



URBAN DEVELOPMENT

PLANNING DIVISION

HATTIESBURG PLANNING COMMISSION

PUBLIC HEARING STAFF REPORTS

April 2, 2025

Planning Commission Meeting Agenda

April 2, 2025, 1:00 PM

Jackie Dole Sherrill Community Center

220 W Front Street

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. J. Alvin Investments, Property Owner/Applicant, Alvin Watson, Property Owner, and Amber Bell, Representative, request approval for a conditional use for "Dwelling, Single Family, Detached" for a B-2 zoned property located at 237 Short Columbia Street (PPIN 23928, Ward 2, Forrest County).
 - B. Lee R. Pace and Stacie M. Pace, Property Owners, Erin and Murph Little, Applicants, request approval for a conditional use for "Dwelling, Mixed Use" for a B-2 zoned property located at 709 Hardy Street (PPIN 20930, Ward 4, Forrest County).

III. Other Business

1. **Tabled from March 5th, 2025-** High Cotton Properties, LLC, Property Owner/Applicant, Chris Johnson, Engineer, request approval for a preliminary plat for a major subdivision for a R-1A zoned property, known as the Vintage Springs Subdivision, Phase 4, Blocks A, B, and C, located at 100 S Founders Way (PPIN 41844, Ward 5, Forrest County).
2. Work Session: Right Down Broadway Zoning and Overlay

IV. Adjournment

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
March 5th, 2025**

Board Members Roll Call:

Members Present:

1. Richard Conville
2. Amy Hinton, Chair
3. Elayne Lockett
4. Rhoda Pickett, Vice Chair
5. Lee Anne Venable (Departed during Other Business)
6. Michael Dickerson (Departed during Other Business)
7. Rebekah Ray, Secretary (Departed during Other Business)
8. Carlos Wilson (Departed during Work Session)
9. Charles Dawe (Arrived after February Meeting Minutes approval and departed after Item C.)

Members Not Present:

1. Michael Pruitt
2. 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. Meridian McDaniel, Planner I
7. Katie Mottern, Planning Intern

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

AGENDA REVIEW

Motion:

Made by Commissioner Michael Dickerson to Move Old Business: Short Term Rental ahead of Item A.

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			ABSENT
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to amended the Agenda to move the Short Term Rental tabled item before Item A for the March 5th, 2025 Meeting passes by a 8-0 vote.

Motion:

Made by Commissioner Rhoda Pickett to approve the amended 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			ABSENT
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to approve the amended Agenda for the March 5th, 2025 Meeting passes by a 8-0 vote.

MINUTES REVIEW**Motion:**

Made by Commissioner Richard Conville to approve the February 5th, 2025, meeting minutes.

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			ABSENT
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to approve February 5th, 2025, meeting's minutes passes by an 8-0 vote.

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for February 2025.

PLANNING REPORT

Planning staff provided updates on the previous month's agenda items.

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

OLD BUSINESS:

Tabled Item: 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.

Motion:

Made by Commissioner Michael Dickerson to Remove from the table

Second:

Made by Commissioner Elayne Lockett

Vote: All in favor

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

Motion to remove the item from the table passes by a 7-0 vote with 1 refusal.

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Cory Long, Planning Manager.
- Proponents:
 - o Randy Allen.
- Opponents:
 - o Gil Arevalo.
 - Submitted Exhibit A.1 and A.2.

Motion:

Made by Commissioner Michael Dickerson to Approve.

Second:

Made by Commissioner Lee Anne Venable

Vote:

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

Motion to recommend approval of the request passes 8-0 and 1 recusal.

PUBLIC HEARING – Planning Commission

Item A: High Cotton Properties, LLC, Property Owner/Applicant, Chris Johnson, Engineer, request approval for a preliminary plat for a major subdivision for a R-1A zoned property, known as the Vintage Springs Subdivision, Phase 4, Blocks A, B, and C, located at 100 S Founders Way (PPIN 41844, Ward 5, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Chris Johnson, Engineer.
- Proponents:
 - o None.
- Opponents:
 - o Randy Allen.
 - o Reba Smith.

Motion:

Made by Commissioner Rhoda Pickett to table the request, with a note that the commission wants the property owners to be present to answer questions.

Second:

Made by Commissioner Richard Conville

Vote:

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

Motion to table the request passes with an 8-0 vote.

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**Item B:** Meoucia Breland, Property Owner/Applicant, requests a zoning change from R-1B to R-3 for a property located at 217 Oliver Avenue (PPIN 23552, Ward 2, Forrest County).

**Discussion and Vote:**

The Planning Staff introduced the case.

- Presented by:
  - o Meoucia Breland
- Proponents:
  - o None.
- Opponents:
  - o None.

**Motion:**

Made by Commissioner Richard Conville to approve the request.

**Second:**

Made by Commissioner Elayne Lockett

| Board Member      | Yea | Nay | Other |
|-------------------|-----|-----|-------|
| Richard Conville  | X   |     |       |
| Charles Dawe      | X   |     |       |
| Michael Dickerson | X   |     |       |
| Amy Hinton        | X   |     |       |
| Elayne Lockett    | X   |     |       |

|                  |   |  |        |
|------------------|---|--|--------|
| Rhoda Pickett    | X |  |        |
| Michael Pruitt   |   |  | ABSENT |
| Rebekah Ray      | X |  |        |
| Lee Anne Venable | X |  |        |
| Carlos Wilson    | X |  |        |

The motion to recommend approval of the request passes by a 9-0 vote.

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Item C: John Weeks, Property Owner/Applicant, Lamar Ruthland, Engineer, and Rick Sullivan, Surveyor, request approval for a preliminary plat for a major subdivision for a A-1 zoned property, to be known as the Mineral Creek Estates, located on J Ed. Turner Drive (PPIN 9505, Ward 1, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o John Weeks.
- Proponents:
 - o None.
- Opponents:
 - o None.

Motion:

Made by Commissioner Rhoda Pickett to approve the request with the conditions the all owner approvals are on file.

Second:

Made by Commissioner Michael Dickerson

Vote:

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

Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to recommend approval of the request passes 8-0 and 1 Recusal.

OTHER BUSINESS:

Tabled Item: 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 6 (Dimensions), Section 11 (Administration), and Section 12 (Processes). More specifically, the changes concern a fee-in-lieu program for Sidewalks. This is an abbreviated summary of the topics addressed in the proposed amendment; interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Motion:

Made by Commissioner Rhoda Pickett to remove from the table.

Second:

Made by Commissioner Michael Dickerson

Vote: All in favor

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			ABSENT
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		

Motion to remove from the table passes 8-0.

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Nathan Satcher.
- Proponents:
 - o None.

- Opponents:
 - o None.

Motion:

Made by Commissioner Michael Dickerson to approve

Second:

Made by Commissioner Rebekah Ray

Vote: All in favor

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			ABSENT
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		

Motion to recommend approval of the request passes 7-0.

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**Adjournment**

Quorum was lost and meeting was adjourned at 3:25 PM

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Rebekah Ray, Secretary

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Cory Long, AICP, Planning Division Manager

April 2025 HPC Item: A

J. Alvin Investments, Property Owner/Applicant, Alvin Watson, Property Owner, and Amber Bell, Representative.

**Request for: Conditional Use Approval**



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

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**Names of Petitioner:** J. Alvin Investments, Property Owner/Applicant, Alvin Watson, Property Owner, and Amber Bell, Representative.

**Address of Property:**  
237 Short Columbia Street

**Tax Parcel**  
2-029E-04-147.00

**PPIN:**  
23928

**Ward:**  
2

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**Request:** Conditional Use Request for “Dwelling, Single Family, Detached.”

**Purpose of Request:** **Conditional Use Request—** J. Alvin Investments, Property Owner/Applicant, Alvin Watson, Property Owner, and Amber Bell, Representative, request approval for a conditional use for “Dwelling, Single Family, Detached” for a B-2 zoned property located at 237 Short Columbia Street (PPIN 23928, Ward 2, Forrest County).

**History / Background:** The property is located near the Hercules Plant, a chemical production facility that employed hundreds of workers at its height and closed in 2009. When Hercules was open, the area surrounding the plant was home to several local businesses, including properties located around 7<sup>th</sup> Street and Short Columbia. There are still a handful of businesses and churches in the surrounding area. However, much of the surrounding area has shifted into primarily residential neighborhoods. The structure at 237 Short Columbia has been vacant for some years, but before its current state, it was used as a Beauty Salon and Barber Shop.

The applicants met with staff in early 2025 to discuss renovating a structure on Short Columbia into a residential dwelling. Staff explained that the property was zoned B-2, a

April 2025 HPC Item: A

J. Alvin Investments, Property Owner/Applicant, Alvin Watson, Property Owner, and Amber Bell, Representative.

**Request for: Conditional Use Approval**

commercial zoning that allows for single-family dwellings with conditional use approval.

