URBAN DEVELOPMENT

PLANNING DIVISION

HATTIESBURG PLANNING COMMISSION

PUBLIC HEARING STAFF REPORTS

May 7, 2025

Planning Commission Agenda

May 7, 2025, 1:00 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing

A. The City of Hattiesburg has submitted a petition to amend the Land Development Code (Ordinance No. 3209, as amended), to support the implementation of the Right Down Broadway Master Plan, which includes the creation of a new Broadway Corridor overlay District (BCO) and related zoning changes along the Broadway Drive and West Pine Corridors. These amendments and zoning changes are intended to promote revitalization and infill development, encourage a vibrant mix of residential and commercial uses, support small-scale artisan production, and enhance design standards to create a more walkable and welcoming corridor. This notice provides a general overview of the proposed changes. Interested parties are encouraged to contact the Planning Division at City Hall to review the full draft ordinance and learn more about how these updates may affect properties within the corridor. More information can be found at the Right Down Broadway Landing Page at www.hattiesburgms.com/broadway

B. Meoucia Breland, Property Owner/Applicant, requests approval for conditional use of a "Mobile Home Park" for properties located at 134 and 140 Stepts Avenue (PPIN 6534 & 46107, Forrest County, Ward 5).

C. Mississippi HUB Complex, Property Owner, and Reona and Eric Burnett, Applicants, request approval for conditional use of "Parking, Commercial Vehicle" for a B-5 zoned property located at 6563 Hwy 49 (PPIN 27502, Forrest County, Ward 2).

D. True Light Missionary Baptist Church, Property Owners, Archie Morris, Applicant, and Jeff Pittman, Engineer, request approval for conditional use of "Places of Assembly Not Otherwise Listed" for a R-3 zoned property located at 500 Hutchinson Avenue (PPIN 26620 & 26616, Forrest County, Ward 4).

E. Shakiea LaBlanc, Property Owner/Applicant, and Heidi Hackbarth, Applicant/ Representative, request conditional use approval for a “Group Facility” for a B-3 zoned property located at 810 Hardy Street (PPIN 15864, Forrest County, Ward 4).

F. Jeanette Powell-Hooper, Property Owner/Applicant, and Bennie Powell, Representative, request conditional use approval for “Group Home” for a R-1A zoned property located at 105 N 19th Avenue (PPIN 16061, Forrest County, Ward 4).

G. Jimmy Odom, Property Owner, and Scott Martin, Applicant, request conditional use approval for “Contractor’s Office” for a B-3 zoned property located at 700 Bouie Street (PPIN 17508, 17509, and 17510, Forrest County, Ward 2).

H. Forrest General Hospital, Property Owner/Applicant, Charlie Williamson, Representative, Levi Weeks, Applicant/Engineer, request conditional use approval for a “Parking Lot” for an MX-3 zoned property located at 2701 Camp Street (PPIN 16526 & 16525, Forrest County, Ward 4).

III. Other Business

1. **Tabled Item**: 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).

IV. Adjournment

MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
April 2nd, 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
6. Michael Pruitt
7. Rebekah Ray, Secretary
8. Carlos Wilson
9. Charles Dawe

Members Not Present:

1. Michael Dickerson
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 Rebekah Ray to approve the agenda

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

Motion to approve the Agenda for the April 2nd, 2025 Meeting passes by a 9-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Lee Anne Venable to approve the March 5th, 2025, meeting minutes.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

Motion to approve March 5th, 2025, meeting's minutes passes by an 8-0, 1 Abstention vote.

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for March 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.

PUBLIC HEARING – Planning Commission

Item 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
  - None.
- Proponents:
  - None.
- Opponents:
  - None.

Motion:

Made by Commissioner Rebekah Ray to delay the request to the end of other business.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

Motion to delay the request to the end of other business passes with a 6-0 vote.

~~~
~~~

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

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

~~~
~~~

  - Cliff Norman
- Proponents:
  - None
- Opponents:
  - None

Motion:

Made by Commissioner Lee Anne Venable to recommend approval.

Second:

Made by Commissioner Elayne Lockett

Vote: All in favor

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

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

Work Session:

- Broadway Overlay and Zoning

Delayed Item:

Item 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:

  - None.
- Proponents:
  - None.
- Opponents:
  - None.

Motion:

Made by Commissioner Richard Conville to table the request.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

Motion to table the request to the end of other business passes with a 9-0 vote.

Adjournment

Motion:

A motion to adjourn was made by Commissioner Rhoda Pickett

Second:

Made by Commissioner Richard Conville. All present were in favor of the motion and the meeting was adjourned at 2:32 PM

_____

Rebekah Ray, Secretary

_____

Cory Long, AICP, Planning Division Manager

URBAN DEVELOPMENT
PLANNING DIVISION

MEMORANDUM

TO: **Planning Commission, Mayor, and City Council**
FROM: City of Hattiesburg, Department of Urban Development
DATE: May 7, 2025
SUBJECT: Right Down Broadway Initiative Project – Corridor Overlay and Zoning Changes

On January 7, 2025, the City of Hattiesburg adopted the *Right Down Broadway Master Plan,* which provides a detailed implementation framework. We are now moving forward with a key implementation task: adding a Broadway Corridor Overlay and consolidating zoning along Broadway Drive into B-3 while retaining B-5 zoning for West Pine Street. These updates are designed to better align the area with the plan's vision of transforming the corridor into a vibrant, mixed-use district that supports expanded residential opportunities, small-scale artisan production, and improved design standards.

1. **Key Changes to the Land Development Code:**
   - **The creation of a Broadway Corridor Overlay District (BCO)**
     - Creation of a new overlay district that facilitates infill and adaptive reuse while encouraging a vibrant mix of uses, including artisan production.
     - The overlay allows additional permitted uses beyond the base zoning, aligning with the goal to transform the area into a dynamic, walkable corridor. Additional uses that could conflict with the master plan will require conditional use approvals.
     - The code will allow a wider range of housing options, including townhomes, mixed-use buildings, and live-work spaces, addressing diverse housing needs.
     - Additional standards of design that will incrementally encourage an improved built environment in the area.
   - **Additional Supporting Text Amendments**
     - Townhome/Townhouse Design Standard Update: Added definitions and design standards for townhomes/townhouses to encourage pedestrian-oriented frontages.
     - Dimensional and Setback Standards Update for B-3 Zone: Reduces the minimum front setback from 30' to 0' and establishes a maximum front setback of 30'.
     - Updates to the microbrewery/brewpub definitions to allow in the B-3 Zoning Districts, following state law updates from 2021.
2. **Zoning Changes Along Broadway Drive:**
     - Consolidation of Broadway Drive Zoning into B-3: Rezones parcels along Broadway Drive to B-3 (Community Business).
     - Retention of B-5 Zoning along West Pine Street: Maintains existing B-5 zoning to support higher-intensity commercial uses consistent with the street's current character.

Attachments:

- Ordinance Draft: Right Down Broadway Text Amendments
- Ordinance Draft: Zoning Amendments
- Existing and Proposed Zoning Map Exhibit

Staff Recommendation:
Planning staff finds that the proposed ordinances and zoning changes are consistent with the Right Down Broadway Master Plan and recommends approval, noting that these improvements will benefit not only this study area but also advance broader community goals.

To view the *Right Down Broadway Master Plan,* please visit the landing page: www.hattiesburgms.com/broadway

We encourage all stakeholders to share their questions and feedback on this proposed program. Please contact the Planning Division at **601-545-4599** or email planning@hattiesburgms.com. Public comments are also welcome at the Planning Commission's public hearing or via email.

Kindly,
The Planning Division Staff

ORDINANCE NUMBER _____

OF THE

CITY OF HATTIESBURG, MISSISSIPPI

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE, ORDINANCE NUMBER 3209, AS AMENDED, SECTION 4 ZONING DISTRICTS ESTABLISHED, SECTION 7 STANDARDS OF DESIGN, SECTION 12 PROCESSES AND PROCEDURES, AND SECTION 13 DEFINITIONS, FOR THE CITY OF HATTIESBURG, MISSISSIPPI.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HATTIESBURG, MISSISSIPPI:

SECTION 1. That the Land Development Code, Ordinance Number 3209, as amended, of the City of Hattiesburg, Mississippi, be further amended as follows:

Code Section	**Amendment** *Explanation of amendment in italics*
Section 4, Table 4.2-2	*Add the following Overlay District:* BCO, Broadway Corridor Overlay
Section 4.20.3	*Add the following to create section 4.20.3* 4.20.3 – **Broadway Corridor Overlay District (BCO).** The Broadway Corridor Overlay District is intended to promote infill activity in the Broadway Drive-West Pine Street Revitalization area by enabling additional uses that are supportive of the corridor vision plan and providing flexibility for the continuation and expansion of existing businesses within the corridor. The Broadway Corridor Overlay District was established as part of the *Right Down Broadway Master Plan,* adopted by the City of Hattiesburg on January 7th, 2025, Ordinance No. 3365. Additionally, the Broadway Corridor Overlay District aims to achieve the following: i. Encourage incremental, mixed-use infill development ii. Encourage adaptive reuse, infill, and redevelopment that creates a pedestrian-oriented district with a mix of small retail, service, and artisan uses and complementary residential uses iii. Allow for a greater mix of housing types and opportunities

DRAFT

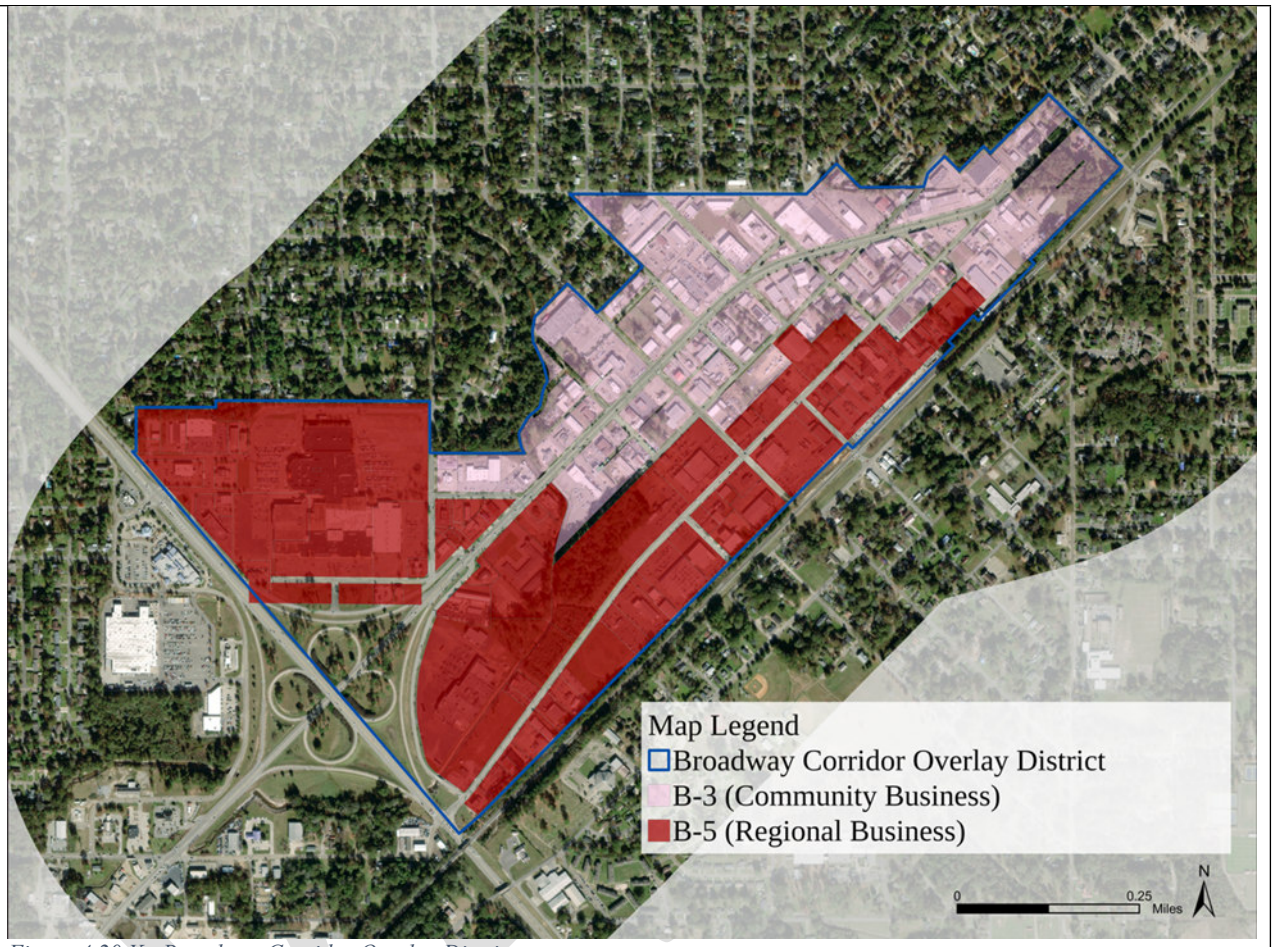


Figure 4.20.X - Broadway Corridor Overlay District

Section 4.20.3	*Add the following to create section 4.20.3.1* 4.20.3.1 – **Permitted Uses.** Within the BCO District, uses may be permitted by right as for and subject to the district regulations of the base zoning district. In addition, the following uses may be permitted, following the additional use conditions as cross-referenced in Table 5.1, Table of uses: **i. <u>Artisan Production</u>** **ii. Dwelling, Mixed-Use** iii. **Dwelling, Multi-Family**
Section 4.20.3	*Add the following to create section 4.20.3.1* 4.20.3.1 – **Artisan Production – Definition and Use Conditions** i. Artisan Production Definition: Artisan Production: A small-scale manufacturing business where small quantities of goods and items are produced on-site in small quantities using small tools and light machinery. *Artisan production facilities are an encouraged use in the Broadway Corridor Overlay to promote it as a creative mixed-use district and to contribute to the revitalization of the Broadway Drive Corridor.* ii. Additional Use Conditions: Must be located within a structure existing on the adoption

<table>
<tr><td></td><td>date of this ordinance (Insert ordinance adoption date here). A Single use artisan production use should not exceed 15,000 ft.
iv. Artisan Production use should have minimal truck traffic and produce minimal noise, electrical or magnetic interference, dust, vibration, heat, glare, or other nuisances outside the structure.
v. An artisan production use may include accessory retail, seating areas, and educational programming uses related to the production</td></tr>
<tr><td>Section 4.20.3</td><td>Add the following to create section 4.20.3.

4.20.3.2 – Permitted Uses in B-3 Zones of the BCO
Within the B-3 Zoned areas of the BCO District, uses may be permitted by right as for and subject to the district regulations of the base zoning district. In addition, the following uses may be permitted, following the additional use conditions as cross-referenced in Table 5.1, Table of uses:
i. Dwelling, Single-Family, attached
ii. Dwelling, Single-family, detached
iii. Dwelling, two-family
iv. Dwelling, zero lot line detached</td></tr>
<tr><td>Section 4.20.3</td><td>Add the following to create section 4.20.3.3

4.20.3.3 – Conditional Use Approval
Within the B-3 Zoned BCO District, the following uses shall require conditional use approval, along with following all applicable additional use conditions as cross-referenced in Table 5.1, Table of Uses:
i. Automotive rental and sales
ii. Automotive, truck, and small engine repair
iii. Automotive, truck, and small engine maintenance
iv. Automotive filling station
v. Parking, Passenger Vehicles
vi. Parking, Commercial Vehicles</td></tr>
<tr><td>Section 4.20.3</td><td>Add the following to create section 4.20.3.4

4.20.3.4 – Dimensional Standards for the BCO
The following Dimensional Standards shall apply to all development within the Broadway Corridor Overlay. Any dimensional standard not listed in the table below shall follow the underlying district standards:
<table><tr><td></td><td>Table 4.20 - Dimensional Standards in the Broadway Corridor Overlay</td></tr></table></td></tr>
</table>

DRAFT

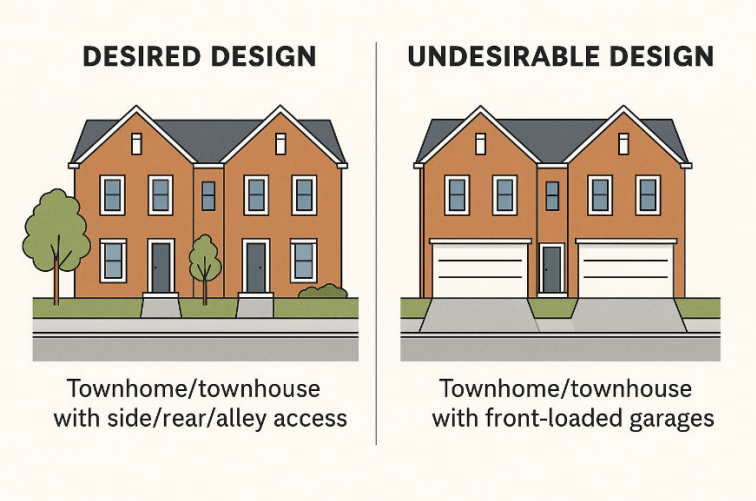
Zoning District	Max. Dwelling Units	Minimum Lot Size in SF / Width at Setback	Max Floors/Height*	Min. Front Setback	Max Front Setback
B-3 Community Business	17 per acre	No minimum/no minimum	55' or 4 stories	0'	15'
B-5 Regional Business	17 per acre	No minimum/50	72' or 6 stories	0'	30'
Additional Standards:	i. **Max Dwelling Units –** The maximum dwelling unit shall be 17 per acre for residential uses in the BCO. Conditional use approval will be required for densities exceeding 17 units per acre. ii. ***Max Floors/Height –**If any portion of a structure located within 100 feet of an R-1 zoned property (including R-1A, R-1B, or R-1C), measured from the nearest point of the structure to the closest R-1 property line, the structure's height shall be limited to the maximum height permitted in that R-1 district. Additional height may be allowed if a step-back is applied: for every one foot (1') of additional height above the R-1 district's maximum, the structure must step back horizontally one foot (1') from the adjacent R-1 property line. iii. **Front Yard Setback** – Infill Flexibility: The Site and Design Review Committee may approve modifications to the front yard setback requirements for structures oriented to Broadway Drive or West Pine Street, except on corner lots, where the average setback of existing buildings located wholly or in part within 100 feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is greater than the minimum required setback. In such cases, the setback on such lot may be greater than the required setback, but not greater than the average of the setbacks of the existing buildings.				

