



**URBAN
DEVELOPMENT**

PLANNING DIVISION

HATTIESBURG BOARD OF ADJUSTMENT
PUBLIC HEARING STAFF REPORTS
March 5, 2025

Board of Adjustment Agenda

March 5, 2025, 3:30 PM

Jackie Dole Sherril Community Center

220 W Front Street

I. Business Meeting

1. Review and approval of March's meeting's agenda
2. Review and approval of the minutes of the February's meeting
3. Planning Report
4. Chair's Report
5. Introductions

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. LB Interests, LLC, Property Owner/Applicant, Brew Crew MS, LLC, Applicant, and Brian Evens, Applicant, request a variance from the requirement of active use of the drive-through area to be no closer than 300ft to a lot containing a legal, conforming residential use to instead allow for 260ft (LDC 5.4.36.4), and a variance from the requirement of Drive-through facilities located closer than 300 feet to a residential to operate no earlier than 6:00 a.m. or later than 12:00 a.m. to instead allow for operation at 5:30am (LDC 5.4.36.3) for a property located at 3509 Hardy Street (PPIN 23227, Ward 1, Forrest County).

III. Other Business

1. Work Session- Board of Adjustment Training with Jim Gladden.

IV. Adjournment

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
February 5th, 2025**

Board Members Roll Call:

Members Present:

1. Jessica Cathey
2. Shawn Harris, Chair
3. Brandon Williams
4. Eric Boney
5. John Eye
6. Herman Dungan
7. Richard Conville

Members Absent:

1. Bernard Green, Vice Chair
2. James Hughes
3. Stacey Ready, Secretary

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Senior Planner
3. David Miller, Esq.
4. Wiley Quinn, Director of Urban Development
5. Katie Mottern, Planning Intern

Chair Harris declared the Board of Adjustment meeting open and in session at 3:32 p.m.

AGENDA REVIEW

A motion was made to accept the agenda for the February 2025 meeting.

Motion:

Made by Eric Boney to approve the agenda

Second:

Made by Herman Dungan

Vote:

Board Member	Yea	Nay	Other
John Eye			
Richard Conville			
Bernard Green			
Shawn Harris			
Brandon Williams			
Stacey Ready			
Eric Boney			
Herman Dungan			
James Trussell			
Jessica Cathey			
James Hughes			

MINUTES REVIEW

A motion was made by Brandon E.J. Williams to approve the minutes with corrections from the December 11th Special Called Meeting.

Motion:

Made by Brandon E.J. Williams

Second:

Made by Eric Boney

Vote: All in favor

Board Member	Yea	Nay	Other
John Eye	✓		
Richard Conville	✓		
Bernard Green			Absent
Shawn Harris	✓		
Brandon Williams	✓		
Stacey Ready			Absent
Eric Boney	✓		
Herman Dungan	✓		
James Trussell	✓		
Jessica Cathey	✓		
James Hughes			Absent

PLANNING REPORT

The Planning Division staff gave a report.

CHAIR’S REPORT

No report from the chair.

INTRODUCTIONS:

Board of Adjustment members and Staff introduced themselves.

PUBLIC HEARING:

Item A: Cooperative Energy Property Owner/Applicant, Jeremy Scruggs, Representative, Alex Price, Representative, Joel Ford, Engineer, and Donald E. Hinton, Jr., Representative, request a variance from the maximum front yard fence height requirement of 4ft (LDC 7.9.8.6) to instead allow for 8ft fence for a proposed substation for an A-2 zoned property located at 1519 US Hwy 98-E (PPIN 5467, 5523, 27622 & 27656, Ward 5, Forrest County).

Discussion and Vote:

Staff introduced the case.

Presented by:

- 1. Alex Price

Proponents:

- 1. None

Opponents:

- 1. None

Motion:

Richard Conville motioned to approve all of the requests with basis of hardship, special privilege, and reasonable use.

Second:

Made by James Trussell

Vote: All in favor

Board Member	Yea	Nay	Other
John Eye	✓		
Richard Conville	✓		
Bernard Green			Absent

Shawn Harris	✓		
Brandon Williams	✓		
Stacey Ready			Absent
Eric Boney	✓		
Herman Dungan	✓		
James Trussell	✓		
Jessica Cathey	✓		
James Hughes			Absent

Item B: Christen and Brady Raanes, Property Owners, and Rion Snowden, Applicant/Architect, request a variance from the curb cut requirement of 10ft from the property line to instead allow for a curb cut 5ft from the property line (LDC 7.5.2.2), a variance from the parking space requirement of 16 parking spaces to instead allow for 9 spaces (LDC Table 7.12), a variance from the landscape island requirement of 8ft wide by 15ft long to allow for 4ft wide by 14ft long (LDC 7.5.4.9), a variance from the green space requirement of 10ft to instead allow for 8ft of green space (LDC 7.10.11.1), and a variance from the minimum front setback of 30ft to instead allow for 15ft from the property line (LDC Table 6.1) for a B-3 zoned property located at 2106 Hardy Street (PPIN 16451, Ward 4, Forrest County).

Discussion and Vote:

Staff introduced the case.

Presented by:

1. Ethan Hartfield

Proponents:

1. None

Opponents:

1. None

Motion:

Eric Boney motioned to approve all of the requests with basis of hardship, minimum required, and reasonable use.