**Applicant Summary:** See Attached

**Present Zoning:** B-2 (Neighborhood Business)

**Present Use:** Vacant Structure

**Future Land Use:** Neighborhood Conservation District 1

**Surrounding Zoning and Land Use:**  
North: B-2 (Neighborhood Business)  
South: R-2 (Two Family Residential)  
East: A-2 (Neighborhood Business)  
West: A- 2 (Neighborhood 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 Conditional Use Request for “Dwelling, Single Family, detached” for a B-2 zoned property located at 237 Short Columbia Street (PPIN 23928, 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.

**Request for: Conditional Use Approval**

**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

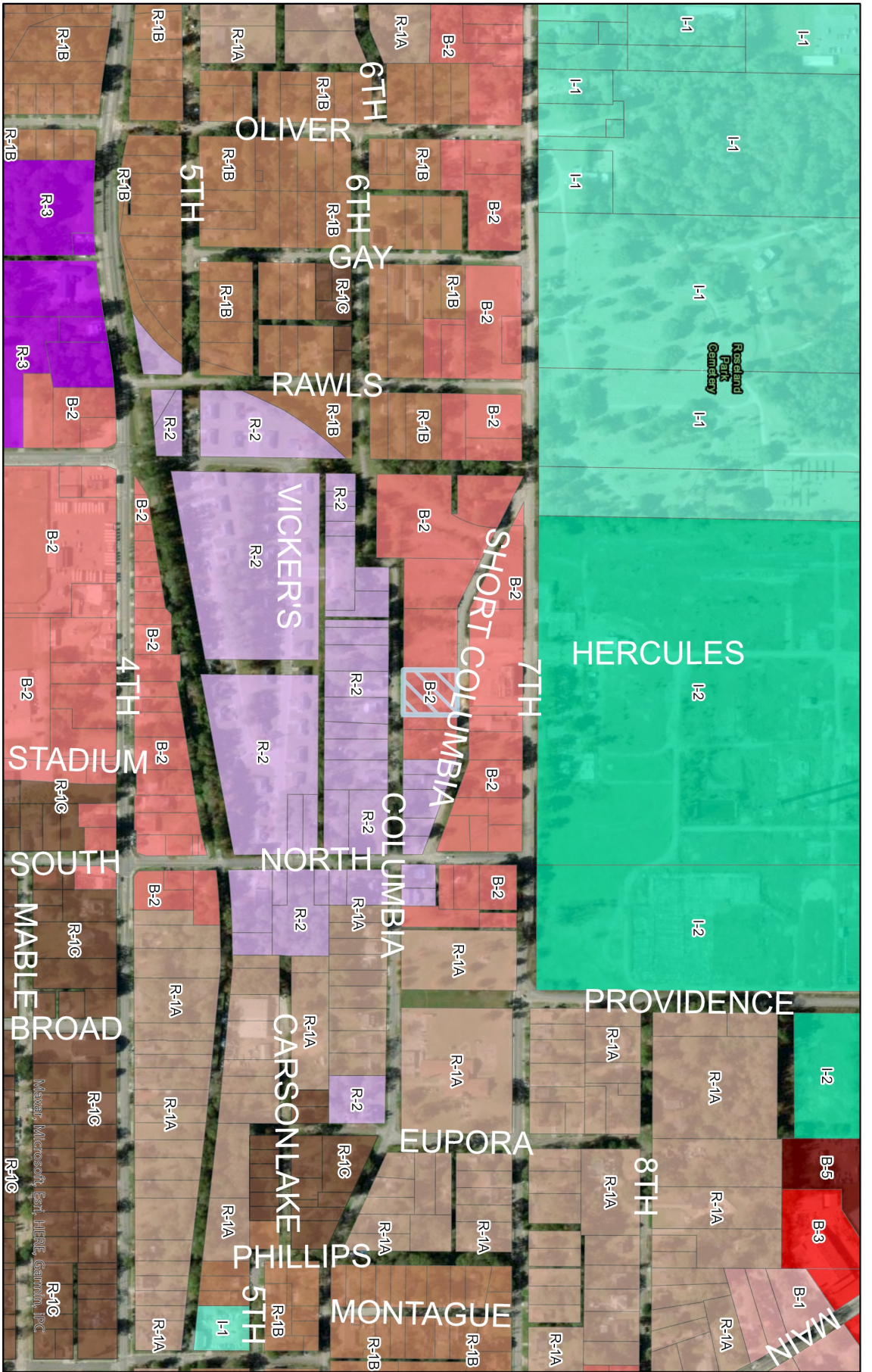
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### 237 Short Columbia Street — Conditional Use Request

J. Alvin Investments, Property Owner/Applicant, Alvin Watson, Property Owner, and Amber Bell, Representative, request approval for a conditional use for “Dwelling, Single Family, Detached” for a B-2 zoned property located at 237 Short Columbia Street (PPIN 23928, Ward 2, Forrest County).







Zoning Map

- Subject Property
- R-1A
- R-1B
- R-1C
- R-2
- R-3
- B-1
- B-2
- B-3
- B-5
- I-1
- I-2

Conditional Use Request for  
"Dwelling, Single-Family Detached"

237 Short Columbia

PPIN: 23928

Flood Zone: X

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: 3/17/2025 11:25 AM

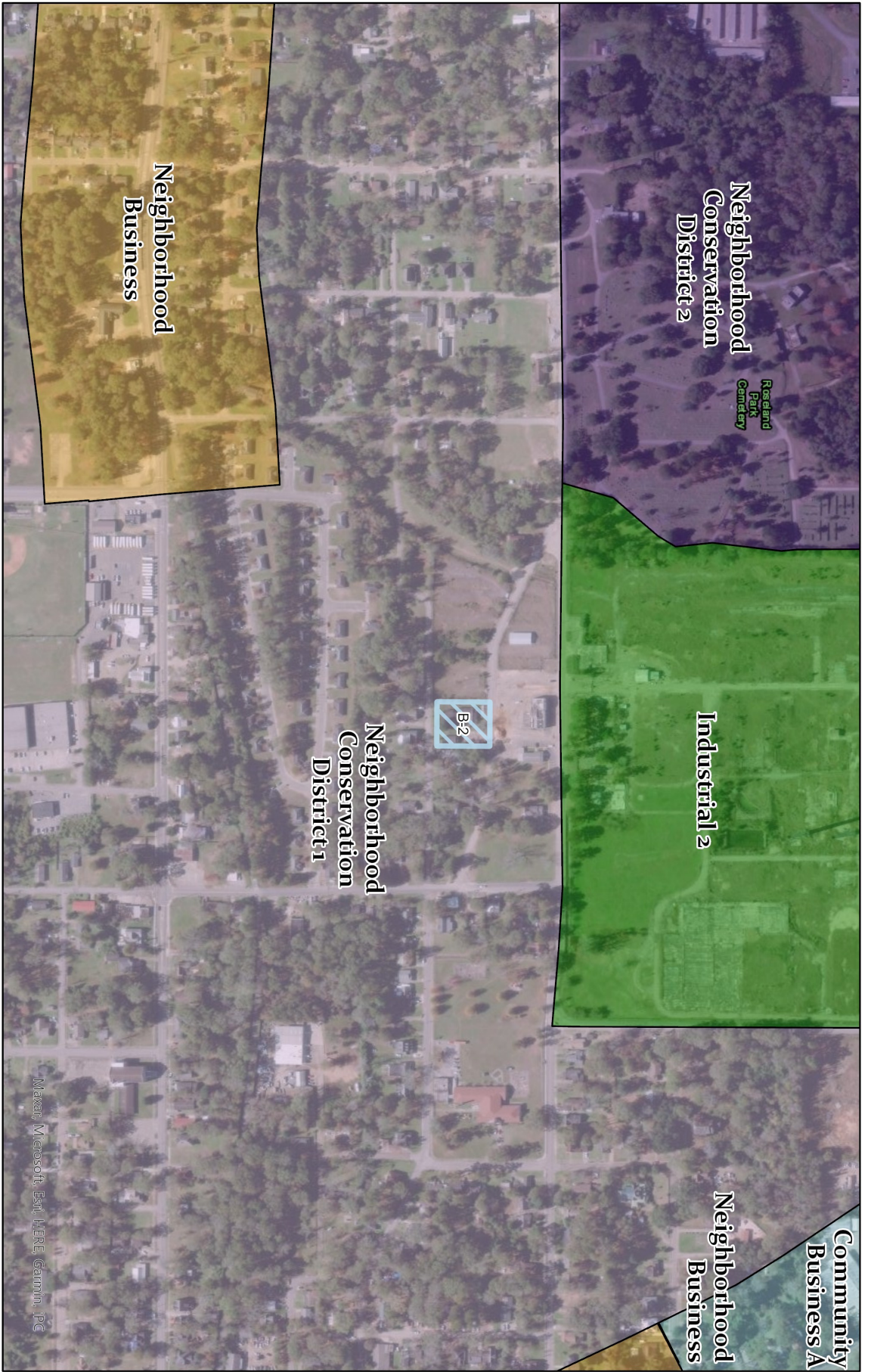


**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

Center: 89°18'27"W 31°20'5"N







Future Land Use Map

- Subject Property
- Community Business A
- Industrial 2
- Neighborhood Business
- 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: 3/17/2025 11:30 AM