Section 4.20.3	*Add the following to create section 4.20.3.5* 4.20.3.5 – **Standards of Design** Within the BCO District, the standards of design of section 7 shall apply with the following additional requirements: **i. Pedestrian Circulation –** Sidewalks along Broadway Drive shall have a minimum width of 8' on the northern side of the street.

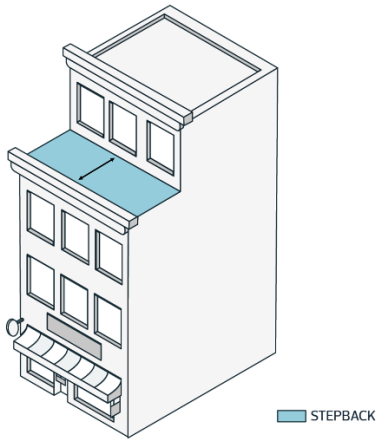
DRAFT

	ii. **Building Form -** Primary entrances should be oriented to Broadway Drive or West Pine Street. Entrances at intersections or corners are preferred to support a walkable environment **iii.** **Building Materials –** The following exterior building materials are **prohibited** for use on primary facades and street-facing elevations with the BCO: exposed, untreated, or non-architectural corrugated metal panels; bare galvanized steel or unfinished aluminum siding; prefabricated metal wall panels that lack architectural detailing. **iv.** **Window Transparency –** Ground story windows shall remain transparent along the primary and side-facing facades. Glass is considered transparent where it has a visual light transmittance of 50% or higher and external reflectance of less than 15%. Windows cannot be made opaque by window treatments, including by signage, except by operable sunscreen devices within the conditioned space. Window tinting and interior affixed window shades that create a permanently opaque condition are prohibited. Shopfronts should be designed to be visible and provide a space for the display of business. v. **Outdoor Storage of Commercial Equipment and Materials -** Outdoor Storage areas for commercial equipment and materials shall require a conditional use approval and are subject to all screening and siting requirements in Section 7.12.10. **vi.** **Parking -** The parking requirements shall follow the B-4, Downtown Business District requirements of Section 7.12.7. Additional amenities may be required by the site and design review committee, such as dedicated bicycle parking, street furniture, or bus shelters. vii. Plazas, pocket parks, and parklets are encouraged as part of site redevelopment.
Section 4.20.3	*Add the following to create section 4.20.3.6* 4.20.3.6 – **Signage** Within the B-3 Zoning District of the BCO District, on-premise free-standing pole signs shall require a conditional use approval.
Section 5, Table 5.1	*Amend the following use in the B-3 zoning district* For "Dwelling, mixed use" change from "Conditional Use" to "Permitted with Conditions" in the B-3 Zoning District
Section 5, Table 5.1	*Rename the use of Microbrewery* For "Microbrewery", change the name to "Microbrewery/small craft brewery."
Section 5, Table 5.1	*Amend the following use in the B-3, B-5 zoning district* For "Microbrewery/small craft brewery", change to "Permitted" in the B-3 and B-5 Zoning Districts.
Section 5,	*Add the following Use Conditions for "Dwelling, Single-family attached" and number accordingly:*

DRAFT

Table 5.1	5.4.X Dwelling, single-family attached 5.4.X.1 The side-yard setback requirement for the use of "dwelling, single-family attached" structures may be waived when constructed as townhomes/townhouses in the allowable districts, except for the end units if required by the zoning or overlay district. 5.4.X.1 Townhome/townhouse developments in which individual units are served by vehicular curb cuts, driveways, garages, or parking spaces that are accessed from or oriented toward the primary street frontage shall require conditional use approval. Side, rear, or alley access is the preferred design approach to promote walkability and enhance pedestrian-scale streetscapes along residential frontages. Projects that utilize shared internal drives, auto courts, or creative site layouts must demonstrate that: i. The street-facing façades of individual units do not contain visible or directly accessed garage doors, driveways, or open parking areas; and ii. The design maintains a visually prominent pedestrian entry facing the street or public realm.  *Figure 5.4.X – Townhome/Townhouse Preferred Design*
Section 5, Table 5.1	*Add the following Use Conditions for "Dwelling, Mixed-Use" and number accordingly:* 5.4.20.X Max Dwelling Units – The maximum dwelling unit shall be 17 per acre for Mixed-use dwellings in the B-3 Zone. Conditional use approval will be required for densities exceeding 17 units per acre.
Section 6, Table 6.1	*Amend the following dimensional standards for the B-3 Zoning District* Change the minimum front setback from "30" to "0" feet for the B-3 Zoning District Set the maximum front setback to 30" feet for the B-3 Zoning District
Section 6.3.1.1	*Amend to read as follows:*

DRAFT

	6.3.1.1 The front yard setback requirements shall not apply on any lot where the average setback of existing buildings located wholly or in part within 100 feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is less than the minimum required setback. In such cases, the setback on such a lot may be less than the required setback but not less than the average of the setbacks of the existing buildings. See 6.3.2 for front yard setbacks in historic districts.
Section 6.3.3	*Amend to add the following section:* 6.3.3.3 The side-yard setback requirement for the use of "dwelling, single-family attached" structures may be waived when constructed as townhomes/townhouses in the allowable districts, except for the end units if required by the zoning or overlay district.
Section 13	*Add the following definitions and images to section 13.2 and alphabetize accordingly:* Artisan Production: A small-scale manufacturing business where small quantities of goods and items are produced on-site in small quantities using small tools and light machinery. Microbrewery/small craft brewery: Microbreweries and Small Craft Breweries shall be defined by the State of Mississippi and must be licensed with the state and city before operating. Step-back: A step-back is a design typically to reduce building massing, preserve light and air access at the street level, or align with zoning and aesthetic guidelines. It is the horizontal distance a building façade is stepped back from the building façade immediately below it.  *Figure 13.1 - Step-back design example.* Townhomes/Townhouses: A single structure consisting of not less than three or more than 8 dwelling units, with no other dwelling or portion of other dwelling directly above or below, each dwelling unit of which having direct ground level access to the outdoors and connected to the other dwelling units by a single party wall with no opening. A rowhouse may also be classified as a townhouse/townhome.

DRAFT

SECTION 2. Except as hereby expressly changed and amended, the aforesaid Land Development Code, Ordinance Number 3209, adopted February 21, 2017, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 3. The Director of Urban Development, in coordination with the Planning Division, is authorized to renumber, reletter, or reformat the provisions of this Ordinance, including all associated tables, figures, and diagrams, as necessary to maintain consistency with the structure and organization of the Land Development Code. These administrative changes shall not alter the substance or intent of any provision and shall be documented in the official records of the City.

SECTION 4. That this Ordinance take effect and be in force thirty (30) days from and after passage as provided by law.

The foregoing Ordinance having been reduced to writing, the same was introduced by Councilmember _____, seconded by Councilmember _____ , and was adopted by the following vote to-wit:

YEAS: NAYS:

THE President thereby declared the motion carried and the foregoing Ordinance adopted and approved, this the _____ day of _____ A.D., 2025.

(S E A L)

ATTEST: ADOPTED:

_____ _____

CLERK OF COUNCIL PRESIDENT

THE above foregoing Ordinance having been submitted to and approved by the Mayor, this the _____day of _____ A.D., 2025.

ATTEST: APPROVED:

DRAFT

_____ _____

CITY CLERK MAYOR

DRAFT

Prepared by: City of Hattiesburg
City Clerk's Office
P.O. Box 1898
Hattiesburg, MS 39403-1898
(601)545-4550

Return to: City of Hattiesburg
City Clerk's Office
P.O. Box 1898
Hattiesburg, MS 39403
(601)545-4550

INDEXING INSTRUCTIONS:

ORDINANCE NUMBER _____

OF THE

CITY OF HATTIESBURG, MISSISSIPPI

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, ADOPTED AS PART OF THE LAND DEVELOPMENT CODE ORDINANCE NO. 3209, AS AMENDED, OF THE CITY OF HATTIESBURG, MISSISSIPPI, TO REZONE CERTAIN PROPERTIES AND TO INCLUDE ALL PROPERTIES WITHIN THE RIGHT DOWN BROADWAY MASTER PLAN AREA INTO THE BROADWAY CORRIDOR OVERLAY DISTRICT

WHEREAS, the City of Hattiesburg adopted the *Right Down Broadway Master Plan* on January 7, 2025, to guide the redevelopment and revitalization of the Broadway Drive and West Pine Street corridors, promoting economic growth, walkability, mixed-use development, and aesthetic improvements; and

WHEREAS, the City of Hattiesburg Planning Commission, after holding a duly advertised public hearing, has recommended that the zoning of certain parcels along the Broadway Drive and West Pine Street corridors be amended to align with the land use recommendations of the Right Down Broadway Master Plan; and

WHEREAS, the Mayor and City Council of the City of Hattiesburg find that the proposed rezoning and overlay designation are consistent with the City's comprehensive planning goals and policies, and are in the best interest of public health, safety, and welfare; and

WHEREAS, Sections 17-1-1 through 17-1-27 of the Mississippi Code of 1972, Annotated, as amended, empower municipalities to enact, administer, enforce, and amend zoning regulations in accordance with a comprehensive plan, and to establish a planning commission with authority to prepare, recommend, and propose zoning amendments and comprehensive plan updates; and

WHEREAS, the Mayor and City Council have provided due public notice and conducted a public hearing on the proposed zoning amendments and overlay designation in accordance with Section 17-1-15 of the Mississippi Code;

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HATTIESBURG, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the Comprehensive Zoning District Map, adopted as part of the Comprehensive Zoning Ordinance No. 3209, as amended, of the City of Hattiesburg, Mississippi, is hereby amended to rezone the properties identified in **Exhibit A**, attached hereto and incorporated herein by reference, from their current zoning classifications to the new zoning classifications as specified therein.

SECTION 2. All properties identified in **Exhibit A**, including those whose base zoning classifications are changed pursuant to Section 1 and those whose existing zoning classifications remain unchanged, are hereby designated as part of the **Broadway Corridor Overlay District**.

The Broadway Corridor Overlay District shall establish additional development, signage, and design standards for all properties within its boundaries, as adopted in the *Right Down Broadway Master Plan* and as may be further codified in the City's Land Development Code.

DRAFT

All properties within the overlay district shall be subject to its provisions in addition to the requirements of the underlying base zoning district.

SECTION 3. Except as hereby expressly changed and amended, the Comprehensive Zoning District Map and the Land Development Code Ordinance No. 3209, as amended, of the City of Hattiesburg, Mississippi, shall remain in full force and effect. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

The foregoing Ordinance having been reduced to writing, the same was introduced by Council member _____ seconded by Council member _____and was adopted by the following vote to-wit:

YEAS: NAYS:

THE President thereby declared the motion carried and the foregoing Ordinance adopted and approved, this the_____day of_____ A.D., 2025.

(S E A L)

ATTEST: ADOPTED:

_____ _____
CLERK OF COUNCIL PRESIDENT

THE above and foregoing Ordinance having been submitted to and approved by the Mayor, this the_____day of_____ A.D., 2025.

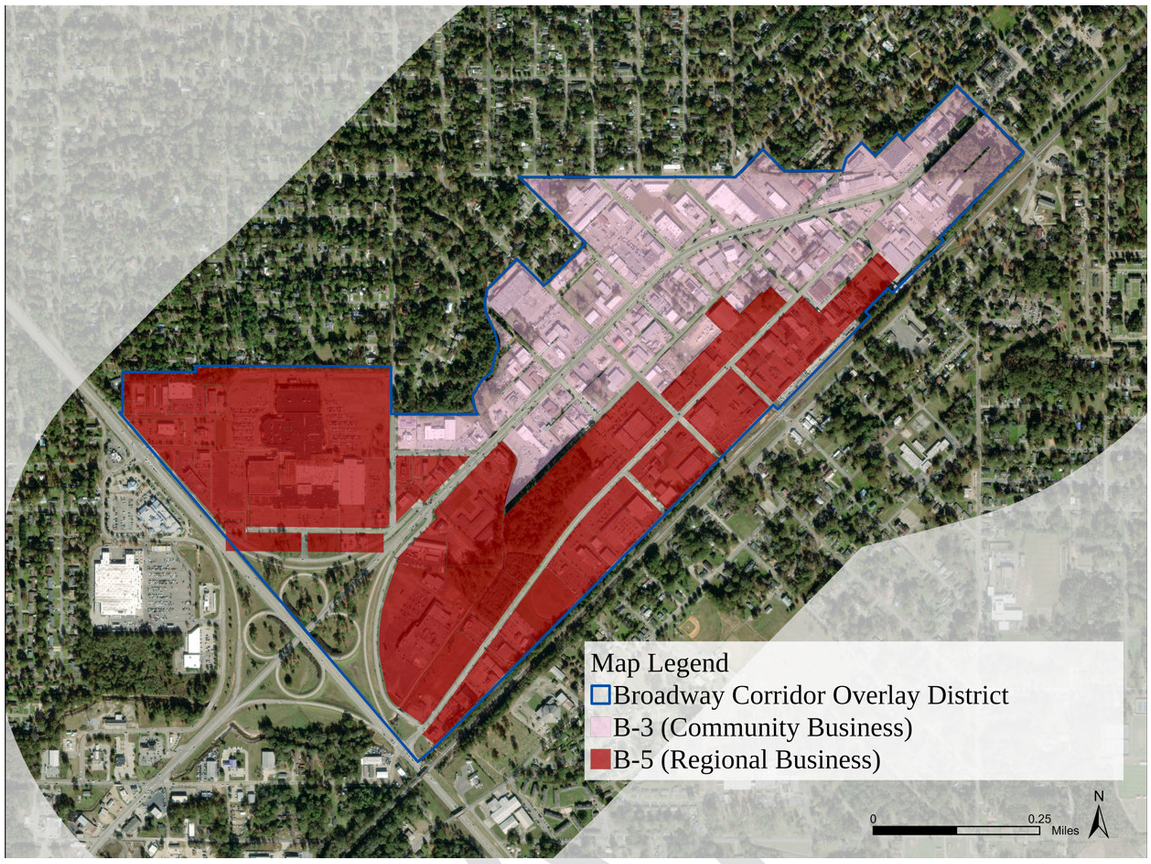
ATTEST: APPROVED:

_____ _____
CITY CLERK MAYOR

DRAFT

EXHIBIT A

Zoning Updates and Broadway Corridor Overlay District



Map and Parcel List detailing:

- Current and Proposed base zoning designations for selected properties
- Designation of all properties within the corridor into the Broadway Corridor Overlay (BCO) District

All properties listed below are within Forrest County, Hattiesburg, Mississippi, and are to be included into the Broadway Corridor Overlay District

