

Board of Adjustment Agenda
Jackie Dole Sherrill Community Center (Dining Room)

Time: 3:30 PM

1/3/2024

I. Business Meeting

1. Review and approval of the January 2024 meeting's agenda
2. Review and approval of the minutes of the November 2023 meeting
3. Planning Report
4. Chair's Report
5. Introductions

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. Stacey and Doug Thompson, owners, request a variance from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk (Section 7.6, Table 7.1, Subsection 7.6.1.1 LDC) for a proposed expansion located at 5165 Old Hwy 42 in Forrest County, Ward 2 (PPIN 14268).

III. Other Business

1. A review of 2023

IV. Adjournment

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF ADJUSTMENT**

November 1st, 2023

The Hattiesburg Board of Adjustment did meet in regular session on November 1st, at 4:00 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 Roll Call:

Members Present:

1. Shawn Harris, Chair
2. Richard Conville
3. Stacey Ready
4. Brandon E. Williams
5. James Trussell
6. Herman Dungan

Members Absent:

1. Bernard Green, Vice Chair
2. Bruce Betts
3. Jessica Cathey
4. James Hughes

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Planner II
3. Jim Gladden, Esq.
4. Wiley Quinn, Director of Urban Development
5. Andrea Garcia, Planner I

Chair Harris declared the Board of Adjustment meeting open and in session at 4:13 p.m.

AGENDA REVIEW

There came the matter of the October 2023 Agenda. A motion was made by Mr. Williams to approve the agenda and was seconded by Ms. Ready. All members presented voted in favor of the motion.

Motion:

Made by Brandon E. Williams

Second:

Made by Stacey Ready

PLANNING REPORT

There came the matter of the Planning Report by Nathan Satcher, Senior Planner, he mentioned that October items were approved by the City Council.

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Board of Adjustment members and Staff introduced themselves.

PUBLIC HEARING – Board of Adjustment

Item A:

B.J. Fokakis, owner, and Andrea Saffle, representative, request a variance from Section 10, Table 10.6-2 of the to exceed the maximum allowed sign message area for a proposed wall sign in a B-4 (Downtown Business) zoning district. The property of the request is located at 400 Main Street in Forrest County, Ward 4 (PPIN 35379, 21901).

Discussion and Vote:

Staff introduced the case. Chair Harris opened the public portion of the meeting. Ms. Andrea Saffle and Mr. B.J. Fokakis came to speak on behalf of this proposal. Chair Harris closed the public hearing portion of the meeting. Mr. Trussell made the motion to approve under bases III and IV, and Mr. Williams seconded this motion.

Presented by:

1. Andrea Saffle and B.J Fokakis

Proponents:

1. None

Opponents:

1. None

Motion:

Made by James Trussell to approve under bases III and IV

Second:

Made by Brandon Williams

Vote:

Board Member	Yea	Nay	Other
Shawn Harris (Chair)	X		
Richard Conville	X		
Stacey Ready	X		
Brandon E. Williams	X		
Herman Dungan	X		

James Trussell	X		
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Item B:

Bryan Smith, representative, requests a variance from Section 10, Table 10.6-2 to exceed the minimum allowed parcel street frontage and the side setback requirements for a sign for a property located at 3500 Hardy Street, Forrest County, Ward 3 (PPIN 26476, 26475).

Discussion and Vote:

Staff introduced the case. Chair Harris opened the public portion of the meeting. Bryan Smith, of Headricks Sign Company, presented the case to the Board of Adjustment. Chair Harris closed the public hearing portion of the meeting. Ms. Ready made the motion to approve under basis IV and V and Mr. Williams seconded the motion.

Presented by:

Bryan Smith

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Stacey Ready to approve under bases IV and V

Second:

Made by Brandon Williams

Vote:

Board Member	Yea	Nay	Other
Shawn Harris (Chair)	X		
Richard Conville	X		
Stacey Ready	X		
Brandon E. Williams	X		
Herman Dungan	X		
James Trussell	X		

Item C:

James Harris, owner, requests a variance from section 5.4.29 to allow for a kennel within the minimum required buffer distance of 250 feet from an adjacent residential use for the property located at 26 and 28 McCall Street in Forrest County, Ward 5 (PPIN 43147, 11034, 32131, 11035).

