC, applicant, as required in the Land Development Code, Ord. No. 3209, to request a variance from section 10.6 Signs – Billboards “1000 lineal feet, measured radially, from any other off-premise sign” and instead allow for a distance of “690 feet” from an off-premise sign for a variance of 310 feet and to vary from the required side setback (section 10.6) of “15 feet” and instead allow for “0 feet” for a variance of 15 feet for a proposed billboard. The applicant also requests to vary from section 10.6 Signs – Pole Sign “Minimum 150’ frontage on any premises freestanding sign” and instead allow for a minimum of “120 feet” frontage for a variance of 30 feet for a proposed on-premise pole sign. The applicant requests three (3) total variances for two (2) signs (one off-premise sign/billboard and one on-premise sign) for the property located at 5032 Hardy St (Parcel No.: 051P-11-046.000; PPIN 18460, Lamar County, Ward 3)

<u>Name</u>	<u>Address</u>	<u>City/State</u>
<u>Presented by:</u>	Devan Pharis	via GotoMeeting
	Canon Maki	via GotoMeeting
	Matt Peterson	via GotoMeeting
<u>Proponents:</u>	None	
<u>Opponents:</u>	None	

Devan Pharis, a representative of Estacado Interests, a real estate company out of Fort Worth Texas, presented the application. He noted that the potential buyer is Murphy Express, which is a gas station and convenience store company and that there are some already in the greater Hattiesburg area. A proposed site plan for the development of the site showed that the current location of the billboard would not be feasible for the proposed gas station. He noted the primary reason for the Billboard variances are for the redevelopment of the site, where a perpetual easement

is in place for the billboard. He noted that the perpetual easement allows for the billboard to remain on the property, regardless of ownership and that the owners of the property and billboard company have agreed to the redevelopment of the site so long as Estacado Interests pays for the relocation of the billboard to an alternate location on site. Pharis claimed that if the variance is not approved, the billboard would stay in its current location in perpetuity. He also discussed the need for the pylon sign, as an existing access easement cuts the frontage of the property short of the minimum, where if that were included they would have the minimum required frontage. He also noted that neighboring properties also have similar type of signage and did not want to be at a disadvantage with their advertising. Canon Maki, a representative of Estacado Interests, clarified the location of the billboard and reiterated the challenges with the perpetual easements in place for the Billboard.

Board of Adjustment members sought additional clarification on the request and placement of the billboard and monument sign, where Maki provided more details. Board members noted they wished that they had a visual [building elevations] for what the proposed development would look like in the staff reports. Shawn Harris asked if they had any conversations with the neighboring property owners. The applications noted they had verbal support from the rainforest car wash, but they were unwilling to put that in writing. He noted that the shopping center to the rear had submitted a letter of support for the variances.

Chair Harris closed the public hearing portion of the meeting. Board members weighed on the decision to approve the billboard variance, as they discussed the perpetual easement and how the site has a challenge to redevelop because of the easement in place for the billboard. Harris asked for clarification on how the perpetual easement functioned and staff clarified on their function. Board members expressed their concern in approving a billboard variance, but noted that the perpetual easement presents a real challenge in the redevelopment of the site. Conville noted that if they cannot get rid of the billboard, he would rather have an active business at that location instead of a vacant building if the billboard has to remain on the property regardless. Conville made a motion to approve A-1 (Billboard buffer variance) and A-2 (billboard side setback variance) on the basis of approval criteria number 1, and 4. The motion was seconded by Bernard Green. Conville noted that there appears to be a genuine hardship for the redevelopment of the property. A roll call vote was then conducted.

Motion to Approve Based on Approval Item A-1: Billboard Buffer Variance

1 Hardship

4 Reasonable Use

Board Members voting aye: Bruce Betts
Jessica Cathey
Richard Conville
Bernard Green
Shawn Harris, Chair
Lucy Parkman
Brandon Williams (Via GoToMeeting)

Board Members voting nay: None

Record of Vote: 7-0

Motion to Approve Based on Approval Item A-2: Billboard setback variance

1 Hardship

4 Reasonable Use

Board Members voting aye: Bruce Betts
Jessica Cathey
Richard Conville
Bernard Green
Shawn Harris, Chair
Lucy Parkman
Brandon Williams (Via GoToMeeting)

Board Members voting nay: None

Record of Vote: 7-0

Board members then discussed the differences in a pole sign versus a monument sign and all were in agreeance that fewer signs is preferable to excessive signage. Conville made a motion to approve item A-3 with the condition that a monument sign to be placed instead of a pole sign as it is more appropriate for the scale and size of the property. The motion was seconded by Bernard Green and a roll call vote was then conducted.