PPIN	Current Zoning Designation	New Zoning Designation in BCO
13204	B-2	B-3
13205	B-2	B-3
15193	B-5	B-5
15194	B-5	B-5
15195	B-5	B-5
15196	B-5	B-5
15197	B-5	B-5
15198	B-5	B-5
15199	B-5	B-5
15200	B-5	B-5
15201	B-5	B-5
15202	B-5	B-5
15203	B-5	B-5
15204	B-5	B-5
15205	B-5	B-5
15206	B-5	B-5
15207	B-5	B-5
15208	B-5	B-5
15209	B-5	B-5
15210	B-5	B-5

DRAFT

15211	B-5	B-5
15212	B-5	B-5
15213	B-5	B-5
15214	B-5	B-5
15215	B-5	B-5
15216	B-5	B-5
15217	B-5	B-5
17584	B-5	B-3
17586	B-5	B-3
17587	B-5	B-3
17588	B-5	B-3
17589	B-5	B-3
17590	B-5	B-3
17591	B-5	B-3
17592	B-5	B-3
17593	B-5	B-3
17594	B-5	B-3
17595	B-5	B-3
17596	B-5	B-3
17597	B-5	B-3
17598	B-5	B-3
17599	B-5	B-3
17600	B-5	B-3
17602	B-5	B-3
17603	B-5	B-3
17604	B-5	B-3
17605	B-5	B-3
17606	B-5	B-3
17607	B-3	B-3
17608	B-3	B-3
17609	B-3	B-3
17610	B-3	B-3
17611	B-3	B-3
17612	B-3	B-3
17613	B-3	B-3
17614	B-3	B-3
17615	B-3	B-3
17616	B-3	B-3
17617	B-2	B-3
17618	B-3	B-3
17619	B-3	B-3
17620	B-3	B-3
17621	B-3	B-3
17622	R-1B	B-3
17623	R-1B	B-3
17624	R-1B	B-3
17625	B-3	B-3
17650	B-5	B-5
17653	B-5	B-5
19279	B-1	B-3
19280	B-1	B-3
19281	B-1	B-3
19282	B-1	B-3
19283	B-1	B-3
19286	B-1	B-3

DRAFT

19287	B-1	B-3
19288	B-1	B-3
19289	B-1	B-3
19290	B-1	B-3
19294	B-1	B-3
19296	B-3	B-3
19297	B-3	B-3
19298	B-2	B-3
19557	B-1	B-3
20111	B-5	B-3
20112	B-5	B-3
20113	B-5	B-3
20114	B-5	B-3
21714	B-5	B-5
21715	B-3	B-3
21716	B-3	B-3
21717	B-5	B-5
21718	B-5	B-5
21721	B-5	B-5
21722	B-5	B-3
21723	B-5	B-3
21724	B-5	B-3
21725	B-5	B-3
21726	B-5	B-3
21727	B-5	B-3
21728	B-5	B-3
21729	B-5	B-3
21730	B-5	B-3
21731	B-5	B-3
21732	B-5	B-3
21733	B-5	B-5
21734	B-5	B-5
21735	B-5	B-5
21737	B-5	B-5
21738	B-5	B-5
21739	B-5	B-5
21740	B-5	B-5
21741	B-5	B-5
21742	B-5	B-5
21743	B-5	B-5
21744	B-5	B-5
21745	B-5	B-5
21746	B-5	B-5
21747	B-5	B-5
21748	B-5	B-5
21749	B-5	B-5
21750	B-5	B-5
21751	B-3	B-3
21752	B-3	B-3
21753	B-5	B-3
21754	B-5	B-3
21755	B-5	B-3
21756	B-5	B-3
21757	B-5	B-3
21758	B-3	B-3

DRAFT

21760	B-3	B-3
21761	B-5	B-3
21762	B-5	B-3
21764	B-5	B-3
21766	B-5	B-3
21767	B-5	B-3
21768	B-5	B-3
21769	B-5	B-3
21770	B-5	B-3
21771	B-5	B-3
21772	B-5	B-3
21773	B-3	B-3
21774	B-3	B-3
21775	B-3	B-3
21776	B-3	B-3
21777	B-3	B-3
21778	B-3	B-3
21779	B-3	B-3
21780	B-3	B-3
21781	B-3	B-3
21782	B-5	B-3
21783	B-5	B-3
21784	B-5	B-3
21785	B-3	B-3
21786	B-3	B-3
21787	B-2	B-3
21788	B-3	B-3
21789	B-3	B-3
21790	B-5	B-3
21803	B-3	B-3
21804	B-5	B-3
21805	B-5	B-3
21807	B-3	B-3
21808	B-3	B-3
21809	B-3	B-3
21810	B-3	B-3
21811	B-3	B-3
24691	B-5	B-5
24700	B-5	B-5
26866	B-5	B-3
26867	B-5	B-3
26868	B-5	B-3
26869	B-5	B-3
26870	B-5	B-3
26871	B-5	B-3
26872	B-5	B-3
26873	B-5	B-3
26874	B-5	B-3
26875	B-5	B-3
26876	B-5	B-3
26877	B-5	B-3
26878	B-5	B-3
26879	B-5	B-3
26880	B-5	B-5
26881	B-5	B-3

DRAFT

26882	B-5	B-5
26883	B-5	B-3
26885	B-5	B-3
26886	B-5	B-3
26887	B-5	B-3
26888	B-5	B-3
26889	B-5	B-3
26890	B-5	B-5
26891	B-5	B-3
26892	B-5	B-3
26892	B-5	B-3
26893	B-5	B-3
26894	B-5	B-3
26895	B-5	B-3
26896	B-3	B-5
26897	B-5	B-3
26898	B-5	B-3
26899	B-5	B-3
26900	B-5	B-3
26901	B-5	B-3
26902	B-5	B-3
26903	B-5	B-3
26904	B-5	B-3
26905	B-5	B-3
26906	B-5	B-3
26907	B-5	B-3
26908	B-5	B-3
26909	B-5	B-3
29399	B-1	B-3
31800	B-5	B-5
31805	B-5	B-3
31810	B-5	B-5
31833	B-5	B-3
31880	B-2	B-3
31881	B-5	B-3
32930	B-5	B-3
32931	B-5	B-3
33373	B-5	B-3
33374	B-5	B-3
33377	B-5	B-3
33415	B-5	B-5
33509	B-5	B-5
33534	B-1	B-3
33576	B-5	B-5
34615	B-5	B-5
34727	B-5	B-5
34885	B-5	B-5
34886	B-5	B-5
34887	B-5	B-5
35949	B-5	B-5
35975	B-5	B-5
35977	B-5	B-5
35978	B-5	B-5
36345	B-5	B-5
36474	B-5	B-3

DRAFT

37197	B-3	B-3
37823	B-5	B-5
37861	B-5	B-3
38210	B-5	B-3
38213	B-5	B-5
38320	B-5	B-5
38422	B-5	B-3
38454	B-5	B-3
38719	B-5	B-5
39162	B-3	B-3
39221	B-3	B-3
39503	B-5	B-3
39944	B-5	B-5
40069	B-5	B-3
40149	B-1	B-3
40478	B-1	B-3
40497	B-5	B-3
41060	B-5	B-3
41129	B-5	B-5
42030	B-5	B-5
42970	B-3	B-3
43128	B-5	B-5
43650	B-5	B-5
43719	B-5	B-5
44076	B-5	B-5
44303	B-3	B-3
45233	B-5	B-5

PPIN of Property	Current Zoning Designation	New Zoning Designation in BCO
13204	**B-2**	**B-3**
13205	**B-2**	**B-3**
15193	**B-5**	**B-5**
15194	**B-5**	**B-5**
15195	**B-5**	**B-5**
15196	**B-5**	**B-5**
15197	**B-5**	**B-5**
15198	**B-5**	**B-5**
15199	**B-5**	**B-5**
15200	**B-5**	**B-5**
15201	**B-5**	**B-5**
15202	**B-5**	**B-5**
15203	**B-5**	**B-5**
15204	**B-5**	**B-5**
15205	**B-5**	**B-5**
15206	**B-5**	**B-5**
15207	**B-5**	**B-5**
15208	**B-5**	**B-5**
15209	**B-5**	**B-5**
15210	**B-5**	**B-5**
15211	**B-5**	**B-5**
15212	**B-5**	**B-5**
15213	**B-5**	**B-5**
15214	**B-5**	**B-5**
15215	**B-5**	**B-5**

DRAFT

15216	**B-5**	**B-5**
15217	**B-5**	**B-5**
17584	**B-5**	**B-3**
17586	**B-5**	**B-3**
17587	**B-5**	**B-3**
17588	**B-5**	**B-3**
17589	**B-5**	**B-3**
17590	**B-5**	**B-3**
17591	**B-5**	**B-3**
17592	**B-5**	**B-3**
17593	**B-5**	**B-3**
17594	**B-5**	**B-3**
17595	**B-5**	**B-3**
17596	**B-5**	**B-3**
17597	**B-5**	**B-3**
17598	**B-5**	**B-3**
17599	**B-5**	**B-3**
17600	**B-5**	**B-3**
17602	**B-5**	**B-3**
17603	**B-5**	**B-3**
17604	**B-5**	**B-3**
17605	**B-5**	**B-3**
17606	**B-5**	**B-3**
17607	**B-3**	**B-3**
17608	**B-3**	**B-3**
17609	**B-3**	**B-3**
17610	**B-3**	**B-3**
17611	**B-3**	**B-3**
17612	**B-3**	**B-3**
17613	**B-3**	**B-3**
17614	**B-3**	**B-3**
17615	**B-3**	**B-3**
17616	**B-3**	**B-3**
17617	**B-2**	**B-3**
17618	**B-3**	**B-3**
17619	**B-3**	**B-3**
17620	**B-3**	**B-3**
17621	**B-3**	**B-3**
17622	**R-1B**	**B-3**
17623	**R-1B**	**B-3**
17624	**R-1B**	**B-3**
17625	**B-3**	**B-3**
17650	**B-5**	**B-5**
17653	**B-5**	**B-5**
19279	**B-1**	**B-3**
19280	**B-1**	**B-3**
19281	**B-1**	**B-3**
19282	**B-1**	**B-3**
19283	**B-1**	**B-3**
19286	**B-1**	**B-3**
19287	**B-1**	**B-3**
19288	**B-1**	**B-3**
19289	**B-1**	**B-3**
19290	**B-1**	**B-3**
19294	**B-1**	**B-3**

DRAFT

19296	**B-3**	**B-3**
19297	**B-3**	**B-3**
19298	**B-2**	**B-3**
19557	**B-1**	**B-3**
20111	**B-5**	**B-3**
20112	**B-5**	**B-3**
20113	**B-5**	**B-3**
20114	**B-5**	**B-3**
21714	**B-5**	**B-5**
21715	**B-3**	**B-3**
21716	**B-3**	**B-3**
21717	**B-5**	**B-5**
21718	**B-5**	**B-5**
21721	**B-5**	**B-5**
21722	**B-5**	**B-3**
21723	**B-5**	**B-3**
21724	**B-5**	**B-3**
21725	**B-5**	**B-3**
21726	**B-5**	**B-3**
21727	**B-5**	**B-3**
21728	**B-5**	**B-3**
21729	**B-5**	**B-3**
21730	**B-5**	**B-3**
21731	**B-5**	**B-3**
21732	**B-5**	**B-3**
21733	**B-5**	**B-5**
21734	**B-5**	**B-5**
21735	**B-5**	**B-5**
21737	**B-5**	**B-5**
21738	**B-5**	**B-5**
21739	**B-5**	**B-5**
21740	**B-5**	**B-5**
21741	**B-5**	**B-5**
21742	**B-5**	**B-5**
21743	**B-5**	**B-5**
21744	**B-5**	**B-5**
21745	**B-5**	**B-5**
21746	**B-5**	**B-5**
21747	**B-5**	**B-5**
21748	**B-5**	**B-5**
21749	**B-5**	**B-5**
21750	**B-5**	**B-5**
21751	**B-3**	**B-3**
21752	**B-3**	**B-3**
21753	**B-5**	**B-3**
21754	**B-5**	**B-3**
21755	**B-5**	**B-3**
21756	**B-5**	**B-3**
21757	**B-5**	**B-3**
21758	**B-3**	**B-3**
21760	**B-3**	**B-3**
21761	**B-5**	**B-3**
21762	**B-5**	**B-3**
21764	**B-5**	**B-3**
21766	**B-5**	**B-3**

DRAFT

21767	**B-5**	**B-3**
21768	**B-5**	**B-3**
21769	**B-5**	**B-3**
21770	**B-5**	**B-3**
21771	**B-5**	**B-3**
21772	**B-5**	**B-3**
21773	**B-3**	**B-3**
21774	**B-3**	**B-3**
21775	**B-3**	**B-3**
21776	**B-3**	**B-3**
21777	**B-3**	**B-3**
21778	**B-3**	**B-3**
21779	**B-3**	**B-3**
21780	**B-3**	**B-3**
21781	**B-3**	**B-3**
21782	**B-5**	**B-3**
21783	**B-5**	**B-3**
21784	**B-5**	**B-3**
21785	**B-3**	**B-3**
21786	**B-3**	**B-3**
21787	**B-2**	**B-3**
21788	**B-3**	**B-3**
21789	**B-3**	**B-3**
21790	**B-5**	**B-3**
21803	**B-3**	**B-3**
21804	**B-5**	**B-3**
21805	**B-5**	**B-3**
21807	**B-3**	**B-3**
21808	**B-3**	**B-3**
21809	**B-3**	**B-3**
21810	**B-3**	**B-3**
21811	**B-3**	**B-3**
24691	**B-5**	**B-5**
24700	**B-5**	**B-5**
26866	**B-5**	**B-3**
26867	**B-5**	**B-3**
26868	**B-5**	**B-3**
26869	**B-5**	**B-3**
26870	**B-5**	**B-3**
26871	**B-5**	**B-3**
26872	**B-5**	**B-3**
26873	**B-5**	**B-3**
26874	**B-5**	**B-3**
26875	**B-5**	**B-3**
26876	**B-5**	**B-3**
26877	**B-5**	**B-3**
26878	**B-5**	**B-3**
26879	**B-5**	**B-3**
26880	**B-5**	**B-5**
26881	**B-5**	**B-3**
26882	**B-5**	**B-5**
26883	**B-5**	**B-3**
26885	**B-5**	**B-3**
26886	**B-5**	**B-3**
26887	**B-5**	**B-3**

DRAFT

26888	**B-5**	**B-3**
26889	**B-5**	**B-3**
26890	**B-5**	**B-5**
26891	**B-5**	**B-3**
26892	**B-5**	**B-3**
26892	**B-5**	**B-3**
26893	**B-5**	**B-3**
26894	**B-5**	**B-3**
26895	**B-5**	**B-3**
26896	**B-3**	**B-5**
26897	**B-5**	**B-3**
26898	**B-5**	**B-3**
26899	**B-5**	**B-3**
26900	**B-5**	**B-3**
26901	**B-5**	**B-3**
26902	**B-5**	**B-3**
26903	**B-5**	**B-3**
26904	**B-5**	**B-3**
26905	**B-5**	**B-3**
26906	**B-5**	**B-3**
26907	**B-5**	**B-3**
26908	**B-5**	**B-3**
26909	**B-5**	**B-3**
29399	**B-1**	**B-3**
31800	**B-5**	**B-5**
31805	**B-5**	**B-3**
31810	**B-5**	**B-5**
31833	**B-5**	**B-3**
31880	**B-2**	**B-3**
31881	**B-5**	**B-3**
32930	**B-5**	**B-3**
32931	**B-5**	**B-3**
33373	**B-5**	**B-3**
33374	**B-5**	**B-3**
33377	**B-5**	**B-3**
33415	**B-5**	**B-5**
33509	**B-5**	**B-5**
33534	**B-1**	**B-3**
33576	**B-5**	**B-5**
34615	**B-5**	**B-5**
34727	**B-5**	**B-5**
34885	**B-5**	**B-5**
34886	**B-5**	**B-5**
34887	**B-5**	**B-5**
35949	**B-5**	**B-5**
35975	**B-5**	**B-5**
35977	**B-5**	**B-5**
35978	**B-5**	**B-5**
36345	**B-5**	**B-5**
36474	**B-5**	**B-3**
37197	**B-3**	**B-3**
37823	**B-5**	**B-5**
37861	**B-5**	**B-3**
38210	**B-5**	**B-3**
38213	**B-5**	**B-5**

DRAFT

38320	**B-5**	**B-5**
38422	**B-5**	**B-3**
38454	**B-5**	**B-3**
38719	**B-5**	**B-5**
39162	**B-3**	**B-3**
39221	**B-3**	**B-3**
39503	**B-5**	**B-3**
39944	**B-5**	**B-5**
40069	**B-5**	**B-3**
40149	**B-1**	**B-3**
40478	**B-1**	**B-3**
40497	**B-5**	**B-3**
41060	**B-5**	**B-3**
41129	**B-5**	**B-5**
42030	**B-5**	**B-5**
42970	**B-3**	**B-3**
43128	**B-5**	**B-5**
43650	**B-5**	**B-5**
43719	**B-5**	**B-5**
44076	**B-5**	**B-5**
44303	**B-3**	**B-3**
45233	**B-5**	**B-5**

DRAFT

May 2025 HPC Item: B
Meoucia Breland, Property Owner/Applicant.
Request for: **Conditional Use Approval**

URBAN DEVELOPMENT
PLANNING DIVISION

Planning Commission
Case Fact Sheet

Names of Petitioner: Meoucia Breland, Property Owner/Applicant

Address of Property:	**Tax Parcel**	**PPIN:**	**Ward:**
134 and 140 Stepts Avenue	2-042G-25-043.00	6534	5
	2-042G-25-043.01	46107	

Request: Conditional Use Request "Mobile Home Park"

Purpose of Request: **Conditional Use Request—** Meoucia Breland, Property Owner/Applicant, requests approval for conditional use of a "Mobile Home Park" for properties located at 134 and 140 Stepts Avenue (PPIN 6534 & 46107, Forrest County, Ward 2).