Discussion and Vote:

Staff introduced the case. Chair Harris opened the public portion of the meeting. Mr. James, the property owner, presented the application. Board members raised questions to the

applicant about the proposed use of the property. Chair Harris closed the public hearing portion of the meeting. Mr. Williams made a motion to approve based on items IV and VI, seconded by Mr. Dungan.

Presented by:

James Harris

Proponents:

2. None

Opponents:

2. None

Motion:

Made by Brandon Williams to approve under bases IV and VI

Second:

Made by Herman Dungan

Vote:

Board Member	Yea	Nay	Other
Shawn Harris (Chair)	X		
Richard Conville	X		
Stacey Ready	X		
Brandon E. Williams	X		
Herman Dungan	X		
James Trussell	X		

OTHER BUSINESS

No items were presented as other business.

Adjournment:

The meeting was adjourned at 5:06 p.m.

Motion:

Made by Shawn Harris

Second:

Made by Brandon Williams

Vote:

Board Member	Yea	Nay	Other
Shawn Harris (Chair)			

Richard Conville			
Stacey Ready			
Brandon E. Williams			
Hernan Dungan			
James Trussell			

Shawn Harris, Chair

Cory Long, AICP, Planning Division Manager

January 2024 BOA Item: A
Stacey and Doug Thompson, Owners
Request for: **5ft width sidewalk variance**



**Board of Adjustment
Case Fact Sheet**

Name of Petitioners: Stacey and Doug Thompson, Owners

Address of Property:	Tax Parcel	PPIN:	Ward:
5165 Old Hwy 42	2-028A-05-051.00	14268	2

Request: **Sidewalk width variance**

Purpose of Request: To consider a variance from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk (Section 7.6, Table 7.1, Subsection 7.6.1.1 LDC) for a proposed expansion located at 5165 Old Hwy 42 in Forrest County, Ward 2 (PPIN 14268).

Applicant Summary: See Attached

Applicable Regulations:

SECTION 4 **Zoning Districts**

4.5.12 B-5 Regional Business District: The purpose of the B-5 District is to provide for retail, personal and business services, offices, and financial services in locations with convenient access to the region's population consistent with comprehensive planning policies. This district is consistent with the Regional Business District in the Comprehensive Plan.

SECTION 7 **Table 7.1 Design Standards**

January 2024 BOA Item: A
 Stacey and Doug Thompson, Owners
 Request for: **5ft width sidewalk variance**

Table 7.1 Design Standards														
STANDARD	DISTRICT													
■ = Required × = Not required	A-1	A-2	R-1A	R-1B	R-1C	R-2	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2
														PMU
7.6 Pedestrian Circulation.														
7.6.1 Circulation External to a Site.														
7.6.1.1 Sidewalks shall be provided along all <u>public streets</u> on the entire frontage of a development site and align with existing sidewalks on <u>adjacent properties</u> including both frontages on <u>corner lots</u> . Minimum sidewalk width is five feet. Additional width may be required as determined by Site and Design Review.	×	×	■	■	■	■	■	■	■	■	■	■	×	×
														■

Present Zoning: B-5 Regional Business District

Present Use: Car Dealership / Nice Guys Auto

Future Land Use: Neighborhood Conservation District 2 and Regional Business Corridor

Surrounding Zoning and Land Use:
 North: I-1 Light Industrial District
 South: I-1 Light Industrial District
 East: B-5 Regional Business District
 West: B-5 Regional Business District

Letters or Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case as of December 21st, 2023.

History / Background: The petitioners met with staff in Pre-App to discuss the expansion of existing parking lot for additional inventory. According to the Land Development Code Section 7.6.1.1, sidewalks are required along the street frontage and it needs to be a minimum of 5ft width with a 5ft green strip. The applicants request a variance to instead allow a 0ft sidewalk (no sidewalk).

