



URBAN DEVELOPMENT

PLANNING DIVISION

HATTIESBURG PLANNING COMMISSION

PUBLIC HEARING STAFF REPORTS

January 8, 2025

Planning Commission Agenda

January 8, 2025, 1:00 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

1. Review and approval of January's meeting's agenda
2. Review and approval of the minutes of the December 4th meeting and the December 11th meeting
3. Building Report
4. Planning Report
5. Chair's Report
6. Introductions

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. Aaron Cooper and Kathy Cooper, Property Owners, Advance Engineering, Engineer, John Prickett, Representative, Jaxon Graham, Representative, request approval of a conditional use request for a "Construction Office" for a B-3 zoned property located at 908 Hardy Street (PPIN 13240, Ward 4, Forrest County).
 - B. Ayman Hani Albataineh, Applicant, Petra Café III, LLC, Property Owner, and Greater Solutions LLC, Representative, request approval of a conditional use request for a "Restaurant without a Drive-thru" for B-2 & R-1A zoned properties located at 6060 Hwy 49 (PPIN 16705, 16707, 16717, & 16719), Ward 4, Forrest County).
 - C. REGION XII COMMISSION ON MENTAL HEALTH & RETARDATION, Property Owner, Melissa Mason, Representative, Nick Hartley, Representative, Mona Gauthier, Representative, and Don Stimely, Representative, request approval of a conditional use request for a "Group Home" for a R-1A zoned property located at 101 Chaucer Circle (PPIN 24382, Ward 3, Forrest County).
 - D. Right Trailers Inc. (Property Owner), Scott Taylor, Applicant, Jessica Watson, Representative, and Michael Scott, Representative, request approval for a conditional use request for gravel outdoor storage for a B-3 zoned property (LDC 7.12.10.4.iii) at 5584 Hwy 42 (PPIN 15063 & 46895, Ward 2, Forrest County).
 - E. ~~A petition has been filed by the City of Hattiesburg to adopt an amendment to the Land Development Code No. 3209, as amended, in Section 5 (Uses), Section 7 (Design), Section 11 (Administration), and Section 13 (Definitions). More specifically, the changes concern temporary uses, mobile homes, and processes. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to~~

~~contact City Hall to review the proposed amendment in its entirety.~~

- F. A petition has been filed by the City of Hattiesburg to adopt an amendment to the Land Development Code No. 3209, as amended, in Section 2 (Applicability and Conformity), Section 5 (Uses), Section 7 (Design), Section 11 (Administration), and Section 13 (Definitions). More specifically, the changes concern short-term rentals and processes. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

III. Other Business

IV. Adjournment

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
December 4th, 2024**

Board Members Roll Call:

Members Present:

1. Richard Conville
2. Michael Dickerson
3. Amy Hinton, Chair
4. Elayne Lockett
5. Rhoda Pickett, Vice Chair
6. Michael Pruitt
7. Lee Anne Venable
8. Carlos Wilson

Members Not Present:

1. Charles Dawe
2. Rebekah Ray, Secretary
3. Vacant Seat

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Senior Planner
3. David Miller, Esq.
4. Wiley Quinn, Director of Urban Development
5. Meridian McDaniel, Planner I
6. Russell Archer, Historic Planner

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:01 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Michael Pruitt to approve the agenda

Second:

Made by Commissioner Lee Anne Venable

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson	X		
Amy Hinton	X		
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		
Rebekah Ray			ABSENT
Lee Anne Venable	X		
Carlos Wilson	X		

MINUTES REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve the October and November minutes, with corrections to the October minutes.

Second:

Made by Commissioner Michael Pruitt

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson	X		
Amy Hinton	X		
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		
Rebekah Ray			ABSENT
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to approve the October and November minutes, with corrections to the October minutes. passes with an 8-0 vote.

BUILDING REPORT

There was no building report at this meeting.

PLANNING REPORT

The Planning Division staff gave a report.

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A: A petition has been filed by the City of Hattiesburg, with the Mayor and Council of the City of Hattiesburg, Mississippi, to adopt an amendment to the “Comprehensive Plan 2008-2028” and to amend the Land Development Code No. 3209, as amended, and to amend the text of the Hattiesburg Form-Based Code, Ordinance No. 3105 as amended, of the City of Hattiesburg, Mississippi. This public hearing will review, amend, and propose regulations the Broadway and West Pine Corridor to be known as the “Right Down Broadway Master Plan.”

Motion:

Commissioner Rhoda Pickett motioned to **remove the request from the table.**

Second:

Made by Commissioner Richard Conville

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson	X		
Amy Hinton	X		
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		
Rebekah Ray			ABSENT
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to remove the request from the table passes 8-0.

Discussion and Vote:

The Planning Staff introduced the case. Andrew Knuppel spoke on behalf of their case and answered questions from the commissioners.

Proponents:

- Tommy Teepell
- Douglas Chambers
- Anna Wan

Opponents:

- None

Motion:

Made by Commissioner Lee Anne Venable to recommend approval of the request.

Second:

Made by Commissioner Elayne Lockett

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson	X		
Amy Hinton	X		
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		
Rebekah Ray			ABSENT
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to recommend approval for the request passes 8-0 vote.

Adjournment:

The meeting was adjourned at 2:14 p.m.

Motion:

Made by Commissioner Michael Dickerson

Second:

Made by Commissioner Lee Anne Venable

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		

Charles Dawe			ABSENT
Michael Dickerson	X		
Amy Hinton	X		
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		
Rebekah Ray			ABSENT
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to adjourn the meeting passes 8-0.

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
December 11th, 2024**

Board Members Roll Call:

Members Present:

1. Richard Conville
2. Amy Hinton, Chair
3. Elayne Lockett
4. Rhoda Pickett, Vice Chair
5. Michael Pruitt
6. Rebekah Ray, Secretary
7. Lee Anne Venable (Was present for all items through Item C).
8. Carlos Wilson

Members Not Present:

1. Charles Dawe
2. Michael Dickerson
3. Vacant Seat

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Senior Planner
3. Kevin Bates, Building Official
4. David Miller, Esq.
5. Wiley Quinn, Director of Urban Development
6. Ann Jones, Chief Administrative Officer.
7. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:21 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Lee Anne Venable to approve the agenda

Second:

Made by Commissioner Richard Conville

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson			ABSENT
Amy Hinton	X		
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to approve the Agenda for the December 11th Special Called Meeting by an 8-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Rhoda Pickett To move the review of the December 4th meeting's minutes to the January meeting.

Second:

Made by Commissioner Michael Pruitt

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson			ABSENT
Amy Hinton	X		
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to move the review of the December 4th meeting's minutes to the January meeting.
an 8-0 vote.

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for November 2024.

PLANNING REPORT

The Planning Division staff gave a report.

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A: Pennie Allen, Property Owner and Applicant, and Estella Jones, Applicant, request approval for rezoning from A-1 (General Agricultural) to A-2 (Agricultural Residential) for a property located at 34 South Hills Drive (PPIN 27754, Ward 5, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Estella Jones spoke on behalf of their case answered questions from the commissioners.

- Presented by:
 - o Estella Jones
- Proponents:
 - o None.
- Opponents:
 - o None.

Motion:

Made by Commissioner Rhoda Pickett to approve the request on the basis of neighborhood has changed substantially.

Second:

Made by Commissioner Michael Pruitt

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson			ABSENT

Amy Hinton	X		
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to recommend approval for the request passes with an 8-0 vote.

Item B: Southern Gents of Mississippi LLC, Property Owner, and Nick Williams, Representative, request a variance from Article 6, Section E, which states that qualifying historic structures may apply for a flood variance from the requirement to elevate or floodproof the structure, for a structure at 215 Main Street (PPIN 18535, Ward 4, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Nick Williams spoke on behalf of their case answered questions from the commissioners.

- Presented by:
 - o Nick Williams.
- Proponents:
 - o None.
- Opponents:
 - o Tom Eaves.
- Public Comment:
 - o David Shemper.

Motion:

Made by Commissioner Lee Anne Venable to reopen the public hearing.

Second:

Made by Commissioner Elayne Lockett

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson			ABSENT
Amy Hinton	X		
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		

Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to reopen the public hearing passes 8-0.

- Presented by:
 - o Nick Williams.
- Proponents:
 - o None.
- Opponents:
 - o Erik Eaves.
- Public Comment:
 - o None.

Motion:

Made by Commissioner Michael Pruitt to recommend approval for the request on the basis that it meets all criteria of the historic flood variance.

Second:

Made by Commissioner Elayne Lockett to

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson			ABSENT
Amy Hinton		X	
Elayne Lockett	X		
Rhoda Pickett	X		
Michael Pruitt	X		
Rebekah Ray		X	
Lee Anne Venable	X		
Carlos Wilson		X	

Motion to recommend approval the request passes a 5-3 vote.

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**Item C:** A petition has been filed by the City of Hattiesburg for a Tax Increment Financing “Redevelopment Plan” as described in the following: This Tax Increment Financing Redevelopment Plan for the City of Hattiesburg, Mississippi, 1996, as Amended and Restated November 2024 (the “Redevelopment Plan”) is an amendment to and a restatement of that Tax

Increment Financing Redevelopment Plan, City of Hattiesburg, Mississippi, 1996, and is being adopted and implemented by the City of Hattiesburg, Mississippi (the “City”) pursuant to Section 21-45-1 et seq., Mississippi Code of 1972, as amended (the “TIF Act”). Projects implemented under this Redevelopment Plan may be undertaken in collaboration with Forrest County, Mississippi and Lamar County, Mississippi and/or other counties, cities and governing authorities pursuant to Section 17-13-1 et seq., Mississippi Code of 1972, as amended (the “Interlocal Act”), and/or the Regional Economic Development Act as authorized by Section 57-64-1 et seq., Mississippi Code of 1972, as amended and applicable (the “REDA Act”).

**Discussion and Vote:**

Staff introduced the case. Ann Jones, Chief Administrative Officer, presented on behalf of the application.

**Presented by:**

1. Ann Jones, Chief Administrative Officer

**Proponents:**

1. None

**Opponents:**

1. None

**Motion:**

Commissioner Carlos Wilson motioned to recommend approval of the request.

**Second:**

Made by Commissioner Lee Anne Venable

**Vote:**

| Board Member      | Yea | Nay | Other  |
|-------------------|-----|-----|--------|
| Richard Conville  | X   |     |        |
| Charles Dawe      |     |     | ABSENT |
| Michael Dickerson |     |     | ABSENT |
| Amy Hinton        | X   |     |        |
| Elayne Lockett    | X   |     |        |
| Rhoda Pickett     | X   |     |        |
| Michael Pruitt    | X   |     |        |
| Rebekah Ray       | X   |     |        |
| Lee Anne Venable  | X   |     |        |
| Carlos Wilson     | X   |     |        |

Motion to recommend approval of the request passes 8-0.

**OTHER BUSINESS:**

- Elections for HPC officers for 2025. Nominating committee report from Dr. Conville.
  - o 2025 Officer Nominations:
    - Amy Hinton, Chair
    - Rhoda A. Pickett, Vice-Chair
    - Rebekah Ray, Secretary
  - o Motion to name officers made by Commissioner Wilson and seconded by Commissioner Lockett
    - All in favor, motion passes 7-0.
  - o Commission authorize staff to correct scribes error in bylaws regarding the nominating committee.

**Adjournment:**

The meeting was adjourned at 2:56 p.m.

**Motion:**

Made by Commissioner Carlos Wilson

**Second:**

Made by Commissioner Rebekah Ray

**Vote:**

| Board Member      | Yea | Nay | Other  |
|-------------------|-----|-----|--------|
| Richard Conville  | X   |     |        |
| Charles Dawe      |     |     | ABSENT |
| Michael Dickerson |     |     | ABSENT |
| Amy Hinton        | X   |     |        |
| Elayne Lockett    | X   |     |        |
| Rhoda Pickett     | X   |     |        |
| Michael Pruitt    | X   |     |        |
| Rebekah Ray       | X   |     |        |
| Lee Anne Venable  | X   |     |        |
| Carlos Wilson     | X   |     |        |

Motion to adjourn the meeting passes **10-0**.

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Rebekah Ray, Secretary

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Cory Long, AICP, Planning Division Manager

January 2025 HPC Item: A  
Aaron Cooper and Kathy Cooper, Property Owners, Advance Engineering, Engineer, John Prickett, Representative, Jaxon Graham, Representative.  
Request for: **Conditional Use Approval**



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

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**Names of Petitioner:** Aaron Cooper and Kathy Cooper, Property Owners, Advance Engineering, Engineer, John Prickett, Representative, Jaxon Graham, Representative.

| <b>Address of Property:</b> | <b>Tax Parcels</b> | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|--------------------|--------------|--------------|
| 908 Hardy Street            | 2-029N-09-027.00   | 13240        | 4            |

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**Request:** Conditional Use Request for a “Construction Office.”

**Purpose of Request:** **Conditional Use Request**—Aaron Cooper and Kathy Cooper, Property Owners, Advance Engineering, Engineer, John Prickett, Representative, Jaxon Graham, Representative, request approval of a conditional use request for a “Construction Office” for a property located at 908 Hardy Street (PPIN 13240, Ward 4, Forrest County).

**History / Background:** The applicant met with staff in pre-application meetings to discuss the proposed demolition and construction of a new building for Cooper Contracting. The applicant wants to use the property as an office for consultations and as a staging area for their equipment/materials. Staff determined that the office should be classified as a “construction office” due to the intensity of the storage of equipment and materials. The property is zoned B-3, which requires a conditional use approval for construction offices. Any building materials will be required to be stored inside the building, as the property is within the 100 ft buffer requirement for outdoor storage associated with a construction/contractor’s office.