History / Background: The applicant met with staff to discuss the possibility of reactivating mobile homes in a property in the Palmers Crossing area. The lot currently has two mobile homes, which have not been in use for over a year. Since they have not been in use for over six months and the property is zoned R-1C, they have lost their legal non-conforming status and cannot be reactivated by right.

Staff reviewed the various options the applicant had to move forward, including a potential rezoning of the property to agricultural zoning, which would allow for mobile homes by right. The rezoning option would have also required variances since the subdivision of the two lots would not meet the requirements of the A-2 lot size of 1 acre. Staff also discussed the potential for the applicant to propose a text amendment to allow for mobile homes to be reestablished on existing sites. As a "mobile home park" is not listed in the table of uses or defined in the Land Development Code, staff determined that a "conditional use" request could be sought as outlined in Section 5.2. If approved as a conditional use, the property

would not be allowed to expand without additional approval by the Planning Commission and City Council. If the use is abandoned or the structures are removed, they cannot be replaced under the current zoning. The applicant decided to move forward with the third option—requesting conditional use approval for a "mobile home park."

Conditional uses allow a community to regulate certain uses in a zoning ordinance, allowing for some flexibility while ensuring a use is in harmony with the ordinance's purpose and intent. This can be done by permitting with a set of carefully crafted conditions that ensure the use is compatible and in harmony with the surrounding uses.

The proposed use would have no adverse effect on public utilities, as the structures have previously been used in this location for existing utilities/services. The Planning Commission should consider whether or not the proposed use is compatible with the surrounding uses and in harmony with the neighborhood.

Planning Commission may also recommend any conditions for approval to ensure these conditions are met, including meeting the conditions for use outlined for the use "Dwelling, Manufactured (mobile) Home" (5.4.19). PC may consider requiring the structure to meet the requirements of 5.4.19 for anchoring, equipment removal, skirting, and porch.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 5 USE REGULATIONS

5.2 Determination of Use Category
The Director shall make a determination as to whether or not any proposed use is permitted within Hattiesburg's zoning jurisdiction based on the uses listed in the Table of Uses. Whenever it is not clear whether a proposed use is or is not permitted, the Director shall consult the purpose statement for each district and the latest version of the North American Industrial Classification System (NAICS) to help make a determination. Any use not specifically listed in the Permitted Uses Table and any proposed use not substantially similar to

a listed use as determined by the Director after consultation may be considered a "Conditional Use" and will require review by the Hattiesburg Planning Commission.

Table 5.4 – Use Conditions for "Dwelling, Manufactured (mobile) Home"

5.4.19 Dwelling, Manufactured (mobile) Home. One dwelling, manufactured (mobile) home allowed per lot. Manufactured homes on individual lots shall meet the following requirements:

5.4.19.1 Compatibility. Homes shall be generally in keeping with the scale, size and texture of the residential structures in the surrounding neighborhood.

5.4.19.2 Anchoring. Anchoring and Foundation. Homes shall be installed and anchored according to State Fire Marshal requirements.

5.4.19.3 Labeling. Shall bear FMHCCS Label or Seal of Compliance.

5.4.19.4 Exterior finish. Homes shall have horizontal siding. At a minimum, the exterior siding shall consist predominantly of vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint, wood or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.

5.4.19.5 Roof construction and pitch. Homes shall have a minimum of a 3/12 roof pitch with asphalt shingles.

5.4.19.6 Placement. All homes shall meet setbacks and be placed on the lot in harmony with the existing structures.

5.4.19.7 Equipment Removal. The towing tongue, wheels and hitch-axle shall be removed upon final placement of the unit.

5.4.19.8 Skirting. Skirting or other solid screen shall be installed to enclose the foundation of the structure and crawl space and shall complimentary to the design of the structure.

5.4.19.9 Porch Required. Porch Required. All manufactured homes shall have either a deck or porch with steps at each entrance constructed and installed in accordance with the standards set forth by the current building codes. The minimum square footage of the floor of such porch or deck shall measure at least 36 square feet.

Present Zoning: R-1C (Single-Family Residential)

Present Use: Vacant Mobile/Manufactured Homes

Future Land Use: Neighborhood Conservation District 2

Surrounding Zoning and Land Use:

North:	R-1C (Single-Family Residential)
South:	R-1C (Single-Family Residential)
East:	R-1C (Single-Family Residential)
West:	R-1C (Single-Family Residential)

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 a "Mobile Home Park" for properties located at 134 and 140 Stepts Avenue (PPIN 6534 & 46107, Forrest County, Ward 2).

Basis for approval:

12.3.3 Conditional Use Approvals

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

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

i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.

ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

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

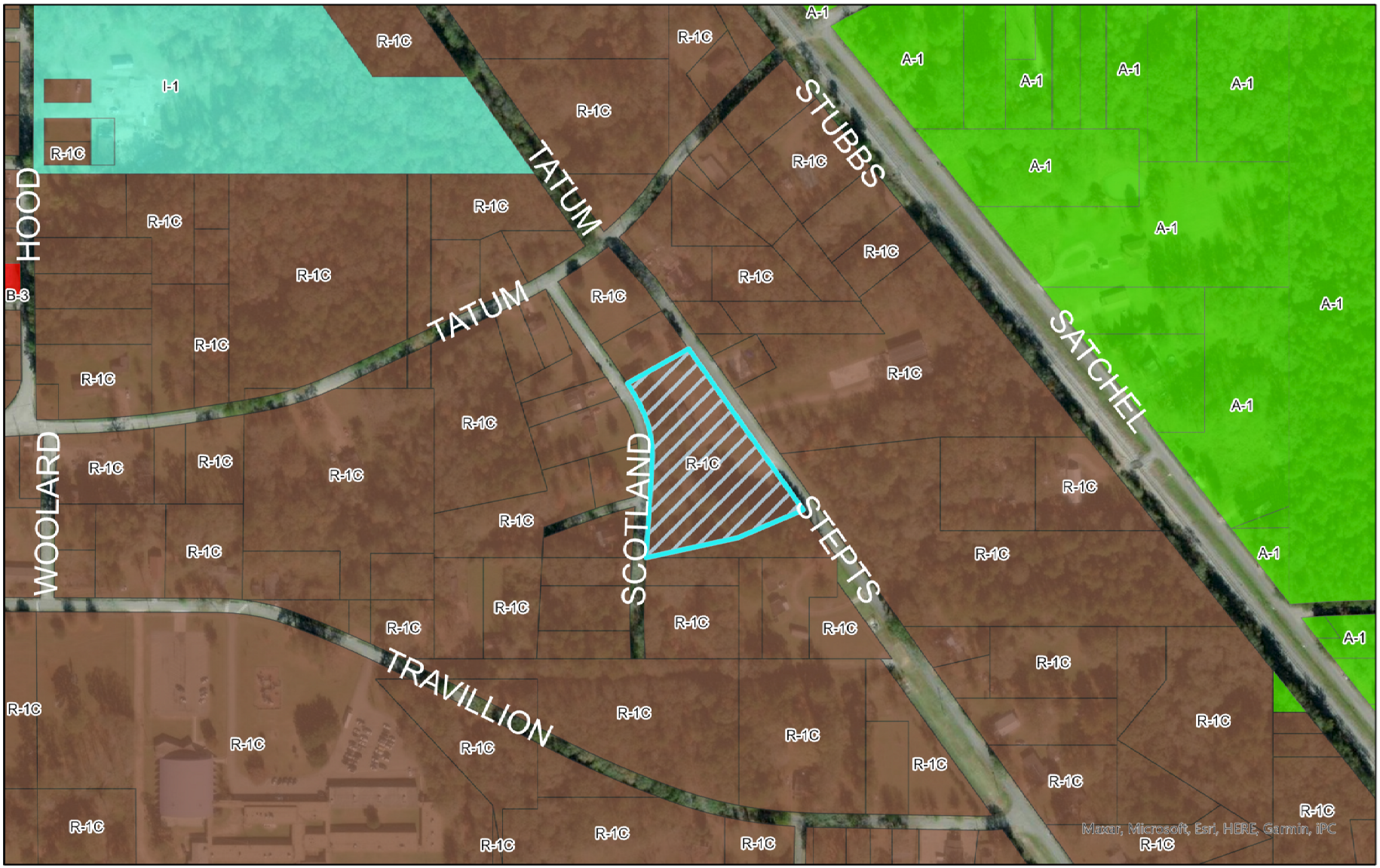
SUBJECT PARCEL

134 and 140 Stepts Avenue — Conditional Use Request

Meoucia Breland, Property Owner/Applicant, requests approval for conditional use of a “Mobile Home Park” for properties located at 134 and 140 Stepts Avenue (PPIN 6534 & 46107, Forrest County, Ward 5).



HPC Item: B



Zoning Map

- A-1
- R-1C
- B-3
- I-1
- 134 / 146 Stepts Avenue

Conditional Use Request for
"Mobile Home Park"
134 & 146 Stepts Avenue
PPIN: 6534, 46107
Flood Zone: X
Ward 5, Forrest County

0 750 Feet

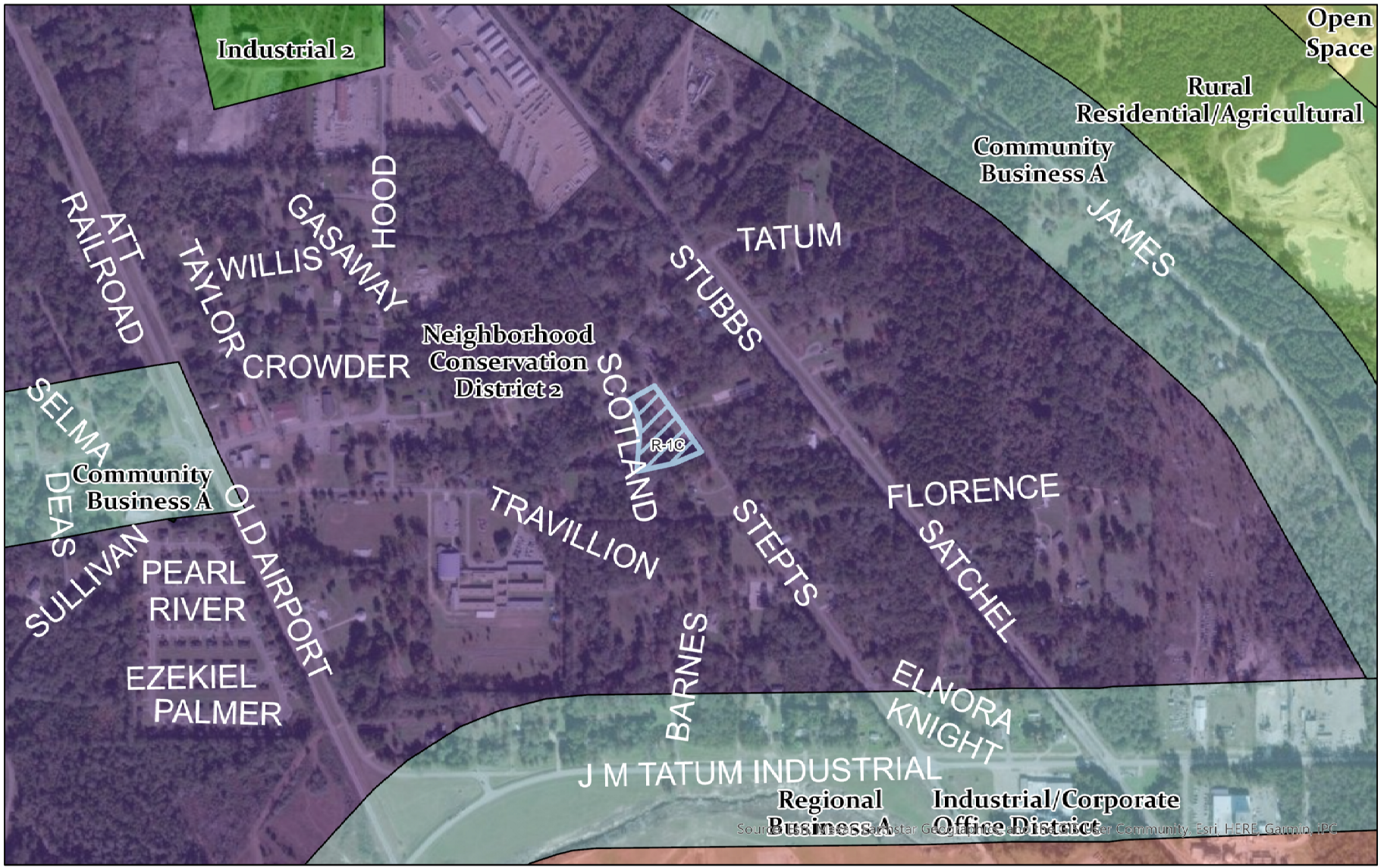
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°15'30"W 31°16'41"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: 4/21/2025 12:15 PM

HPC Item: B



Future Land Use Map

- Community Business A
- Industrial 2
- Industrial/Corporate Office District
- Neighborhood Conservation District 2
- Open Space
- Regional Business A
- Rural Residential/Agricultural
- 134 / 146 Stepts Avenue

Conditional Use Request for
"Mobile Home Park"
134 & 146 Stepts Avenue
PPIN: 6534, 46107
Flood Zone: X
Ward 5, Forrest County

0 0.25 Miles

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°15'28"W 31°16'41"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: 4/21/2025 12:19 PM

Site Aerial


Tatum Rd
Tatum Rd
Tatum Ln
Travillion Rd
Travillion Rd
Scotland Cir
Stepts Ave
Stepts Ave
Stubbs St
Satchel Rd
337
416
417
419
423
433
425
437
105
512
104
108
112
216
214
215
116
212
520
506
116
109
134
136
140
127
612
224
232
221
110
207
619
308
130
294
309
317
131
131
325
335
337
311
312
217
218
213

Property Area





Surrounding Area





Surrounding Area





USE-0225-0011

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: Meoucia Breland **Project Name:** _____

Municipal Address of Site: 15 JB Horne Road **PPIN #:** 6534, 46107

134 + 146 Stepts Ave

Parcel Number(s): Stepts (MD)

Type of Public Hearing	Additional Information Needed:
☐ Variance	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
☐ Rezoning	Existing Zoning: _____ Proposed Zoning: _____
☑ Conditional Use	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☑ Other: Mobile Home Park

☐ Minor Subdivision

☐ Subdividing of lot, Parcel, or Tract

☐ Street or Alley Renaming

☐ Vacating Street or Alley

☐ Overlay District

☐ Planned Mixed-Use District (PMU)

C

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:**	
PPIN # or Parcel #:			

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: _____
Hattiesburg Planning Commission Meeting Date: _____
Hattiesburg Board of Adjustment Meeting Date: _____
City Council Agenda Review Date – (you or your representative should attend): _____
City Council Meeting (Vote) Date – (you or your representative may attend): _____

- 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 _____ 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

☐ 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.

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming *Fees for replacement street signs shall be paid after City Council approval but prior to the effective date. *	**$300.00** per application. **$100.00** per required street name sign *if approved*
Street / Alley Closing	**$200.00** per application.
Zoning Change	**$400.00** per application. *see PUD or PRD & zoning package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package	**$600.00** per package.
Subdivision of Land (Preliminary Plats) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.	**$250.00** per application. **$10.00** per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**	**$500.00** per application. **$10.00** per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)
Change in Land Development Code Text	**$200.00** per application.
Appeal Fees for Proponent or Opponent appeals to City Council *Exempt from fees – Established Neighborhood Association*	**$50.00** per appeal.
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	**$50.00** (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: Meoucia Brelund **Signature:** Meoucia Brelund

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

134 & 140, Stepts Ave, Hattiesburg, MS 39401
Street Address, City, State

on this the Feb. day of 28, 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.