Basis for Approval (12.4.1.1):

January 2024 BOA Item: A
Stacey and Doug Thompson, Owners
Request for: **5ft width sidewalk variance**

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:

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

5165 Old Hwy 42 — Sidewalk Variance Request

Stacey and Doug Thompson, Applicants

Stacey and Doug Thompson, owners, request a variance from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk (Section 7.6, Table 7.1, Subsection 7.6.1.1 LDC) for a proposed expansion located at 5165 Old Hwy 42 in Forrest County, Ward 2 (PPIN 14268).





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Legend

-  B-5
-  I-1

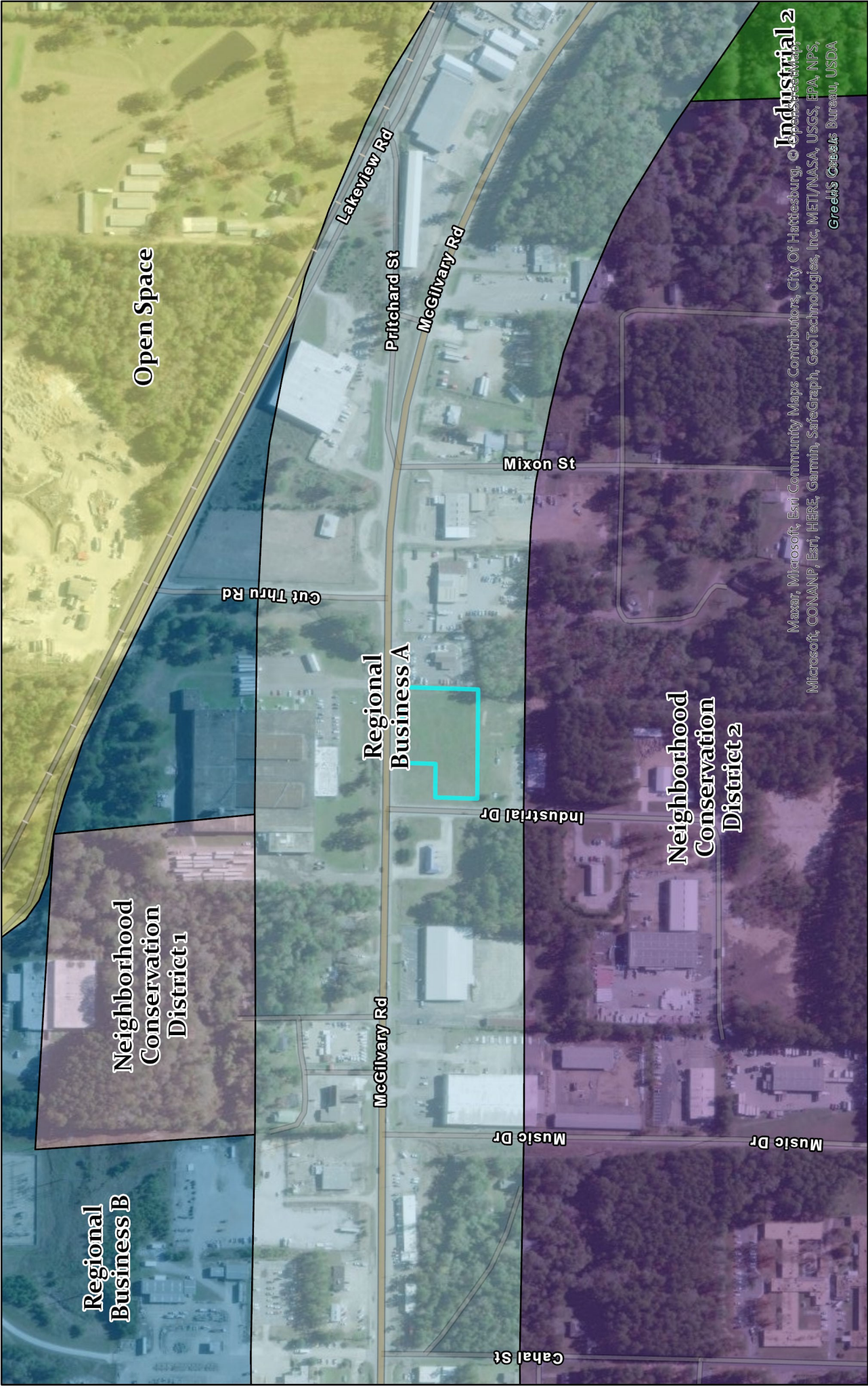
Site Information

Property is located at 5165 Old Hwy 42 in Forrest County, Ward 2 (PPIN 14268).