Motion to Approve Based on Approval Item A-3: Minimum frontage for a freestanding sign with the condition that a monument sign to be approved instead of a pole sign in that it is more appropriate for the scale of the property

3 Literal Interpretation

6 Conformance with the Purposes of the the Code

Board Members voting aye: Bruce Betts
Jessica Cathey
Richard Conville
Bernard Green
Shawn Harris, Chair
Lucy Parkman
Brandon Williams (Via GoToMeeting)

Board Members voting nay: None
Record of Vote: 7-0

PUBLIC HEARING – BOARD OF ADJUSTMENT

There came the matter of Item B, to consider a petition that 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 variance from section 7.12.10.4 “Maximum outdoor equipment storage space of 50%” to exceed the allowable amount to “64%” for a variance of 14% for a certain property located at 5566 Old Highway 42 (Parcel No.: 2-029A-03-031.00; PPIN 15065 Forrest County, Ward 2).

	<u>Name</u>	<u>Address</u>	<u>City/State</u>
<u>Presented by:</u>	Michael Kent Myatt	(no address provided)	
<u>Proponents:</u>	None		
<u>Opponents:</u>	None		

Kent Myatt, owner of Underwood Outdoor Power, presented the application. His primary reason for the variance request is for the expansion of his business, where he needs additional outdoor storage space for the equipment that he sells, which is primarily lawnmowers. The area would not be open to the public or for customers, but only for storage of his equipment. He noted that the expansion plans were also dependent upon the approval of the vacation of the street and conditional use request that was presented to the Planning Commission in the meeting directly before. Planning Commission recommended approval of both items. He noted that DeViney Construction, the property owner directly to the west, had no issues with the street closure and conditional use request and provide letters of approval from their owner. Mr. Myatt also noted that many of the surrounding developments also use and have the same type of surface material as what he is proposing and would not be out of line with what is already existing along that corridor.

Chair Harris closed the public hearing portion of the meeting at 5:13 PM. Bernard Green made a motion to approve the request on the basis of approval criteria 4 and 6. The motion was seconded by James Trussell. Having no further discussion, a roll call vote was then conducted.

Motion to Approve Based on Approval Item B: Maximum Outdoor Equipment Storage Space

4 Reasonable Use

6 Conformance with the purpose of the Code

Board Members voting aye: Bruce Betts
Jessica Cathey
Richard Conville
Bernard Green
Shawn Harris, Chair
Lucy Parkman
Brandon Williams (Via GoToMeeting)

Board Members voting nay: None

Record of Vote: 7-0

BUSINESS MEETING

James Trussell shared with staff that there was a bit of confusion for the first set of variance requests. Jim Gladden reminded the Board of Adjustment that it is important to read the staff reports in their entirety before attending the meeting. Satcher made note of the confusion and would adjust presentations in the future for the Board of Adjustment. Trussell also brought up his concerns with the day and time of the meeting and asked if staff could consider moving the hearings to another date/time that was more convenient. He also asked that it should be a requirement for applicants to attend in person. Staff noted the concerns and shared the reasoning behind the date/time of the Board of Adjustment and the use of a virtual hearing option. There being no further business, Bernard Green made a motion to adjourn the meeting. The motion was seconded by Bruce Betts and all members were in favor. The meeting was adjourned at 5:30 PM

Shawn Harris, Chair

Ginger Lowrey, Planning Division Manager



**Planning Commission
Case Fact Sheet**

Name of Petitioner: Andy Stetelman, Owner, and Robert St. John, Applicant

Address of Property: 3207 Hardy St **Tax Parcel:** 2-028K-07-034.00 **PPIN:** 23004 **Ward:** 3

Request: **Variance – Drive through Buffer and Stacking**

Purpose of Request: A petition has been filed by Andy Stetelman, owner, and Robert St. John, applicant, as required in the Land Development Code, Ord. No. 3209, to request a variance from section 5.4.36.4, which states: “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” and instead allow for a distance of 80 feet for a variance of 220 feet and to request a variance from 7.12.16.1 for a facility requiring ten (10) spaces and instead allow for five (5) total stacking spaces for a variance of five (5) stacking spaces for the property located at 3207 Hardy Street (Parcel No. 2-028M-07-065.00; PPIN 23004, Forrest Co., Ward 1).

Applicant Summary: See Attached

Applicable Regulations:

SECTION 5

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 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

Item: A

Andy Stetelman, Owner, and Robert St. John, Applicant
Request for: **Drive-through buffer and stacking requirements**

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.

7.12.16 Stacking Space.

7.12.16.1 Number of Spaces Required. In addition to required parking spaces, drive-through facilities shall provide a minimum of five stacking spaces per drive-through facility, window, or bay, with the following exceptions. Note: the space directly in front of the facility, window or bay shall not count towards meeting the stacking requirements.

i. Fast food restaurants shall have an additional five stacking spaces. A minimum of five of the total stacking spaces shall be located at or prior to the ordering station.