N/A

on this the _____ day of _____, 20____.

Meoucia Breland
Property Owner (Print)

Meoucia Breland
Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named Meoucia Breland,
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 28th day of February, 2025.

NOTARY PUBLIC

STATE OF MISSISSIPPI
VALERIE PATTERSON
NOTARY PUBLIC
FORREST COUNTY
My commission expires September 13, 2027
Commission number 379621

My Commission Expires:
9-13-2027

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

134 + 140 Stepts Ave Hattiesburg MS 39401

Street Address City State

on this the 28 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.

N/A

on this the _____ day of _____, 20____.

Meoucia Breland

Applicant (Print)

Meoucia Breland

Applicant (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named Meoucia Breland, 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 28th day of February, 2025.

NOTARY PUBLIC

STATE OF MISSISSIPPI VALERIE PATTERSON NOTARY PUBLIC FORREST COUNTY My commission expires September 13, 2027 Commission number 378621

My Commission Expires:

9-13-2027

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:**
   The trailor park already in Place (Mobile park)

2. **Describe the effects the proposed use of utilities and facilities will have on the community.**
   The Mobile Home been there for over 20 years

3. **Describe how the size of the site is appropriate for the proposed use.**
   the propertie is Big enought for the Mobile Home thats already in Place - Not going to add more

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?**

~~3 to~~ adv

expected customers are for each mobile home of 3 ~~fami~~ persons

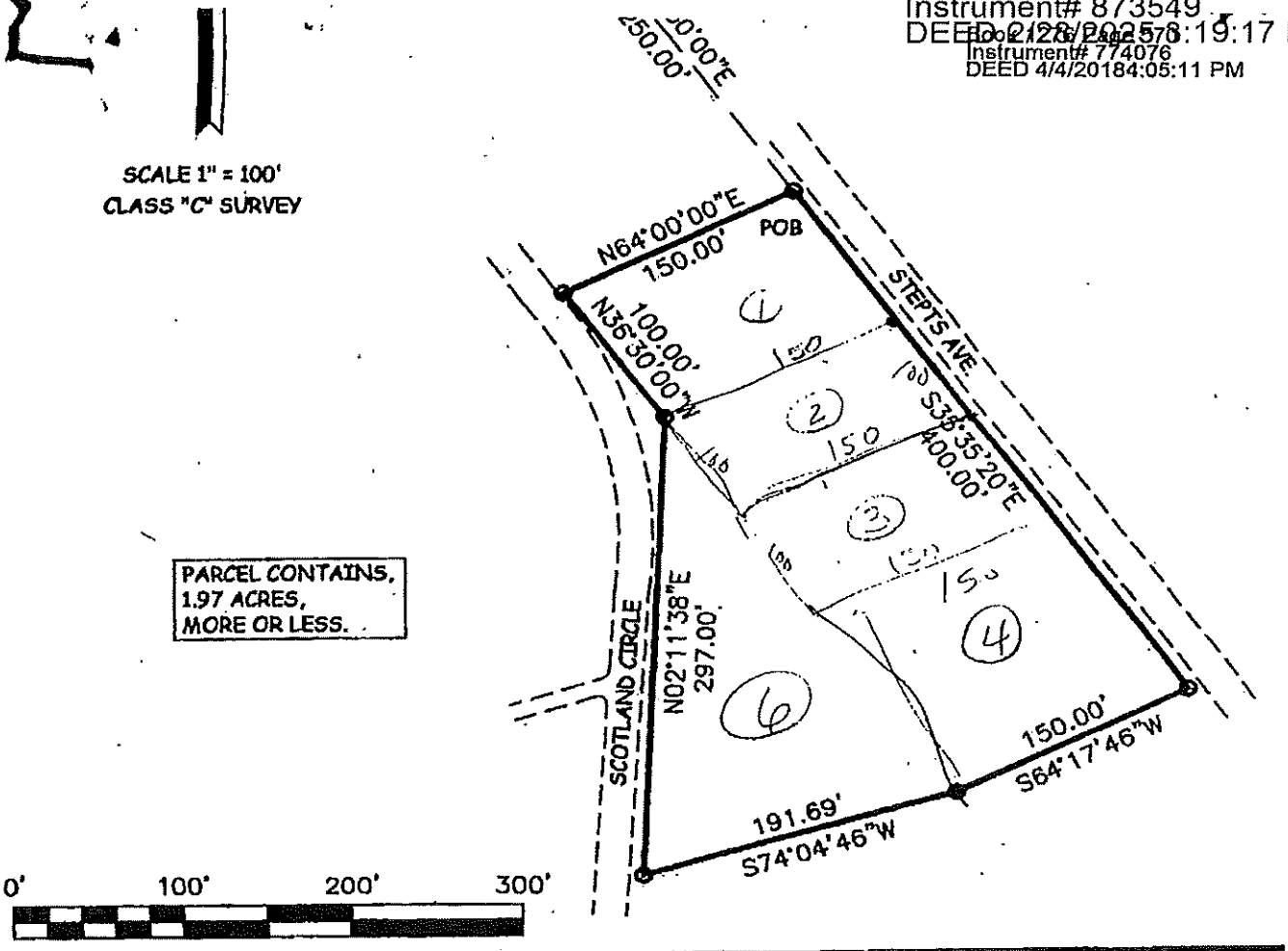
7. **Is proposed use compatible with surrounding uses and design? If yes, please explain:**

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 8 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 for Land Development Code and GIS map. Access via link or QR code.

Book 1467 Page 313
Instrument# 873549
DEED 2/28/2025 3:19:17 PM
Book 1276 Page 570
Instrument# 774076
DEED 4/4/20184:05:11 PM



I certify that the information on this plat is thorough and accurate to the best of my knowledge and belief.

VANCE B. BERRY
REGISTERED PROFESSIONAL
VBB
LAND SURVEYOR
PLS-2660
9-23-03
STATE OF MISSISSIPPI

Vance B. Berry
VANCE B. BERRY, PLS

DATE OF FIELD SURVEY:
SEPTEMBER 23, 2003

NOTE:
ALL BEARINGS SHOWN ON THIS PLAT WERE DERIVED FROM A SOLAR OBSERVATION.

SURVEY FOR: JAMES McGOWAN

A PART OF SECTION 25, T-4-N, R-13-W,
FORREST COUNTY, MISSISSIPPI.

LAND DEVELOPMENT AND SURVEYING
P.O. BOX 675, FOXWORTH, MS 39483
(PHONE & FAX 601-736-6758) (CELL 601-441-4565)

Project No.:	Scale:	Class Survey:	CHAINMEN:
1122S001	1" = 100'	"C"	BO ULMER
Date:	Drawn by:	Checked by:	
09/23/03	VBB	SB	

FORREST COUNTY, MS LANCE G. KELLY
I CERTIFY THIS INSTRUMENT WAS FILED ON 2/28/2025 3:19:17 PM AND RECORDED IN DEED BOOK:1467 PAGE:310
FORREST COUNTY, MS JIMMY C. HAVARD
I CERTIFY THIS INSTRUMENT WAS FILED ON 4/4/2018 4:05:11 PM AND RECORDED IN DEED BOOK:1276 PAGE:Pages 567 - 570

May 2025 HPC Item: C
Mississippi HUB Complex, Property Owner, and Reona and Eric Burnett, Applicants.
Request for: **Conditional Use Approval**

URBAN DEVELOPMENT
PLANNING DIVISION

Planning Commission
Case Fact Sheet

Names of Petitioner: Mississippi HUB Complex, Property Owner, and Reona and Eric Burnett, Applicants.

Address of Property:	**Tax Parcel**	**PPIN:**	**Ward:**
6563 Hwy 49	2-024M-31-006.00	27502	2

Request: Conditional Use Request "Parking, Commercial Vehicle"

Purpose of Request: **Conditional Use Request—** Mississippi HUB Complex, Property Owner, and Reona and Eric Burnett, Applicants, request approval for conditional use of "Parking, Commercial Vehicle" for a B-5 zoned property located at 6563 Hwy 49 (PPIN 27502, Forrest County, Ward 2).

History / Background: Previously, the property was used as a hotel, formerly the LaQuinta Inn until around 2014, and then as the Magnuson Hotel until around 2019. The businesses vacated the property in 2019, and the property became vacant. While vacant, the Hattiesburg Fire Department responded to at least seven fires on the property between April 2020 and February 2021. The severity of the fires and lack of action by the property owners (who are not the applicants) led the city to condemn the property. The four main hotel room buildings had to be demolished, and the primary office is the only building remaining. The costs incurred by the City to remedy some of the issues on site due to the fires were adjudicated back to the property with additional fines and fees. Currently, there is a $14,288.44 adjudication fee balance still owed, which has been added to the property taxes.

The remaining building will need to be renovated and improved, as most of the plumbing and electrical have been stripped from the building.

The current applicants, Mississippi Hub Complex, have entered into a lease-purchase option contract with the property owners. They met with staff in two pre-app meetings to discuss their use of the property. During the first meeting, staff determined the primary use to be a “Care Center”. This use is permitted in this zoning district and does not require conditional use approval. The care center use as proposed, would provide a day facility for the unhoused, where a variety of services would be available to them. The proposed services are bathing and laundry facilities, meal services, basic health screenings, and mailing services. There would be no overnight stay or residential component to this service. All services and facilities are proposed to be used in the remaining office building.

The applicants have applied for a privilege tax license for the Care Center and have been on-site assessing the next steps for renovation of the property to be functional and meet all applicable building and fire codes. They have also begun using the property to store commercial vehicles on the side/rear of the property, such as semi-trucks, semi-trailers, and other vehicles classified as commercial vehicles from our Land Development Code. In December 2023, the City of Hattiesburg adopted and updated the regulations for parking lots, adding a commercial use designation, which requires a conditional use in the B-5 zoning district (Ordinance No. 3338, Adopted December 19, 2023). Code enforcement issued a notice of violation on the property for the non-compliant use, along with other property maintenance issues, which triggered an additional pre-application meeting to discuss the use of the property and steps for compliance. To maintain the use of the property as a commercial parking lot, conditional use approval is required.

Conditional uses allow a community to regulate certain uses in a zoning ordinance, allowing for some flexibility while ensuring a use is in harmony with the ordinance's purpose and intent. This can be done by permitting with a set of carefully crafted conditions that ensure the use is compatible and in harmony with the surrounding uses.

The Planning Commission should consider whether or not the proposed use as a commercial parking lot is compatible with

the surrounding uses and in harmony with the neighborhood. They may also recommend conditions for approval, such as vegetative screening requirements, designated parking locations for commercial vehicles, and/or provide adequate security and lighting for the commercial parking.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 5 **USE REGULATIONS**

5.4.45 Parking, Commercial Vehicles.

5.4.45.1 Commercial Parking surfaces may allow dustless gravel or other materials as approved by the Engineering Department maintained so as to be free of overgrowth.

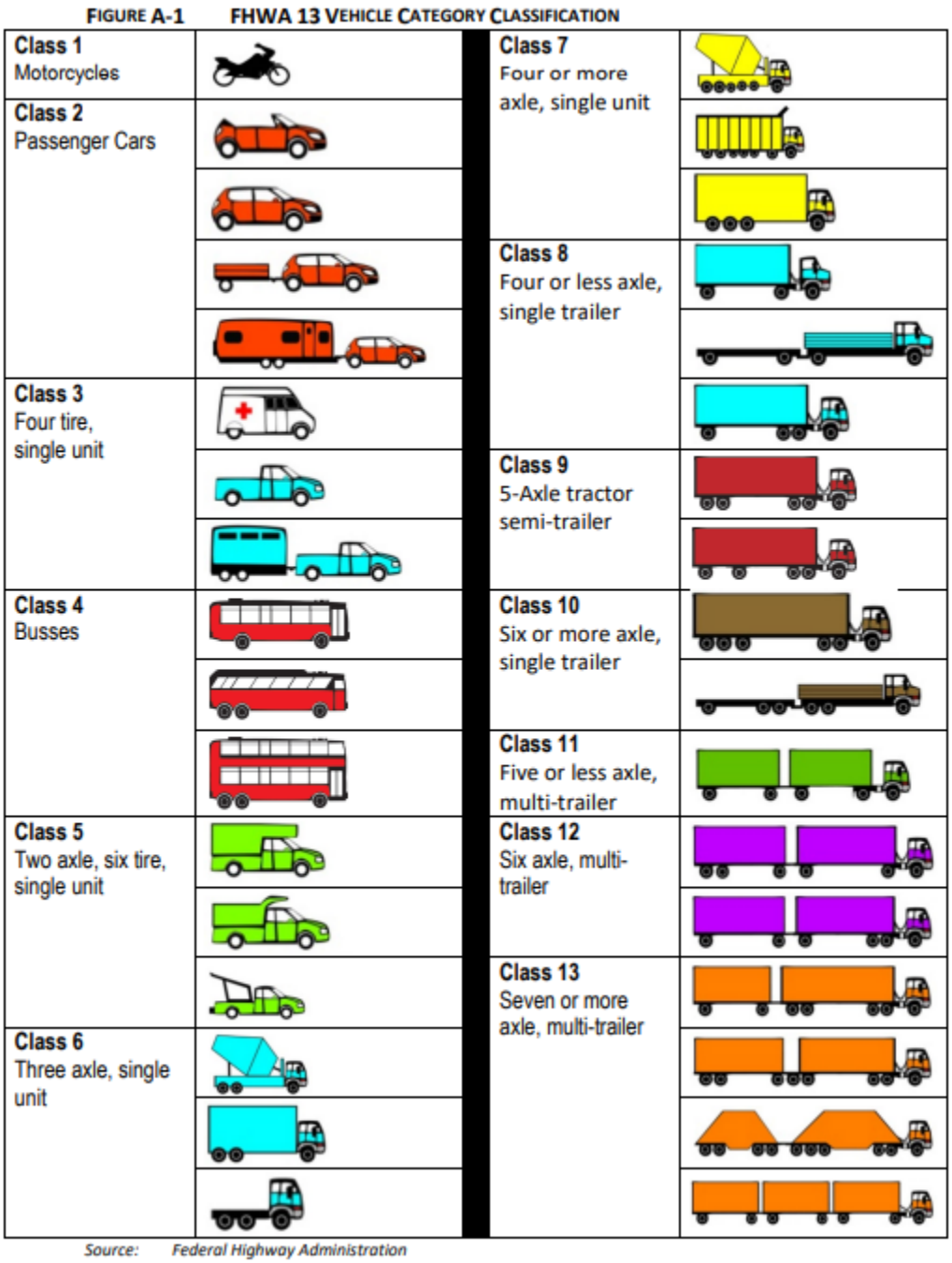
5.4.45.2 The hard surface paving requirement for the parking area only of Sec. 7.12.8.3 shall not apply for this use. Driveways shall be hard surface as approved by the Engineering Department. All other requirements of Sec. 7.12.8.3 shall apply.

SECTION 13 **DEFINITIONS**

Commercial Vehicles - Any vehicle categorized as a Class 6 - 13 from the United States Department of Transportation Federal Highway Administration Traffic Monitoring Guide Appendix A Vehicle Types (2022 Edition). See Appendix A of this Code for a Graphic Illustration of vehicle types.

APPENDIX **A.3**

May 2025 HPC Item: C
Mississippi HUB Complex, Property Owner, and Reona and Eric Burnett, Applicants.
Request for: **Conditional Use Approval**



Present Zoning: B-5 (Regional Business)

Present Use: Vacant

Future Land Use: Neighborhood Center Mixed-Use District

Surrounding Zoning and Land Use: North: B-5 (Regional Business)

South:	R-3 (Multi Family Residential)
East:	B-5 (Regional Business)
West:	B-5 (Regional 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 "Parking, Commercial Vehicle" for a B-5 zoned property located at 6563 Hwy 49 (PPIN 27502, Forrest County, Ward 2).

Basis for approval:

12.3.3 Conditional Use Approvals

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

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

i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.

ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

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

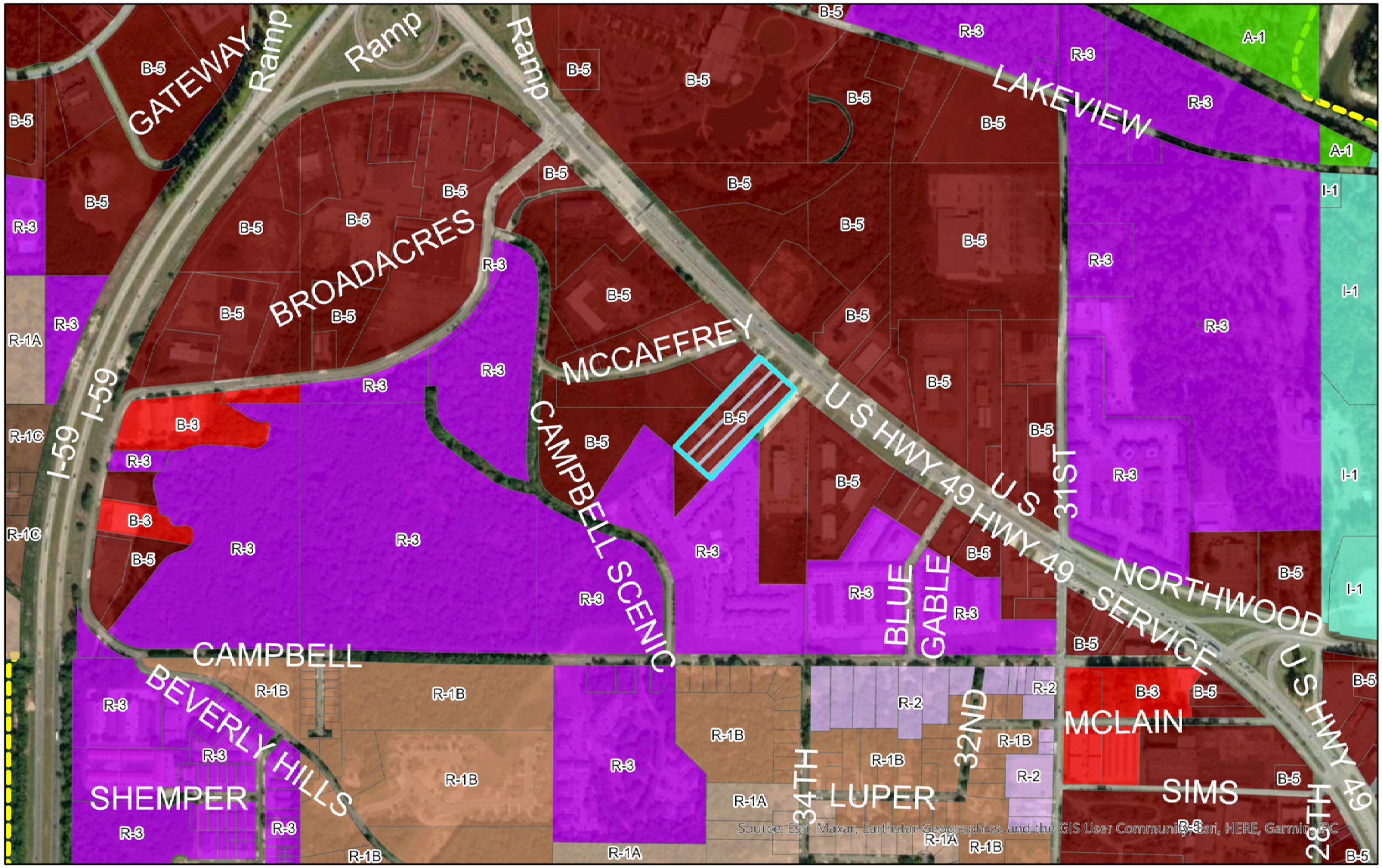
SUBJECT PARCEL

6563 Hwy 49 — Conditional Use Request

Mississippi HUB Complex, Property Owner, and Reona and Eric Burnett, Applicants, request approval for conditional use of "Parking, Commercial Vehicle" for a B-5 zoned property located at 6563 Hwy 49 (PPIN 27502, Forrest County, Ward 2).



HPC Item: C



Zoning Map

- A-1
- R-1A
- R-1B
- R-1C
- R-2
- R-3
- B-3
- B-5
- I-1
- 6563 HWY 49

Conditional Use Request for
"Parking, Commercial Vehicles"
6563 HWY 49
PPIN: 27502
Flood Zone: X
Ward 2, Forrest County

0 0.25 Miles

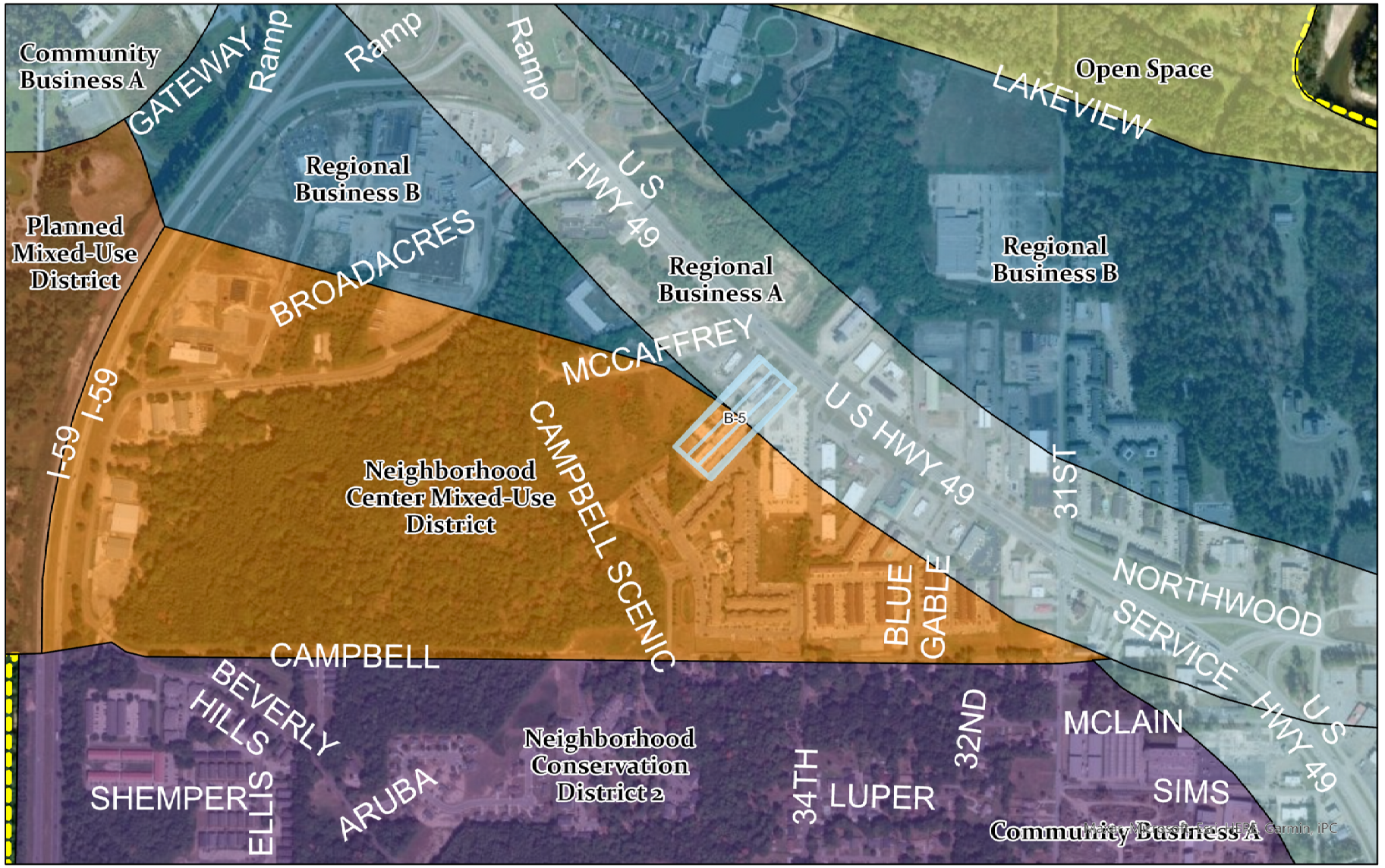
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°20'29"W 31°21'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: 4/21/2025 12:26 PM

HPC Item: C



Future Land Use Map

- Community Business A
- Neighborhood Center Mixed-Use District
- Neighborhood Conservation District 2
- Open Space
- Planned Mixed-Use District
- Regional Business A
- Regional Business B
- 6563 HWY 49

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: 4/21/2025 12:27 PM

Conditional Use Request for
"Parking, Commercial Vehicles"
6563 HWY 49
PPIN: 27502
Flood Zone: X
Ward 2, Forrest County

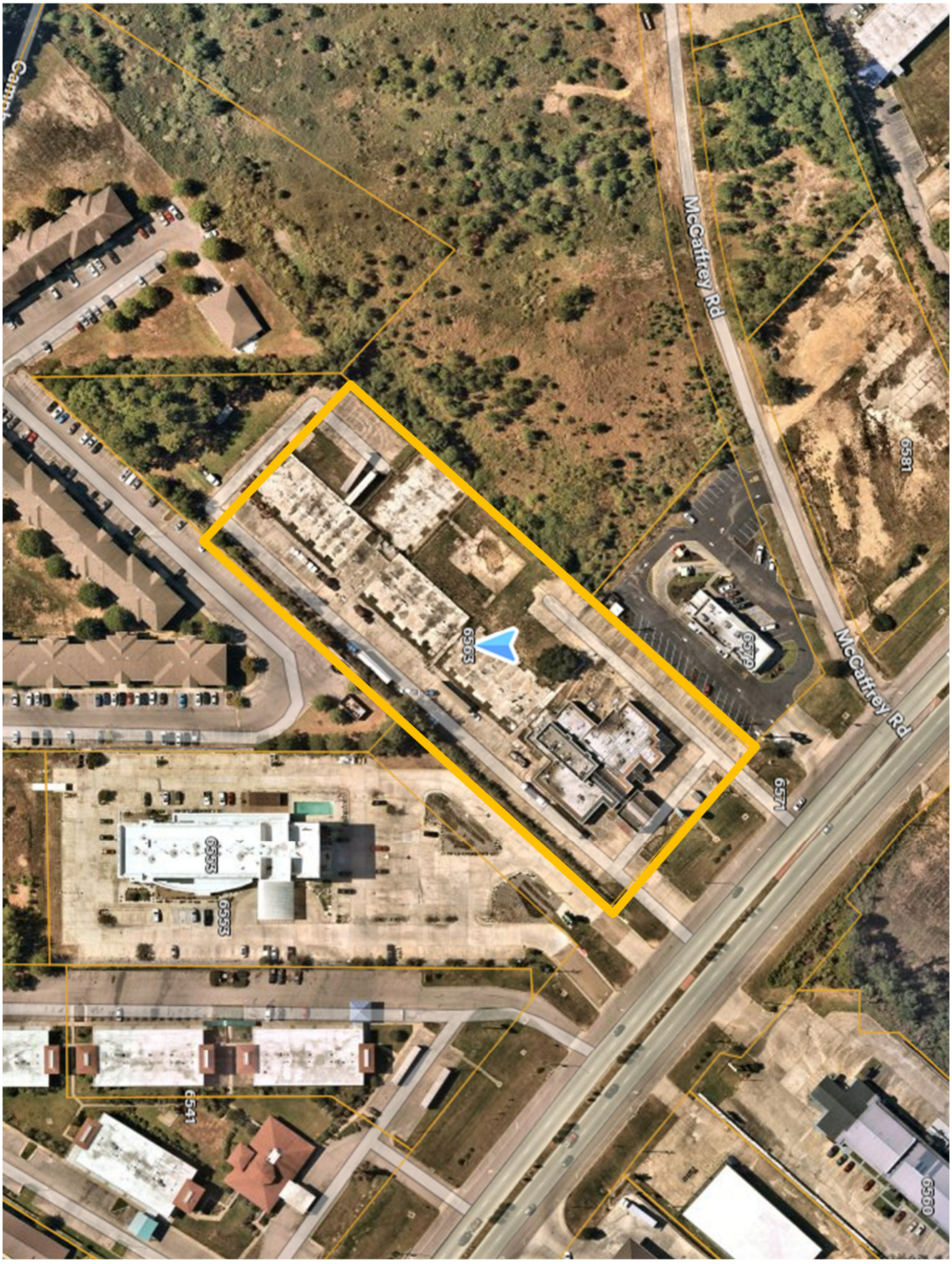
0 0.25 Miles

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°20'29"W 31°21'N

Site Aerial


McCaffrey Rd
McCaffrey Rd
6581
6579
6571
6563
6555
6553
6541
6560

Surrounding Area





Use-0325-0012

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: Reona Burnett **Project Name:** MS Hub Complex

Municipal Address of Site: 6563 Hwy. 49 Hburg, MS 39401 **PPIN #:** _____

Parcel Number(s): _____

Type of Public Hearing	Additional Information Needed:
☐ Variance	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
☐ Rezoning	Existing Zoning: _____ Proposed Zoning: _____
☑ Conditional Use	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____
☐ Minor Subdivision	
☐ Subdividing of lot, Parcel, or Tract	
☐ Street or Alley Renaming	
☐ Vacating Street or Alley	
☐ Overlay District	
☐ Planned Mixed-Use District (PMU)	
C	

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:**	
PPIN # or Parcel #:			

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: _____
Hattiesburg Planning Commission Meeting Date: _____
Hattiesburg Board of Adjustment Meeting Date: _____
City Council Agenda Review Date – (you or your representative should attend): _____
City Council Meeting (Vote) Date – (you or your representative may attend): _____

- 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 _____ 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

☐ 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.

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming *Fees for replacement street signs shall be paid after City Council approval but prior to the effective date. *	**$300.00** per application. **$100.00** per required street name sign *if approved*
Street / Alley Closing	**$200.00** per application.
Zoning Change	**$400.00** per application. *see PUD or PRD & zoning package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package	**$600.00** per package.
Subdivision of Land (Preliminary Plats) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.	**$250.00** per application. **$10.00** per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**	**$500.00** per application. **$10.00** per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)
Change in Land Development Code Text	**$200.00** per application.
Appeal Fees for Proponent or Opponent appeals to City Council *Exempt from fees – Established Neighborhood Association*	**$50.00** per appeal.
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	**$50.00** (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: Reona Burnett **Signature:**

Updated Version 07/31/2024

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:** ~~There are no addition~~ Yes. It's hard ~~service~~ surface that's required by the LDC.

2. **Describe the effects the proposed use of utilities and facilities will have on the community.**
The proposed use shouldn't adversely affect the community. By allowing the commercial vehicles, it will allow us to bring donations into the Hub and distribute those donations to communities in MS. It will also allow individuals, in need, to get essentials

3. **Describe how the size of the site is appropriate for the proposed use.**
The parking lot is large enough to accomodate the commercial vehicles. We plan to stripe the parking lot and have a designated area for those vehicles, if approved.

4. **Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:**
No additional pedestrian or traffic will be generated.

5. **Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:**
No additional elevation or noise level will be generated. The area is ~~on an intersection~~ a commercial area, that currently have commercial trucking park or travelling in the area.

6. **What is the expected number of customers/employees per day?**
Currently, we have 2-4 employees. The number of customers will vary, that we serve, once we open. We usually serve up to 120 when serving in the community/event.

7. **Is proposed use compatible with surrounding uses and design? If yes, please explain:**
Yes warehouse and distributions is in the area. In additional commercial vehicles are parked or traveling in the area.

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 50 vehicles, and 4 ADA vehicles; with 1 loading spaces.

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

Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code.

MEMORANDUM OF UNDERSTANDING
(Mississippi HUB Complex DBA Diamond Excursions Ladies' Edition)

This **Memorandum of Understanding** (the "Memorandum") has been made and entered into this 19th day of March, 2025 between Hattiesburg Hospitality, LLC, a Utah limited liability company (the "Owner") and Mississippi HUB Complex DBA Diamond Excursions Ladies' Edition the ("Buyer") a non-profit organization and existing under the laws of the State of Mississippi.

RECITALS

The Owner currently maintains the deed of trust regarding the asset located at 6353 US Highway 49 North, Hattiesburg, MS. ("Project Site")

The Owner and Buyer the ("Parties") are currently bound under a lease-purchase option contract. The Buyer executed the current contract and terms with full intentions to exercise the purchase option and officially acquire the asset. The current contract was specifically designed and structured to allow the Buyer efficient enough time to complete the necessary renovations to the Project Site, and also to solidify its business structure alongside FEMA to provide a hub complex for the region. The Buyer's business model includes an NOI to be recorded through business operations during the contract term to be in a position to secure conventional financing. The Buyer represents that the organization would not be interested in a lease agreement alone regarding the asset, the organization's long-term goal and full intention is to exercise the purchase option to solely own the asset in perpetuity. The Buyer is aware that the Owner has provided the courtesy of a "First Right of Refusal" (FROR). In the case that the Owner receives an unrelated independent offer for the property during the lease-option to purchase term, the Buyer will have the opportunity to match the offer to secure the property. Owner has also agreed to not actively market or list for sale the asset during the lease-option to purchase term.