Conditional Use Request for  
"Dwelling, Single-Family Detached"

237 Short Columbia

PPIN: 23928

Flood Zone: X

Ward 2, Forrest County



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

Center: 89°18'29"W 31°20'4"N



# Site Aerial





## Surrounding Area

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## Surrounding Area

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USE - 0225-0009



# Application for Public Hearing

City of Hattiesburg – Planning Division

PO BOX 1898 – Hattiesburg, MS 39403-1898 | Phone (601)- 545-4599

**NOTE:**

Fill this application out IN FULL with what applies to your application

## Applicant Information

Name Applicant: J. Alvin Investments Project Name: \_\_\_\_\_

Municipal Address of Site: \_\_\_\_\_ PPIN #: 23928

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

| Type of Public Hearing                                                                                                                                                                                                                                                                                                          | Additional Information Needed:                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Variance                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> Sign<br><input type="checkbox"/> Setback<br><input type="checkbox"/> Off-Site Parking<br><input type="checkbox"/> Lot Width<br><input type="checkbox"/> Lot Coverage Area<br><input type="checkbox"/> Buffer<br><input type="checkbox"/> Open Space<br><input type="checkbox"/> Other: _____                   |
| <input checked="" type="checkbox"/> Rezoning                                                                                                                                                                                                                                                                                    | Existing Zoning: <del>Residential</del> <u>Business</u><br>Proposed Zoning: <u>Residential</u>                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> Conditional Use                                                                                                                                                                                                                                                                             | <input type="checkbox"/> Automotive Filling Station<br><input type="checkbox"/> Digital Billboard, New<br><input type="checkbox"/> Digital Billboard, Replacement<br><input type="checkbox"/> Telecommunications<br><input type="checkbox"/> Restaurant<br><input type="checkbox"/> Solar Farm<br><input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Minor Subdivision<br><input type="checkbox"/> Subdividing of lot, Parcel, or Tract<br><input type="checkbox"/> Street or Alley Renaming<br><input type="checkbox"/> Vacating Street or Alley<br><input type="checkbox"/> Overlay District<br><input type="checkbox"/> Planned Mixed-Use District (PMU) |                                                                                                                                                                                                                                                                                                                                         |
| C                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                         |

| For Staff Only:     |                    |                                                                                                                                                                |                                                                                                                                        |
|---------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Zoning:             | Historic District: | Flood Zone:                                                                                                                                                    | Ward:                                                                                                                                  |
|                     |                    |                                                                                                                                                                | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 |
| Project Number:     |                    | Received:<br><div style="text-align: center; font-size: 2em; font-weight: bold;">RECEIVED</div> <div style="text-align: center; color: red;">FEB 21 2025</div> |                                                                                                                                        |
| PPIN # or Parcel #: |                    |                                                                                                                                                                |                                                                                                                                        |

BY: [Signature] Printed Version 07/31/2024

**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

237 Short Columbia St Hattiesburg MS 39401  
Street Address City State

on this the 12<sup>th</sup> day of February, 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.

Alvin Watson

on this the 12<sup>th</sup> day of February, 2025.

Alvin Watson

Property Owner (Print)

Alvin Watson

Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 12<sup>th</sup> day of  
February, 2025.

Meagan Mills  
NOTARY PUBLIC



My Commission Expires:

11 / 15 / 2026





DEED

**Bk:1462 Page:554-556****RCD: 12/19/2024 @ 8:47:45:AM****FORREST COUNTY, MS****LANCE C. REID CHANCERY CLERK**THIS INSTRUMENT PREPARED BY:

Richard & Thomas, PLLC  
132 Westover Drive  
Hattiesburg, MS 39402  
(601) 602-2457

**Indexing Instructions:** The property described in this instrument is situated in Lot 10, 11, & 12, BLK 2 Ross & Montague Subdivision, Hattiesburg, Forrest County, Mississippi. Please index accordingly in the sectional index.

RETURN TO:

Richard & Thomas, PLLC  
132 Westover Drive  
Hattiesburg, MS 39402  
(601) 602-2457

STATE OF MISSISSIPPI

COUNTY OF FORREST

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTORS

**J. ALVIN INVESTMENTS, LLC,** and  
a Mississippi limited liability company  
630 Columbia Street  
Hattiesburg, MS 39401  
(601) 620-0825

**SAPIENCE INVESTMENTS, LP**  
a Wyoming limited partnership  
30 N. Gould St., Ste. 6022  
Sheridan, WY 82801  
(844) 855-0755

do hereby grant, bargain, sell, convey and specially warrant unto GRANTEE

**SEVERO ALVA ADAN**

Address: 229 Short Columbia St  
Hattiesburg, MS 39401  
Phone: 769 299 8232

the following described real property, lying and being situate in Forrest County, Mississippi, described as follows, to-wit:

Lot 10, Block 2 of the Ross & Montague S/D Survey of or addition to the City of Hattiesburg, County of Forrest, State of Mississippi, as per the official map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi; all together with all improvements thereon and appurtenances thereunto belonging.

Grantor(s) and Grantee(s) shall pro-rate county and state ad valorem taxes for 2024.

The above warranty and this conveyance is made subject to prior reservations of oil, gas and other minerals by former owners.

The above warranty and this conveyance is made subject to any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations and conveyances.

File No. 24-11-801

# Forrest County, MS



11/19/2024, 3:08:14 PM

----- LOTLINE

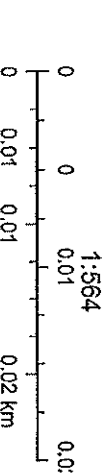


Parcels

forrest\_ms\_ac  
forrest\_ms\_dim  
forrest\_ms\_parcelno

Anno

----- ROAD\_LN



East Community Maps Contributors, City Of Hattiesburg, © Op  
Microsoft, CONANP, East, TomTom, Garmin, SatGraph, GeoTech  
METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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:

N/A

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

The Inhome utilities will have little to no impact on the residents or the community.

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

~~The size allows more living space - close to square footage. This is apart of the reason~~  
It would serve as a single family residence

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

No, there will not be

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?

Residential Property No employees  
or customers

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

Yes, there are only residential Property  
located on this Street

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

Refer to the [hattiesburgms.com/planning](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via  
link or QR code.





**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

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**Names of Petitioner:** Lee R. Pace and Stacie M. Pace, Property Owners, Erin and Murph Little, Applicants.

|                             |                   |              |              |
|-----------------------------|-------------------|--------------|--------------|
| <b>Address of Property:</b> | <b>Tax Parcel</b> | <b>PPIN:</b> | <b>Ward:</b> |
| 709 Hardy Street            | 2-029K-09-431.00  | 20930        | 4            |

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**Request:** Conditional Use Request “Dwelling, Mixed Use”

**Purpose of Request:** **Conditional Use Request**— Lee R. Pace and Stacie M. Pace, Property Owners, Erin and Murph Little, Applicants, request approval for a conditional use for “Dwelling, Mixed Use” for a B-2 zoned property located at 709 Hardy Street (PPIN 20930, Ward 4, Forrest County).

**History / Background:** The applicants currently live in a mixed-use building downtown, where they operate their business, “The Author Shoppe.” They are relocating their business and wish to maintain their current living situation by converting the building to 709 Hardy Street. The applicants met with staff in a pre-application meeting to discuss the possibility of transforming the structure on Hardy Street into a mixed-use building that would accommodate a dwelling unit and a bookstore. Staff informed the applicants that the property is zoned B-2, which allows for mixed-use with conditional-use approval.

The property is located in the Hub City Downtown Historic District. Originally built in 1905 as a residence, it was later transformed into a commercial property for various office-based businesses. Adding a residential component in a mixed-use setting helps minimize the impact of significant changes to a historic structure. The addition of mixed-use

April 2025 HPC Item: B  
Lee R. Pace and Stacie M. Pace, Property Owners, Erin and Murph Little, Applicants.  
Request for: **Conditional Use Approval**

preserves the integrity of the house's original aesthetic quality and reflects its original use (as a residence).

**Applicant Summary:** See Attached

**Applicable Regulations:**

## **SECTION 5 USE REGULATIONS**

### **5.4.20 Dwelling, Mixed-Use**

**5.4.20.1** Non-residential uses must be uses permitted within the zoning district.

**5.4.20.2** Dwelling in conjunction with uses permitted within the same zoning district provided that mixed residential and non-residential uses are located within the same structure.

**5.4.20.3** No more than 50% of the ground floor of a building may be a dwelling use

**Present Zoning:** B-2 (Neighborhood Business)

**Present Use:** Vacant

**Future Land Use:** Neighborhood Business Corridor

**Surrounding Zoning and Land Use:**

|        |                              |
|--------|------------------------------|
| North: | B-2 (Neighborhood Business)  |
| South: | B-1 (Professional Business)  |
| East:  | B-2 (Neighborhood Business)  |
| West:  | B- 2 (Neighborhood 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 Conditional Use Request for “Dwelling, Mixed Use” for a B-2 zoned property located at 709 Hardy Street (PPIN 20930, 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.
  - 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.