Present Zoning:	This parcel is currently zoned B-3 Community Business District
Present Zoning:	The parcel is currently zoned B-3. A zoning change from R-3/B-2 to B-3 was approved by City Council on July 19 th , 2022.
Present Use:	Vacant building, previously occupied by Century First Federal Credit Union (formerly Southern Mississippi Federal Credit Union)
Future Land Use:	Community Business Corridor
Surrounding Zoning and Land Use:	North: R-3 Multi-Family Residential South: B-3 Community Business East: B-3 Community Business West: B-3 Community Business
Letters or Concerns stated:	The Planning Division Office has not received any letters or other written communications relative to this case as of December 22 nd , 2023. Letters of support have been provided by neighboring property owners and businesses, including the residential property within the buffer for the drive-through.
History / Background:	The petitioner met in Pre-Application to discuss the re-establishment of the non-conforming drive-through located at the subject property, formerly used as bank administrative offices. The

Andy Stetelman, Owner, and Robert St. John, Applicant
Request for: **Drive-through buffer and stacking requirements**

applicant is proposing to establish a bakery with a drive-through option for the site. Staff and administration explored options for the business to operate without the drive-through component, including establishing the window as a pedestrian walk-up counter with outdoor seating. Variances would not have been necessary with the removal of the drive-through and staff could have approved the site administratively through site plan review and approval.

Staff have discussed with the applicant how the design of the drive-through being parallel to N 33rd Ave creates a challenge for customers turning in and has the potential to create traffic conflicts, particularly for vehicles trying to use the drive-through that are coming off of Hardy Street. The property is also within proximity of The University of Southern Mississippi and the formal Midtown area, both of which are more pedestrian-oriented areas than other parts of the city.

The Board of Adjustment should also consider the implications of an additional drive-through on this commercial corridor. Drive-throughs create challenges in creating pedestrian-friendly environments. As the City of Hattiesburg grows and expands to accommodate new businesses, the Board of Adjustments should consider the impact that individual site design plays within a larger context for the overall benefit of the city and all modes of transportation.

Option: Approve or Deny. Conditions may be added for approval

Basis for Approval (12.4.1.1):

I. Hardship.

- The hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant.
- There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