Per the contract terms, the Buyer's immediate intention is renovation to the physical asset. Secondly, the Buyer is working to secure conventional or private financing to execute the final purchase of the asset on or before the contracted term date.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum as of the date set forth above.

MISSISSIPPI HUB COMPLEX DBA DIAMOND EXCURSION LADIES EDITION

By Its: President

Eric Burnett

HATTIESBURG HOSPITALITY LLC

By Its: Asset Manager

Luke Loveland

Diamond Excursions Ladies' Edition

MS HUB COMPLEX

Boots on the Ground by Project GAP

6563 Hwy 49 South

Hattiesburg, MS 39401



To whom it may concern,

I hope this letter finds you well. My name is Reona Burnett, Founder and Executive Director, of Diamond Excursions Ladies' Edition. A 501(c)3 nonprofit organization, established July 15, 2020. Diamond Excursions Ladies' Edition serves the unhoused, veterans, elderly, the underserved, those affected by a disaster or teen pregnancy. Our outreach program, Boots on the Ground by Project GAP, serves 42 counties in South and Central Mississippi and host bi-monthly Resource Pop-Ups. Boots on the Ground by Project GAP provides communities with food, water, clothes, shoes, hygiene items, cleaning supplies, and essentials.

What's Next:

MS HUB Complex, a Community and Homeless Day Center, will serve those in need of resources, a shower, laundromat, hot meals, computers, a telephone, a mailing address, self-care salon, licensed therapist, health screening, case managers, training, assistance with job or housing search. MS HUB Complex will promote a safety check point for the unhoused, and a connection to community partners.

MISSION: To meet individuals where they are, offer solutions, assist with needs, connect individuals to resources, build bridges (relationships), and fill gaps (insecurities). We foster and promote independence, self-care, education, financial literacy, life skills, nutrition, encouragement, communication, one-on-one interaction, and love.

Diamond Excursions Ladies' Edition is seeking support, donations, volunteers, sponsors, and monetary contribution to assist us in bringing this mission to fruition. The community and partnerships have been essential over the years. In 2024, we feed 1800 hot meals to the unhoused, distributed food boxes, renovated a 53ft. mobile pantry and shower trailer, hosted twenty-four Resource Pop-Ups, hosted the Annual Charity Day event, distributed 3000lbs of fresh produce, food, beverages, hygiene supplies, appliances, medicine, school supplies, new pillows, mattresses, gently used furniture, and essentials. In addition, we distributed supplies and products to five churches and six non-profits; for their pantries' distribution and events.

The next journey won't be easy but, with FAITH, love and support of community partners, volunteers, sponsors, and those we serve; we BELIEVE anything is possible.

To donate, complete the attached form. Every donation and contribution will bring us one step closer to providing a service, that is needed, in the Pine Belt.

Thank you for considering of our request.

Contact Information

769-207-2711

Bog.projectgap@gmail

www.diamondexcursionsladiesedition.com

Best Regards.

Reona Burnett

Reona Burnett

Founder and Executive Director

MS HUB COMPLEX
PROJECT MANAGEMENT

6563 Hwy. 49 South
Hattiesburg, MS 39401
769-207-2711
bog.projectgap@gmail.com

5 Ways You Can Help:

- **Contribute**
- **Donate**
- **HUB Walk of Fame**
- **Sponsor**
- **Volunteer**

PHASE 1
3/3-7/31/25

Foyer, 6 Offices, Hallway, Men, and Women Bathrooms (with Showers/Lockers)

- Remove & Replace Broken Windows & Doors
- Replace Front Desk Countertop
- Tint Ceiling Windows
- Sheetrock
- Install 2 A/C Unit
- Ceiling Tile
- Flooring
- Paint (Interior)
- Interior Lights & Doors
- 6 Shower Stalls
- 6 Curtains and Rods
- Electrical & Plumbing
- 6 Toilets/ 2 Urinals
- 6 Sinks & Faucets
- Screws and Nails

PHASE 2
8/18-10/31/25

Event Space, Day Center, Computer & Training Room

- Interior Doors
- Flooring
- Install 3 A/C Unit
- Mini Split A/C Unit
- Ceiling Tile
- 3 Room Dividers
- Electrical/Lighting
- Paint (Interior)
- 3-4 Computers
- 2 Printer (Commercial)
- 2 Pojector & Screen
- Tables/ Chairs
- Computer Desks
- Dry Erase Board

PHASE 3
11/17-2/27/26

Kitchen

- Sheetrock
- Lumber
- Interior Doors
- A/C Unit Mini
- Split A/C Units
- Interior Light
- Drop Ceiling Tile
- Paint (Interior)
- Electrical & Lightning
- Plumbing

Commercial Appliance

- Eye Washing Sink
- Handwashing Sink
- Stove
- 3 Compartment Sink
- Refrigerator
- Convection Oven
- Fryer
- Griller
- Prep Tables
- Fans
- Grease Container
- Fire Extinguishers

PHASE 4
3/9-8/28/26

Pamper Parlor, Pantry, Laundry/ Bathroom

- Paint (Interior)
- Lumber
- Sheetrock
- Ceiling Tile
- A/C Units
- Interior Doors
- Windows
- Electrical & Lighting
- 2 Styling Chairs
- 2 Shampoo Bowl
- 1 Nail Table/ Dryer Table
- 4 Stackable Washers & Dryers Combo
- 2 Folding Tables
- 4 Toilets/ Sinks

PHASE 5
1/4-7/2/27

Warehouse

New Construction

PHASE 6
7/12-12/31/27

Emergency Shelter

New Construction

ADDITIONAL DONATIONS NEEDED:

- Bleach
- Rags/ Towels
- Sponges
- Push Brooms
- Dust Pans
- 55 Gallon Trash Cans & Heavy Duty Garbage Bags
- Paper Pick-Ups
- Work Gloves
- Cleaning Supplies
- Commercial Mops
- Mop Buckets w/ Wringer
- Water
- Exterior Bldg Paint
- Paint Brushes
- Painters Tape
- Drop Cloths
- Mailboxes
- Lockers

Diamond Excursions Ladies' Edition

Presents:

MS HUB COMPLEX
Sponsorship Packages

Sparkle Sponsorship

$250

Sponsor's name on:
- Yard sign
- Receive 1 Grand Opening T-shirt

Shine Sponsorship

$500

Sponsor Name on:
- Yard Sign
- Receive 2 Grand Opening T-Shirt

Glitter Sponsorship

$1000

Name on:
- Wall Placard (small)
- Grand Opening T-Shirt
- Receive Two Grand Opening T-Shirts

Glam Sponsorship

$1500

Name on:
- Wall Placard (medium)
- Grand Opening T-Shirts
- Receive 2 Grand Opening T-Shirt

Sponsor-A-Truck

$2500

Name on:
- Game Changer Wall
- Grand Opening T-Shirt
- Receive 2 T-Shirts

Sponsorship assist us to bring donations, supplies, and renovation material to MS. This includes transportation, fuel, driver's pay, and insurance.

HUB Walk of Fame

$5000-up

Name on:
- Diamond embedded on the entrance walk.
- Grand Opening T-Shirt
- Receive 2 T-Shirt

Sponsorship will assist with, part or all, costs associated with the room's renovation, furnishing, supplies, equipment, or stocking. Sponsorship may assist with the ongoing cost.

Make Checks Payable To:

Diamond Excursions Ladies' Edition

Cashapp: $ShineaDiamond2020
Venmo & PayPal: @ShineaDiamond2020
Credit/Debit Card: Contact Us

769-207-2711
P.O. Box 17313
Hattiesburg, MS 39404
bog.projectgap@gmail.com
www.diamondexcursionsladiesedition.com
FB: Boots on the Ground by Project GAP
IG, SnapChat, TikTok, YouTube: Bog_ProjectGap

Get Connected

Thanks for your support!

MS HUB Complex

6563 Hwy 49 South
Hattiesburg, MS 39401

Donate



Donate

Diamond Excursions Ladies' Edition | 769-207-2711 | Est. 7/2020





Front Desk



Entrance



Hallway



Conference Room



Waiting Area



Day Center



Cafeteria



Showers/Lockers



Bathroom



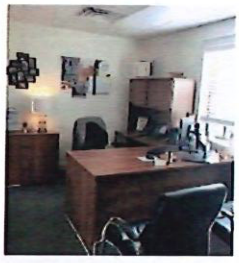
Event Space



Event Space



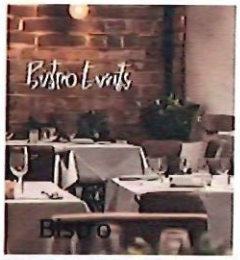
Kitchen



Office (6)



Computer/Training



Bistro



Pamper Parlor



Laundromat



Mailboxes



Pantry

"Faith the size of a Mustard Seed," Matthew 17: 20

Adopt-A-Room | Sponsor | Volunteer | Donate

SAVE THE DATE

SEPTEMBER

5

10 AM - 3 PM

SUPPORT

SPREAD THE LOVE

Charity Day & Fundraiser Event

FOOD • GIVEAWAYS • RAFFLES • LIVE ENTERTAINMENT

6563 HWY 49 SOUTH
HATTIESBURG, MS 39401

Diamond Excursions Ladies' Edition

Sponsorship Commitment Form

Company's Name:_____

Person to Contact: _____

Phone: _____

Email Address: _____

____ Sponsors agrees to pay full sponsorship commitment by August 1, 2025
____ Sponsors agrees to submit logo in a PDF format by August 1, 2025. Submit to: bog.projectgap@gmail.com

Signature: _____
Make check payable to: Diamond Excursions Ladies' Edition
Mail form and check to: P.O. Box 17313 Hattiesburg, MS 39404. (Pick-up in Hattiesburg, MS or surrounding areas are available upon request).

Payment Information

Check Enclosed Online Debit/ Credit Card

Card No. _____

Exp: _____ CVC: _____

_____ Sparkle Sponsorship ($250)
_____ Shine Sponsorship ($500)
_____ Glitter Sponsorship ($1000)
_____ Glam Sponsorship ($1500)
_____ Adopt-a-Truck ($2500)
_____ HUB Walk of Fame $5000- up

_____ I would like to stay connected.
_____ Add me to the email list.
_____ I would like an invitation to MS HUB COMPLEX's Grand Opening

Online Sponsorship Form:
https://form.jotform.com/illanaoscar1/BOG_Sponsorship

Monetary donations are due by August 1, 2025.
All donations are tax deductible.
Sponsors will receive a Contribution Letter.

May 2025 HPC Item: D
True Light Missionary Baptist Church, Property Owners, Archie Morris, Applicant, and Jeff Pittman, Engineer
Request for: **Conditional Use Approval**

URBAN DEVELOPMENT
PLANNING DIVISION

Planning Commission
Case Fact Sheet

Names of Petitioner: True Light Missionary Baptist Church, Property Owners, Archie Morris, Applicant, and Jeff Pittman, Engineer

Address of Property:	**Tax Parcel**	**PPIN:**	**Ward:**
500 Hutchinson Avenue	2-029L-09-029.00	26620	4
	2-029L-09-034.00	26616	

Request: Conditional Use Request "Places of Assembly Not Otherwise Listed"

Purpose of Request: **Conditional Use Request—** True Light Missionary Baptist Church, Property Owners, Archie Morris, Applicant, and Jeff Pittman, Engineer, request approval for conditional use of "Places of Assembly Not Otherwise Listed" for a R-3 zoned property located at 500 Hutchinson Avenue (PPIN 26620 & 26616, Forrest County, Ward 4).

History / Background: The applicants met with the staff in a pre-application meeting to go over restarting the process for building a new building for their church on Hutchinson Avenue. The applicants had previously had a site plan approval in 2017, but the approval has since expired as it has been more than one year since the site plan approval. The property owned by the church is zoned R-3, which requires a conditional use approval for the use of "Place of Assembly Not Otherwise Listed."

Conditional uses allow a community to regulate certain uses in a zoning ordinance, allowing for some flexibility while ensuring a use is in harmony with the ordinance's purpose and intent. This can be done by permitting with a set of carefully crafted conditions that ensure the use is compatible and in harmony with the surrounding uses.

Planning Commission may also recommend any conditions for approval to ensure these conditions are met, such as matching the architectural standards of the surrounding property, limiting the number of curb cuts, or enhancing pedestrian infrastructure with its adjacency to a public school and residential neighborhood.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 5 **USE REGULATIONS**
5.4.32 Places of Assembly.

5.4.32.1 Places of assembly seating more than 600 people must have direct access to a major thoroughfare Pedestrian and bicycle access is encouraged and will be required whenever a public sidewalk or trail abuts the property.

5.4.32.2 Accessory uses such as administrative offices, bookstores, parking lots, community centers, multi-purpose facilities, outdoor recreational facilities, and care centers on the same site or sites contiguous to the principal use shall be permitted. Similar uses on noncontiguous sites or on a site separated from the principal use by a public street shall be considered principal uses in their own right and will be regulated as such. No merchandise or merchandise display shall be visible from outside a building. No business or identification sign pertaining to an accessory use shall be visible from outside the building

5.4.32.3 Except as noted in 5.4.32.2 accessory uses not permitted as principal uses (including television stations, radio stations, printing presses, or sports complexes) are prohibited**.**

Present Zoning: R-3 (Multi-Family Residential) and B-1 (Neighborhood Business)

Present Use: Vacant

Future Land Use: Neighborhood Business Corridor and Neighborhood Conservation District 1

May 2025 HPC Item: D
True Light Missionary Baptist Church, Property Owners, Archie Morris, Applicant, and Jeff Pittman, Engineer
Request for: **Conditional Use Approval**

Surrounding Zoning and Land Use:	North:	R-3 (Multi-Family Residential
	South:	R-1B (Single-Family Residential)
	East:	B-2 (Neighborhood Business)
	West:	R-1B (Single-Family Residential)

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 "Places of Assembly Not Otherwise Listed" for a R-3 zoned property located at 500 Hutchinson Avenue (PPIN 26620 & 26616, Forrest County, Ward 4).

Basis for approval:

12.3.3 Conditional Use Approvals

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

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

i. Determination that adequate public facilities and services will be available concurrent with the impacts

of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.

ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

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

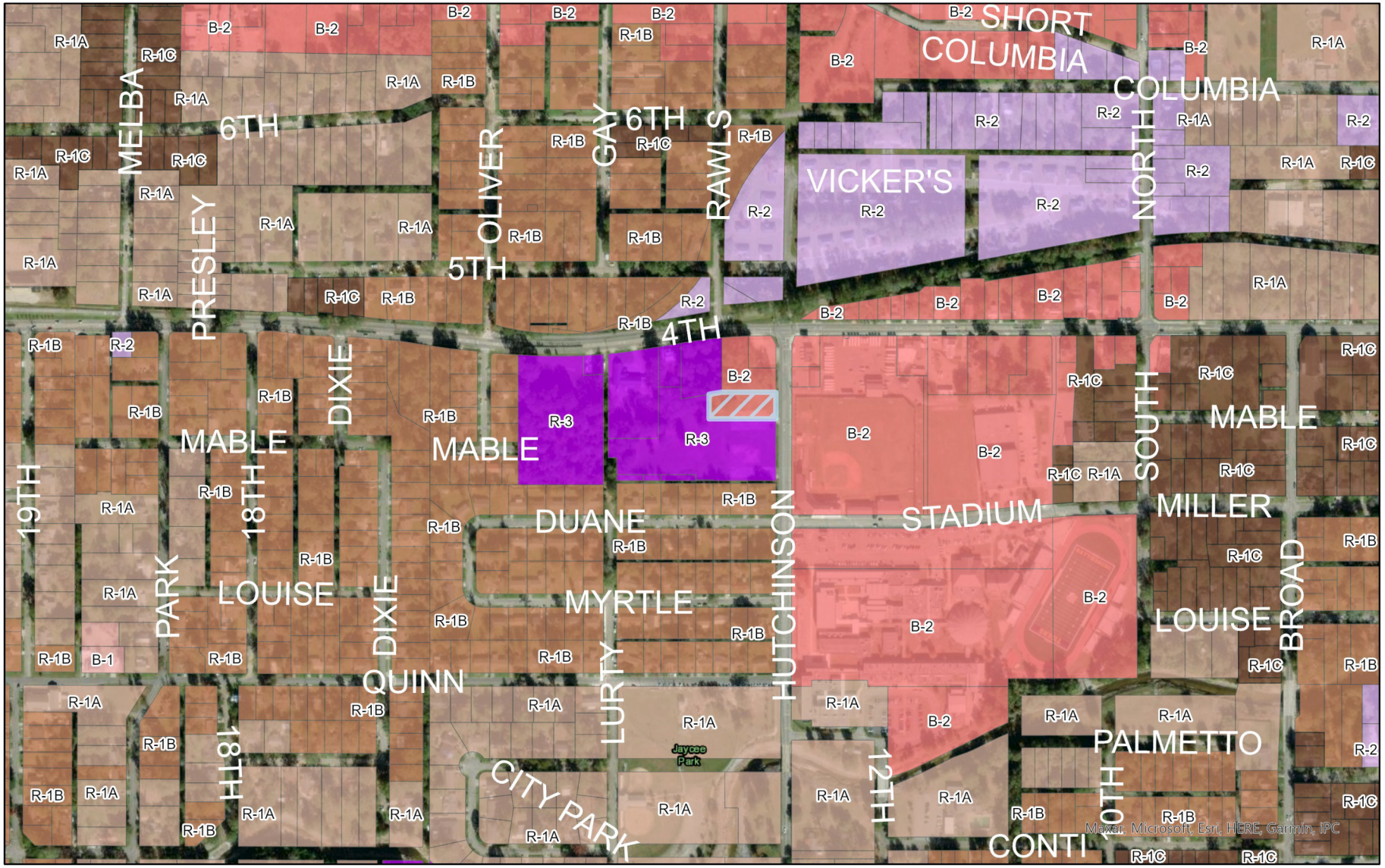
SUBJECT PARCEL

500 Hutchinson Avenue — Conditional Use Request

True Light Missionary Baptist Church, Property Owners, Archie Morris, Applicant, and Jeff Pittman, Engineer, request approval for conditional use of "Places of Assembly Not Otherwise Listed" for a R-3 zoned property located at 500 Hutchinson Avenue (PPIN 26620 & 26616, Forrest County, Ward 4).