Second:

Made by Herman Dungan

Vote: All in favor

Board Member	Yea	Nay	Other
John Eye		✓	
Richard Conville	✓		
Bernard Green			Absent
Shawn Harris	✓		
Brandon Williams	✓		
Stacey Ready			Absent
Eric Boney	✓		
Herman Dungan	✓		
James Trussell	✓		
Jessica Cathey	✓		
James Hughes			Absent

Motion to recommend approval of the variance passes 7-1.

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**OTHER BUSINESS:** Fee-in-lieu Program for Sidewalks was presented for review to the Board.

**Business Closed**

A quorum was lost at 5:06 and no further actions were taken by the board.

\_\_\_\_\_  
Stacey Ready, Secretary

\_\_\_\_\_  
Cory Long, AICP, Planning Division Manager

March 2025 BOA Item: A  
Drive Thru Buffer and Operating Time Variances  
LB Interests, LLC, Property Owner/Applicant, Brew Crew MS, LLC, Applicant, and Brian Evens, Applicant



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Board of Adjustment  
Case Fact Sheet**

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**Names of Petitioner:** LB Interests, LLC, Property Owner/Applicant, Brew Crew MS, LLC, Applicant, and Brian Evens, Applicant

| <b>Address of Property:</b> | <b>Tax Parcels</b> | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|--------------------|--------------|--------------|
| 3509 Hardy Street           | 2-028L-07-174.00   | 23227        | 1            |

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**Request:** Drive Thru Buffer and Operating Time Variances

**Purpose of Request:** LB Interests, LLC, Property Owner/Applicant, Brew Crew MS, LLC, Applicant, and Brian Evens, Applicant, request a variance from the requirement of active use of the drive-through area to be no closer than 300ft to a lot containing a legal, conforming residential use to instead allow for 260ft (LDC 5.4.36.4), and a variance from the requirement of Drive-through facilities located closer than 300 feet to a residential to operate no earlier than 6:00 a.m. or later than 12:00 a.m. to instead allow for operation at 5:30am (LDC 5.4.36.3) for a property located at 3509 Hardy Street (PPIN 23227, Ward 1, Forrest County).

**History / Background:** The applicants met with staff in Pre-Application meetings to discuss a second proposed location for a 7 Brew Coffee Shop. The applicants are proposing the demolition of the former "Raising Cane's" building and the construction of a new 7 Brew Coffee at 3509 Hardy Street. Staff reviewed the required design standards and regulations from the Land Development Code and discussed the variances the applicants plan to seek.

The proposed active area of the drive-thru is located closer than 300 ft to residential properties. Two apartment

March 2025 BOA Item: A

Drive Thru Buffer and Operating Time Variances

LB Interests, LLC, Property Owner/Applicant, Brew Crew MS, LLC, Applicant, and Brian Evens, Applicant

complexes are located within the 300ft buffer, prohibiting the drive-through component without legislative relief. The applicants are also requesting to operate outside of the allowable times for drive-through facilities with residential properties within the 300-ft buffer, to open 30 minutes earlier than what is allowed (05:30 instead of 06:00).

This quick-service restaurant primarily targets vehicular traffic, where there will be no indoor dining options. The applicants proposed a potential walk-up window addition for this location, as this location is in an area the City desires for more pedestrian-friendly development and infrastructure. As part of the redevelopment of this site, the city is also requiring an 8-ft sidewalk along the Hardy Street frontage. This portion of Hardy Street is also within MDOT's Right-of-way. Any improvements, including curb-cut access modification, will need to be permitted by MDOT.

The Board of Adjustment should consider the impact a drive-through has on neighboring residential properties including sound, smell, as well as visual impact. Additionally, drive-throughs will add an increase in vehicular traffic to this corridor. Traffic maneuvers should also be considered at this location as well given the existing drive-through restaurants along this corridor.

The Board of Adjustment should also consider the implications of an additional drive-through on this commercial corridor. There are currently 9 restaurants with active drive-throughs, and 10 additional drive-through facilities from the I-59 interchange and the start of the Form-Based Code Districts/University of Southern Mississippi. Drive-throughs create challenges in creating pedestrian-friendly environments. As the City of Hattiesburg grows and expands to accommodate new businesses, the Board of Adjustments should consider the impact that individual site design plays within a larger context for the overall benefit of the city and all modes of transportation.

**Applicant Summary:** See Attached

**Applicable Regulations:**

March 2025 BOA Item: A  
 Drive Thru Buffer and Operating Time Variances  
 LB Interests, LLC, Property Owner/Applicant, Brew Crew MS, LLC, Applicant, and Brian Evens, Applicant

**SECTION 4 Zoning Districts Established**

**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 6**

**Dimensional Standards and Measurements**

**6.1 District Dimensions and Standards**

| Table 6.1 Dimensional Standards |                                          |                     |                       |                  |            |           |           |                      |                                      |                |
|---------------------------------|------------------------------------------|---------------------|-----------------------|------------------|------------|-----------|-----------|----------------------|--------------------------------------|----------------|
| District                        | Minimum Lot Size in SF/ Width at Setback | Max. Dwelling Units | Max. Floor Area Ratio | Setbacks in feet |            |           |           | Max. Height*         | Max. Impervious Surface Lot Coverage | Buffer in Feet |
|                                 |                                          |                     |                       | Min. Front       | Max. Front | Min. Side | Min. Rear |                      |                                      |                |
| B-3                             | No minimum/100                           | -                   | 1.00                  | 30               | -          | 0 or 10   | 0         | 40 feet or 3 stories | 80%                                  | 30             |