April 2025 HPC Item: B

Lee R. Pace and Stacie M. Pace, Property Owners, Erin and Murph Little, Applicants.

Request for: **Conditional Use Approval**

- 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

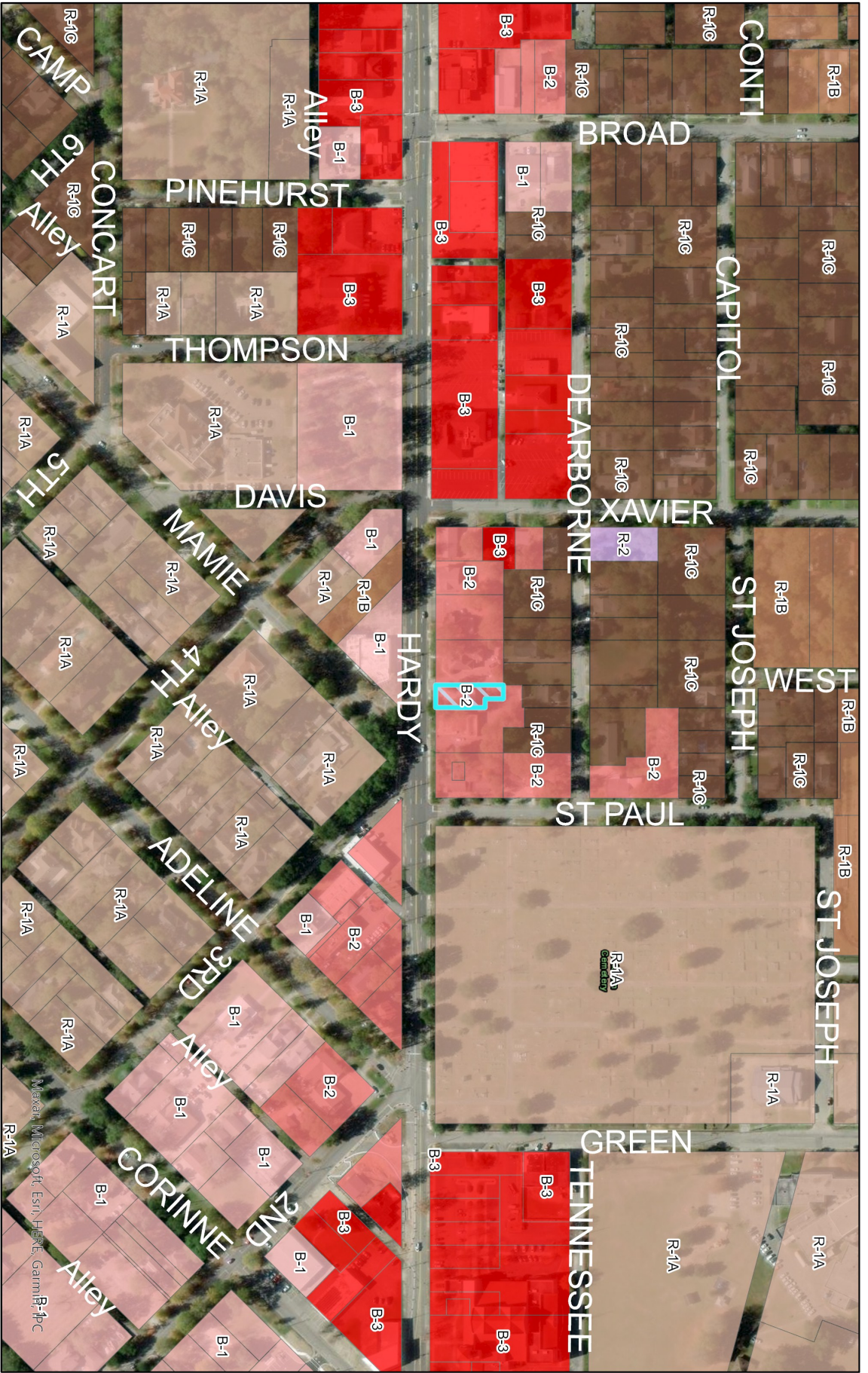
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### 709 Hardy Street — Conditional Use Request

Lee R. Pace and Stacie M. Pace, Property Owners, Erin and Murph Little, Applicants, request approval for a conditional use for “Dwelling, Mixed Use” for a B-2 zoned property located at 709 Hardy Street (PPIN 20930, Ward 4, Forrest County).







Zoning Map

- Subject Property
- R-2
- R-1A
- R-1B
- R-1C
- B-1
- B-2
- B-3

Conditional Use Request for  
"Dwelling, Mixed-Use"  
709 Hardy Street  
PPIN: 20930

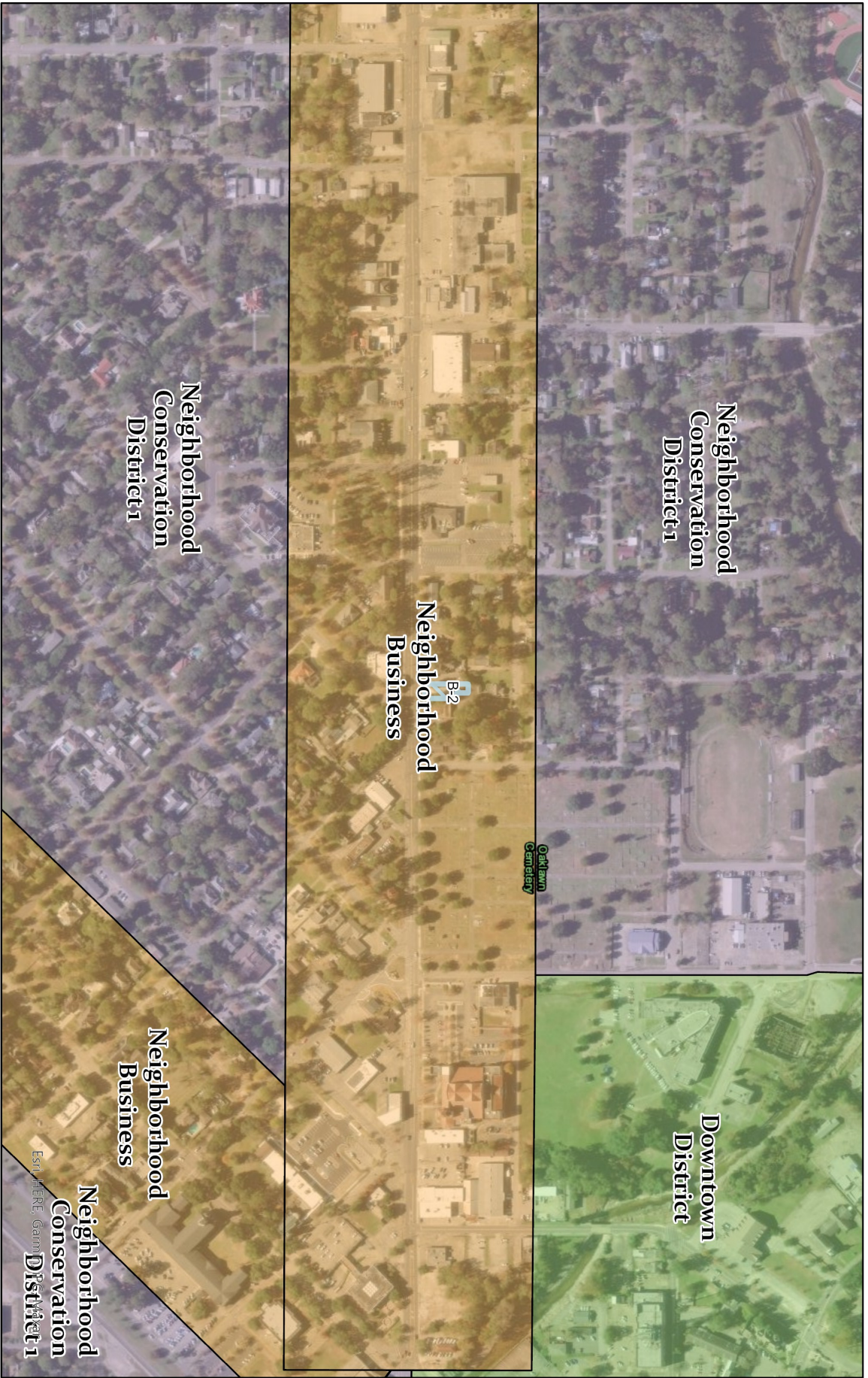
Flood Zone: X  
Ward 4, Forrest County

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: 3/17/2025 11:36 AM



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**  
Center: 89°18'1"W 31°19'29"N





Future Land Use Map

-  Subject Property
-  Downtown District
-  Neighborhood Business
-  Neighborhood Conservation District 1

Conditional Use Request for  
"Dwelling, Mixed-Use"  
709 Hardy Street  
PPIN: 20930