The applicants intend to demolish the building and construct a new one for their contracting business, using a metal building that the applicant specializes in with their existing business, Cooper Contracting. With new construction, the site would be

required to meet all land development code requirements for new construction. While the structure is not in a registered historic district, the structure has historic significance and is adjacent to the Oaks Historic District. New construction should be compatible with the surrounding area. Staff have discussed some potential architectural elements for the building, including the exterior finishes and materials. However, the applicant has not yet submitted a building elevation plan for the building to the staff.

Conditional use requests allow a community to assess whether a specific use or feature is appropriate for the surrounding area and the overall community. It provides some flexibility in a zoning ordinance, where, in some instances, a proposed use could be appropriate in a certain area of a zoning district but not in others. As with any conditional use approvals, the planning commission can recommend certain conditions be met with approval, such as exceeding certain landscaping or buffering requirements so that the use is more harmonious with the surrounding area.

The Planning Commission could consider conditions that help protect the neighborhood's character with its adjacency to a residential district. Such conditions could include the following:

- Prohibition of outdoor storage of any materials, supplies, or goods, including the parking of commercial vehicles overnight
- Additional aesthetic enhancements, such as meeting the requirements of the Hattiesburg Historic Design Guidelines with review by the Hattiesburg Historic Conservation Commission
- Allow the Historic Preservation Planner to photo document the inside of the building before demolition (requested by the Historic Preservation Planner)

**Applicant Summary:** \* See Attached \*

**Applicable Regulations:**

## **SECTION 4**

## **Zoning Districts Established**



January 2025 HPC Item: A  
Aaron Cooper and Kathy Cooper, Property Owners, Advance Engineering, Engineer, John Prickett,  
Representative, Jaxon Graham, Representative.  
Request for: **Conditional Use Approval**

**4.5.10 B-3 Community Business District:** The purpose of the B-3 District is to provide for retail, personal service, and offices in locations with convenient access to the community consistent with comprehensive planning policies. This district is consistent with the Community Business District in the Comprehensive Plan.

## **SECTION 5**

### **5.4.16 Construction Offices.**

**5.4.16.1** All outdoor storage of non-passenger vehicles and building materials shall be kept at least 100 linear feet from any adjacent lot containing a legal, conforming residential use and shall be located in a side or rear yard only.

**5.4.16.2** Outdoor storage shall be screened from major thoroughfares and adjacent properties in accordance with the screening requirements set forth in Section 7.9

**5.4.16.3** A maximum open storage space of 50% of the side and rear lot area is allowed for business and industrial equipment and materials.

**5.4.16.4** Open storage of items shall not be piled or stacked over 20 feet in height above grade.

**Present Zoning:** The property is currently zoned B-3 (Community Business District).

**Present Use:** Vacant building.

**Future Land Use:** Neighborhood Business Corridor

**Surrounding Zoning and Land Use:**  
North: B-3 Community Business  
South: R-1A Single-Family Residential  
East: B-3 Community Business  
West: B-3 Community Business

**Letters or Concerns stated:** As of finalizing this report, the Planning Division Office had received no calls or letters of concern.

**Option:** Recommend **Approval** or **Denial** of the Conditional Use

request for a “Construction Office” for a property located at 908 Hardy Street (PPIN 13240, Ward 4, Forrest County).

**Basis for approval:**

**12.3.3 Conditional Use Approvals**

**12.3.3.1 Compliance Required.** Uses requiring Planning Commission approval, as noted in the Table of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

**12.3.3.2 Additional Approval Criteria.** In addition to the standards mentioned above, the applicant for a request for the Planning Commission to approve a use shall be required to demonstrate that his/her proposal addresses the following additional requirements, except that the Planning Commission may waive any one or more criteria that it determines are not applicable based upon the expected impact of the proposal.

- i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.
- ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
  - Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.

January 2025 HPC Item: A

Aaron Cooper and Kathy Cooper, Property Owners, Advance Engineering, Engineer, John Prickett, Representative, Jaxon Graham, Representative.

Request for: **Conditional Use Approval**

- Protection of use and enjoyment. The proposed plan shall be designed and arranged to have minimal negative impact on the use and enjoyment of adjoining property.
- Compatible design and integration. The use meets all design criteria required by this Code that apply and is designed to integrate well both on and off site.

## SUBJECT PARCEL

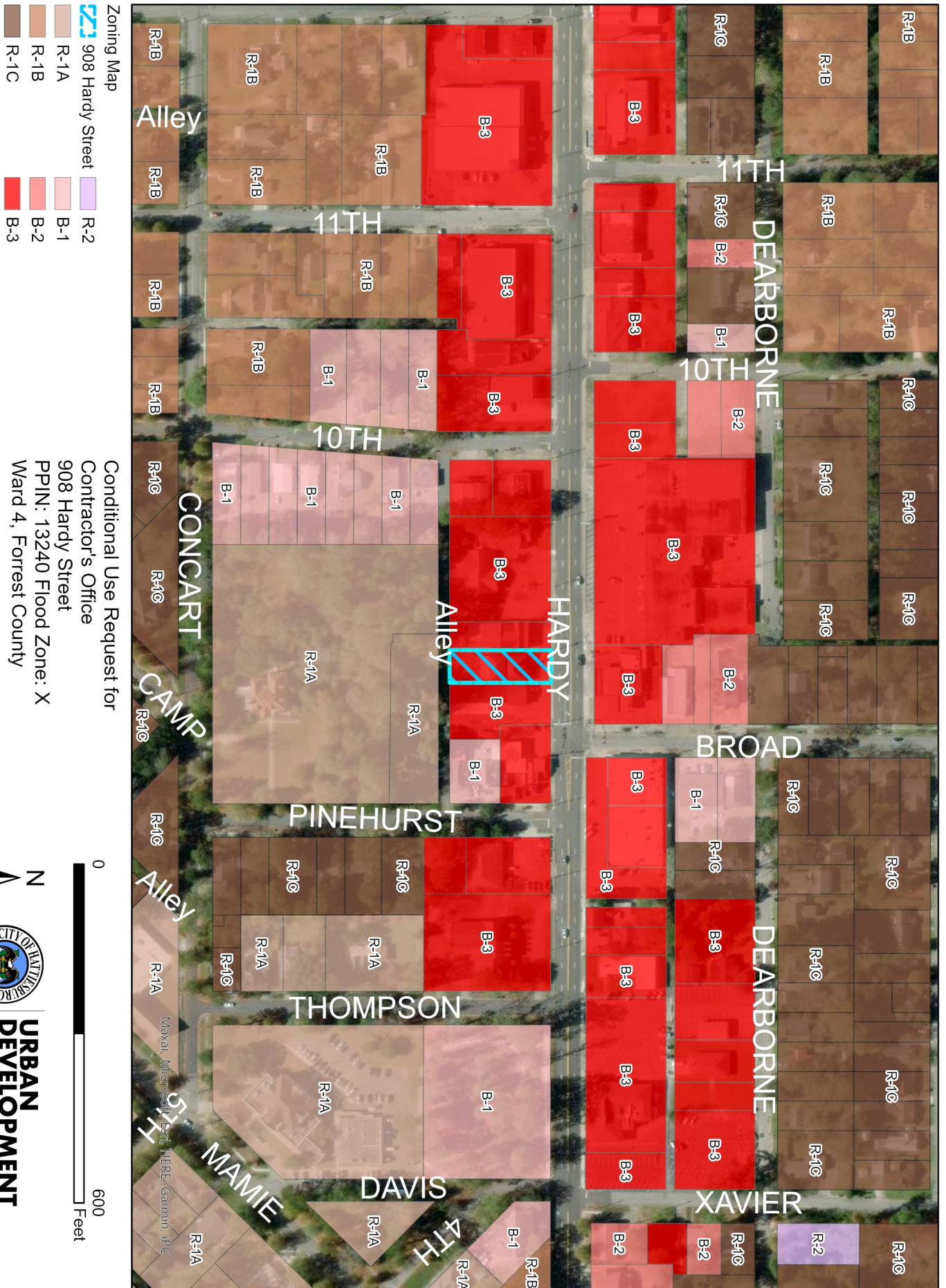
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### 908 Hardy Street— Conditional Use Request

Aaron Cooper and Kathy Cooper, Property Owners, Advance Engineering, Engineer, John Prickett, Representative, Jaxon Graham, Representative, request approval of a conditional use request for a “Construction Office” for a B-3 zoned property located at 908 Hardy Street (PPIN 13240, Ward 4, Forrest County).

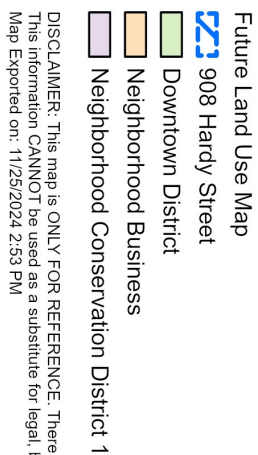




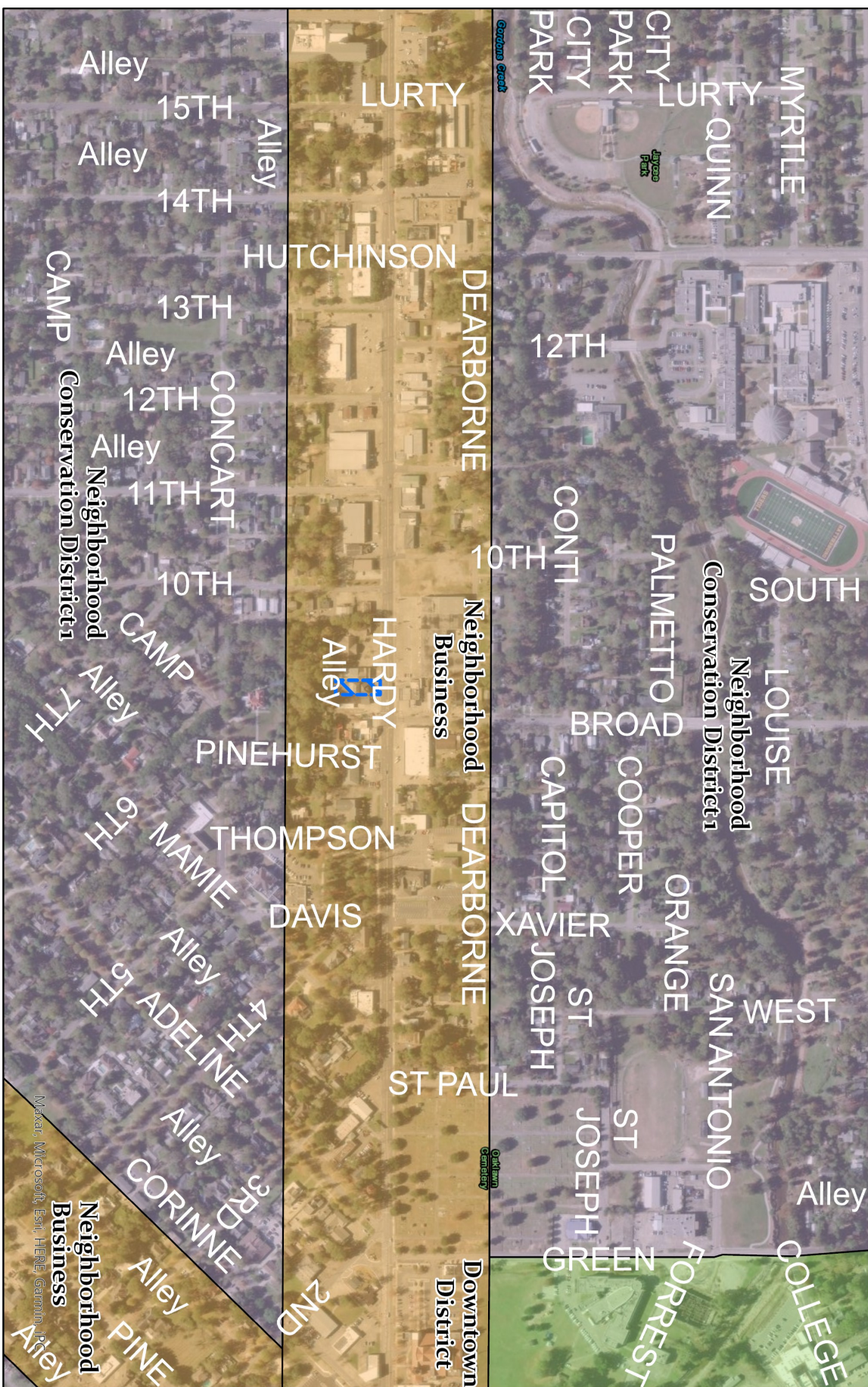
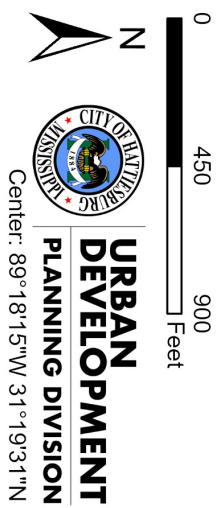


DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 11/25/2024 2:50 PM





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## Surrounding Area



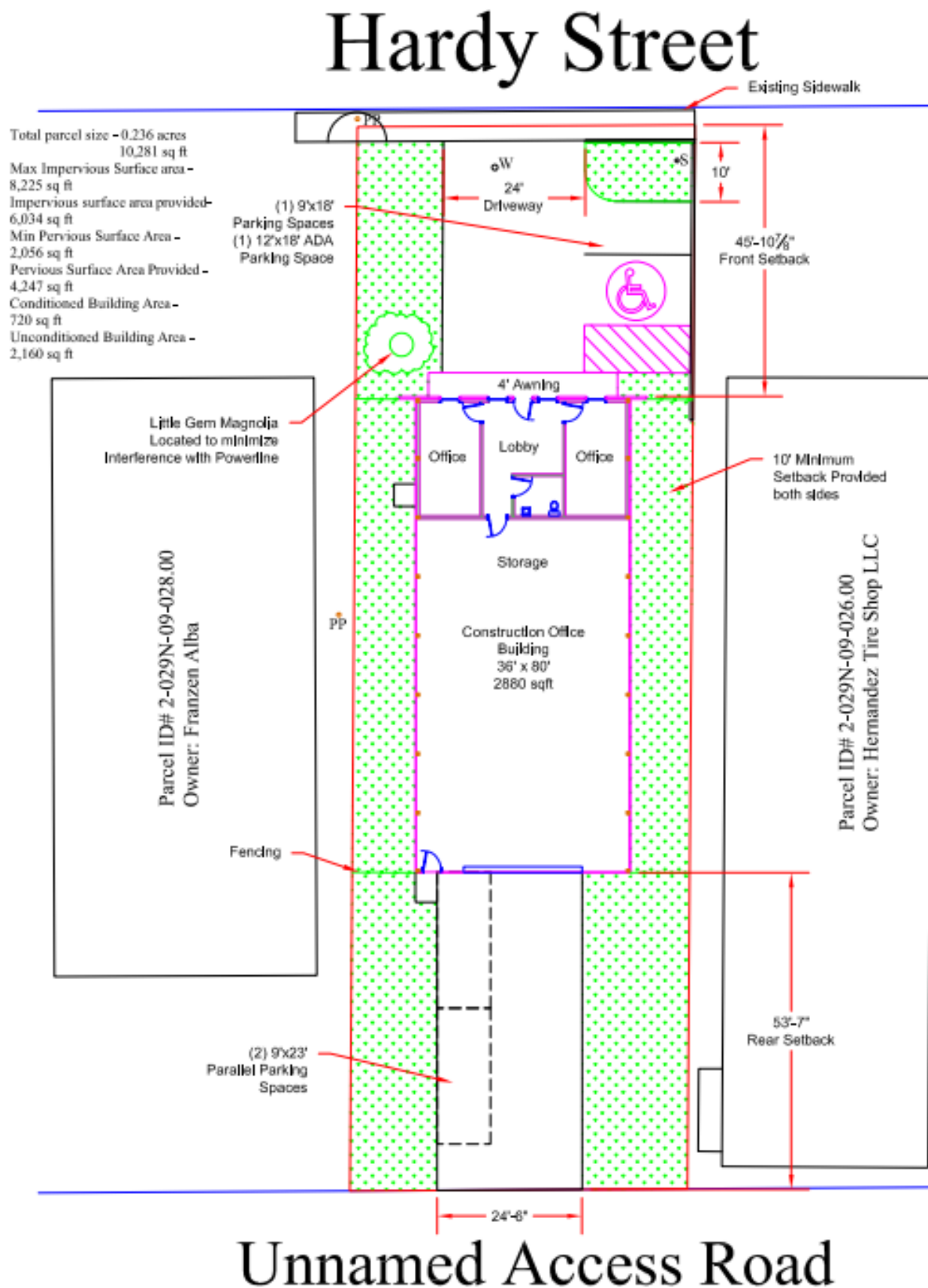


## Surrounding Area

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# 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: Advance Engineering

Project Name: Cooper Contracting LLC

Proposed Use(s): Construction Office

Project Street Address: 908 Hardy St

PPIN Number(s) (if unknown, can be found on tax receipt): \_\_\_\_\_

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

#### Application for (check all appropriate types):

- |                                                                           |                                                                 |
|---------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Variance (see below)                             | <input checked="" type="checkbox"/> Conditional Use (see below) |
| <input type="checkbox"/> Subdividing of Lot, Parcel, or Tract (see p. 12) | <input type="checkbox"/> Re-Zoning (see below)                  |
| <input type="checkbox"/> Street or Alley Renaming (see pp. 13-14)         | <input type="checkbox"/> Overlay District                       |
| <input type="checkbox"/> Vacating Street or Alley (see pp. 13-14)         | <input type="checkbox"/> Planned Mixed-Use District             |

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

- |                                       |                                                               |                                           |
|---------------------------------------|---------------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Sign         | <input type="checkbox"/> Setback (front, side, or rear _____) | <input type="checkbox"/> Off-Site Parking |
| <input type="checkbox"/> Lot Width    | <input type="checkbox"/> Lot Coverage Area                    | <input type="checkbox"/> Buffer           |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Open Space                           |                                           |

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

- |                                                                       |                                                         |
|-----------------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Automotive Filling Station                   | <input type="checkbox"/> Telecommunications             |
| <input type="checkbox"/> Digital Billboard, New                       | <input type="checkbox"/> Digital Billboard, Replacement |
| <input type="checkbox"/> Restaurant                                   | <input type="checkbox"/> Solar Farm                     |
| <input checked="" type="checkbox"/> Other: <u>Construction Office</u> |                                                         |

#### For Re-Zoning Only, see p. 11:

Existing Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

#### **STAFF USE ONLY – Do Not Complete:**

Pre-Application Date: \_\_\_\_\_ Planner: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_ Historic District(s): \_\_\_\_\_

Flood Zone(s): \_\_\_\_\_ Zoning District(s): \_\_\_\_\_

Project No.: \_\_\_\_\_

#### Code Sections:

LDC Section No. \_\_\_\_\_

Section No. \_\_\_\_\_

Section No. \_\_\_\_\_

Section No. \_\_\_\_\_

Section No. \_\_\_\_\_

**RECIVED DATE & INITIALS:**

**FOR CONDITIONAL USE APPLICANTS:**

**Section 12.3.3.1** Compliance Required. Uses requiring Planning Commission approval as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with: all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

1. Does this application meet the conditions set forth in Section 5 of the LDC for the requested use? If yes, please explain:

All conditions are met according to the construction office section (5.4.16) in section 5 of the  
Hattiesburg LDC because there will be no open outdoor storage space.

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2. Describe the effects the proposed use of utilities and facilities will have on the community.

The new proposed building/business will have little to no affect on the community utilites and  
facilities because of how little the building will be used.

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3. Describe how the size of the site is appropriate for the proposed use.

The site has enough room to accomadate the delivery of building materials into the back  
storage area as well as enough space to allow for meetings with potential clients.

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4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:

There will be minimal addition to vehicular traffic because of the building being used as a  
staging/storage area for jobs in the Hattiesburg area and to occasionally meet with clients from  
the Hattiesburg area.

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5. Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:

No

6. What is the expected number of customers/employees per day?

Customers: 1-2 a week

Employees: 2-3 a week

7. Is proposed use compatible with surrounding uses and design? If yes, please explain:

Yes the Building on the East side is a tire shop and the building on the West side is unoccupied.

The Design will be compatible with the surrounding buildings.

8. Parking requirements:

Commercial/Industrial: Paved parking will be provided for 3 vehicles, and 1 ADA vehicles; with 1 loading spaces.

For more information, please reference the Land Development Code Section 12.3.3.2.



**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

908 Hardy Street Hattiesburg Mississippi  
Street Address City State

on this the 21st day of Aug, 2024

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 21st day of Aug, 2024

Kathleen Cooper  
Property Owner (print)

Kathleen Cooper  
Property Owner (signature)

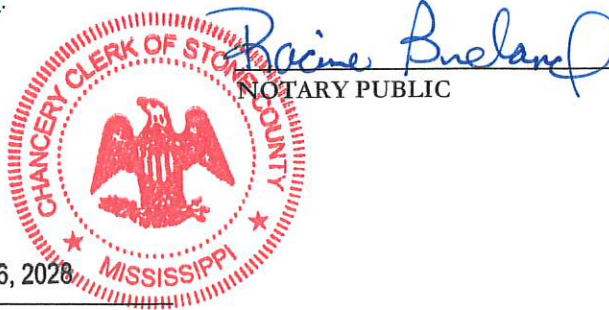
STATE OF MS

COUNTY OF Stone

Personally came and appeared before me, the within named

Kathleen Cooper,  
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 21 day of Aug, 2024.



My Commission Expires:

My Commission Expires Jan. 6, 2028

**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  
Street Address 908 Hardy Street City Hattiesburg State Mississippi  
on this the 28th day of Oct, 2024.

John Prickett / Jaxon Graham  
Applicant (print)

John Prickett / Jaxon Graham  
Applicant (signature)

STATE OF MS

COUNTY OF Stone

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 28 day of October, 2024.

Shaunice Barnes  
NOTARY PUBLIC

My Commission Expires:





**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

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**Names of Petitioner:** Petra Café III, LLC, Property Owner, and Greater Solutions LLC, Representative

| <b>Address of Property:</b> | <b>Tax Parcels</b> | <b>PPINs:</b> | <b>Ward:</b> |
|-----------------------------|--------------------|---------------|--------------|
| 6060 Hwy 49                 | 2-028O-08-192.00   | 16719         | 4            |
|                             | 2-028O-08-190.00   | 16717         |              |
|                             | 2-028O-08-193.00   | 16705         |              |
|                             | 2-028O-08-182.00   | 16707         |              |

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**Request:** Conditional Use Request for a “Restaurant without a Drive-thru”

**Purpose of Request:** **Conditional Use Request**—Petra Café III, LLC, Property Owner and Greater Solutions LLC, Representative, request approval of a conditional use request for a “Restaurant without a Drive-thru” for a property located at 6060 Hwy 49 (PPIN 16705, 16707, 16717, & 16719), Ward 4, Forrest County).

**History / Background:** The applicant met with staff in a pre-application meeting for a proposed renovation of the existing Petra Café. The renovation included an addition to the front of the building to provide more dining space and a new outdoor patio. Restaurants are permitted as a conditional use approval in the B-2 zoning district. Since the redevelopment was greater than 25%, staff determined that the site would need conditional use approval to move forward with the renovation plans. The site is also in the Parkhaven Historic District, which requires the renovation plans to go before the Historic Conservation Commission for approval.

Conditional use requests allow a community to assess whether a specific use or feature is appropriate for the surrounding area and the overall community. It provides some flexibility in a

zoning ordinance, where, in some instances, a proposed use could be appropriate in a certain area of a zoning district but not in others. As with any conditional use approvals, the planning commission can recommend certain conditions be met with approval, such as exceeding certain landscaping or buffering requirements so that the use is more harmonious with the surrounding area.

**Applicant Summary:** \* See Attached \*

**Applicable Regulations:**

## **SECTION 2                      Applicability and Conformity**

### **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.

**2.4.4.1 Expansion Prohibited.** A one time expansion of 25 percent may be permitted by the Director. Expansion greater than 25 percent shall require a public hearing and Planning Commission approval. Expansion shall include an intensification of use, a physical expansion that results in increased capacity or activity associated with the use, an extension of the hours of operation or number of days of activity and any similar change in activity or location.

## **SECTION 4                      Zoning Districts Established**

**4.5.10 B-2 Neighborhood Business District:** The purpose of the B-2 District is to provide for retail and personal service uses in locations convenient to residential neighborhoods consistent with comprehensive planning policies. This district



is consistent with the Neighborhood Business District in the Comprehensive Plan.

## **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 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.

**Present Zoning:** The property is currently zoned B-2 (Neighborhood Business District) and R-1A (Single-Family Residential)

**Present Use:** Current Petra Building (restaurant without a drive-thru)

**Future Land Use:** Community Business Corridor

**Surrounding Zoning and Land Use:**  
North: B-1 Professional Business & B-3 Community Business  
South: B-2 Neighborhood Business & R-1A Single-Family Residential  
East: R-1A Single-Family Residential

West: EM-9 Employment District

**Letters or  
Concerns stated:**

The Planning Division Office has received no calls or letters of concern as of finalizing this report.

**Option:**

Recommend **Approval** or **Denial** of the conditional use request for a “Restaurant without a Drive-thru” for a property located at 6060 Hwy 49 (PPIN 16719), Ward 4, Forrest County).

**Basis for approval:**

**12.3.3 Conditional Use Approvals**

**12.3.3.1 Compliance Required.** Uses requiring Planning Commission approval, as noted in the Table of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

**12.3.3.2 Additional Approval Criteria.** In addition to the standards mentioned above, the applicant for a request for the Planning Commission to approve a use shall be required to demonstrate that his/her proposal addresses the following additional requirements, except that the Planning Commission may waive any one or more criteria that it determines are not applicable based upon the expected impact of the proposal.

- i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.
- ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

January 2025 HPC Item: B  
Petra Café III, LLC, Property Owner, and Greater Solutions LLC, Representative  
Request for: **Conditional Use Approval**

- Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.
- Protection of use and enjoyment. The proposed plan shall be designed and arranged to have minimal negative impact on the use and enjoyment of adjoining property.
- Compatible design and integration. The use meets all design criteria required by this Code that apply and is designed to integrate well both on and off site.