**SECTION 5**

**Use Regulations**

**5.4.36 Restaurants With and Without Drive-Through Service.**

**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

**Present Zoning:** B-3 Community Business

**Present Use:** Vacant

**Future Land Use:** Community Business Corridor

**Surrounding Zoning**

March 2025 BOA Item: A

Drive Thru Buffer and Operating Time Variances

LB Interests, LLC, Property Owner/Applicant, Brew Crew MS, LLC, Applicant, and Brian Evens, Applicant

**and Land Use:** North: B-2 Neighborhood Business  
South: B-3 Community Business  
East: B-2 Neighborhood Business  
West: B-3 Community Business

**Letters or**

**Concerns stated:**

The Planning Division Office has not received any letters or other written communications regarding this case as of finalizing this report.

**Option:**

Recommend **approval or denial** of the variance from the requirement of active use of the drive-through area to be no closer than 300ft to a lot containing a legal, conforming residential use to instead allow for 260ft (LDC 5.4.36.4), and a variance from the requirement of Drive-through facilities located closer than 300 feet to a residential to operate no earlier than 6:00 a.m. or later than 12:00 a.m. to instead allow for operation at 5:30am (LDC 5.4.36.3) for a property located at 3509 Hardy Street (PPIN 23227, Ward 1, Forrest County).

**Basis for Approval (12.4.1.1):**

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

March 2025 BOA Item: A

Drive Thru Buffer and Operating Time Variances

LB Interests, LLC, Property Owner/Applicant, Brew Crew MS, LLC, Applicant, and Brian Evens, Applicant

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.

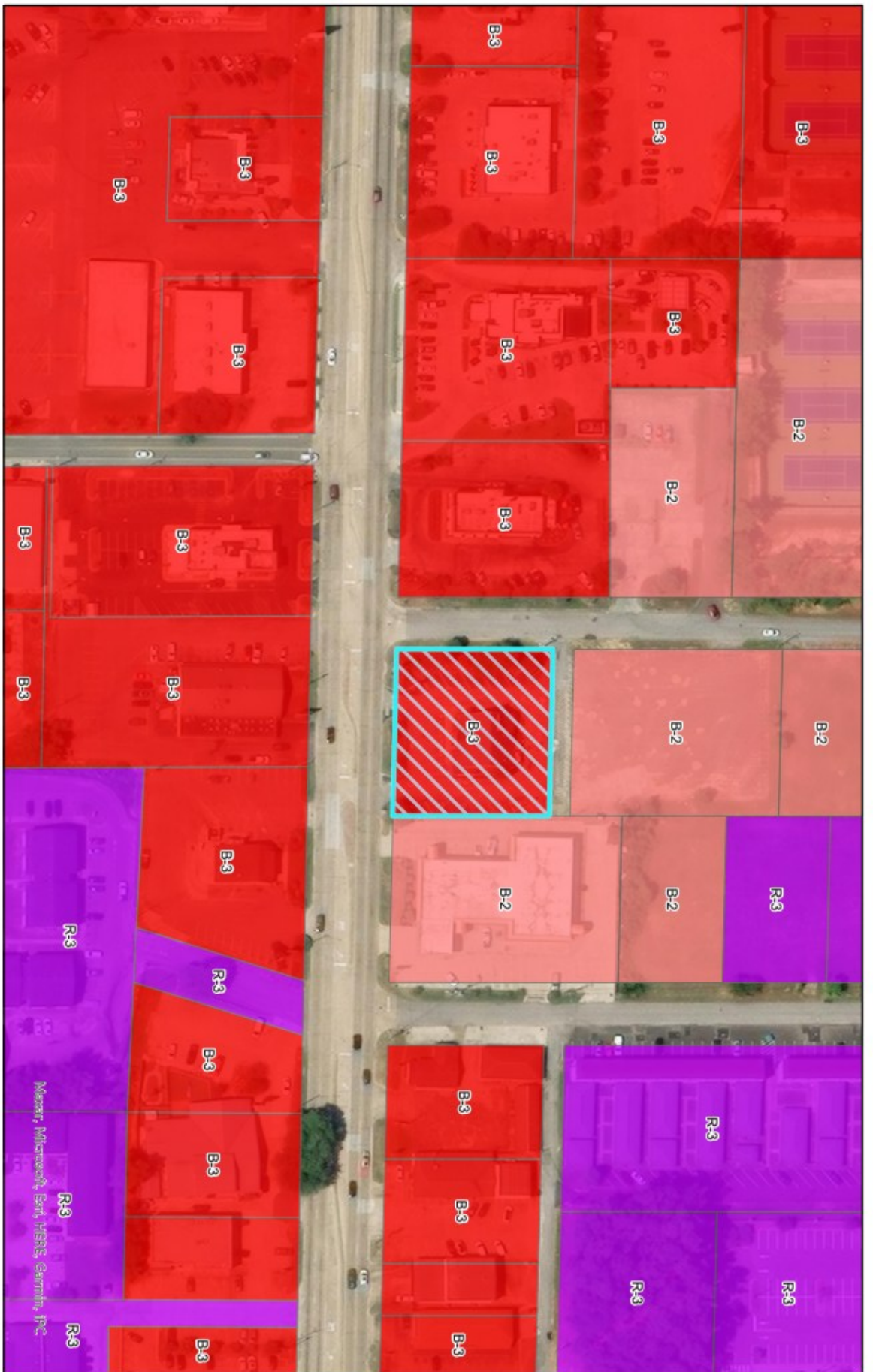
## SUBJECT PARCEL

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### 3509 Hardy Street — Variance Requests