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: 3/17/2025 11:37 AM



**URBAN  
DEVELOPMENT**  
PLANNING DIVISION

Center: 89°18'W 31°19'30"N







Historic Districts

Subject Property

Hub City Downtown Historic District Boundaries, Local

Hub City National Register District, National Register

Oaks Historic District, Local

Oaks National Register District, National Register

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: 3/17/2025 11:59 AM

Conditional Use Request for  
"Dwelling, Mixed-Use"

709 Hardy Street

PPIN: 20930

Flood Zone: X

Ward 4, Forrest County



Center: 89°18'1"W 31°19'29"N

**URBAN  
DEVELOPMENT**  
PLANNING DIVISION





## Site Aerial





## Surrounding Area

---





## Surrounding Area

---





RECEIVED  
FEB 25 2025



BY: NS

Application for Public Hearing

City of Hattiesburg – Planning Division

PO BOX 1898 – Hattiesburg, MS 39403-1898 | Phone (601)- 545-4599



NOTE:

Fill this application out IN FULL with what applies to your application

Applicant Information

Name Applicant: Murphy & Erin Little Project Name: The Author Shoppe

Municipal Address of Site: 709 Hardy Street PPIN #: 020930

Parcel Number(s): 2-029K-09-431.00

| Type of Public Hearing                                        | Additional Information Needed:                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Variance                             | <input type="checkbox"/> Sign<br><input type="checkbox"/> Setback<br><input type="checkbox"/> Off-Site Parking<br><input type="checkbox"/> Lot Width<br><input type="checkbox"/> Lot Coverage Area<br><input type="checkbox"/> Buffer<br><input type="checkbox"/> Open Space<br><input type="checkbox"/> Other: _____                                                               |
| <input type="checkbox"/> Rezoning                             | Existing Zoning: _____<br>Proposed Zoning: _____                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> Conditional Use           | <input type="checkbox"/> Automotive Filling Station<br><input type="checkbox"/> Digital Billboard, New<br><input type="checkbox"/> Digital Billboard, Replacement<br><input type="checkbox"/> Telecommunications<br><input type="checkbox"/> Restaurant<br><input type="checkbox"/> Solar Farm<br><input checked="" type="checkbox"/> Other: <u>retail/residence - Mixed-Use NS</u> |
| <input type="checkbox"/> Minor Subdivision                    |                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/> Subdividing of lot, Parcel, or Tract |                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/> Street or Alley Renaming             |                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/> Vacating Street or Alley             |                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/> Overlay District                     |                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/> Planned Mixed-Use District (PMU)     |                                                                                                                                                                                                                                                                                                                                                                                     |
| C                                                             |                                                                                                                                                                                                                                                                                                                                                                                     |

For Staff Only:

|                                         |                                                |                             |                                                                                                                                                            |
|-----------------------------------------|------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning:<br><u>B-2</u>                   | Historic District:<br><u>Hub City Downtown</u> | Flood Zone:<br><u>X</u>     | Ward:<br><input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 |
| Project Number:<br><u>USE-0225-0010</u> |                                                | Received:<br><u>2/25/25</u> |                                                                                                                                                            |
| PPIN # or Parcel #:<br><u>20930</u>     |                                                |                             |                                                                                                                                                            |

Updated Version 07/31/2024





## Application for Public Hearing

City of Hattiesburg – Planning Division

PO BOX 1898 – Hattiesburg, MS 39403-1898 | Phone (601)- 545-4599

### Public Hearing Petitioner Information:

Deadline for applicant to file petition: 7-25-25 @ 12:00pm  
Hattiesburg Planning Commission Meeting Date: April 2, 2025 @ 1:00pm  
Hattiesburg Board of Adjustment Meeting Date: N/A  
City Council Agenda Review Date – (you or your representative should attend): April 21 @ 4:00pm  
City Council Meeting (Vote) Date – (you or your representative may attend): April 22 @ 5:00pm

- There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.
  - There is an additional 10-day appeal period, required by State Law, after the City Council Meeting, for all Variances and Conditional Use Permit which ends 5/2/25 and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends \_\_\_\_\_.
- So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

\*Dates and times are subject to change. If an appeal is filed or the petition is tabled for any reason at any stage, the above-listed dates would need to be revised. \*

### Public Hearing Application Checklist

The following paperwork **MUST** be attached to this application:

- ☒ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standard may be accepted only per approval from staff)
- ☐ Site & Design Review Committee, if needed
- ☐ Copy of entire Warranty Deed (filed and recorded at the courthouse) with legal description granting title to the current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- ☒ Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to [planning@hattiesburgms.com](mailto:planning@hattiesburgms.com)
- ☐ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document).
- ☐ Variance application only: A letter of approval/denial from all adjoining property owners must be obtained and submitted with the application
- ☐ Other documents needed (if relevant):
  - ☐ Maps of digital billboard removal sites
  - ☐ Maps of digital billboard replacement sites
  - ☐ Documentation on measurements
  - ☐ Other: \_\_\_\_\_
- ☐ Payment to the City of Hattiesburg for filing a public hearing application in the amount of \$\_\_\_\_\_



## Application for Site Plan Review

City of Hattiesburg – Planning Division

PO BOX 1898 – Hattiesburg, MS 39403-1898 | Phone (601)- 545-4599

The following fees are an excerpt from Ordinance No. 2977, adopted January 22, 2008, as amended.

| <u>Public Hearing Fees</u>                                                                                                                                                    |                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing Type                                                                                                                                                           | Fees Associated                                                                                                                           |
| <b>Variance</b><br>Variance applications include one Concept Site Plan Review and one Variance request                                                                        | <b>\$175.00</b> per application.<br><b>\$50.00</b> for each additional variance.                                                          |
| <b>Street / Alley Naming or Re-Naming</b><br>*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date. *                  | <b>\$300.00</b> per application.<br><b>\$100.00</b> per required street name sign *if approved*                                           |
| <b>Street / Alley Closing</b>                                                                                                                                                 | <b>\$200.00</b> per application.                                                                                                          |
| <b>Zoning Change</b>                                                                                                                                                          | <b>\$400.00</b> per application. *see PUD or PRD & zoning package rate)                                                                   |
| <b>Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package</b>                                                                     | <b>\$600.00</b> per package.                                                                                                              |
| <b>Subdivision of Land (Preliminary Plats)</b><br>Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats. | <b>\$250.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate) |
| <b>Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**</b>                                                                   | <b>\$500.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate) |
| <b>Change in Land Development Code Text</b>                                                                                                                                   | <b>\$200.00</b> per application.                                                                                                          |
| <b>Appeal Fees for Proponent or Opponent appeals to City Council</b><br>*Exempt from fees – Established Neighborhood Association*                                             | <b>\$50.00</b> per appeal.                                                                                                                |
| <b>Cancellation/Re-notification fee on any public hearing process (Planning Commission or City Council) that is tabled or cancelled at the owner/developer's Request</b>      | <b>\$50.00</b> (per each 100 mailing labels)                                                                                              |

**\*OTHER PROCESSES MAY HAVE ADDITIONAL FEES\***

Make all checks payable to the City of Hattiesburg

I hereby certify that I have completed and attached the above-required documents, information, and fees.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Updated Version 07/31/2024



### 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

709 Hardy Street Hattiesburg MS  
Street Address City State

on this the 3rd day of March, 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.

Murph Little and Erin Little  
on this the 3rd day of March, 2025.

Stacie Pace / Lee Pace  
Property Owner (Print)  
[Signature]  
Property Owner (Signature)

STATE OF Mississippi  
COUNTY OF Forrest

Personally came and appeared before me, the within named

Stacie Pace and Lee Pace  
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 3 day of  
March, 2025

[Signature]  
NOTARY PUBLIC



My Commission Expires:

Oct. 2, 2027

### APPLICANT AFFIDAVIT PAGE

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

709 Hardy Street Hattiesburg MS  
Street Address City State

on this the 25 day of Feb, 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.

on this the 25th day of February, 2025

Erin A. Little  
Erin A. Little

Murphy Little  
Applicant (Print)

AZ  
Applicant (Signature)

STATE OF MS

COUNTY OF Forrest

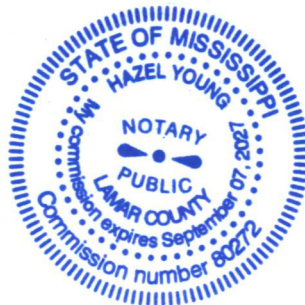
Personally came and appeared before me, the within named

Erin A. Little

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 25th day of February, 2025.

Hazel Young  
NOTARY PUBLIC



My Commission Expires:

9/7/27



**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, we propose to use the rear portion of  
the building as a residence.

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

The proposed use (residence) will allow the owners to  
better maintain the property and provide additional  
security for surrounding businesses and  
residences.

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

The proposed use will not effect the size of the  
current structure or property. The proposed  
use will not exceed 40% of the total square  
footage.

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?

10-15 customers, 1 employee

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

Yes, there will be no additions that will stand out from the surrounding businesses and residences.