**URBAN
DEVELOPMENT
PLANNING DIVISION**





Future Land Use

- Industrial 2
- Neighborhood Conservation District 1
- Neighborhood Conservation District 2
- Open Space
- Regional Business A
- Regional Business B

Site Information

Future Land Use map for 5165 Old Hwy 42 , and surrounding area. Requested area for this case is denoted in blue.



URBAN DEVELOPMENT
PLANNING DIVISION

Maxar, Microsoft, Esri Community Maps Contributors, City Of Hattiesburg, OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, Greddy's Gazetteer Bureau, USDA



Site Aerial



Surrounding Area

Northern and Southern Directions: I-1 Light Industrial

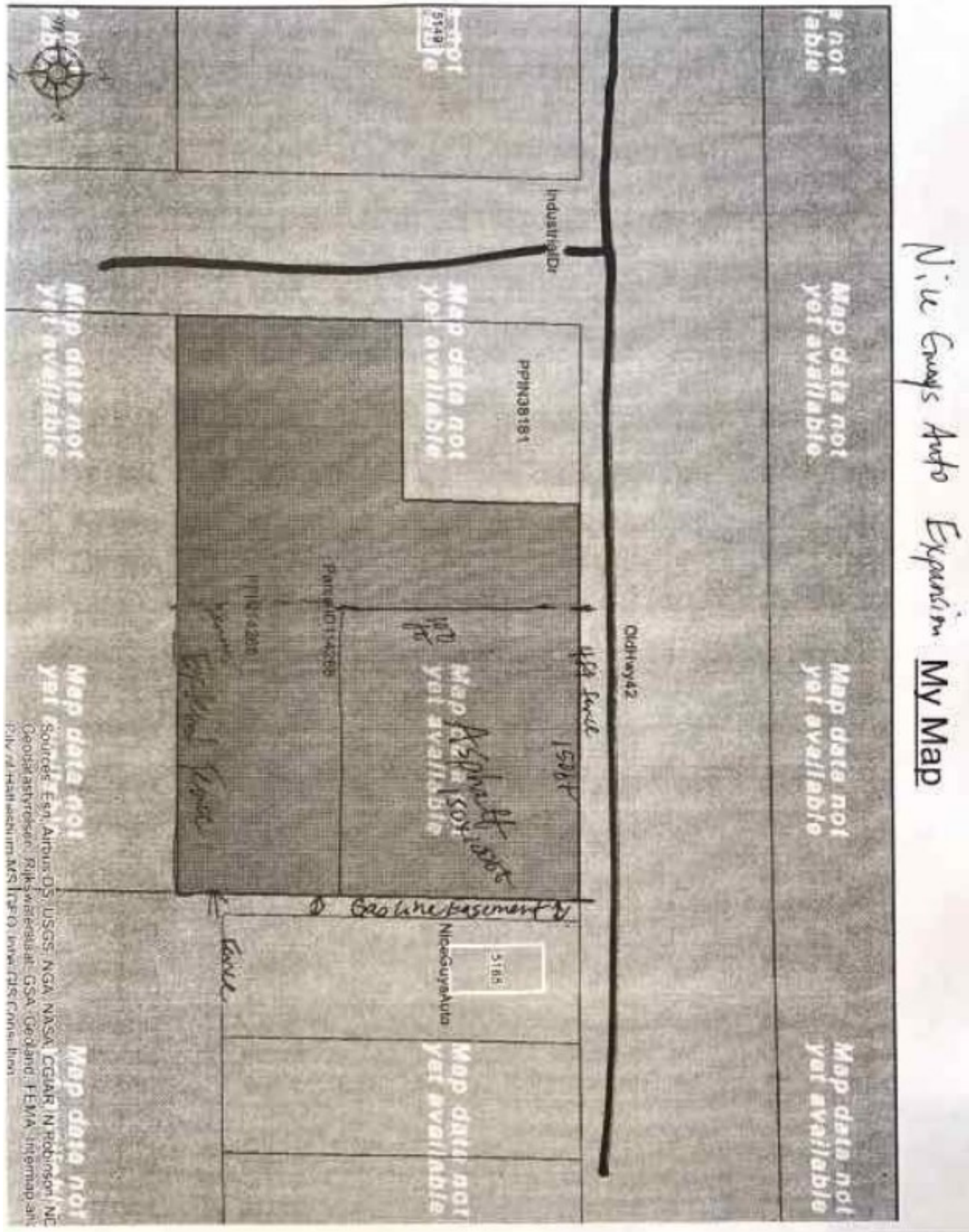


Surrounding Area

East and Western Directions: B-5 Regional Business District



Proposed Site Plan





URBAN DEVELOPMENT PLANNING DIVISION

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)
Hattiesburg, MS 39403-1898

Department of Urban Development
(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: Stacy Thompson & Doug Thompson
Project Name: Nice Guys Auto Expansion
Proposed Use(s): Asphalt display area for autos
Project Street Address: 5165 Old Hwy 42, Hattiesburg, MS 39401
PPIN Number(s) (if unknown, can be found on tax receipt): 14268

Application for (check all appropriate types):

- | | |
|---|--|
| ☒ Variance (see below) | ☐ Conditional Use (see below) |
| ☐ Subdividing of Lot, Parcel, or Tract (see p. 12) | ☐ Re-Zoning (see below) |
| ☐ Street or Alley Renaming (see pp. 13-14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (see pp. 13-14) | ☐ Planned Mixed-Use District |

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

- | | | |
|---|---|---|
| ☐ Sign | ☐ Setback (front, side, or rear _____) | ☐ Off-Site Parking |
| ☐ Lot Width | ☐ Lot Coverage Area | ☐ Buffer |
| ☐ Other: <u>Off Sidewalk</u> | ☐ Open Space | |

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

- | | |
|---|---|
| ☐ Automotive Filling Station | ☐ Telecommunications |
| ☐ Digital Billboard, New | ☐ Digital Billboard, Replacement |