LB Interests, LLC, Property Owner/Applicant, Brew Crew MS, LLC, Applicant, and Brian Evens, Applicant, request a variance from the requirement of active use of the drive-through area to be no closer than 300ft to a lot containing a legal, conforming residential use to instead allow for 260ft (LDC 5.4.36.4), and a variance from the requirement of Drive-through facilities located closer than 300 feet to a residential to operate no earlier than 6:00 a.m. or later than 12:00 a.m. to instead allow for operation at 5:30am (LDC 5.4.36.3) for a property located at 3509 Hardy Street (PPIN 23227, Ward 1, Forrest County).





**Zoning Map**

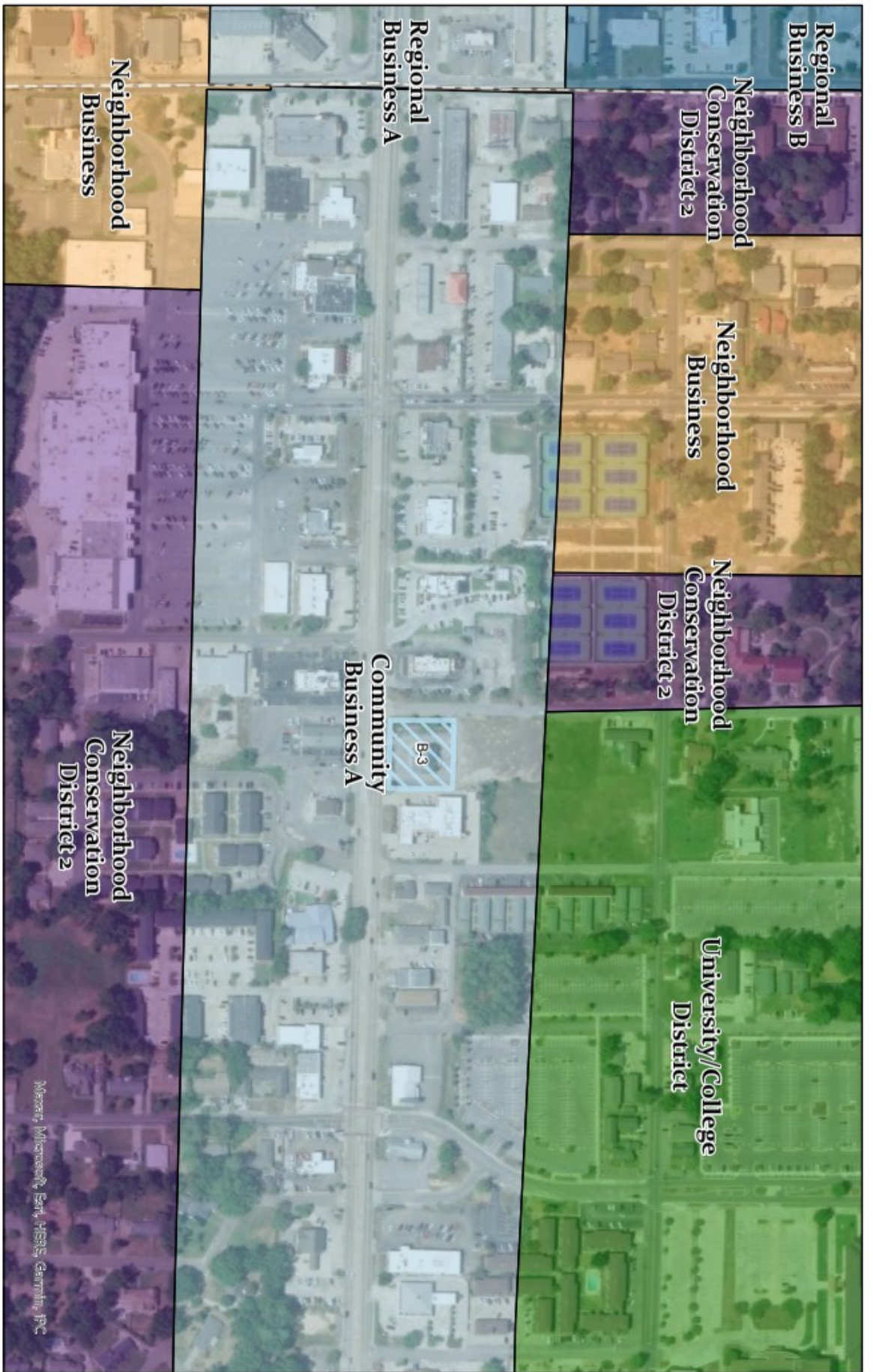
-  Subject Property
-  B-2
-  B-3
-  R-3

Variance Request for Drive-through Buffer  
 3509 Hardy Street  
 PPIN: 23227  
 Flood Zone: X  
 Ward 1, Forrest County



**URBAN DEVELOPMENT**  
**PLANNING DIVISION**  
 Center: 89°20'35"W 31°19'30"N

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: 2/10/2025 4:45 PM



- Future Land Use Map**
- Subject Property
  - Community Business A
  - Neighborhood Business
  - Neighborhood Conservation District 2
  - Regional Business A
  - Regional Business B
  - University/College District