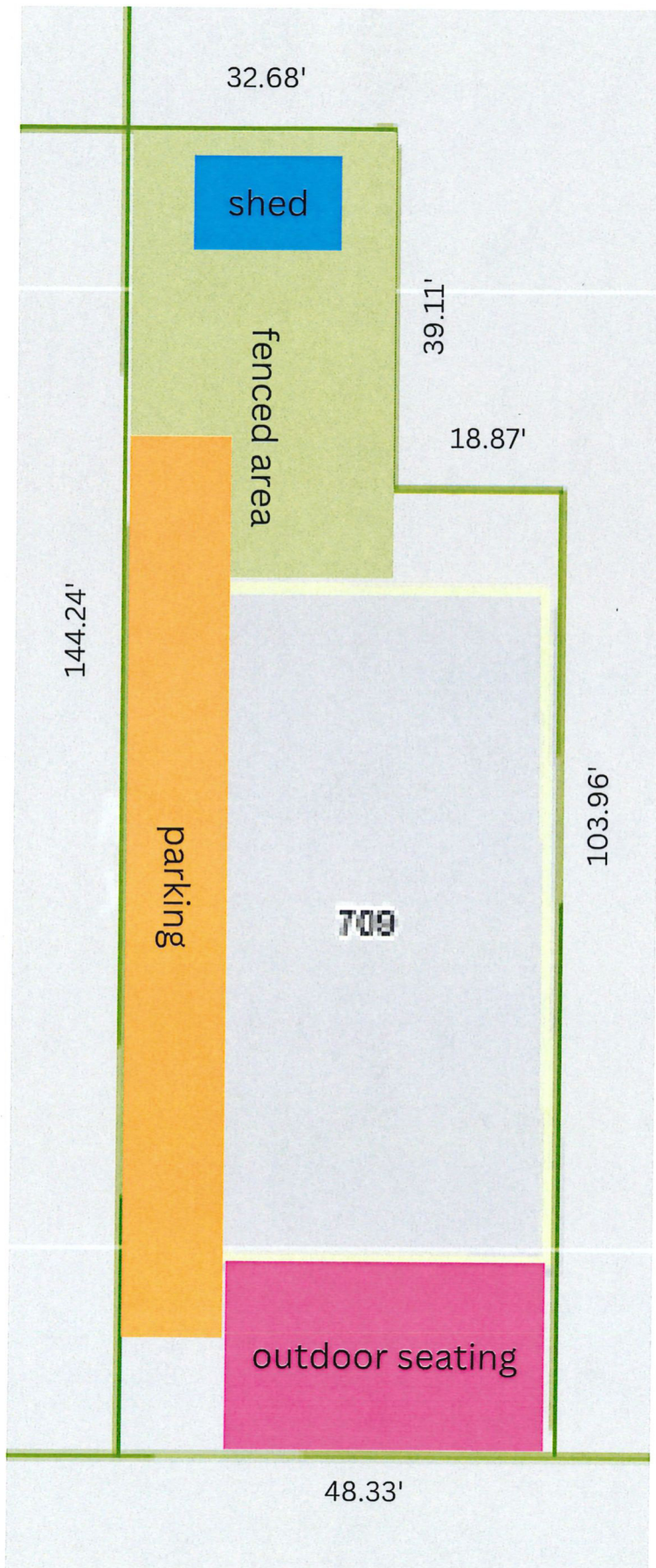
8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 7 vehicles, and 0 ADA vehicles; with 0 loading spaces.

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

Refer to the [hattiesburgms.com/planning](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code.









DEED

**Bk:1350 Page:628-630**

**RCD: 10/22/2020 @11:53:54:AM**

**FORREST COUNTY, MS**

**LANCE C. REID CHANCERY CLERK**

Prepared by:  
Fillingane Law Firm, PLLC  
c/o Joey Fillingane  
6641 US Highway 98 W, Ste. 100  
Hattiesburg, MS 39402  
(601) 264-3323  
MS Bar # 99154

Return to:  
Deep South Title, LLC  
6641 US Highway 98 W, Ste. 100  
Hattiesburg, MS 39402  
(601) 264-3323

STATE OF MISSISSIPPI  
COUNTY OF FORREST

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, not herein mentioned, the receipt and sufficiency of all of which is hereby acknowledged, the Grantor(s)

**James Clayton Gardner, Sr**  
178 Main Street, STE 101  
Biloxi, MS 39530  
PH: (228) 217-1236

do(es) hereby grant, bargain, sell, convey and warrant unto, the Grantee(s):

**Lee R. Pace and Stacie M. Pace**  
2910 Magnolia Place  
Hattiesburg, MS 39402  
PH:601-466-9495

as joint tenants with full rights of survivorship and not as tenants in common the following described lands, together with any and all improvements thereon and appurtenances thereunto belonging, said lands in Forrest County, Mississippi, being more particularly described as follows, to-wit:

**See attached Exhibit A**

**INDEXING INSTRUCTIONS: Pt of Lot 20, Block 6, Moseley & Dozier's S/D of the Kamper and Whinnery Survey No. 1, Forrest County, Mississippi**

The above warranty and this conveyance are subject to prior reservations of oil, gas and other minerals by former owners.

The above warranty and this conveyance are subject to any and all easements for public roads and public utilities as presently laid out, constructed or in use.

Subject to any covenants, restrictions, or easements affecting the subject property which may be of record in the office of the Chancery Clerk of Forrest County, Mississippi.



Subject to all exceptions, reservations, and conveyances to any existing easements, grants, or rights of way for public roads, streets, and alleys, and for electric, telephone, telegraph, gas, water, drainage, sewerage, or similar utility purposes which affect or relate to the above described real property.

Subject to any and all leases, exceptions, reservations and/or conveyances, together with release of damages, of or related to minerals of every kind and character, including, but not limited to, oil and gas, and/or of related to any geothermal energy resources, in, on or under the real property hereby conveyed or which affect the real property hereby conveyed;

Subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act and subject to any such condition which may be in violation of such laws and is subject to any such condition which may affect the title to said property or lien placed against said property by any lender, individual Corporation or otherwise.

Taxes for the current year shall be pro-rated as of the date of this instrument and assumed by the Grantees herein. It is specifically agreed and understood that taxes for the current year are pro-rated based upon the previous years taxes.

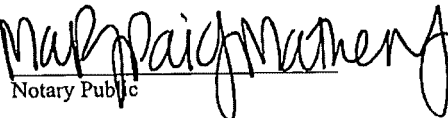
WITNESS OUR SIGNATURES on this the 16th day of October, 2020.

  
James Clayton Gardner, Sr, Grantor

STATE OF MISSISSIPPI  
COUNTY OF LAMAR

Personally, appeared before me, the undersigned authority in and for the said county and state, on this 16<sup>th</sup> day of October, 2020, within my jurisdiction, the within named James Clayton Gardner, Sr, who acknowledged that they/he/she executed the above and foregoing instrument.

(Seal)

  
Notary Public

My commission expires:

20-7533



Exhibit A

Book 1350 Page 630  
Instrument# 812225  
DEED 10/22/2020 11:53:54 AM

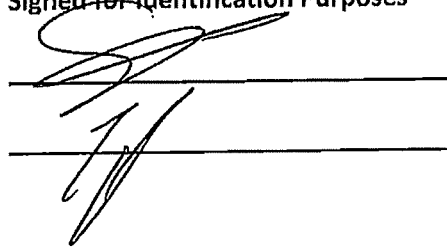
Lot 20, in Block 6, of the Mosley and Dozier Subdivision, City of Hattiesburg, Forrest County, Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi

LESS AND EXCEPT:

A part and parcel of Lot 20, Block 6, Mosley and Dozier Subdivision, City of Hattiesburg, Forrest County, Mississippi, being more particularly described as follows:

Begin at a drill hole at the Southwest corner of Lot 20, thence run North 00 degrees 11 minutes 04 seconds East and along the West line of said Lot 20 for 144.24 feet to an iron pin marked PLS-1795, thence run East for 32.68 feet to an iron pin marked PLS—1975 to the Point of Beginning, thence run South 01 degrees 35 minutes 38 seconds West for 39.11 feet to an iron pin marked PLS-1975, thence run South 86 degrees 20 minutes 06 seconds East for 18.87 feet to an iron pin marked PLS-1975. thence run North along the East line of Lot 20 to the Northeast corner of Lot 20, and thence run West along the North line of Lot 20 to the Point of Beginning.

Signed for Identification Purposes



FORREST COUNTY, MS, LANCE C. REID  
I CERTIFY THIS INSTRUMENT WAS FILED ON 10/22/2020 11:53:54 AM AND RECORDED IN DEED BOOK: 1350 PAGE: 628







**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** High Cotton Properties, LLC, Property Owner/Applicant, Chris Johnson, Engineer.

**Address of Property:**  
100 S Founders Way

**Tax Parcels**  
2-041L-33-001.10

**PPIN:**  
41844

**Ward:**  
5

---

**Request:** Major Subdivision

**Purpose of Request:** High Cotton Properties, LLC, Property Owner/Applicant, Chris Johnson, Engineer, request approval for a preliminary plat for a major subdivision for an R-1A zoned property, known as the Vintage Springs Subdivision, Phase 4, Blocks A, B, and C, located at 100 S Founders Way (PPIN 41844, Ward 5, Forrest County).