II. Special Privilege. A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

III. Literal Interpretation. The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

IV. Reasonable Use. The applicant cannot make reasonable use of the property without the requested variance.

V. Minimum Required. The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

VI. Conformance with the Purposes of this Code. The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

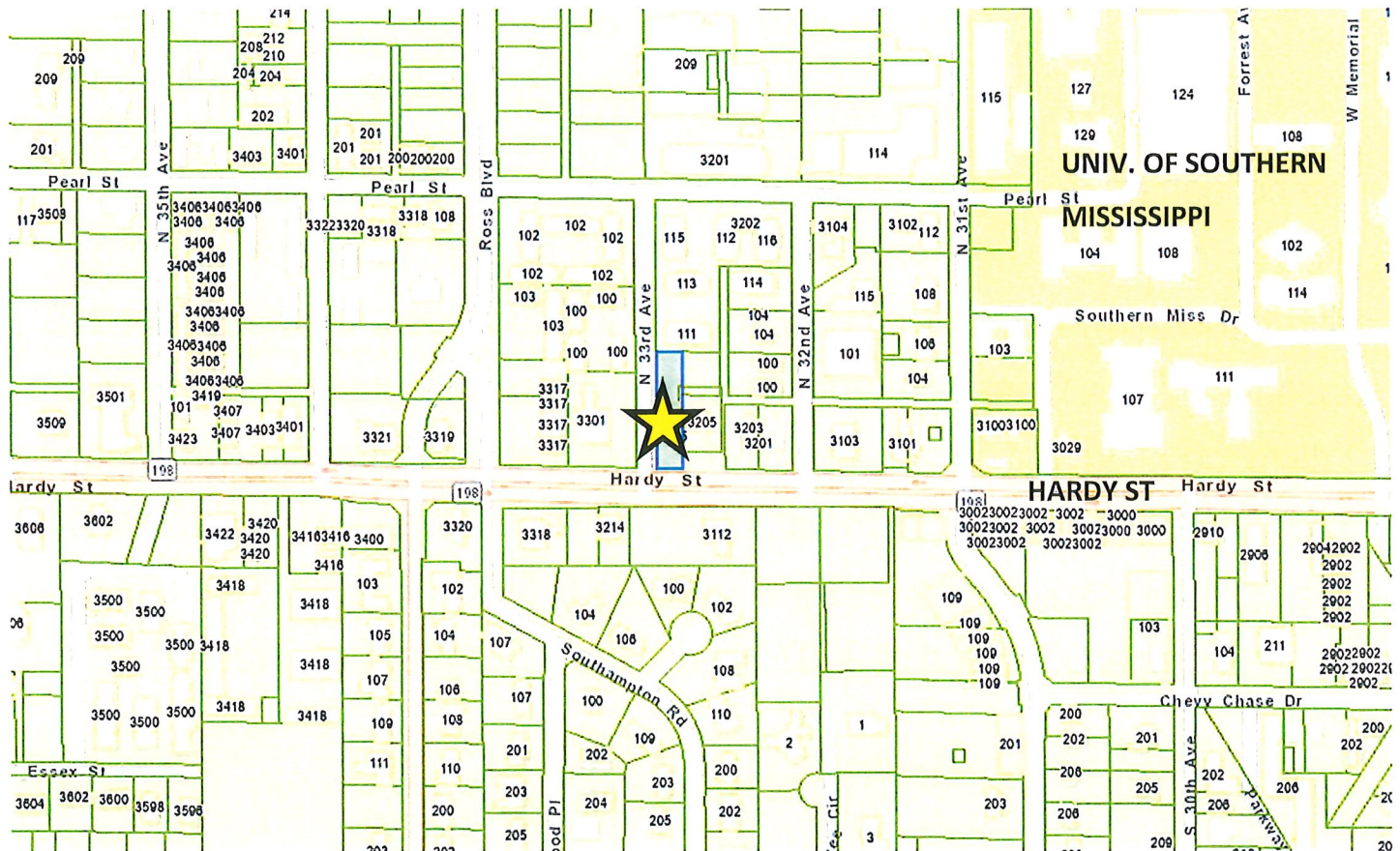
SUBJECT PARCEL:
3207 Hardy St

Andy Stetelman, Owner, and Robert St. John, Applicant

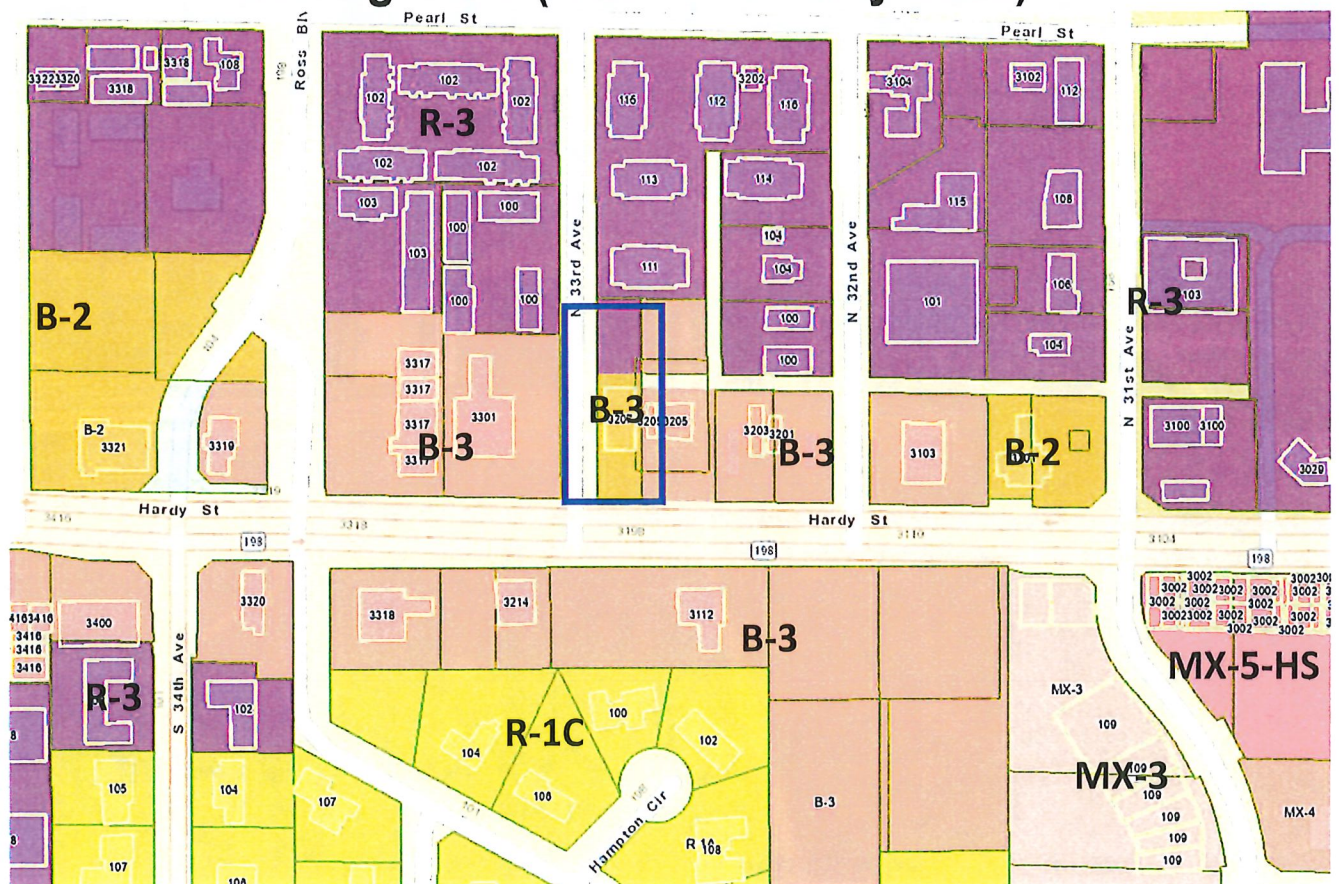
The petitioners request a variance from section 5.4.36.4, which states: “no part of the active use area of a drive-through restaurant, including the drive-through, menu, and window, may be located closer than 300 feet to a lot containing a legal, conforming residential use” and instead allow for a distance of 80 feet for a variance of 220 feet and to request a variance from 7.12.16.1 for a facility requiring ten (10) spaces and instead allow for five (5) total stacking spaces for a variance of five (5) stacking spaces for the property located at 3207 Hardy Street (Forrest Co., Ward 1).