Variance Request for Drive-through Buffer  
 3509 Hardy Street  
 PPIN: 23227  
 Flood Zone: X  
 Ward 1, Forrest County



**URBAN DEVELOPMENT**  
**PLANNING DIVISION**  
 Center: 89°20'36"W 31°19'31"N

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: 2/10/2025 4:48 PM

# Site Aerial

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# Surrounding Area

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# Surrounding Area

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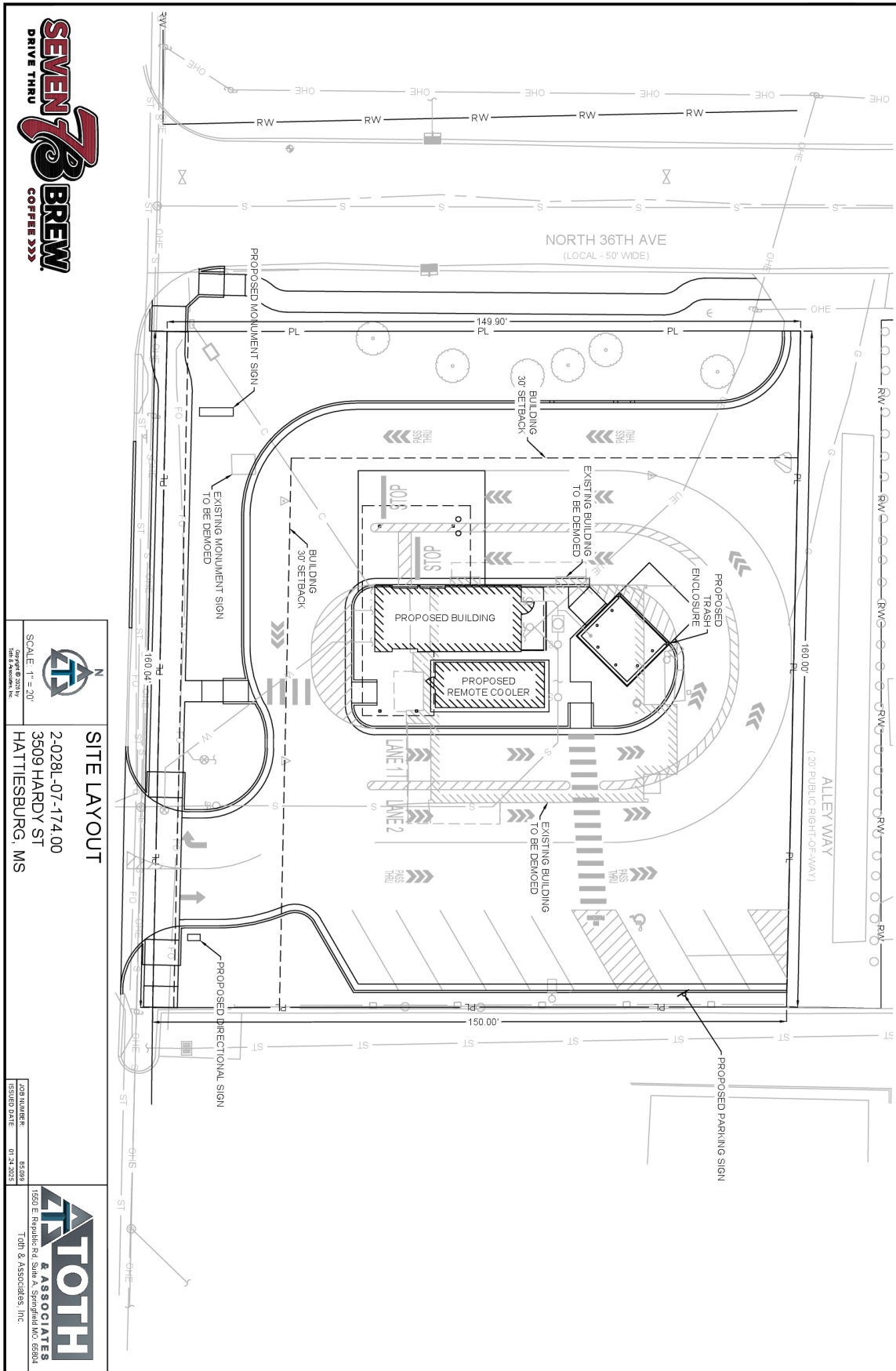