## SUBJECT PARCEL

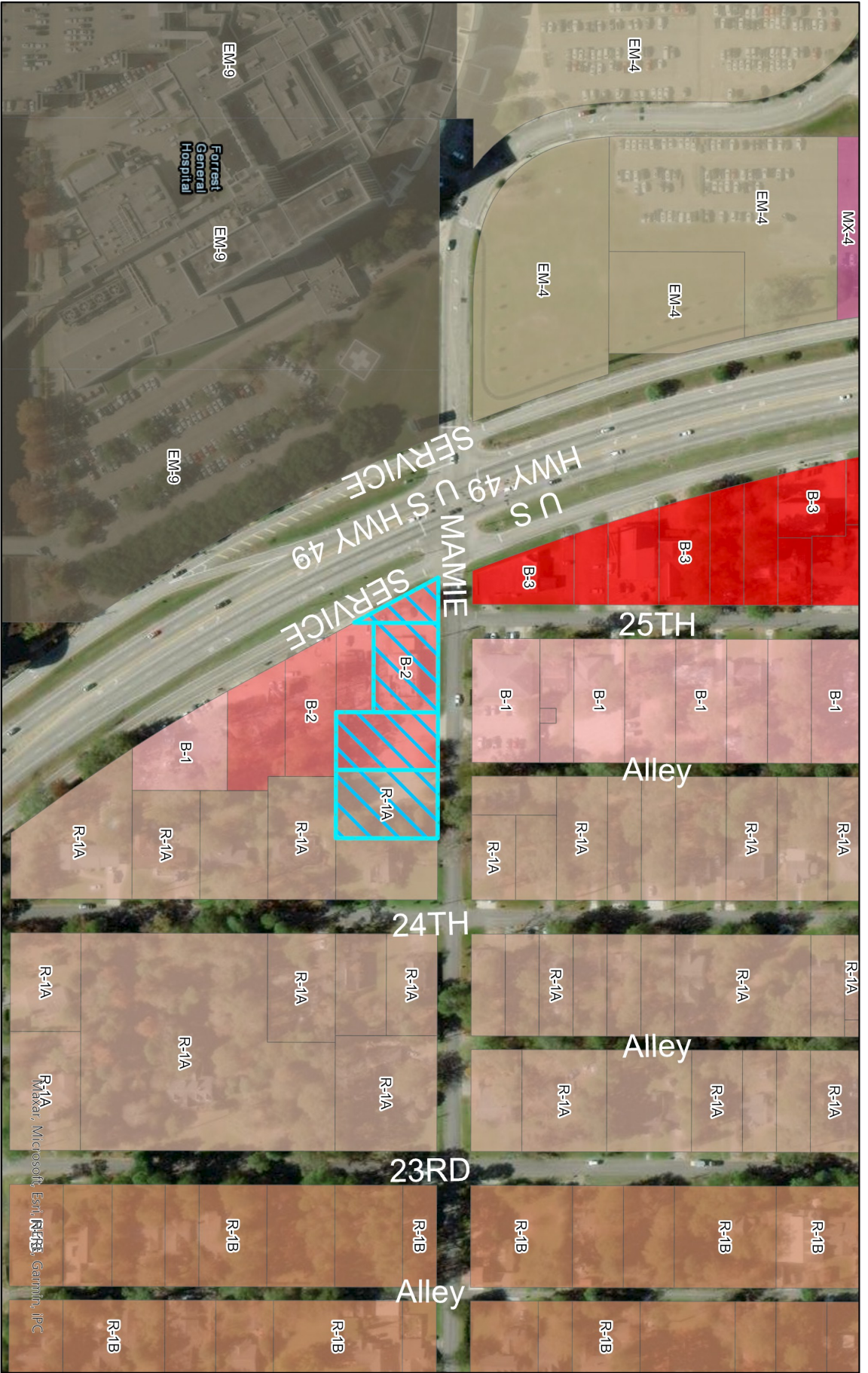
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### 6060 Hwy 49— Conditional Use Request

Ayman Hani Albataineh, Applicant, Petra Café III, LLC, Property Owner, and Greater Solutions LLC, Representative, request approval of a conditional use request for a “Restaurant without a Drive-thru” for B-2 & R-1A zoned properties located at 6060 Hwy 49 (PPIN 16705, 16707, 16717, & 16719), Ward 4, Forrest County).







Zoning Map

- 6060 Hwy 49
- R-1A
- R-1B
- B-1
- B-2
- B-3
- MX-4
- EM-4
- EM-9

Conditional Use Request for

Restaurant in B-2

6060 HWY 49

PPIN: 16705, 16707, 16717, and 16719)

Flood Zone: X

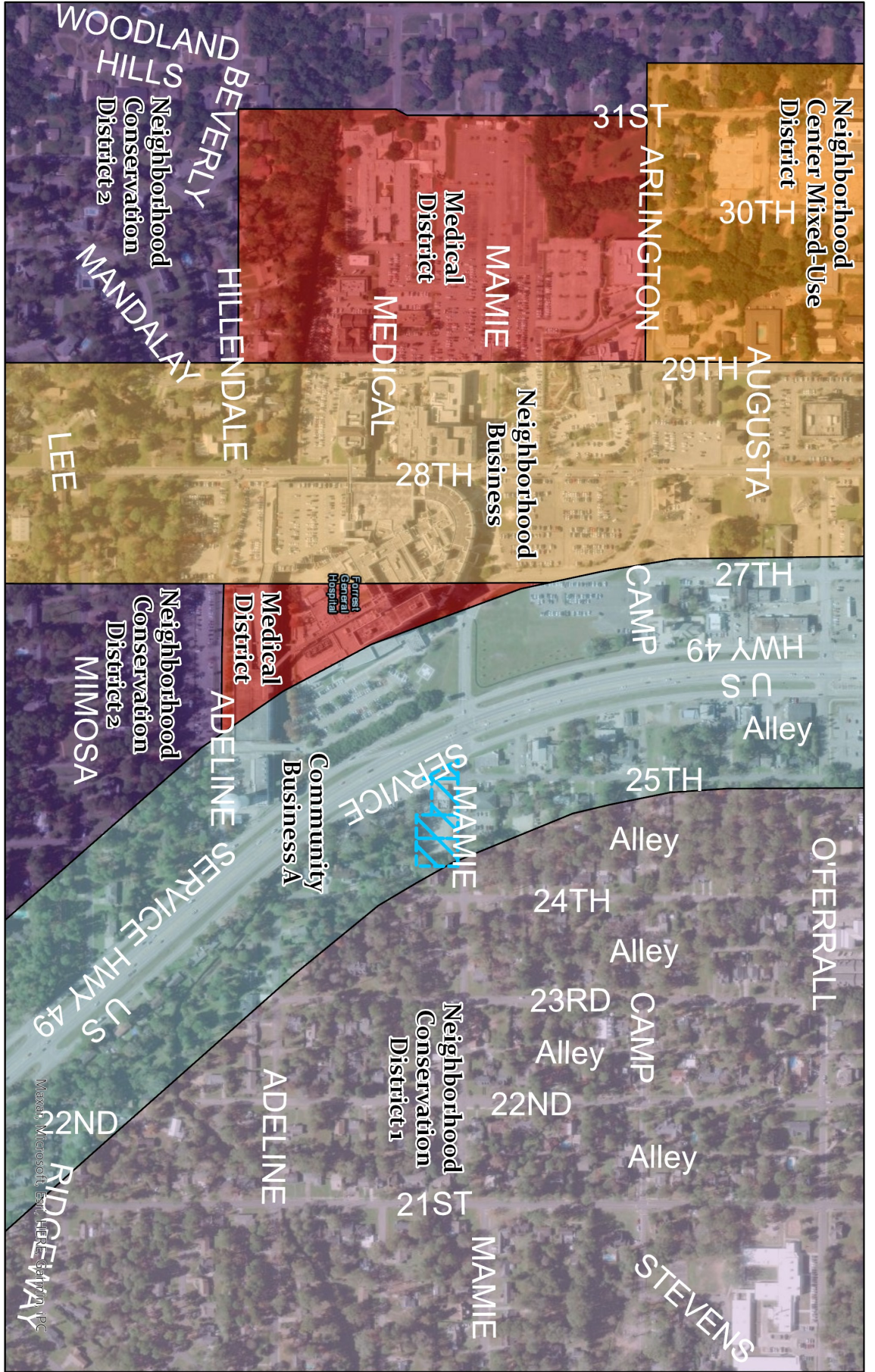
Ward 4, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.  
This information CANNOT be used as a substitute for legal, business, tax or other professional advice.  
Map Exported on: 12/2/2024 2:46 PM



**URBAN DEVELOPMENT**  
**PLANNING DIVISION**  
Center: 89°19'39"W 31°19'9"N

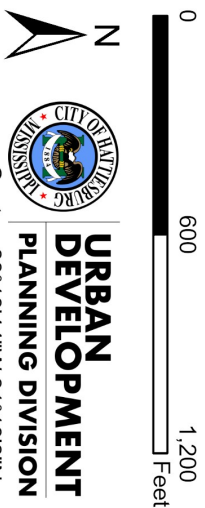




- Future Land Use Map
- Community Business A
  - Medical District
  - Neighborhood Business
  - Neighborhood Center Mixed-Use District
  - Neighborhood Conservation District 1
  - Neighborhood Conservation District 2

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.  
This information CANNOT be used as a substitute for legal, business, tax or other professional advice.  
Map Exported on: 12/2/2024 2:52 PM

Conditional Use Request for  
Restaurant in B-2  
6060 HWY 49  
PPIN: 16705, 16707, 16717, and 16719)  
Flood Zone: X  
Ward 4, Forrest County





# Site Aerial





## Surrounding Area

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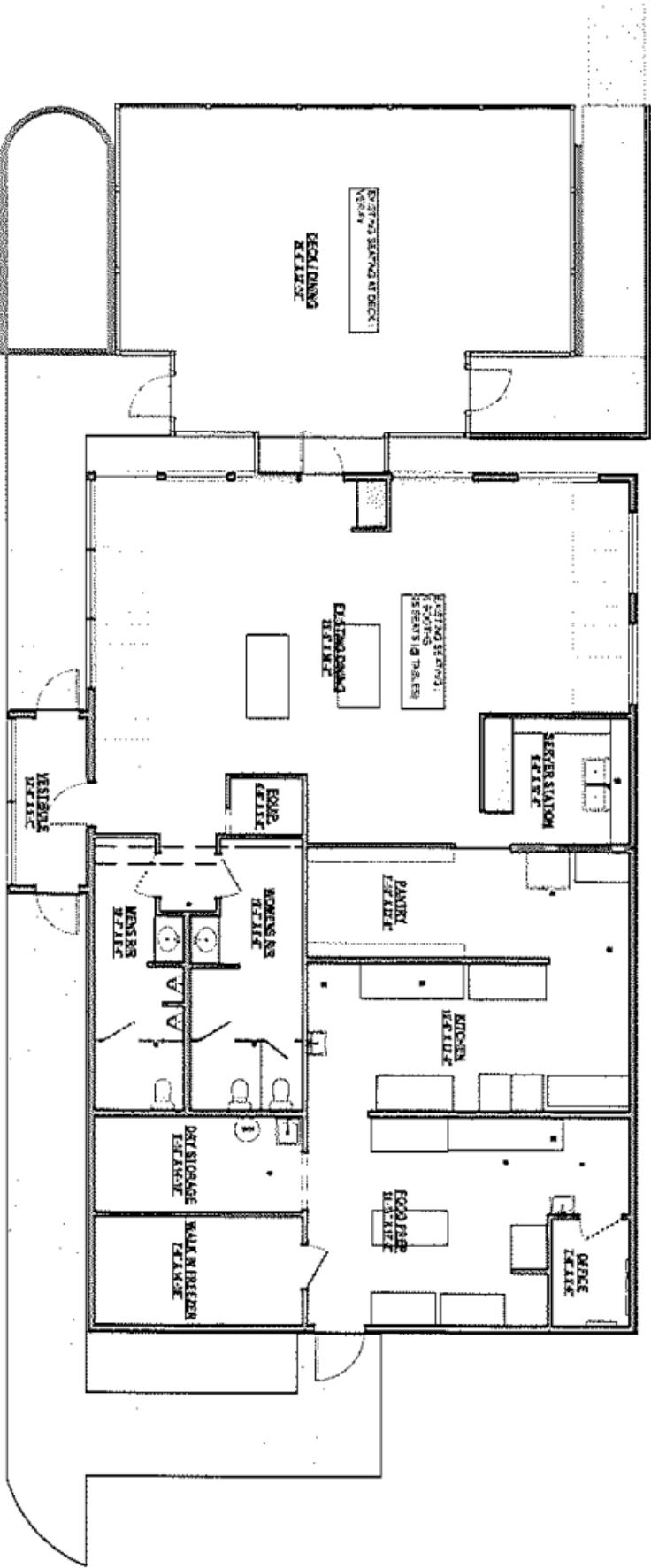