**History / Background:**

The petitioner met with staff in Pre-Application to discuss the expansion of the existing subdivision known as “Vintage Springs” for Phase 4, which includes blocks A, B, and C. The expansion will include 22 new lots on +/- 9.83 acres. Phase 4 will be the last phase of the original master plan for the Vintage Springs Subdivision, where the total number of lots will be 99 for the entire subdivision. Infrastructure for the subdivision has already been installed in the initial approvals of the subdivision. A portion of phase iv contains wetlands, where the boundaries have been defined as part of an approved mitigation permit from the US Army Corps of Engineers. The plat has restricted development in those areas, which aligns with the city’s wetland restrictions in the Land Development Code.

Phase I was approved in October of 2008 and included 52 lots, Phase II was approved in April of 2016 and included 16 lots. Phase II was approved in 2024 and the final plat was filed on August 6, 2024, and included 9 lots.

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

**Applicable Regulations:**

**SECTION 4 Zoning Districts Established**

**4.5.3 R-1A Single-Family 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 4 Zoning Districts Established**

| 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 |                      |                                      |                |
| R-1A                            | 10,000/ 50                               | 1 per lot           | -                     | 30               | -          | 10        | 25        | 35 feet or 3 stories | 50%                                  | -              |
| R-1B                            | 7,500/ 50                                | 1 per lot           | -                     | 25               | -          | 10        | 25        | 35 feet or 3 stories | 50%                                  | -              |
| R-1C                            | 5,000/ 50                                | 1 per lot           | -                     | 20               | -          | 10        | 25        | 35 feet or 3 stories | 50%                                  | -              |
| R-2                             | 4,000/ 40                                | 2 per lot           | -                     | 20               | -          | 10        | 20        | 35 feet or 3 stories | 50%                                  | -              |
| R-3                             | 7,500/ 40                                | 17 per acre         | -                     | 20               | -          | 5         | 20        | 35 feet or 3 stories | 50%                                  | -              |

**SECTION 11 Administration and Enforcement**

**11.10.1.8 Subdivision Violations.** The owner of a subdivision shall not transfer title to any lot in such subdivision until such time as the final plat has been approved by the appropriate authority as outlined in this Code and duly recorded in the office of the Chancery Clerk of Forrest County or Lamar County, Mississippi. Transfers prior to such approval and recording shall be deemed a violation of this Code and shall be subject to any

and all remedies available to the City.

#### **11.10.1.9 Recording Violations.**

The Chancery Clerks of Forrest County and Lamar County, Mississippi shall not receive, file or record a plat of a subdivision within the jurisdiction of this Land Development Code without prior approval of the appropriate authority as outlined in this Code. Plats recorded prior to such approval shall be deemed unlawful and invalid

## **SECTION 12**

### **Process and Procedures**

#### **Categories of Development Approvals**

##### **12.3.2 Preliminary Plat Approval for Major Subdivisions**

###### **12.3.2.1 Approval Criteria.**

- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
- iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

###### **12.3.2.4 Final Plat.**

- i. No Significant Change. Final plats of major subdivisions that are substantially the same as the approved preliminary plat, as determined by the Site and Design Review Committee, shall be approved administratively.
- ii. Significant Change. Final plats that exhibit any significant deviation from the approved preliminary plat, as determined by the Site Plan Review Committee, shall require approval by the Planning Commission.

**12.3.2.5 Recording.** In order to be an official and legal plat, the final approved plat must be recorded along with all applicable covenants, deed restrictions and property owners' association documents with the Chancery Clerk of Forrest or Lamar County, as appropriate. The City Engineer shall ensure that the City records this information within 90 days of submission for acceptance with any applicable bonds.



#### **12.3.2.6 Duration**

As this code and state and federal law may change over time, approval of a preliminary plat shall be effective for a maximum period of one (1) year for a permit to be submitted to the city. A six (6) month extension may be granted upon the Planning Commission's recommendation to the City Council followed by an approval of the Council. An extension request must come in writing by the subdivider before the regularly scheduled Planning Commission hearing in which it is to be heard. The Planning Commission will offer its recommendation under "other business" as notice was given at the original hearing date. If the final plat has not been submitted to Urban Development within this time limit, the preliminary plat process shall begin anew.

#### **12.3.2.7 Improvement Guarantees**

Request for the final plat approval may be granted if one or more of the following improvement guarantees is posted with the City and recommended for acceptance by the City Attorney and City Engineer.

**Site Stabilization Bond:** Before construction permits can be approved, a bond assuring the stabilization of the site must be submitted to the City. This bond will serve as a guarantee that the site will be properly stabilized during and after construction including but not limited to: addressing erosion, sedimentation, other environmental impacts, safety concerns, and unsightly conditions per recommendation of the City Engineer. The bond amount is equal to the estimated cost of returning the site to a stable condition. The developer's engineer shall submit such estimate for approval to the City Engineer. The duration of the bond is a maximum of one (1) year, extendable one (1) time for up six (6) months.

**Performance Bond:** In place of the completion of improvements before the submission of the final plat for approval the city may accept a bond. The bond amount is equal to the estimated cost of completion plus ten (10) percent. The developer's engineer shall submit such estimate for approval to the City Engineer. The duration of the bond is a maximum of one (1) year, extendable one (1) time for up six (6) months. Where improvements have been installed as permitted and all improvements are deemed to be satisfactory through written notice of acceptance from the city engineer,

bonds shall be returned to the subdivider, by action of the City Council. Completion of the improvements then shall transition into a maintenance bond.

**Sidewalk Bond:** If sidewalks are required for the development, they must be installed prior to the acceptance of the final plat or they may be assured through a performance bond. The bond amount is equal to the estimated cost of completion plus ten (10) percent. The developer's engineer shall submit such estimate for approval to the City Engineer. The duration of the bond is a maximum of three (3) years. Where improvements have been installed as permitted and all improvements are deemed to be satisfactory through written notice of acceptance from the city engineer, bonds shall be returned to the subdivider, by action of the City Council.

**Maintenance Bond:** The subdivider must assure that the installation and construction of streets and other improvements are satisfactory, and that the standards prescribed in these regulations have been fulfilled. A maintenance bond is required upon completion of these improvements guaranteeing to the City the reasonable costs resulting from defective workmanship and/or materials. The maintenance bond shall equal ten (10) percent of the construction cost of all improvements as determined by the engineering department. This maintenance bond shall be in effect for one (1) year after acceptance of these improvements by the Governing Authorities.

Sixty (60) to forty-five (45) days prior to the conclusion of the warranty period the City Engineer will perform a final inspection of all improvements.

1. If all improvements are deemed to be satisfactory, written notice of acceptance from the city engineer shall be provided. The city council may release the maintenance bond and the city shall assume perpetual maintenance of all improvements in the subdivision.

2. Improvements that need repairs shall be noticed to the subdivider and city council. The city council may then extend the maintenance bond or draw funds from the bond to complete the necessary repairs.

**Satisfactory Completion of Improvements:** If any portion of the required improvements shall fail to be accepted for dedication either for reason of incompleteness or for reason of substandard

construction, then the City Council shall take the following actions:

1. The subdivider and bonding agent shall be advised that the improvements must be completed or reconstructed under the bond. The City Council shall declare the bond to be forfeited. Where the City is not already in possession of said bond, it shall immediately take the actions necessary to obtain it.

2. The City Council shall use any bond applicable to finance the completion or construction of improvements to the proper specifications. Unused portions of these securities, consistent with the city's damages and/or costs shall be used as a fine and submitted to the general fund of the city.

#### **12.3.2.8 Utilities**

All utilities are required to be installed underground. Crossing of creeks, streams, and rivers shall be done as inconspicuously as possible.

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

**Present Use:** Vacant/unimproved

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

**Option:** Recommend **Approval** or **Denial** of a preliminary plat for a major subdivision for a R-1A zoned property, known as the Vintage Springs Subdivision, Phase 4, Blocks A, B, and C, located at 100 S Founders Way (PPIN 41844, Ward 5, Forrest County).