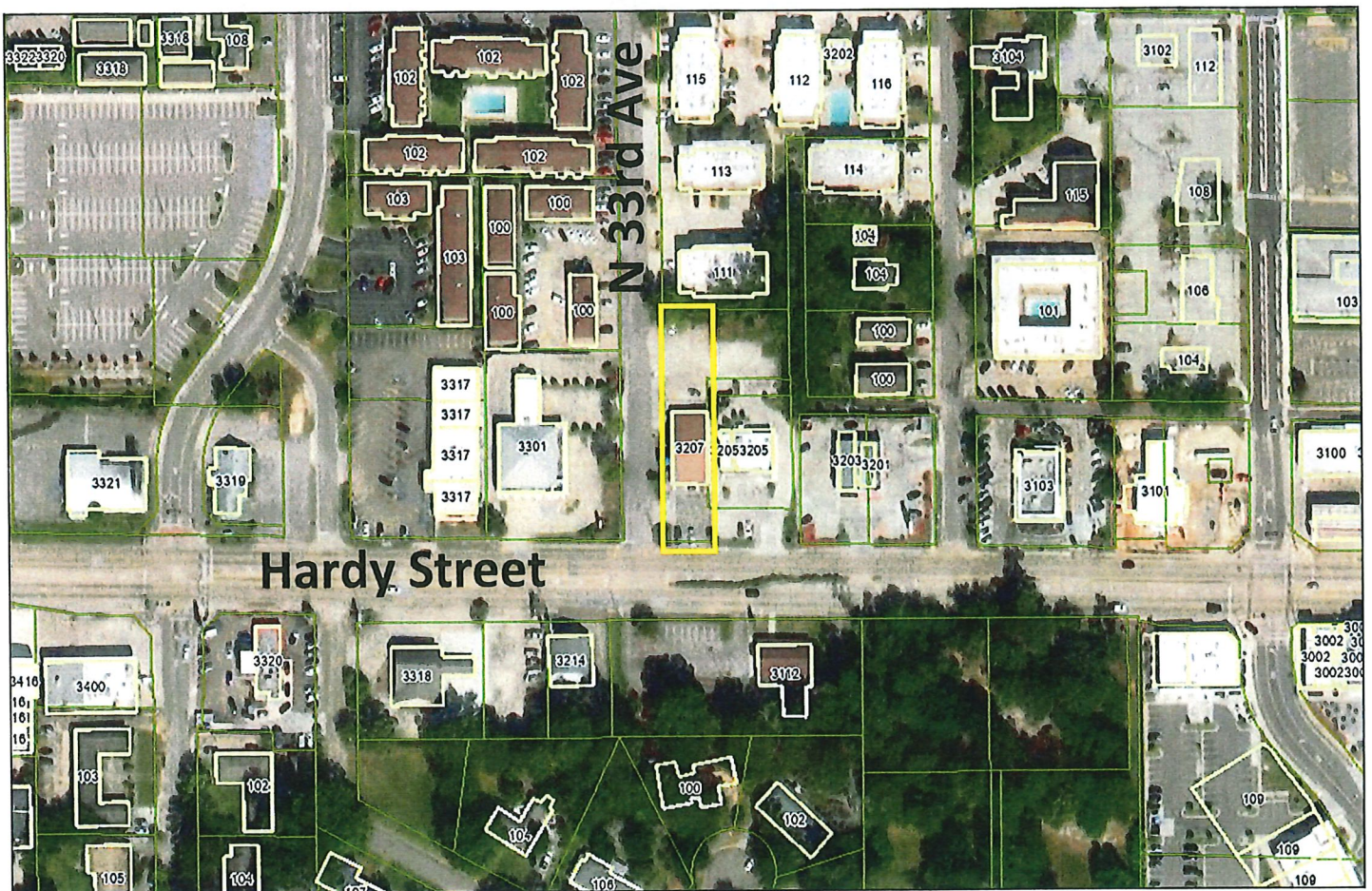
Vicinity Map—Ward 3



Zoning—B-3 (rezoned in July 2022)



Site Aerial



SURROUNDING AREA

North: R-3 Multi Family Residential



**South: B-3 Community Business
Financial Institution**



**West: B-3 Community Business
Financial Institution**

**East: B-3 Community Business
Restaurants**



Additional Photos

Photo of drive-through (Facing South towards Hardy Street)



Additional View of Drive-Through (Facing North)



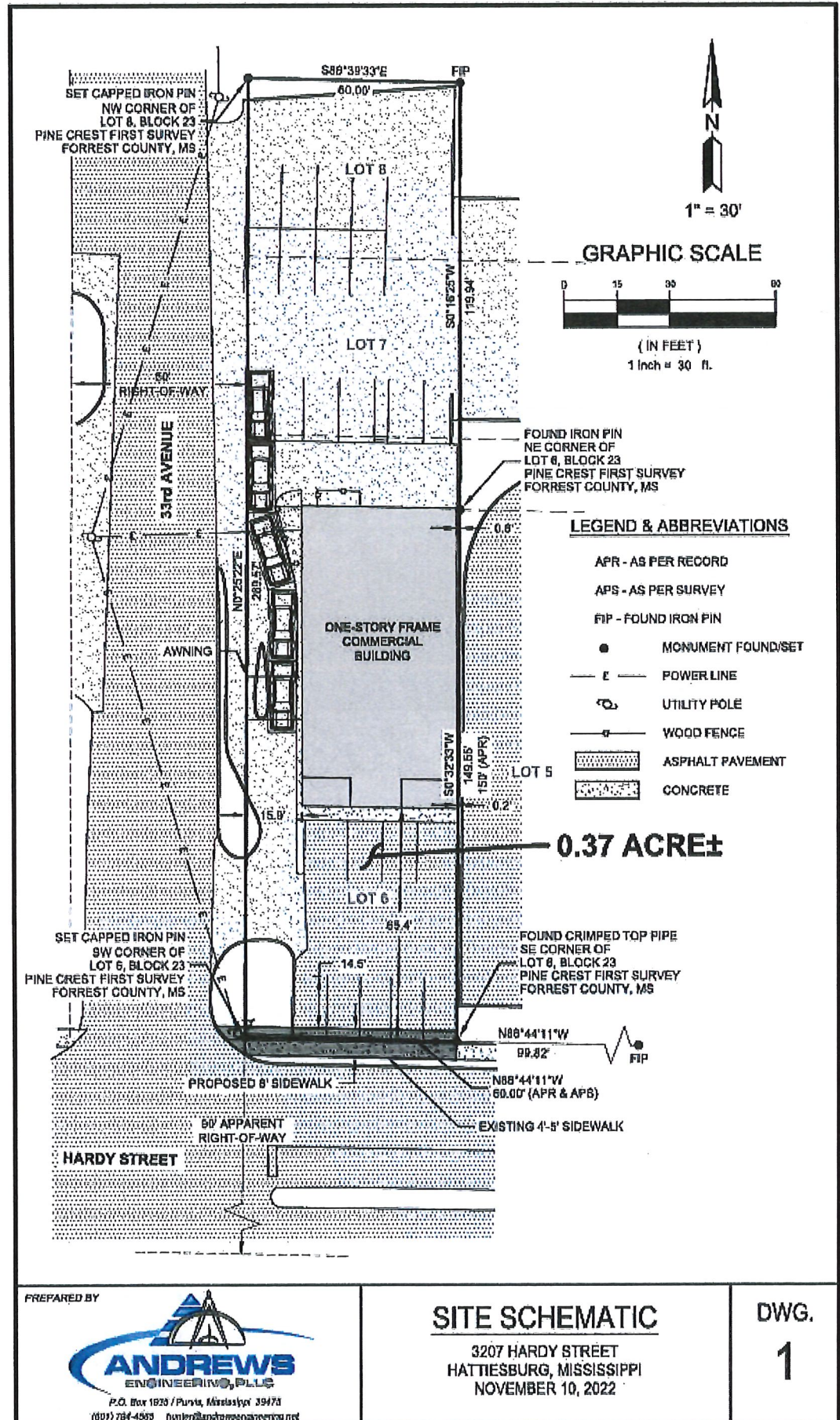
Additional View (facing East)