## Surrounding Area

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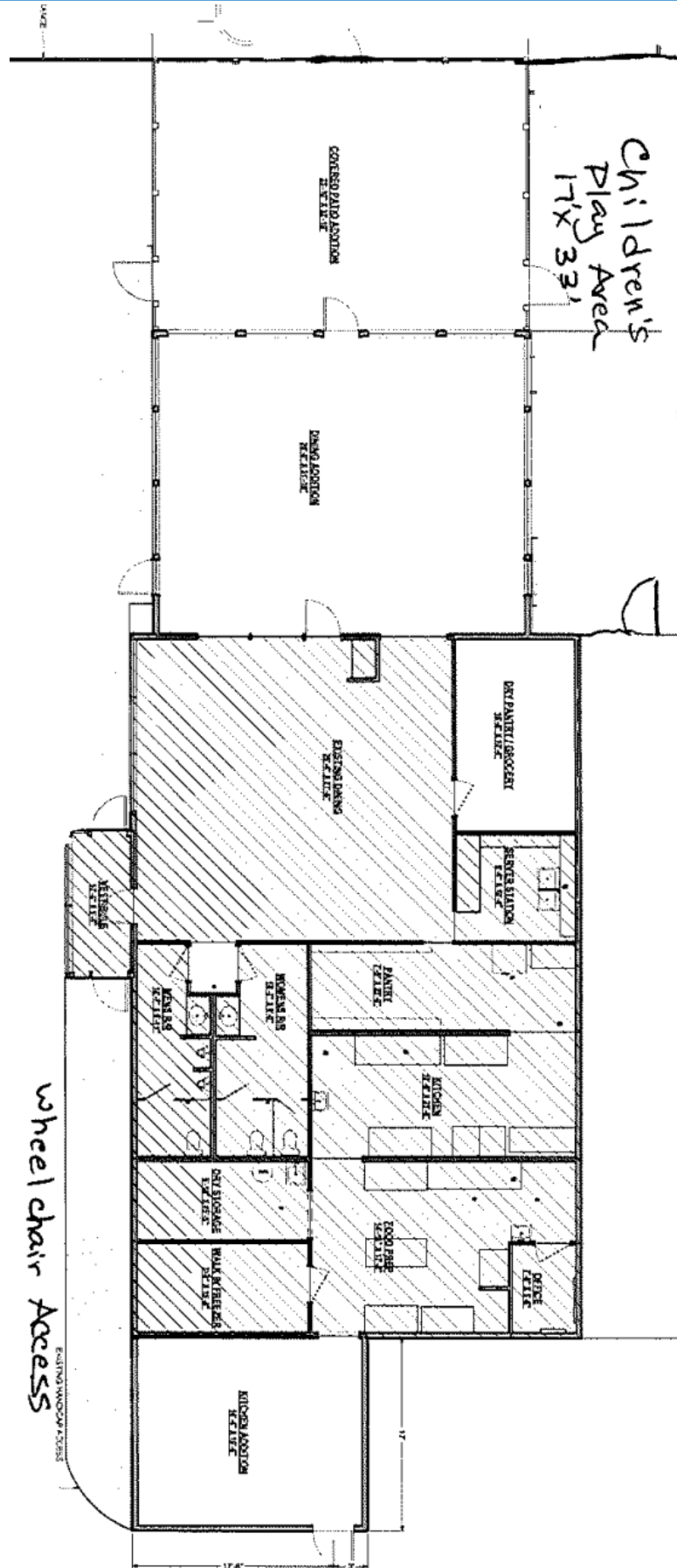


# Current Layout





# Proposed Renovated Layout





USE-1124-0006



# 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: Ayman Hani Albataineh  
Project Name: Petra Cafe  
Proposed Use(s): Restaurant  
Project Street Address: 6060 Hwy 49 Hattiesburg MS 39401  
PPIN Number(s) (if unknown, can be found on tax receipt): \_\_\_\_\_

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

**Application for (check all appropriate types):**

- |                                                                           |                                                                 |
|---------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Variance (see below)                             | <input checked="" type="checkbox"/> Conditional Use (see below) |
| <input type="checkbox"/> Subdividing of Lot, Parcel, or Tract (see p. 12) | <input type="checkbox"/> Re-Zoning (see below)                  |
| <input type="checkbox"/> Street or Alley Renaming (see pp. 13-14)         | <input type="checkbox"/> Overlay District                       |
| <input type="checkbox"/> Vacating Street or Alley (see pp. 13-14)         | <input type="checkbox"/> Planned Mixed-Use District             |

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

- |                                                                           |                                                               |                                           |
|---------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Sign                                             | <input type="checkbox"/> Setback (front, side, or rear _____) | <input type="checkbox"/> Off-Site Parking |
| <input type="checkbox"/> Lot Width                                        | <input type="checkbox"/> Lot Coverage Area                    | <input type="checkbox"/> Buffer           |
| <input type="checkbox"/> Open Space                                       |                                                               |                                           |
| <input checked="" type="checkbox"/> Other: <u>Substantial Improvement</u> |                                                               |                                           |

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

- |                                                     |                                                         |
|-----------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Automotive Filling Station | <input type="checkbox"/> Telecommunications             |
| <input type="checkbox"/> Digital Billboard, New     | <input type="checkbox"/> Digital Billboard, Replacement |
| <input checked="" type="checkbox"/> Restaurant      | <input type="checkbox"/> Solar Farm                     |
| <input type="checkbox"/> Other: _____               |                                                         |

**For Re-Zoning Only, see p. 11:**

Existing Zoning: \_\_\_\_\_  
Proposed Zoning: \_\_\_\_\_

**STAFF USE ONLY – Do Not Complete:**

|                                |                                        |
|--------------------------------|----------------------------------------|
| Pre-Application Date: _____    | Planner: _____                         |
| Parcel Number(s): <u>16719</u> | Historic District(s): <u>Parkhaven</u> |
| Flood Zone(s): <u>X</u>        | Zoning District(s): <u>B-2</u>         |
| Project No.: _____             |                                        |
| Code Sections: _____           |                                        |
| LDC Section No. _____          |                                        |
| Section No. _____              |                                        |
| Section No. _____              |                                        |
| Section No. _____              |                                        |
| Section No. _____              |                                        |

RECIVED DATE & INITIALS:  
Ward-4  
Forrest county

**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  
6060 Hwy 49 Latitudesburg MS 39401  
Street Address City State  
on this the 6th day of November, 2024.

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.  
Greater Solutions LLC (Nick Williams, Deshaun Davis)  
on this the 6th day of November, 2024.

X ALBA TAINEH  
Property Owner (print)

X [Signature]  
Property Owner (signature)

STATE OF MS  
COUNTY OF Lamar

Personally came and appeared before me, the within named  
Ayman Hani Albataineh  
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 6 day of November, 2024.

Carly Stuart  
NOTARY PUBLIC

My Commission Expires:  
Feb 22, 2025



**FOR CONDITIONAL USE APPLICANTS:**

**Section 12.3.3.1** Compliance Required. Uses requiring Planning Commission approval as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with: all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

1. Does this application meet the conditions set forth in Section 5 of the LDC for the requested use? If yes, please explain:

Current use is a restaurant without a drive through and that use will remain the same.

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2. Describe the effects the proposed use of utilities and facilities will have on the community.

This business is a pillar in the community. The expansion of its dining area will allow for a more comfortable dining experience. An addition of a kids play area will add a unique experience for diners in the community. The business is planning an expansion of its interior pantry/grocery area. The expansion of the pantry/grocery area will give residents in the area another fresh food option.

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3. Describe how the size of the site is appropriate for the proposed use.

The size is appropriate for the addition of the dining/play area, and pantry kitchen area.

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4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:

No, we do not anticipate more pedestrian or vehicular traffic based on proposed use.

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5. Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:  
No, Noise level will not increase.

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6. What is the expected number of customers/employees per day?

100

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7. Is proposed use compatible with surrounding uses and design? If yes, please explain:

Use along the main corridor consist of businesses and restaurants.

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8. Parking requirements:

Commercial/Industrial: Paved parking will be provided for 28 vehicles, and 3 ADA  
vehicles; with 0 loading spaces.

For more information, please reference the Land Development Code Section 12.3.3.2.

January 2025 HPC Item: C

Pine Belt Mental Healthcare Resources, Property Owner, Melissa Mason, Representative, Nick Hartley, Representative, Mona Gauthier, Representative, and Don Stimely, Representative.

Request for: **Conditional Use Approval**



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** Pine Belt Mental Healthcare Resources, Property Owner, Melissa Mason, Representative, Nick Hartley, Representative, Mona Gauthier, Representative, and Don Stimely, Representative.

**Address of Property:**  
101 Chaucer Circle

**Tax Parcels**  
2-039F-18-149.00

**PPIN:**  
24382

**Ward:**  
4

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**Request:** Conditional Use Request for a “Group Home”

**Purpose of Request:** **Conditional Use Request**—Pine Belt Mental Healthcare Resources, Property Owner, Melissa Mason, Representative, Nick Hartley, Representative, Mona Gauthier, Representative, and Don Stimely, Representative, request approval of a conditional use request for a “Group Home” for a property located at 101 Chaucer Circle (PPIN 24382, Ward 3, Forrest County).

**History / Background:** The applicant was directed to the Planning Division following their yearly fire inspection for their various properties, after figuring out that the Pine Belt Mental Healthcare Resource’s various buildings did not have a PTL associated. The applicant then met with staff in two meetings where staff discussed the various uses of the properties and the potential for public hearings. After going through all the properties, it was determined that 101 Chaucer Circle was the only property that required a public hearing for a conditional use request. The property is currently used as a group home for people with intellectual and developmental disabilities. The applicant is seeking approval for the conditional use request to continue using the property as a group home.

Conditional use requests allow a community to assess whether a specific use or feature is appropriate for the surrounding area and the overall community. It provides a bit of flexibility in a zoning ordinance, where in some instances a proposed use could be appropriate in a certain area of a zoning district, but not in other areas. As with any conditional use approvals, the planning commission can recommend certain conditions be met with approval, such as exceeding certain landscaping or buffering requirements so that the use is more harmonious with the surrounding area.

**Applicant Summary:** \* See Attached \*

**Applicable Regulations:**

## **SECTION 4**

### **Zoning Districts Established**

**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.

## **SECTION 5**

### **5.4.25 Group Care Home; Group Care Center.**

**5.4.25.1** A group home shall be located in a structure originally constructed as and designed for a single-family dwelling which shall be the principal structure on the lot. The structure shall not be altered nor the site used in any manner which diminishes its value as a single-family dwelling or which changes its exterior residential character.

**5.4.25.2** Group care centers serving individuals who are deemed to be a danger to themselves or others must be identified by the applicant during Site Plan Review. Care centers may not serve more than 20 residents; however, in order to protect the health and safety of the community, the



January 2025 HPC Item: C

Pine Belt Mental Healthcare Resources, Property Owner, Melissa Mason, Representative, Nick Hartley, Representative, Mona Gauthier, Representative, and Don Stimely, Representative.

Request for: **Conditional Use Approval**

Planning Commission has the right to further restrict the location of facilities and the number of residents, and to require increased buffering, screening, and fencing.

**Present Zoning:** The property is currently zoned R-1A (Single-Family Residential).

**Present Use:** Group Home

**Future Land Use:** Neighborhood Conservation District 2

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

**Letters or Concerns stated:** The Planning Division Office has received no calls or letters of concern as of finalizing this report.

**Option:** Recommend **Approval** or **Denial** of the Conditional Use request for a “Group Home” for a property located at 101 Chaucer Circle (PPIN 24382, Ward 3, Forrest County).

**Basis for approval:** **12.3.3 Conditional Use Approvals**

**12.3.3.1 Compliance Required.** Uses requiring Planning Commission approval, as noted in the Table of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

**12.3.3.2 Additional Approval Criteria.** In addition to the standards mentioned above, the applicant for a request for the Planning Commission to approve a use shall be required

to demonstrate that his/her proposal addresses the following additional requirements, except that the Planning Commission may waive any one or more criteria that it determines are not applicable based upon the expected impact of the proposal.

- i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.
- ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
  - Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.
  - Protection of use and enjoyment. The proposed plan shall be designed and arranged to have minimal negative impact on the use and enjoyment of adjoining property.
  - Compatible design and integration. The use meets all design criteria required by this Code that apply and is designed to integrate well both on and off site.

## SUBJECT PARCEL

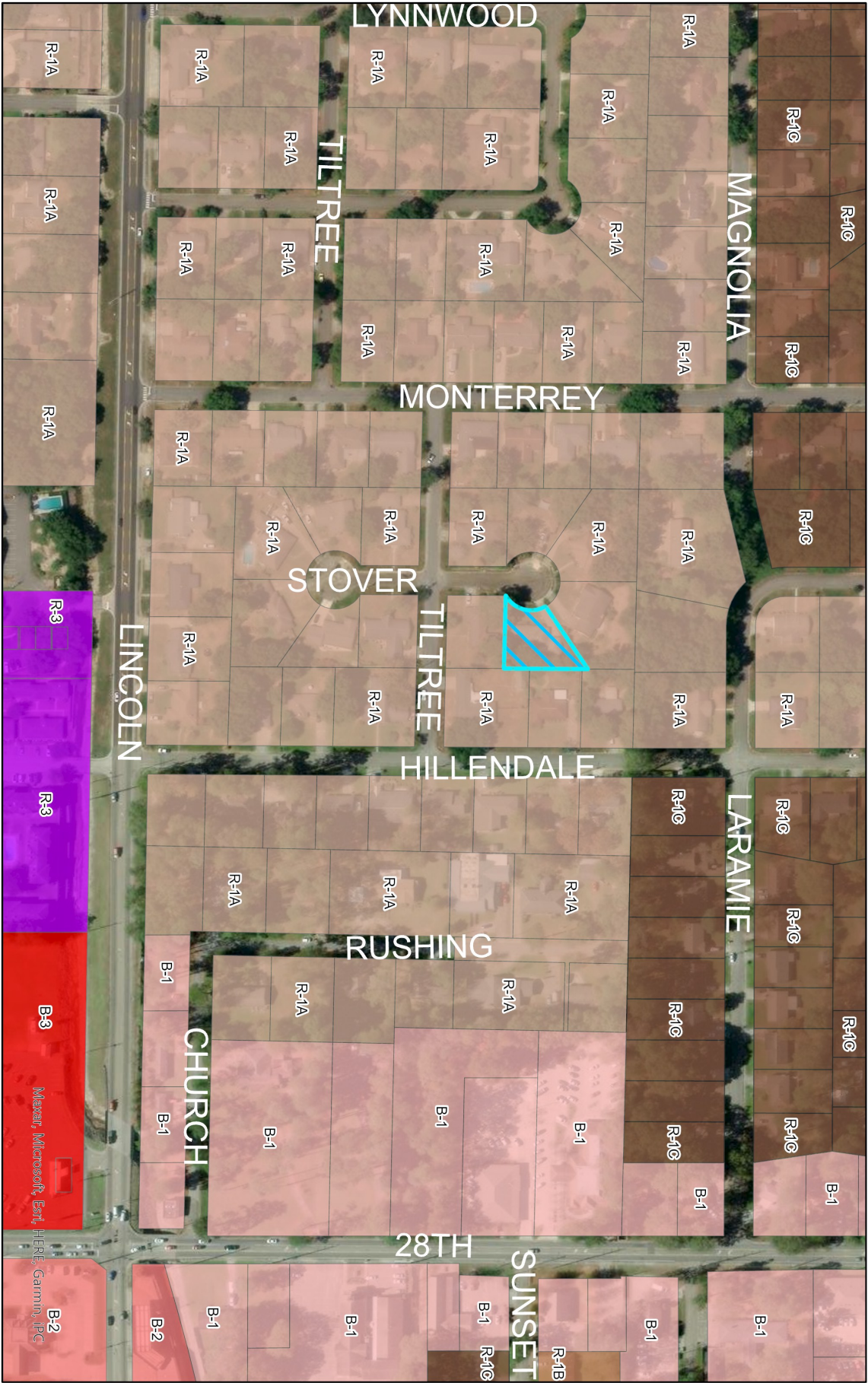
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### 101 Chaucer Circle— Conditional Use Request

REGION XII COMMISSION ON MENTAL HEALTH & RETARDATION, Property Owner, Melissa Mason, Representative, Nick Hartley, Representative, Mona Gauthier, Representative, and Don Stimely, Representative, request approval of a conditional use request for a “Group Home” for a R-1A zoned property located at 101 Chaucer Circle (PPIN 24382, Ward 3, Forrest County).