| ☐ Restaurant | ☐ Solar Farm |
| ☐ Other: _____ | |

For Re-Zoning Only, see p. 11:

Existing Zoning: _____
Proposed Zoning: _____

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____	Planner: <u>John Sible</u>
Parcel Number(s): _____	Historic District(s): _____
Flood Zone(s): _____	Zoning District(s): _____
Project No.: _____	
Code Sections:	
LDC Section No. <u>4</u>	
Section No. _____	
Section No. _____	
Section No. _____	
Section No. _____	

RECEIVED DATE & INITIALS:

10/30/23
MS

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: Stacy Thompson / D+S Real Estate Holdings

☐ Applicant ☒ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: 601 517 2311 Fax: _____ Email: slowen22@aol.com

Mailing Address: 19 Medinah Dr, Hattiesburg, MS 39402

Secondary:

Name: Doug Thompson / D+S Real Estate Holdings

☐ Applicant ☒ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: 601 336 9095 Fax: _____ Email: niceguys_auto@yahoo.com

Mailing Address: 19 Medinah Dr Hattiesburg, ms 39402

Other(s):

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

FOR VARIANCE APPLICANTS:

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 Section of Old Hwy 42 that makes up the road frontage of property slopes to a great degree from the highway which would require a great deal of backfill, etc. to form a "sidewalk island" along a 150 ft section of Old Hwy 42. This would create a financial hardship hindering out expansion of asphalt.

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

Along this stretch of Hwy 42, there is currently no existing or newly constructed sidewalks. Nor does this property connect with any property owners along Old Hwy 42. The property ends @ Industrial Drive.

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation 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.

Again, the construction of a sidewalk along a 150 ft section of Old Hwy 42 would be very costly, create a "sidewalk island" as no other property owners have sidewalks along this stretch of highway.