# Surrounding Area

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# Proposed Site Plan

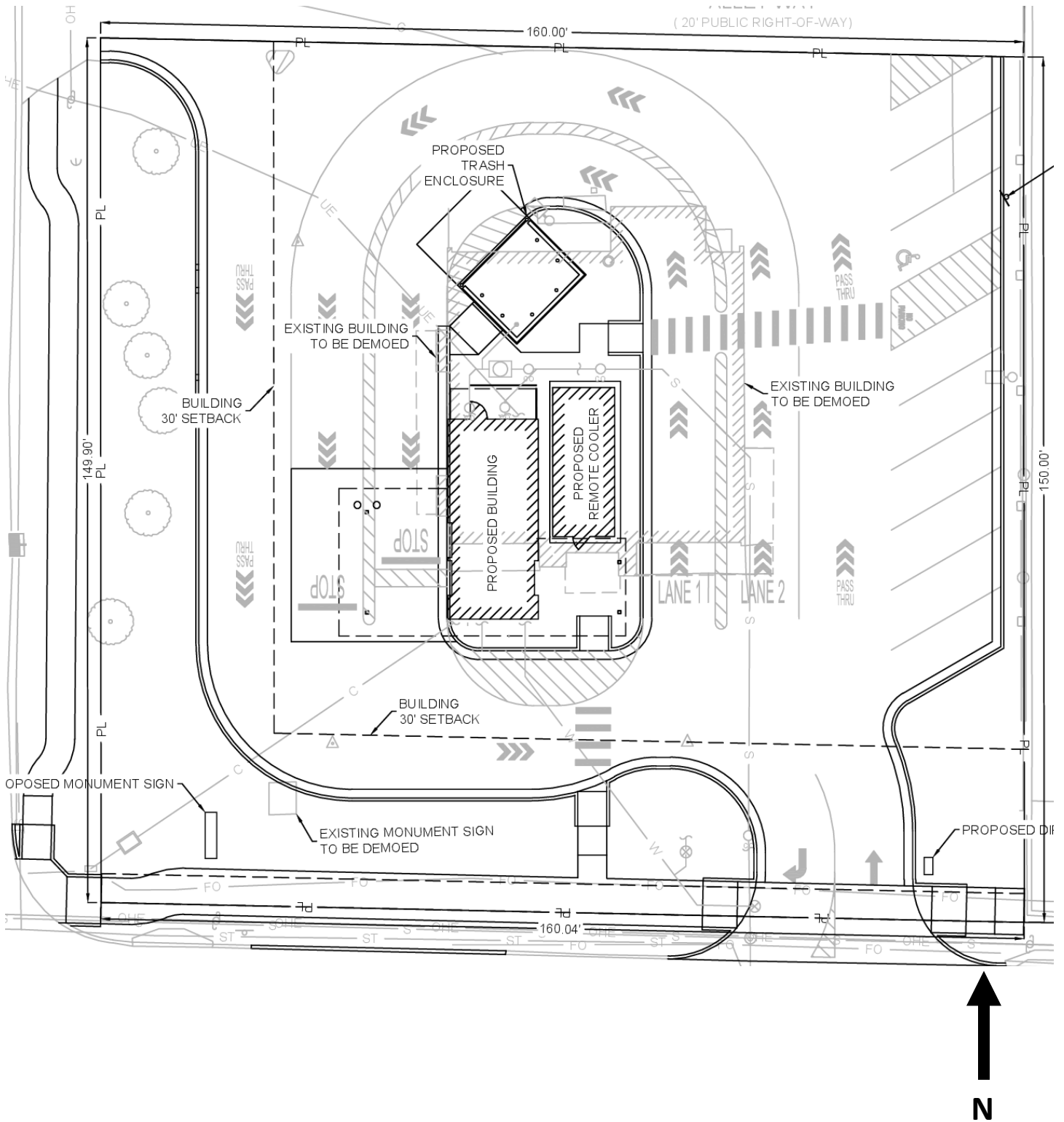


**SITE LAYOUT**  
 2-0281-07-174.00  
 3509 HARDY ST  
 HATTIESBURG, MS

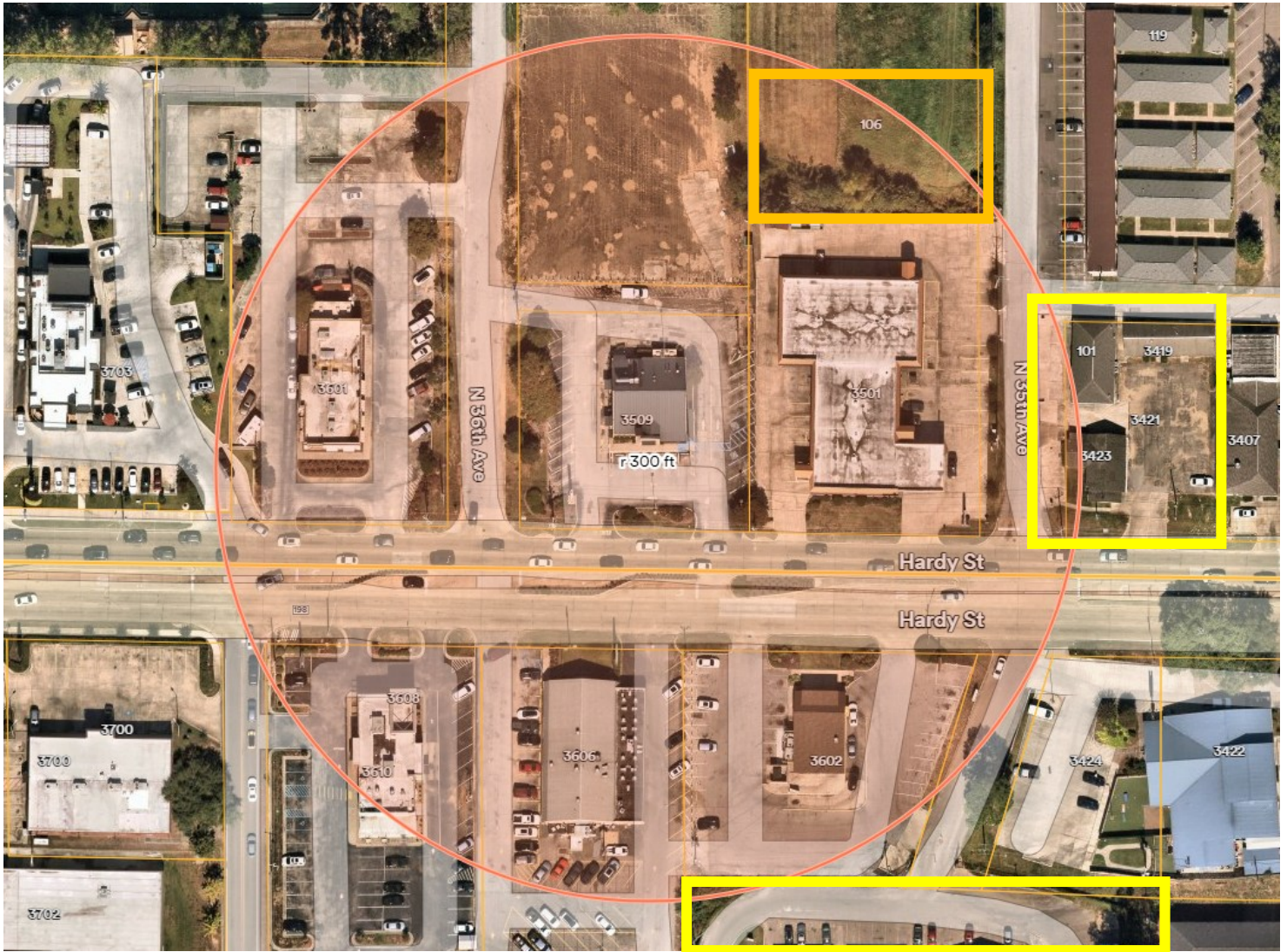
JOB NUMBER: 65096  
 ISSUED DATE: 01-24-2025