Zoning Map

- 101 Chaucer Circle R-3
- R-1A
- R-1B
- R-1C

- Conditional Use Request for
- Group Home
- 101 Chaucer Circle
- PPIN: 24382
- Flood Zone: SX-500
- Ward 3, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.  
This information CANNOT be used as a substitute for legal, business, tax or other professional advice.  
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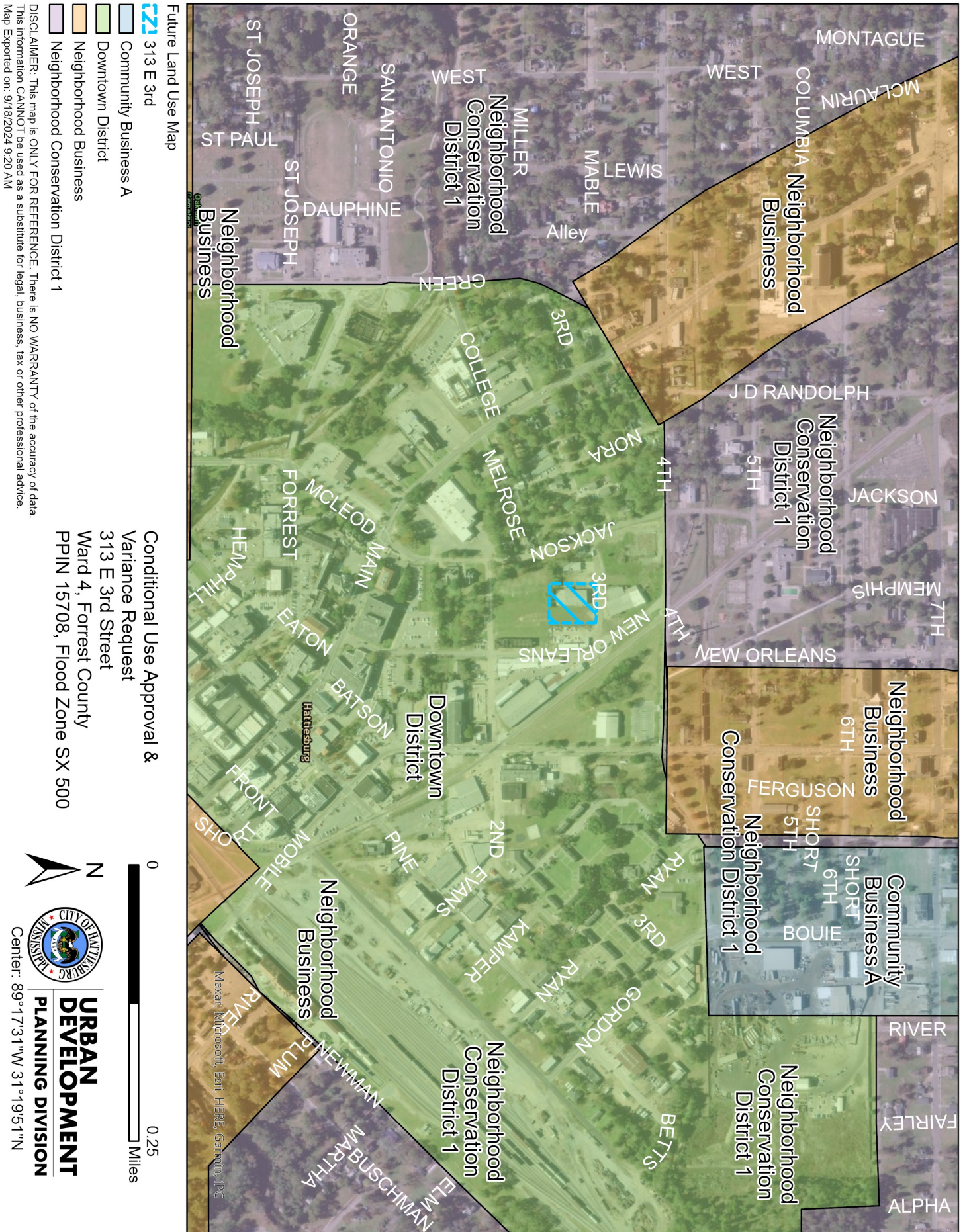
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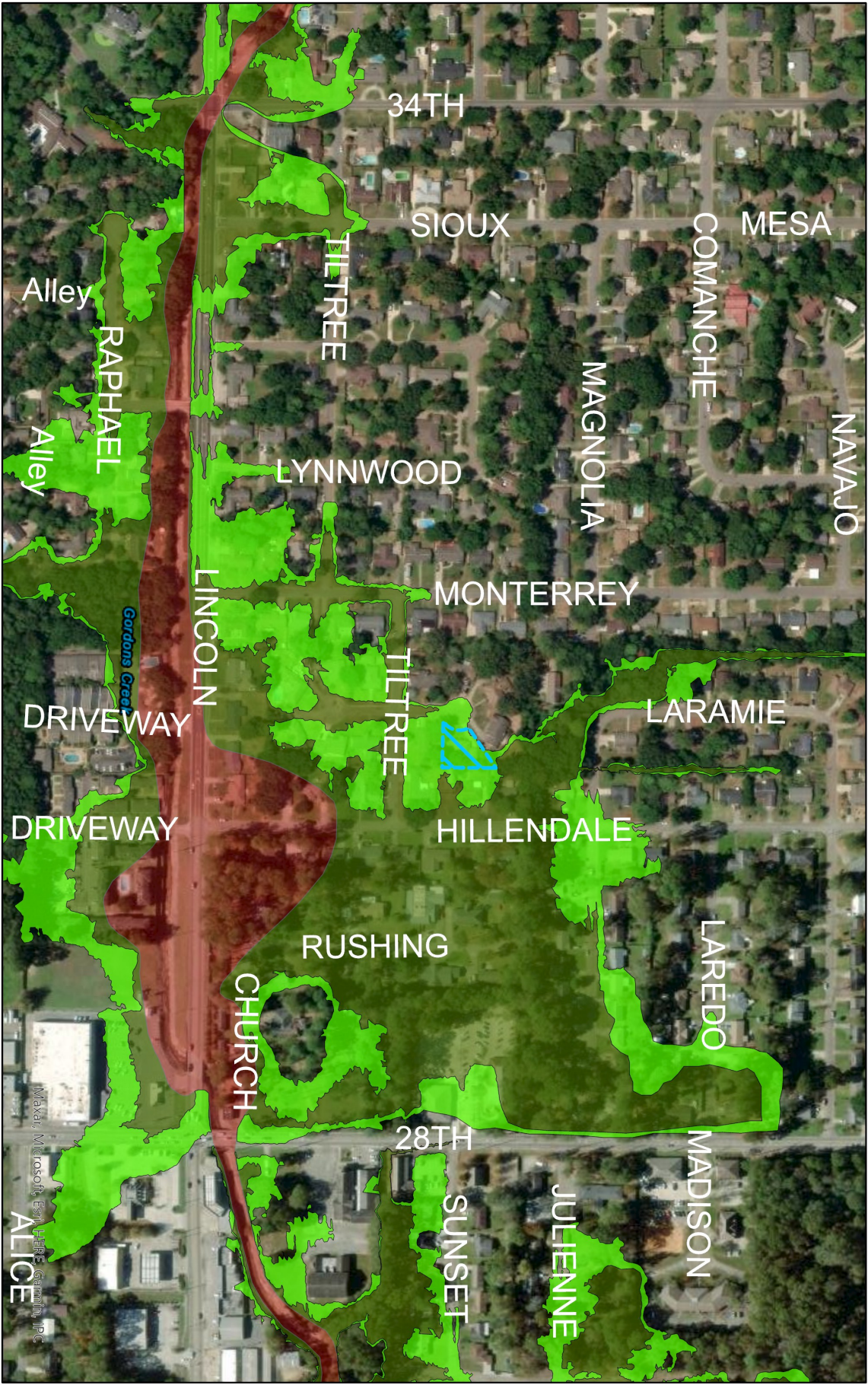
**URBAN DEVELOPMENT**  
PLANNING DIVISION

Center: 89°20'3"W 31°18'20"N









- Zoning Map
- 101 Chaucer Circle
  - FLOODWAY AREA IN ZONE AE
  - ZONE A (100 yr flood - no elevation)
  - ZONE AE (100 yr flood w / elevation)
  - ZONE SX (500 yr flood)

Conditional Use Request for  
Group Home  
101 Chaucer Circle  
PPIN: 24382  
Flood Zone: SX-500  
Ward 3, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.  
This information CANNOT be used as a substitute for legal, business, tax or other professional advice.  
Map Exported on: 12/2/2024 3:55 PM

0600  
Feet





URBAN  
DEVELOPMENT

PLANNING DIVISION

Center: 89°20'6"W 31°18'21"N



## Site Aerial





## Surrounding Area

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## Surrounding Area

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USE: 1124-0007



# 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: PINE BELT MENTAL HEALTHCARE RESOURCES  
Project Name: \_\_\_\_\_  
Proposed Use(s): GROUP HOME FOR MENTALLY ILL  
Project Street Address: 101 CHAUCER CIRCLE HATTIESBURG, MS 39401  
PPIN Number(s) (if unknown, can be found on tax receipt): \_\_\_\_\_

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

### Application for (check all appropriate types):

- |                                                                           |                                                                 |
|---------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Variance (see below)                             | <input checked="" type="checkbox"/> Conditional Use (see below) |
| <input type="checkbox"/> Subdividing of Lot, Parcel, or Tract (see p. 12) | <input type="checkbox"/> Re-Zoning (see below)                  |
| <input type="checkbox"/> Street or Alley Renaming (see pp. 13-14)         | <input type="checkbox"/> Overlay District                       |
| <input type="checkbox"/> Vacating Street or Alley (see pp. 13-14)         | <input type="checkbox"/> Planned Mixed-Use District             |

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

- |                                       |                                                               |                                           |
|---------------------------------------|---------------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Sign         | <input type="checkbox"/> Setback (front, side, or rear _____) | <input type="checkbox"/> Off-Site Parking |
| <input type="checkbox"/> Lot Width    | <input type="checkbox"/> Lot Coverage Area                    | <input type="checkbox"/> Buffer           |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Open Space                           |                                           |

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

- |                                                     |                                                         |
|-----------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Automotive Filling Station | <input type="checkbox"/> Telecommunications             |
| <input type="checkbox"/> Digital Billboard, New     | <input type="checkbox"/> Digital Billboard, Replacement |
| <input type="checkbox"/> Restaurant                 | <input type="checkbox"/> Solar Farm                     |

☒ Other: GROUP HOME FOR INDIVIDUALS WITH INTELLECTUAL DISABILITIES

### For Re-Zoning Only, see p. 11:

Existing Zoning: \_\_\_\_\_  
Proposed Zoning: \_\_\_\_\_

### STAFF USE ONLY – Do Not Complete:

Pre-Application Date: \_\_\_\_\_ Planner: \_\_\_\_\_  
Parcel Number(s): 24382 Historic District(s): N/A  
Flood Zone(s): X, SX (S60) Zoning District(s): R-1A

Project No.: \_\_\_\_\_  
**Code Sections:**  
LDC Section No. \_\_\_\_\_  
Section No. \_\_\_\_\_  
Section No. \_\_\_\_\_  
Section No. \_\_\_\_\_  
Section No. \_\_\_\_\_

|                           |        |
|---------------------------|--------|
| RECEIVED DATE & INITIALS: |        |
| Ward 4                    |        |
| Forrest Co.               |        |
| N-R-1A                    | E-R-1A |
| S-R-1A                    | W-R-1A |

**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  
101 CHAUCER CIRCLE HATTIESBURG MS  
Street Address City State

on this the 18 day of November, 2024

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.

NICK HARTLEY

on this the 18 day of November, 2024

REGION XII COMMISSION MENTAL HEALTH & RETARDATION  
Property Owner (print)

Mona Gauthier  
Property Owner (signature)

MONA GAUTHIER, EXECUTIVE DIRECTOR

STATE OF Mississippi

COUNTY OF Lamar

Personally came and appeared before me, the within named Mona Gauthier, 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 18 day of November, 2024.