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

The financial burden of constructing a 150 ft sidewalk would ~~create a~~ hinder the expansion of our small business.

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

By granting a 0 ft sidewalk variance, Dia Guys Auto will be able to proceed w/ display area expansion without the financial hardship of constructing a 5 ft sidewalk.

6. **Conformance with 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.

This area of land (highway) does not connect to another property owner. By granting a variance of a 0 ft sidewalk, this will not conflict with the purpose or intent expressed 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 the Code. The recommendation of the Board Adjustment shall be presented to the City Council for final action.



DEED

Bk:1324 Page:460-462

RCD: 10/18/2019 @10:21:32AM

FORREST COUNTY, MS

JIMMY C. HAVARD CHANCERY CLERK

PREPARED BY

Benjamin A. Snow, Esq.

MSB 102972

The Law Office of Benjamin A. Snow, PLLC

14 Bellegrass Boulevard

Hattiesburg, MS 39402

Email: ben@bensnowlaw.com

RETURN TO:

Benjamin A. Snow, Esq.

MSB 102972

The Law Office of Benjamin A. Snow, PLLC

14 Bellegrass Boulevard

Hattiesburg, MS 39402

Email: ben@bensnowlaw.com

Indexing Instructions: Lot 1, Block 1, Commerce Park Subdivision AND Part of Lot 1, Block 1, T.J. Mixon Subdivision

WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF FORREST

GRANTOR:

Advanced Restoration Services, LLC

A Mississippi limited liability company

Post Office Box 1184

Purvis, MS 39475

(601) 270 - 1343

GRANTEE:

D & S Real Estate Holdings, LLC

A Mississippi limited liability company

19 Medinah Drive

Hattiesburg, MS 39402

(601) 955-4436

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Advanced Restoration Services, LLC**, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto **D & S Real Estate Holdings, LLC**, a Mississippi Limited Liability Company, a certain lot or parcel of land lying and being situated in the County of Forrest, State of Mississippi, more particularly described as follows, to-wit:

Lot 1, Block 1, Commerce Park, a subdivision in the City of Hattiesburg, County of Forrest, State of Mississippi, as per the plat on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book 13 at Page 2 (Cabinet B at Slide 26); all together with all improvements thereon and appurtenances thereunto belonging.

AND ALSO:

A part of Lot 1, Block 1, of the T.J. Mixon Subdivision in the City of Hattiesburg, County of Forrest, State of Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, and more particularly described as follows, to-wit: Commencing at the NW corner of Lot 1, Block 1 of said subdivision and run thence East for a distance of 20 feet to and for the Point of Beginning, thence continue East for a distance of 70 feet; run thence South for a distance of 200 feet; run thence West for a distance of 70 feet; run thence North for a distance of 200 feet to the Point of Beginning, together with all improvements thereon and appurtenances thereunto belonging.

AND ALSO:

A part of Lot 1, Block 1, of the T.J. Mixon Subdivision in the City of Hattiesburg, Forrest County, Mississippi, described as: Commencing at the NW corner of said Lot 1, and run East 90 feet to Point of Beginning, thence run East 65 feet; thence run South 200 feet; thence run West 65 feet; thence run North 200 feet to the Point of Beginning, together with all improvements thereon and appurtenances thereunto belonging.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agree to pay to grantor any amount overpaid by it.

THIS conveyance is subject to any and all protective covenants, building restrictions, rights of way, easements, mineral reservations, unrecorded servitudes and conveyances applicable to the above described property.

Signature page to follow.

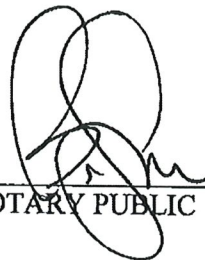
WITNESS MY SIGNATURE, on this 17th day of October, 2019.

Advanced Restoration Services, LLC
a Mississippi Limited Liability Company

By: 
Brian Parker, Member/President

STATE OF MISSISSIPPI
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17th day of October, 2019, within my jurisdiction, the within named **Brian Parker**, who acknowledged that he was Member/President of Advanced Restoration Services, LLC, a Mississippi limited liability company and that he executed the above and foregoing instrument on behalf of said company after first being authorized so to do.