# Proposed Site Plan (Focused)



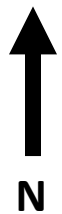
# Proposed Site Plan (Focused)



**Active Residential properties within the 300 ft buffer**



**Undeveloped Residential properties within the 300 ft buffer**





**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: Brew Crew MS, LLC
Project Name: 7 Brew Coffee
Proposed Use(s): Coffee Shop
Project Street Address: 3509 Hardy Street
PPIN Number(s) (if unknown, can be found on tax receipt): 23227

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

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

- Variance (see below)
Subdividing of Lot, Parcel, or Tract (see p. 12)
Street or Alley Renaming (see pp. 13-14)
Vacating Street or Alley (see pp. 13-14)
Conditional Use (see below)
Re-Zoning (see below)
Overlay District
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: 5.4.36.3 and 5.4.36.4

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

- Automotive Filling Station, Digital Billboard, New, Restaurant, Other, Telecommunications, Digital Billboard, Replacement, Solar Farm

**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 Districts(s):

Project No.:

**Code Sections:**

LDC Section No.
Section No.
Section No.
Section No.
Section No.

RECIVED DATE & INITIALS:

**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

3509 Hardy St Hattiesburg MS  
Street Address City State

on this the 27<sup>th</sup> day of January, 2025.

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.

Brew Crew MS, LLC

on this the 27<sup>th</sup> day of January, 2025.

Robert Daigrept, Jr.  
Property Owner (print)

[Signature]  
Property Owner (signature)

STATE OF Louisiana  
COUNTY OF E. Baton Rouge

Personally came and appeared before me, the within named

Robert Daigrept Jr

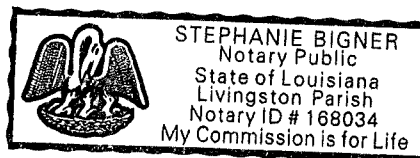
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27<sup>th</sup> day of January, 2025.

Stephanie Bigner  
NOTARY PUBLIC

My Commission Expires:

Life



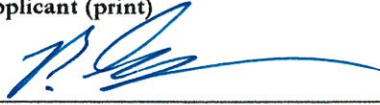
**APPLICANT AFFIDAVIT PAGE**

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  
3509 Hardy Street Hattiesburg PA  
Street Address City State

on this the 24th day of January, 2025.

Brian Evans  
Applicant (print)  
  
Applicant (signature)

STATE OF Kentucky  
COUNTY OF Oldham

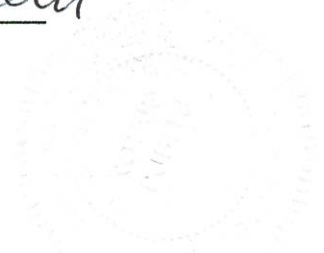
**Personally came and appeared** before me, the within named Brian Evans, who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in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

**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE**, this the 24th day of January, 2025.

  
NOTARY PUBLIC

Theresa M. Whalen  
NOTARY PUBLIC ID KYNP57202  
State at Large Kentucky  
My Commission Exp. August 27, 2026

My Commission Expires:  
August 27, 2026.



**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.

**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.

Granting of the proposed variances will allow the proposed drive thru restaurant use to locate closer than 300 feet to residential use and allow hours of operation to begin at 5:30 am instead of 6:00 am. The proposed drive thru use does NOT have a traditional order board and speaker system. Order are taken directly by Baristas face to face at the customers vehicle and not over a speaker system like traditional drive thru establishments.

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

There are no other drive thru establishments that do not have a traditional order menu and speaker system.