Hettie Miller  
NOTARY PUBLIC

My Commission Expires:  
June 10, 2028



**FOR CONDITIONAL USE APPLICANTS:**

**Section 12.3.3.1** Compliance Required. Uses requiring Planning Commission approval as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with: all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

1. Does this application meet the conditions set forth in Section 5 of the LDC for the requested use? If yes, please explain:

YES, THIS IS AN EXISTING HOUSE THAT WE PURCHASED IN  
MARCH 2019,

2. Describe the effects the proposed use of utilities and facilities will have on the community.

IT'S AN EXISTING HOUSE WITH THE USUAL UTILITIES THAT HOUSES  
HAVE. IT WOULD BE NO MORE USAGE THAN NORMAL. WE HAVE  
BEEN AT LOCATION SINCE MARCH 2019

3. Describe how the size of the site is appropriate for the proposed use.

EXISTING HOME. NO SITE CHANGES INVOLVED.

4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:

NO



5. Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:

NO

6. What is the expected number of customers/employees per day?

IT'S AN IID GROUP HOME THAT HOUSES 4 PEOPLE AND HAS 2  
EMPLOYEES TO SUPERVISE THE RESIDENTS. WE HAVE BEEN AT  
THIS LOCATION SINCE MARCH 2019.

7. Is proposed use compatible with surrounding uses and design? If yes, please explain:

YES, IT IS IN A RESIDENTIAL NEIGHBORHOOD WHICH IS WHY WE  
ARE ASKING FOR A CONDITIONAL USE LICENSE. WE HAVE BEEN  
AT THIS LOCATION SINCE MARCH 2019

8. Parking requirements:

N/A

Commercial/Industrial: Paved parking will be provided for \_\_\_\_\_ vehicles, and \_\_\_\_\_ ADA vehicles; with \_\_\_\_\_ loading spaces.

For more information, please reference the Land Development Code Section 12.3.3.2.

January 2025 HPC Item: D  
Right Trailers Inc. (Property Owner), Scott Taylor, Applicant, Jessica Watson, Representative, and Michael Scott, Representative.  
Request for: **Conditional Use Approval**



**URBAN  
DEVELOPMENT**  
**PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** Right Trailers Inc. (Property Owner), Scott Taylor, Applicant, Jessica Watson, Representative, and Michael Scott, Representative.

| <b>Address of Property:</b> | <b>Tax Parcels</b> | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|--------------------|--------------|--------------|
| 5584 Hwy 42                 | 2-029A-03-009.00   | 15064        | 2            |

---

**Request:** Conditional Use Request for a Gravel Outdoor Storage Area

**Purpose of Request:** **Conditional Use Request**—Right Trailers Inc. (Property Owner), Scott Taylor, Applicant, Jessica Watson, Representative, and Michael Scott, Representative, request approval for a conditional use request for gravel outdoor storage for a B-3 zoned property (LDC 7.12.10.4.iii) at 5584 Hwy 42 (PPIN 15063 & 15064, Ward 2, Forrest County).

**History / Background:** The applicant met with staff in a pre-application meeting about a notice of violation they received from code enforcement. The applicant wants to use 5584 Hwy 42 as a storage area for trailers they have for sale. The applicant is proposing gravel as the primary surface material for the outdoor storage area, which is the existing state of the storage area. Many of the on-site improvements were completed without review and approval by the site and design review committee, which triggered code enforcement to investigate and begin the compliance process.

The Land Development Code currently allows for using gravel for outdoor storage in A-2, B-5, and B-3 zoned properties with conditional use approval, which the applicant is seeking retroactively to comply with city requirements. Other improvements on site, such as the non-compliant fencing, will

still need to be addressed to meet the design standards. If the planning commission and city council approve the conditional use, the applicant will still need site plan approval through the administrative review process for site development.

Conditional use requests allow a community to assess whether a specific use or feature is appropriate for the surrounding area and the overall community. It provides some flexibility in a zoning ordinance, where, in some instances, a proposed use could be appropriate in a certain area of a zoning district but not in others. As with any conditional use approvals, the planning commission can recommend certain conditions be met with approval, such as exceeding certain landscaping or buffering requirements so that the use is more harmonious with the surrounding area.

**Applicant Summary:** \* See Attached \*

**Applicable Regulations:**

## **SECTION 4**

### **Zoning Districts Established**

**4.5.12 B-3 Community Business District:** The purpose of the B-3 District is to provide for retail, personal service, and offices in locations with convenient access to the community consistent with comprehensive planning policies. This district is consistent with the Community Business District in the Comprehensive Plan.

## **SECTION 7**

### **Design Standards**

#### **7.12.10 Parking and Storage Areas in Non-Residential Zones**

**7.12.10.3** Outdoor storage shall be screened from major thoroughfares, local streets, and adjacent properties in accordance with the screening requirements set forth in Section 7.9.

**7.12.10.4** A maximum outdoor equipment storage space of 50% of the side and rear lot area is allowed for business and



industrial equipment and materials if outdoor storage is an accessory to another use on the same lot.

- i. Unless otherwise permitted, commercial outdoor storage areas shall be hard surfaces only.
- ii. All outdoor storage associated with automotive and tow yard uses shall be hard surfaces, regardless of zone.
- iii. Dustless gravel maintained to be free of overgrowth may be allowed for only non-public outdoor storage space of heavy equipment and non-hazardous materials by right in A-1, I zones and as a Conditional Use in A-2, B-5, and B-3 zones. Any approved gravel storage lot shall be subject to driveway requirements per 7.12.8.3

**Present Zoning:** The property is currently zoned B-3 (Community Business District).

**Present Use:** Trailer Retail.

**Future Land Use:** Community Business Corridor

**Surrounding Zoning and Land Use:**  
North: B-1 General Agriculture  
South: B-3 Community Business and B-5 Regional Business  
East: B-3 Community Business  
West: B-3 Community Business

**Letters or Concerns stated:** The Planning Division Office has received no calls or letters of concern as of finalizing this report.

**Option:** Recommend **Approval** or **Denial** of the Conditional Use request for gravel outdoor storage for a B-3 zoned property (LDC 7.12.10.4.iii) at 5584 Hwy 42 (PPIN 15063 & 15064, Ward 2, Forrest County).

**Basis for approval:** **12.3.3 Conditional Use Approvals**

**12.3.3.1 Compliance Required.** Uses requiring Planning Commission approval, as noted in the Table of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

**12.3.3.2 Additional Approval Criteria.** In addition to the standards mentioned above, the applicant for a request for the Planning Commission to approve a use shall be required to demonstrate that his/her proposal addresses the following additional requirements, except that the Planning Commission may waive any one or more criteria that it determines are not applicable based upon the expected impact of the proposal.

- i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.
- ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
  - Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.
  - Protection of use and enjoyment. The proposed plan shall be designed and arranged to have minimal negative impact on the use and enjoyment of adjoining property.
  - Compatible design and integration. The use meets all design criteria required by this Code

January 2025 HPC Item: D

Right Trailers Inc. (Property Owner), Scott Taylor, Applicant, Jessica Watson, Representative, and Michael Scott, Representative.

Request for: **Conditional Use Approval**

that apply and is designed to integrate well  
both on and off site.



## SUBJECT PARCEL

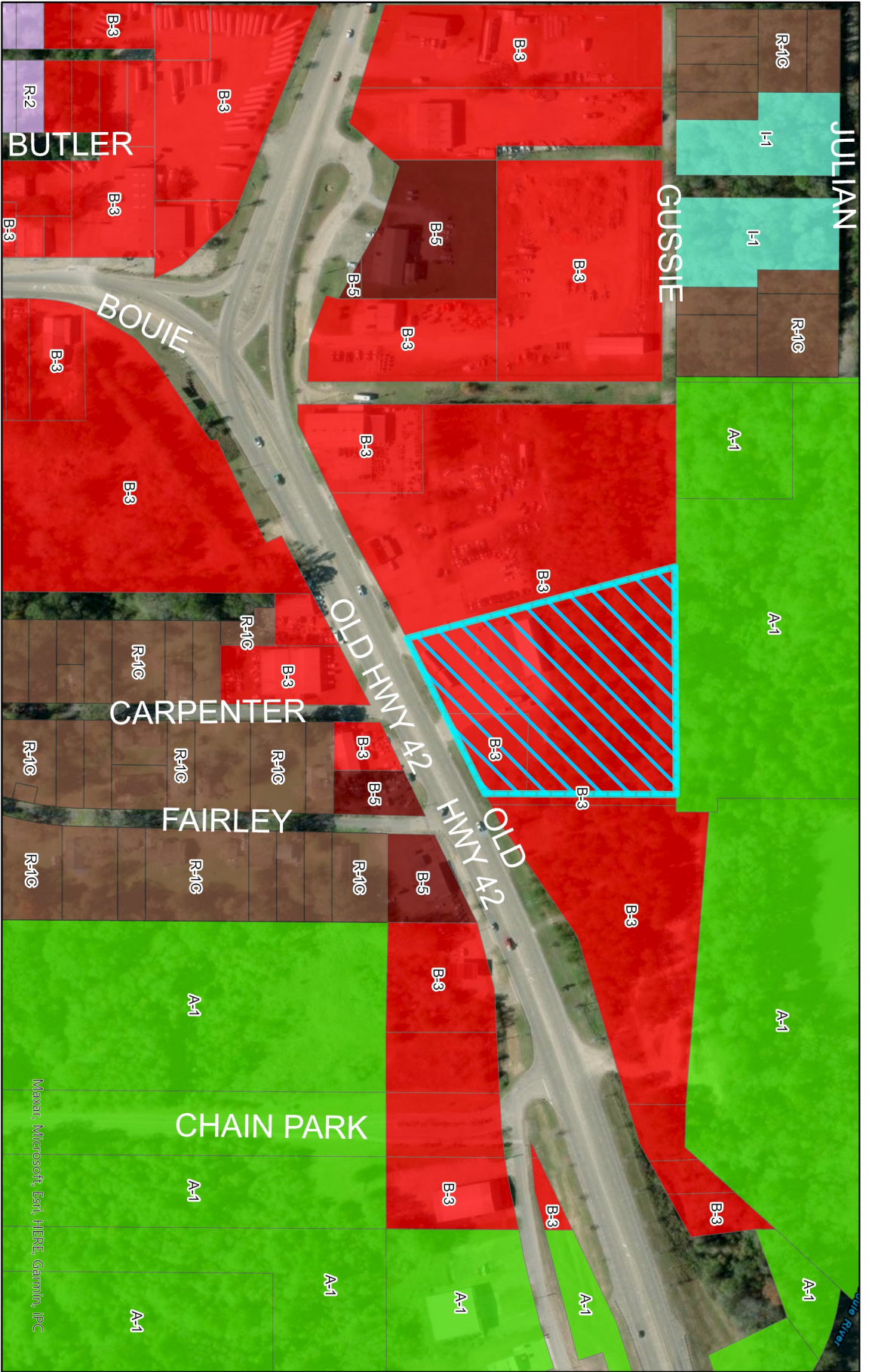
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### 5584 Hwy 42— Conditional Use Request

Right Trailers Inc. (Property Owner), Scott Taylor, Applicant, Jessica Watson, Representative, and Michael Scott, Representative, request approval for a conditional use request for gravel outdoor storage for a B-3 zoned property (LDC 7.12.10.4.iii) at 5584 Hwy 42 (PPIN 15063 & 46895, Ward 2, Forrest County).







Zoning Map

5584 Hwy 42 Bypass

A-1

R-1C

R-2

B-3

B-5

I-1

Conditional Use Request for  
Gravel Laydown Yard  
5584 HWY 42 Bypass  
PPIN: 46895, 15063  
Flood Zone: AE-100, AE-500  
Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.  
This information CANNOT be used as a substitute for legal, business, tax or other professional advice.  
Map Exported on: 12/2/2024 3:05 PM