**Basis for approval:** Planning Commission must deem that all of the following



approval criteria must be met before granting approval for the Preliminary Plat for a Major Subdivision:

### **12.3.2 Preliminary Plat Approval for Major Subdivisions**

#### **12.3.2.1 Approval Criteria.**

- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
- iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

## SUBJECT PARCEL

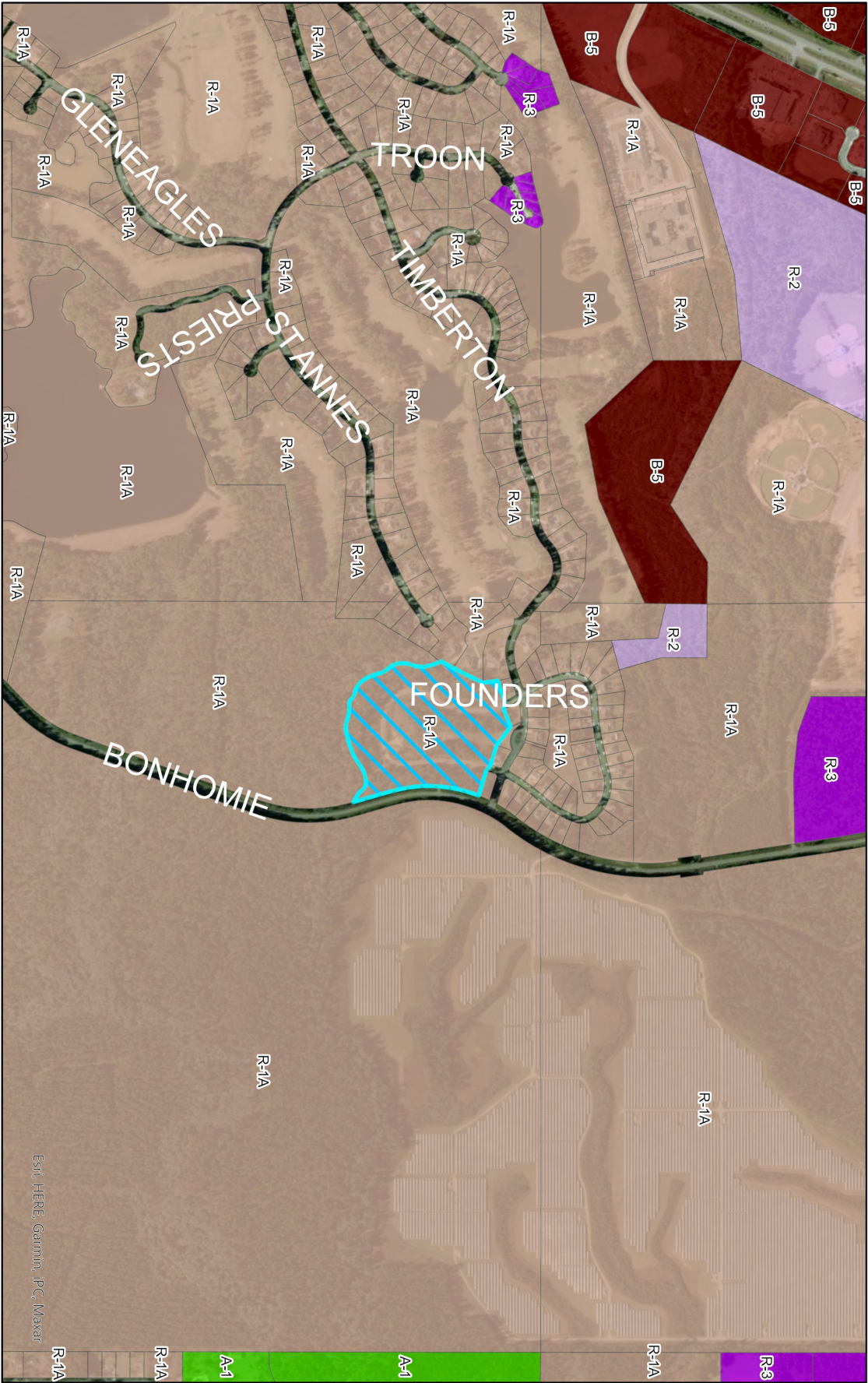
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### 100 S Founders Way — Major Subdivision

High Cotton Properties, LLC, Property Owner/Applicant, Chris Johnson, Engineer, request approval for a preliminary plat for a major subdivision for a R-1A zoned property, known as the Vintage Springs Subdivision, Phase 4, Blocks A, B, and C, located at 100 S Founders Way (PPIN 41844, Ward 5, Forrest County).







- Zoning Map**
- Subject Property
  - A-1
  - R-2
  - R-1A
  - R-3
  - B-5

Major Subdivision Request  
100 South Founders Way  
Vintage Springs Phase 4  
PPIN: 41844  
Flood Zone: X  
Ward 5, 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: 1/29/2025 2:41 PM



00.5 Miles



**URBAN DEVELOPMENT**  
PLANNING DIVISION  
Center: 89°18'43"W 31°16'18"N

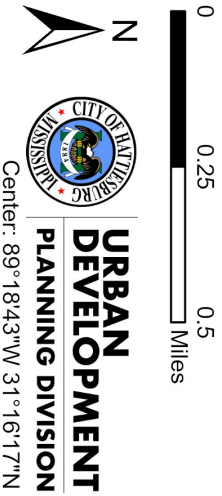




- Future Land Use Map
- Subject Property
  - Community Business A
  - Community Business B
  - Neighborhood Conservation District 2
  - Planned Mixed-Use District
  - Regional Business A
  - Regional Business B
  - Rural Residential/Agricultural
  - University/College District

Major Subdivision Request  
100 South Founders Way  
Vintage Springs Phase 4  
PPIN: 41844  
Flood Zone: X  
Ward 5, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.  
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# Site Aerial





## Property Area

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## Property Area

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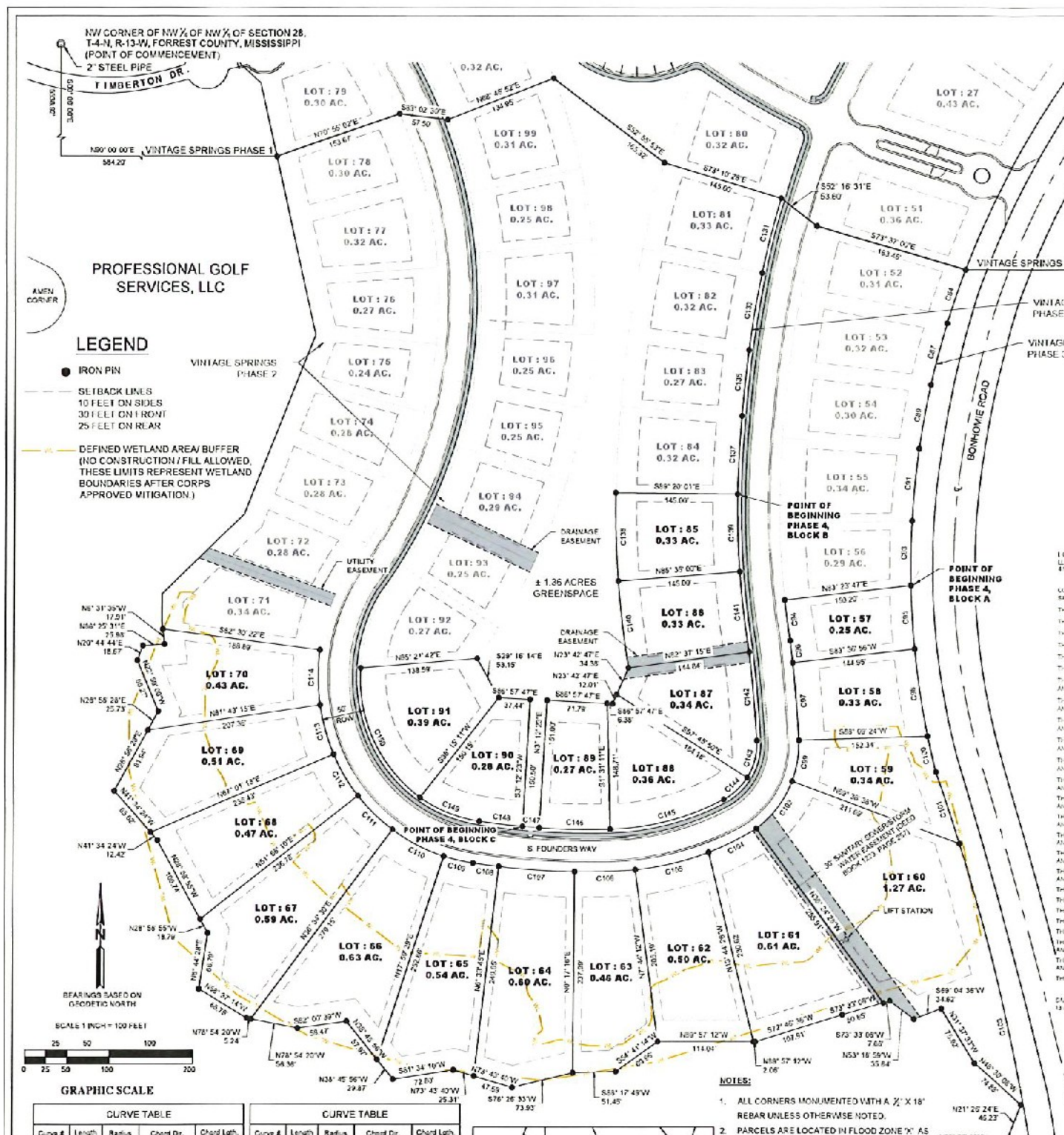








# Phase IV: Blocks A, B, & C (focused view)





# Overall Subdivision