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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.

Other restaurant properties that also do not use a traditional menu board and speaker system are not held to these standards.

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

The proposed use is a drive thru only facility. Without the approved variances, the business model does not work here.

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

Granting of the variances is the minimum relief necessary for the applicants proposed use of the property

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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.

Since the proposed use does not use a speaker system for order, the granting of the variances will still protect the residential uses from undue noises associated with traditional drive thru establishments.

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**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.



Brew Crew MS, LLC | 7 Brew Franchisee | 3538 N Hwy 112, Suite 1 – Fayetteville, AR 72703

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01/24/25

Via: Certified Mail

**Adjacent Property Owner of  
3509 Hardy Street in  
Hattiesburg, MS**

**RE: 7 Brew Coffee – 3509 Hardy Street**

Brew Team MS, LLC has filed an application with the City of Hattiesburg, Department of Urban Planning – Planning Division, for a variance request associated with the redevelopment of the property to a 7 Brew drive thru coffee shop. The Planning Division requires a letter of approval/denial from all adjoining property owners.

Brew Team MS, LLC is requesting two variances for the proposed project:

1. To allow a drive thru use to be located within 300 feet of a residential use
2. To allow the hours of operation to begin at 5:30am instead of 6:00am.

Variance application materials are on file with the Planning Division. You may request a copy from them at 601-545-4609, or I would be happy to provide copies of the submitted materials. A public hearing to discuss this project will be schedule at a later date.

I have included a simple form letter stating either your approval or denial of the requested variances that can either be mailed to the Planning Division or scanned and emailed to me and I will submit to them.

I am happy to answer any questions or concern that you may have about this request. Please feel free to contact me at [brian.evans@7brewteam.com](mailto:brian.evans@7brewteam.com) or 502-528-1798.

Best,

Brian Evans  
Director of Entitlements

Enclosures



City of Hattiesburg  
Department of Urban Development – Planning Division  
200 Forrest St  
Hattiesburg, MS 39401

RE: 7 Brew - 3509 Hardy Street  
Drive Thru Variance Request

To Whom it May Concern,

The below Owner of an adjacent property to 3509 Hardy Street hereby  Approves or  Denies of Brew Team MS, LLC's request for variances on the subject property.

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**Property Owner**

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**Printed Name & Title**

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**Signature**

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**Date**

44 6698 3333 0225 0120 6956

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Thomasville, NC 27360

|                                                              |               |
|--------------------------------------------------------------|---------------|
| Certified Mail Fee                                           | \$4.85        |
| Extra Services & Fees (check box, add fee as appropriate)    | \$4.10        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00        |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00        |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00        |
| <input type="checkbox"/> Adult Signature Required            | \$0.00        |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00        |
| Postage                                                      | \$0.73        |
| <b>Total</b>                                                 | <b>\$9.68</b> |

COOK OUT-HATTIESBURG INC  
 15 LAURA LANE SUITE 300  
 THOMASVILLE, NC 27360

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PROSPECT, KY 40059

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Hattiesburg, MS 39404

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|--------------------------------------------------------------|---------------|
| Certified Mail Fee                                           | \$4.85        |
| Extra Services & Fees (check box, add fee as appropriate)    | \$4.10        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00        |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00        |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00        |
| <input type="checkbox"/> Adult Signature Required            | \$0.00        |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00        |
| Postage                                                      | \$0.73        |
| <b>Total</b>                                                 | <b>\$9.68</b> |

CYPPRESS PROPERTIES LLC  
 PO BOX 15609  
 HATTIESBURG, MS 39404

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PROSPECT, KY 40059

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Hattiesburg, MS 39402

|                                                              |               |
|--------------------------------------------------------------|---------------|
| Certified Mail Fee                                           | \$4.85        |
| Extra Services & Fees (check box, add fee as appropriate)    | \$4.10        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00        |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00        |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00        |
| <input type="checkbox"/> Adult Signature Required            | \$0.00        |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00        |
| Postage                                                      | \$0.73        |
| <b>Total</b>                                                 | <b>\$9.68</b> |

ZHOU INVESTMENT LLC  
 15 NORTHSHORE COURT  
 HATTIESBURG, MS 39402

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PROSPECT, KY 40059

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Hattiesburg, MS 39401

|                                                              |               |
|--------------------------------------------------------------|---------------|
| Certified Mail Fee                                           | \$4.85        |
| Extra Services & Fees (check box, add fee as appropriate)    | \$4.10        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00        |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00        |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00        |
| <input type="checkbox"/> Adult Signature Required            | \$0.00        |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00        |
| Postage                                                      | \$0.73        |
| <b>Total</b>                                                 | <b>\$9.68</b> |

BAKER-HARDY REAL ESTATE LP  
 C/O MARTIN BAKER  
 202 HILLENDALE  
 HATTIEBURG, MS 39401

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Petal, MS 39465

|                                                              |               |
|--------------------------------------------------------------|---------------|
| Certified Mail Fee                                           | \$4.85        |
| Extra Services & Fees (check box, add fee as appropriate)    | \$4.10        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00        |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00        |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00        |
| <input type="checkbox"/> Adult Signature Required            | \$0.00        |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00        |
| Postage                                                      | \$0.73        |
| <b>Total</b>                                                 | <b>\$9.68</b> |

SHI SAI LLC  
 106 MORRIS ST  
 PETAL, MS 39465

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