NOTARY PUBLIC



FORREST COUNTY, MS JIMMY C. HAVARD
I CERTIFY THIS INSTRUMENT WAS FILED ON 10/18/2019 10:21:32 AM AND RECORDED IN DEED BOOK:1324 PAGE:Pages 460 - 462

RECEIPT (TRC-146906-27-10-2023)
FOR TYLER TECHNOLOGIES

BILLING CONTACT

Stacy and Doug Thompson
19 Medinah DR
Hattiesburg, MS 39402



Payment Date: 10/27/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
VARI-000747-2023	Variance Request	Fee Payment	Check #002498	\$175.00
5165 OLD HWY 42 HATTIESBURG, MS 39401				SUB TOTAL
				\$175.00
				TOTAL
				\$175.00

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **OWNER(s)** of the subject property located at
5165 Hwy 42 HATTIESBURG MS 39401
Street Address City State
on this the 29TH day of OCTOBER, 2023.

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.

on this the _____ day of _____, 20____.

Douglas J. Thompson
Property Owner (print)

Doug J. Thompson
Property Owner (signature)

STATE OF MS

COUNTY OF FORREST

Personally came and appeared before me, the within named

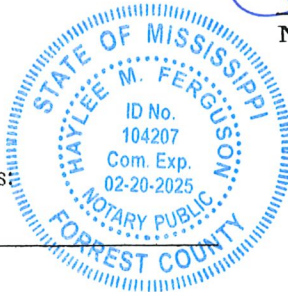
Douglas J. Thompson
who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27th day of
October, 2023.

Haylee M. Ferguson
NOTARY PUBLIC

My Commission Expires:

2/20/2025



APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT** OF THIS PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **APPLICANT(s)** of the subject property located at 5165 Old Hwy 42, Hattiesburg, ms 39401,
Street Address City State
on this the 27th day of October, 2023.

Stacy Thompson
Applicant (print)

Stacy Thompson
Applicant (signature)

STATE OF ms

COUNTY OF Forrest

Personally came and appeared before me, the within named

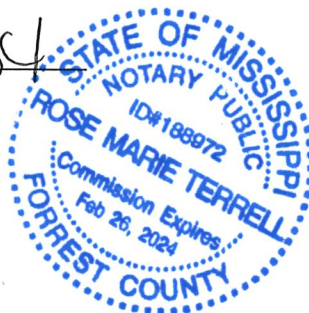
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27th day of October, 2023.

Rose Marie Terrell
NOTARY PUBLIC

My Commission Expires:

Feb 26, 2024



October 29, 2023

To Whom it May Concern:

Please accept this letter as support for the expansion of Nice Guys Auto display area and our approval in granting a variance to allow this expansion without the required 5 ft sidewalk construction.

Nice Guys Auto and the Thompsons have been our small business neighbors the past 3 years. The newly constructed office and upkeep have improved the area around our business Gilliland Electronics. We hope you consider this expansion of this small business without the added financial burden of constructing a sidewalk in an area with very little pedestrian traffic.

Please do not hesitate to contact us if we can be of any assistance in the matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jon D. Gilliland". The signature is fluid and cursive, with the first name "Jon" and last name "Gilliland" clearly distinguishable.

Gilliland Electronics
72 Industrial Dr
Hattiesburg, MS 39401

October 27, 2023

To the Members of Hattiesburg Planning Commission:

I am writing on behalf of Doug and Stacy Thompson and the expansion of Nice Guys Auto. I support the approval of the addition of a display area without the construction of a 5 ft wide sidewalk. Nice Guys Auto is a reputable business and we are happy to have them as neighbors. I ask that you allow them to complete the project without the additional cost of a sidewalk construction that would not affect positively or negatively our immediate area along Old Hwy 42.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Wesley Holifield', written in a cursive style.

Wesley Holifield

South State Enterprises
DBA Abco Towing
5175 Old Highway 42
Hattiesburg, MS 39401