Alternative view with parking area in rear



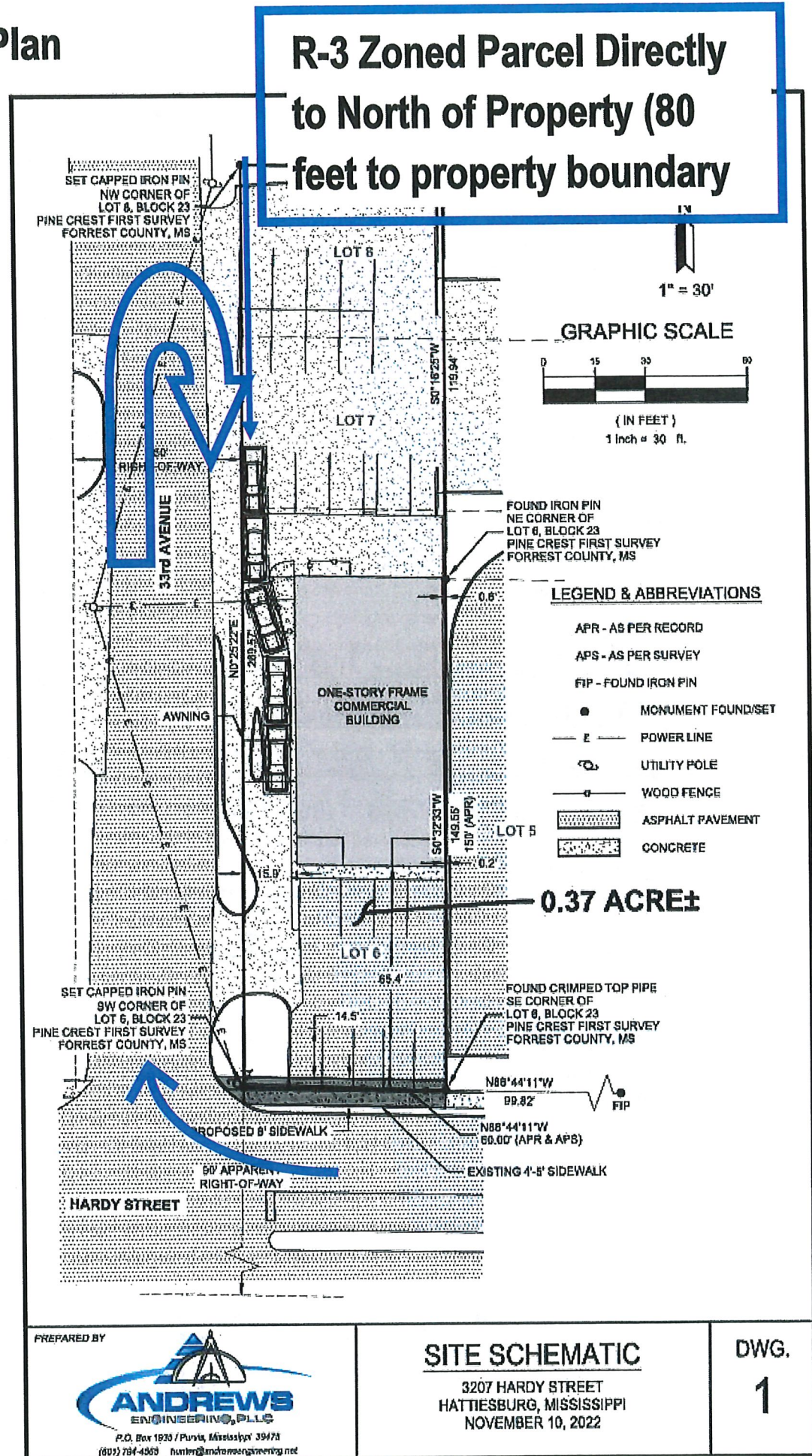
Proposed Site Plan



Proposed Site Plan

**R-3 Zoned Parcel Directly
to North of Property (80
feet to property boundary**

**Blue Arrows show
path of travel for
vehicles entering
from Hardy Street**



Variance Information

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4.). Section 12.4.1 Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended. Not all criteria must be met. However, a strong application will meet multiple criteria.

Approval Criteria.

A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship.** (a) The hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

The current building has two drive-through lanes. We need to take that down to one lane. We leased the building because it has a drive-through window. The bakery concept won't cash flow without a drive-through window

2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

There are two other drive-through windows next door in the same block

3. **Literal Interpretation.** The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

Variance Information

4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.