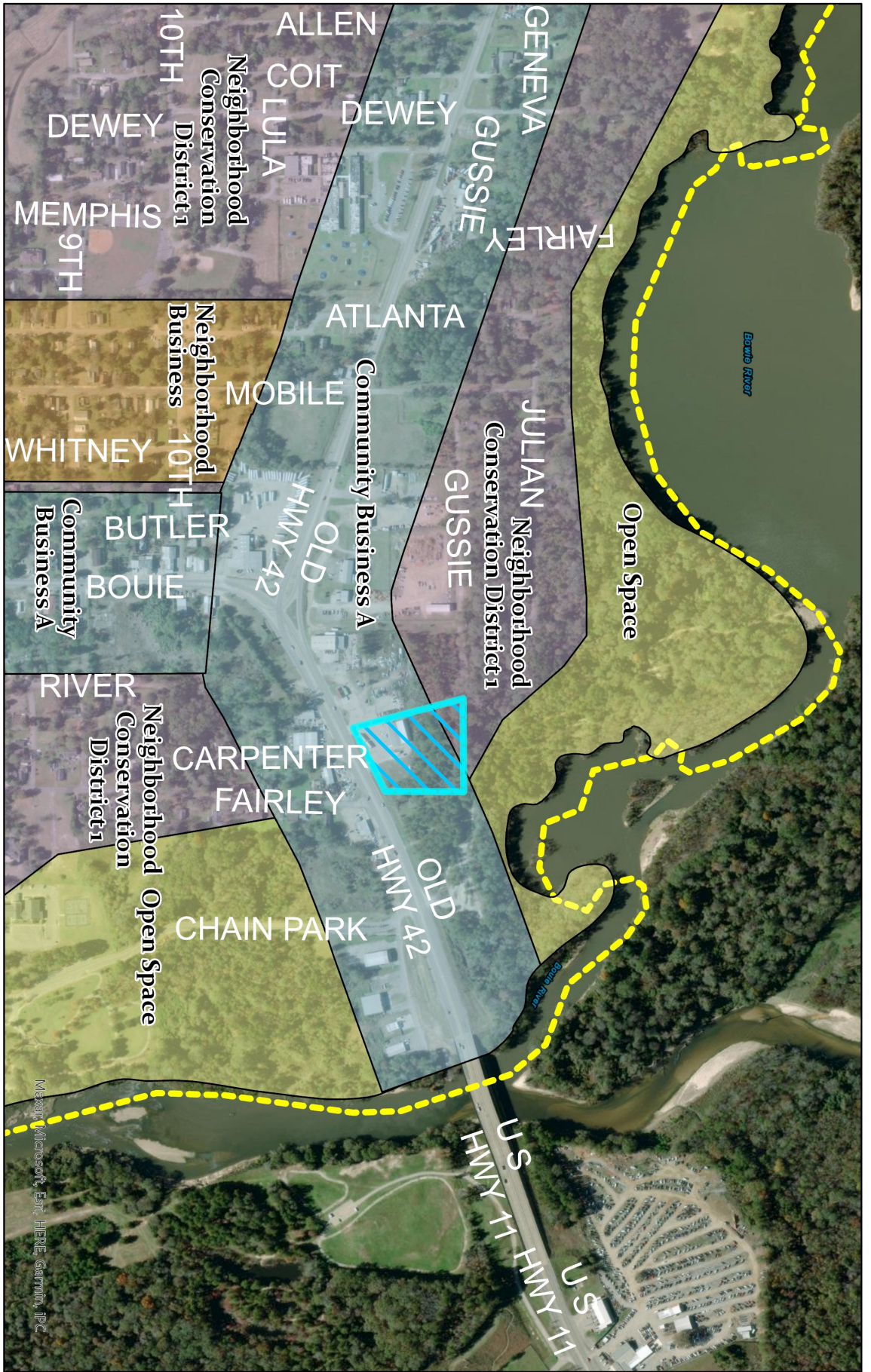
0 600 Feet

N

 **URBAN DEVELOPMENT**  
**PLANNING DIVISION**

Center: 89°17'6"W 31°20'30"N





- Future Land Use Map
- 5584 Hwy 42 Bypass
  - Community Business A
  - Neighborhood Business
  - Neighborhood Conservation Business
  - Open Space
  - City Boundaries

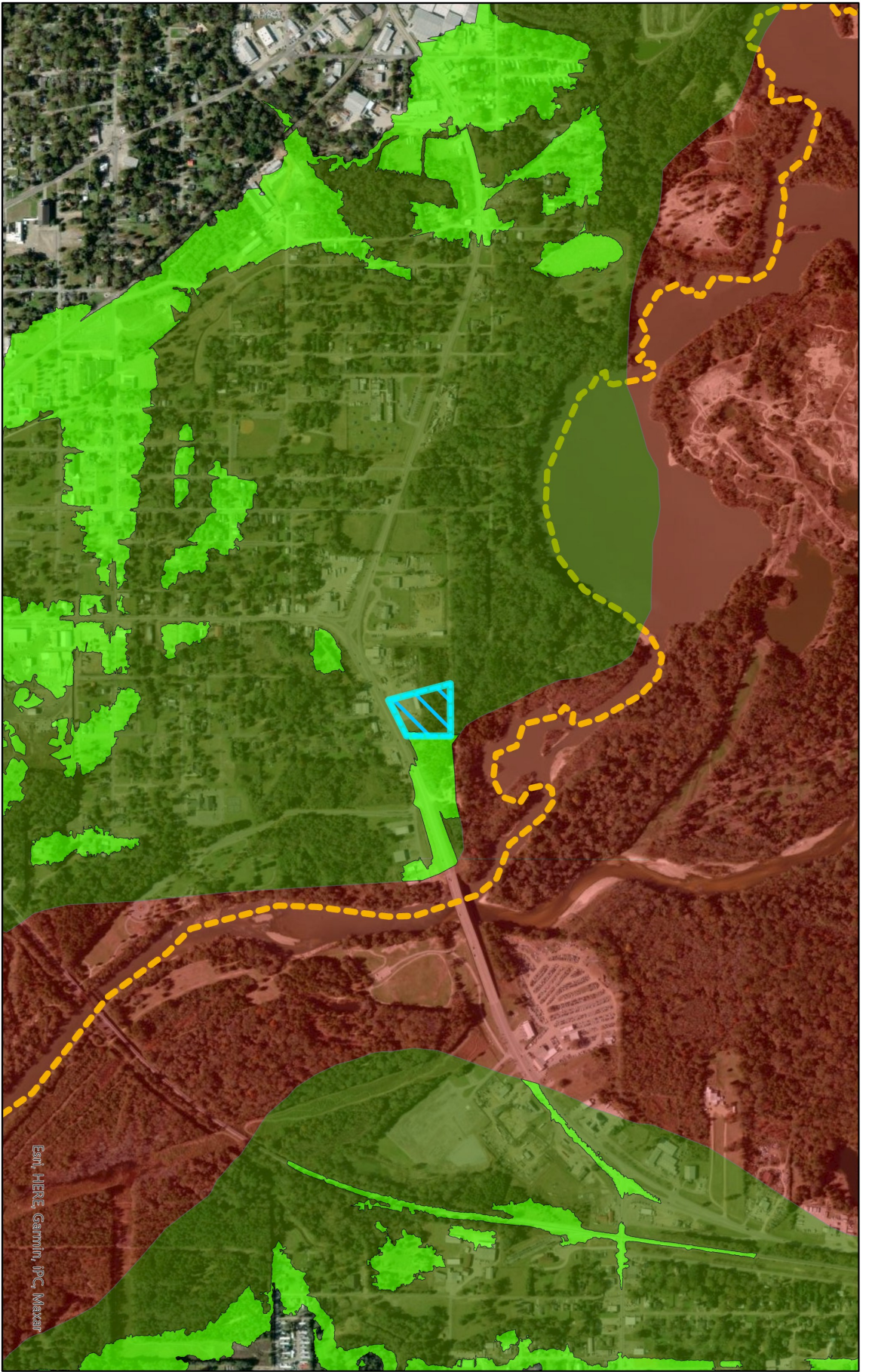
Conditional Use Request for  
Gravel Laydown Yard  
5584 HWY 42 Bypass  
PPIN: 46895, 15063  
Flood Zone: AE-100, AE-500  
Ward 2, Forrest County

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Map Exported on: 12/2/2024 3:11 PM



**URBAN  
DEVELOPMENT**  
PLANNING DIVISION  
Center: 89°17'9"W 31°20'33"N





**Zoning Map**

- █ FLOODWAY AREA IN ZONE AE
- █ ZONE A (100 yr flood - no elevation)
- █ ZONE AE (100 yr flood w / elevation)
- █ ZONE SX (500 yr flood)

**Conditional Use Request for**

Gravel Laydown Yard  
5584 HWY 42 Bypass  
PPIN: 46895, 15063  
Flood Zone: AE-100, AE-500  
Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.  
This information CANNOT be used as a substitute for legal, business, tax or other professional advice.  
Map Exported on: 12/2/2024 3:15 PM



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

Center: 89°17'8"W 31°20'33"N



## Site Aerial





## Property Images

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## Surrounding Area

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# 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: RIGHT TRAILERS INC

Project Name: NO-PROJECT

Proposed Use(s): RETAIL TRAILER DEALER, SALES, SERVICE AND PARTS STORE

Project Street Address: 5584 Hwy 42 HATTIESBURG, MS 39401

PPIN Number(s) (if unknown, can be found on tax receipt): 046895, 015063

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

### 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

☐ Open Space

☐ Other: \_\_\_\_\_

### 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: gravel

### For Re-Zoning Only, see p. 11:

Existing Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

### STAFF USE ONLY - Do Not Complete:

Pre-Application Date: \_\_\_\_\_

Planner: \_\_\_\_\_

Parcel Number(s): 15064

Historic District(s): N/A

Flood Zone(s): SX AE

Zoning District(s): B-3

Project No.: \_\_\_\_\_

### Code Sections:

LDC Section No. \_\_\_\_\_

Section No. \_\_\_\_\_

Section No. \_\_\_\_\_

Section No. \_\_\_\_\_

Section No. \_\_\_\_\_

RECEIVED DATE & INITIALS:

*[Signature]*



**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  
5584 Highway 42 Hattiesburg, MS  
Street Address City State  
on this the 18th day of November, 2024

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.

Scott Taylor  
on this the 18th day of November, 2024

Scott Taylor  
Property Owner (print)

[Signature]  
Property Owner (signature)

STATE OF Mississippi  
COUNTY OF Forrest

Personally came and appeared before me, the within named  
Scott Taylor  
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 18th day of  
November, 2024.

Bridget L Brown  
NOTARY PUBLIC

My Commission Expires:  
April 21, 2024



Can email in color if needed.



**FOR CONDITIONAL USE APPLICANTS:**

**Section 12.3.3.1** Compliance Required. Uses requiring Planning Commission approval as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with: all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

1. Does this application meet the conditions set forth in Section 5 of the LDC for the requested use? If yes, please explain:

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---



---

2. Describe the effects the proposed use of utilities and facilities will have on the community.

The community will not be negatively impacted.

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3. Describe how the size of the site is appropriate for the proposed use.

The property had adequate size and road frontage for the additional gravel to be added.

---

4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:

No.

---



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5. Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:

NO.

6. What is the expected number of customers/employees per day?

Customers 3-5  
Employees 2

7. Is proposed use compatible with surrounding uses and design? If yes, please explain:

Yes, the property has adequate  
size for trailer storage and  
display.

8. Parking requirements:

Commercial/Industrial: Paved parking will be provided for \_\_\_\_\_ vehicles, and \_\_\_\_\_ ADA  
vehicles; with \_\_\_\_\_ loading spaces.

For more information, please reference the Land Development Code Section 12.3.3.2.



## **Planning Commission Agenda**

**January 8, 2025, 1:00 PM**

**Jackie Dole Sherrill Community Center (Dining Room)**

**220 W Front Street**

### **I. Business Meeting**

1. Review and approval of January's meeting's agenda
2. Review and approval of the minutes of the December 4th meeting and the December 11th meeting
3. Building Report
4. Planning Report
5. Chair's Report
6. Introductions

### **II. Public Hearing**

1. Presentation of Petitions for Public Hearing
  - A. Aaron Cooper and Kathy Cooper, Property Owners, Advance Engineering, Engineer, John Prickett, Representative, Jaxon Graham, Representative, request approval of a conditional use request for a "Construction Office" for a B-3 zoned property located at 908 Hardy Street (PPIN 13240, Ward 4, Forrest County).
  - B. Ayman Hani Albataineh, Applicant, Petra Café III, LLC, Property Owner, and Greater Solutions LLC, Representative, request approval of a conditional use request for a "Restaurant without a Drive-thru" for B-2 & R-1A zoned properties located at 6060 Hwy 49 (PPIN 16705, 16707, 16717, & 16719), Ward 4, Forrest County).
  - C. REGION XII COMMISSION ON MENTAL HEALTH & RETARDATION, Property Owner, Melissa Mason, Representative, Nick Hartley, Representative, Mona Gauthier, Representative, and Don Stimely, Representative, request approval of a conditional use request for a "Group Home" for a R-1A zoned property located at 101 Chaucer Circle (PPIN 24382, Ward 3, Forrest County).
  - D. Right Trailers Inc. (Property Owner), Scott Taylor, Applicant, Jessica Watson, Representative, and Michael Scott, Representative, request approval for a conditional use request for gravel outdoor storage for a B-3 zoned property (LDC 7.12.10.4.iii) at 5584 Hwy 42 (PPIN 15063 & 46895, Ward 2, Forrest County).
  - E. ~~A petition has been filed by the City of Hattiesburg to adopt an amendment to the Land Development Code No. 3209, as amended, in Section 5 (Uses), Section 7 (Design), Section 11 (Administration), and Section 13 (Definitions). More specifically, the changes concern temporary uses, mobile homes, and processes. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to~~

~~contact City Hall to review the proposed amendment in its entirety.~~

- F. A petition has been filed by the City of Hattiesburg to adopt an amendment to the Land Development Code No. 3209, as amended, in Section 2 (Applicability and Conformity), Section 5 (Uses), Section 7 (Design), Section 11 (Administration), and Section 13 (Definitions). More specifically, the changes concern short-term rentals and processes. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

**III. Other Business**

**IV. Adjournment**





## **URBAN DEVELOPMENT PLANNING DIVISION**

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### ***MEMORANDUM***

**TO:** Planning Commission and all interested parties  
**FROM:** Planning Division Staff  
**DATE:** December 23, 2024 (Date of memo publication)  
**SUBJECT:** **Short-term rental ordinance and supporting Land Development Code Amendments**

In October of 2024, the City of Hattiesburg held a work session to discuss potential options for regulating short-term rentals. Continued discussion between the city council, the administration, and the Planning Commission has led to the development of a potential ordinance for the City to consider as an option for short-term rental regulation. The general consensus on short-term rentals is that they are seen as a viable option for tourism and other alternative temporary housing solutions.

While short-term rentals can serve as an addition to our community, regulations in place help guarantee the health, safety, and welfare of both citizens and visitors to our city, ensuring the City is still moving forward in its pursuit of becoming a premier city in the Gulf South.

The Planning Division has helped facilitate discussions on a potential ordinance, where the ordinance adopted by Ocean Springs, MS, has served as a model for developing a draft for the City of Hattiesburg. A full copy of the draft ordinance will be available to the public at the Planning Commission meeting on January 8<sup>th</sup>, 2024, with accompanying amendments to the Land Development Code.

Should you have any questions or wish to share feedback, please contact the Planning Division at 601-545-4599 or by email at [planning@hattiesburgms.com](mailto:planning@hattiesburgms.com). Public comments can be made via email or in person at the public hearing with the Planning Commission.