I operated a donut shop one block away that only relied on walk-up business. It couldn't sustain. The only way to make a bakery such as this work in Tupperburg is to have a drive-through window.

5. **Minimum Required.** The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

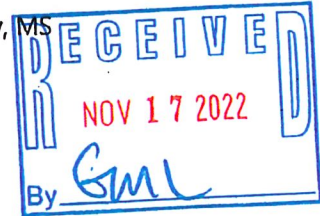
6. **Conformance with the Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

12.4.1.2 Conditions of Approval. In recommending the granting of a variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of this Code. The recommendation of the Board of Adjustment shall be presented to the City Council for final action.

Prop. to East

Bill Rodgers

From: Andy Stetelman <andy@londonandstetelman.com>
Sent: Thursday, November 10, 2022 11:56 AM
To: BuildingDesigner@icloud.com
Subject: FW: [External] Variance 3207 Hardy St, Forrest County, MS



Per your request.....

From: Andy Stetelman
Sent: Wednesday, November 2, 2022 10:27 AM
To: 'Lowrey, Ginger' <glowrey@hattiesburgms.com>; Maria Keyes <mak@nsrg.com>; Robert St. John <robert@robertstjohn.com>
Cc: 'Martin Baker' <martinbaker15609@yahoo.com>; Zeke Powell <zeke@londonandstetelman.com>
Subject: RE: [External] Variance 3207 Hardy St, Forrest County, MS

Thank you!

From: Lowrey, Ginger <glowrey@hattiesburgms.com>
Sent: Wednesday, November 2, 2022 10:12 AM
To: Andy Stetelman <andy@londonandstetelman.com>; Maria Keyes <mak@nsrg.com>; Robert St. John <robert@robertstjohn.com>
Cc: 'Martin Baker' <martinbaker15609@yahoo.com>; Zeke Powell <zeke@londonandstetelman.com>
Subject: RE: [External] Variance 3207 Hardy St, Forrest County, MS

Received and added to the file. Thank you.

Ginger Maddox Lowrey, AICP, CFM
Planning Division Manager
City of Hattiesburg
(Office) 601-545-4599

From: Andy Stetelman <andy@londonandstetelman.com>
Sent: Wednesday, November 02, 2022 9:56 AM
To: Maria Keyes <mak@nsrg.com>; Robert St. John <robert@robertstjohn.com>
Cc: 'Martin Baker' <martinbaker15609@yahoo.com>; Zeke Powell <zeke@londonandstetelman.com>; Lowrey, Ginger <glowrey@hattiesburgms.com>
Subject: Variance 3207 Hardy St, Forrest County, MS

To Whom It May Concern

I am writing on behalf of One Acre, LLC, the adjacent property owner to the east of the above referenced property. We understand Robert St. John plans to continue the use of the existing drive-in window for his bakery operation with modifications per the plans and specifications. We approve the intended use and variance subject to satisfactory plans.

Thanks
Andy

First Bank

Bill Rodgers

From: Maria Keyes <mak@nsrg.com>
Sent: Friday, November 4, 2022 1:55 PM
To: Bill Rodgers
Subject: Fwd: 3301 Hardy St

I have all of these printed as well.

----- Forwarded message -----

From: Peter Kelly <peterkelly1574@yahoo.com>
Date: Fri, Nov 4, 2022 at 1:52 PM
Subject: Fwd: 3301 Hardy St
To: Maria Keyes <mak@nsrg.com>

Sent from my iPhone

Begin forwarded message:

From: Andrew Johnson <Andrewj@firstbankms.com>
Date: November 4, 2022 at 1:36:50 PM CDT
To: peterkelly1574@yahoo.com
Cc: Andrew Johnson <Andrewj@firstbankms.com>
Subject: 3301 Hardy St

Mr. Kelly,

First Bank is fine with breaching the 300' recommendations on traffic egress regarding the proposed bakery to be located across N 33rd Avenue from our branch.

Please let me know if you need anything else.

Andrew Johnson | **First Bank** (Member FDIC | Equal Housing Lender)
Market President
NMLS#: 500393
Andrewj@firstbankms.com
6300 US Hwy 98 West
Hattiesburg, MS 39402
Office: (601) 726-3383
Cell: (601) 606-8276

Vestgate Apts.



McMahan Realty

TELEPHONE (601) 264-6464

100 N. 33RD AVENUE

HATTIESBURG, MISSISSIPPI 39401



November 2 , 2022

To Whom It May Concern:

We own the property located at 100 N 33rd Ave in Hattiesburg ,Ms. This letter is to inform the city that we are ok with being less than 300 feet of proximity to the drive through for the new proposed bakery.

If you have any questions, feel free to contact us at 601-264-6464.

Thank You,

McMahan Realty