HPC Item: D



Zoning Map

- R-1A
- R-1B
- R-1C
- R-2
- R-3
- B-1
- B-2
- 500 Hutchinson Ave

Conditional Use Request for
Place of Assembly
500 Hutchinson Ave
PPIN: 26620, 26616
Flood Zone: X
Ward 4, Forrest County

0 0.25 Miles

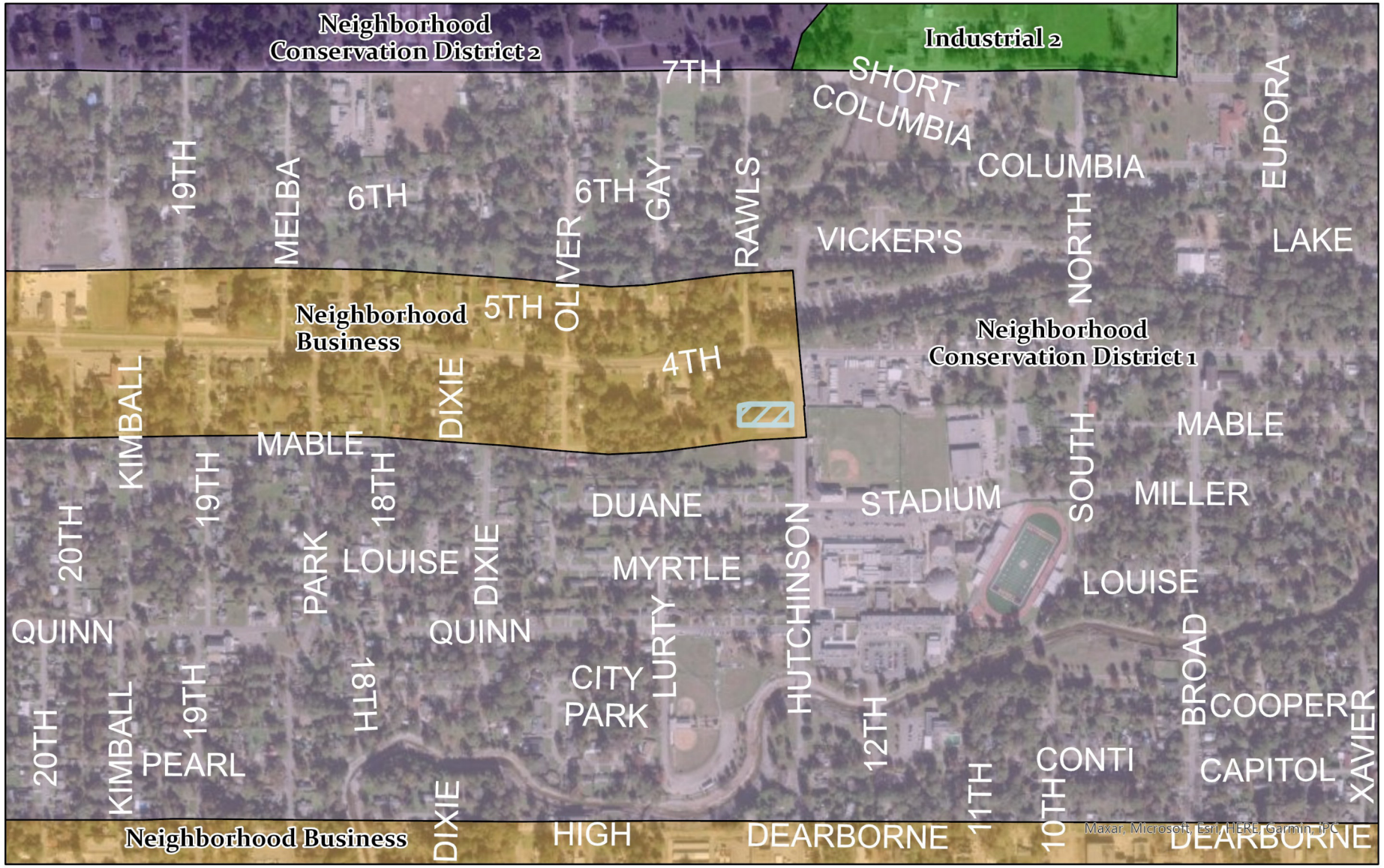
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°18'40"W 31°19'51"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: 4/22/2025 12:32 PM

HPC Item: D



Future Land Use Map

- Industrial 2
- Neighborhood Business
- Neighborhood Conservation District 1
- Neighborhood Conservation District 2
- 500 Hutchinson Ave

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: 4/22/2025 12:38 PM

Conditional Use Request for
Place of Assembly
500 Hutchinson Ave
PPIN: 26620, 26616
Flood Zone: X
Ward 4, Forrest County

0 0.25 Miles

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°18'42"W 31°19'51"N

Site Aerial


N Dixie Ave
W 4th St
W 5th St
Duane St
Myrtle St
Mable St
Oliver Ave
Rawls Ave
Abrams St
N Hutchinson Ave
Stadium Dr
Vickers Cir
500
606
748
750

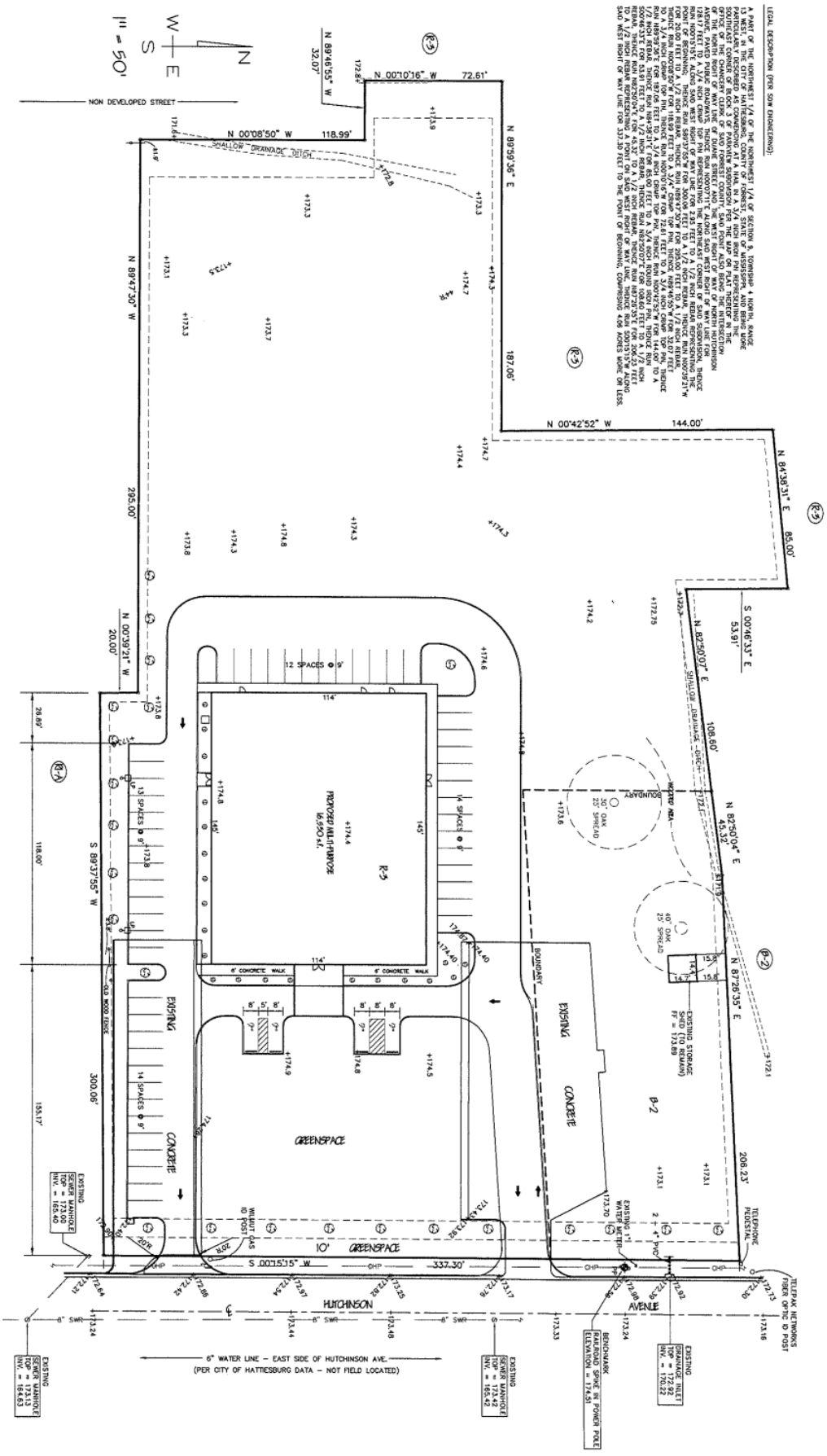
Surrounding Area







Site Plan


LEGAL DESCRIPTION (PER SOW ENGINEERING):
NON DEVELOPED STREET
SHALLOW DRAINAGE DITCH
PROPOSED MULTI-PURPOSE
GREENSPACE
EXISTING CONCRETE
HUTCHINSON AVENUE
6" WATER LINE – EAST SIDE OF HUTCHINSON AVE.
(PER CITY OF HATTIESBURG DATA – NOT FIELD LOCATED)
EXISTING STORAGE SHED (TO REMAIN)
TELEPHONE PEDESTAL
TELEPAK NETWORKS FIBER OPTIC ID POST
BENCHMARK
RAILROAD SPIKE IN POWER POLE
ELEVATION = 174.51
EXISTING SEWER MANHOLE
EXISTING DRAINAGE INLET
TOP = 172.92
INV. = 170.22
EXISTING SEWER MANHOLE
TOP = 173.00
INV. = 165.40
EXISTING SEWER MANHOLE
TOP = 173.13
INV. = 164.63
EXISTING SEWER MANHOLE
TOP = 173.42
INV. = 165.42
EXISTING 1" WATER METER
EXISTING 1" WATER METER
WILLIUT GAS ID POST
OLD WOOD FENCE
6' CONCRETE WALK
12 SPACES @ 9'
13 SPACES @ 9'
14 SPACES @ 9'
30' OAK 25' SPREAD
40' OAK 25' SPREAD
BOUNDARY
WOOD AREA
N 00°10'16" W 72.61'
N 89°59'36" E 187.06'
N 00°42'52" W 144.00'
N 84°38'31" E 85.00'
S 00°46'33" E 53.91'
N 82°50'07" E 108.60'
N 82°50'04" E 45.32'
N 87°26'35" E 206.23'
S 00°15'15" W 337.30'
S 89°37'55" W 300.06'
N 00°39'21" W 20.00'
N 89°47'30" W 295.00'
N 00°08'50" W 118.99'
N 89°46'55" W 32.07'
N 89°59'36" E 187.06'
N 00°10'16" W 72.61'
N 00°42'52" W 144.00'
N 84°38'31" E 85.00'
N 82°50'07" E 108.60'
N 82°50'04" E 45.32'
N 87°26'35" E 206.23'
S 00°15'15" W 337.30'
S 89°37'55" W 300.06'
N 00°08'50" W 118.99'
N 89°46'55" W 32.07'
N 00°39'21" W 20.00'
N 89°47'30" W 295.00'
1" = 50'

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: TRUE LIGHT MBC CHURCH **Project Name:** NEW FACILITY

Municipal Address of Site: 900 HUTCHINSON AVE **PPIN #:** 26620 & 26616

Parcel Number(s): 29 & 34

Type of Public Hearing	Additional Information Needed:
☐ Variance	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
☐ Rezoning	Existing Zoning: _____ Proposed Zoning: _____
☒ Conditional Use	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☒ Other: CHURCH FACILITY
☐ Minor Subdivision	
☐ Subdividing of lot, Parcel, or Tract	
☐ Street or Alley Renaming	
☐ Vacating Street or Alley	
☐ Overlay District	
☐ Planned Mixed-Use District (PMU)	
C	

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:**	
PPIN # or Parcel #:			

Updated Version 07/31/2024

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.

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming *Fees for replacement street signs shall be paid after City Council approval but prior to the effective date. *	**$300.00** per application. **$100.00** per required street name sign *if approved*
Street / Alley Closing	**$200.00** per application.
Zoning Change	**$400.00** per application. *see PUD or PRD & zoning package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package	**$600.00** per package.
Subdivision of Land (Preliminary Plats) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.	**$250.00** per application. **$10.00** per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**	**$500.00** per application. **$10.00** per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)
Change in Land Development Code Text	**$200.00** per application.
Appeal Fees for Proponent or Opponent appeals to City Council *Exempt from fees – Established Neighborhood Association*	**$50.00** per appeal.
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	**$50.00** (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: LaToyna McNeal **Signature:** LaToyna McNeal

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

500 Hutchinson Ave. Hattiesburg MS
Street Address City State

on this the 26 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.

Jeff Pittman, P.E., P.L.S.

on this the 26 day of March, 2025.

LaTonya McNeal
Property Owner (Print)

Latonya McNeal
Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named LaTonya McNeal, 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 26 day of March, 2025

Lance C. Reid
NOTARY PUBLIC
By: Dawn Smith

CHANCERY CLERK LANCE C. REID FORREST COUNTY, MS

My Commission Expires:

My Commission Expires January 2, 2028

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

900 Hutchinson Ave Hattiesburg MS,
Street Address City State

on this the 26 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.

Jeff Pittman, P.E., P.L.S.

on this the 26 day of March, 2025.

LaToyna McNeal
Applicant (Print)

Latoyna McNeal
Applicant (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named LaTonya McNeal,
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 26 day of March, 2025.

Lance C. Reid
NOTARY PUBLIC
By: Jane Smith DC

CHANCERY CLERK LANCE C. REID FORREST COUNTY, MS

My Commission Expires:

~~My Commission Expires January 2, 2028~~

FOR CONDITIONAL USE APPLICANTS:

Section 12.3.3.1 Compliance Required. Uses requiring Planning Commission approval as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section.

Any application for such use must comply with: all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. *Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.*

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

   YES. PLACES OF ASSEMBLY NOT OTHERWISE LISTED REQUIRES CONDITIONAL USE IN R-3 ZONE. THE CHURCH IS APPLICABLE

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

   MINIMAL, IF ANY CHANGE. THE CHURCH IS CURRENTLY IN CITY

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

   TOTAL ACREAGE IS 4.06 ACRES. PROPOSED FACILITY WILL USE ± 2.5 - 3 ACRES TOTAL.

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

   YES. VEHICULAR INCREASE DURING CHURCH SERVICE TIMES.

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?**
TOTAL MEMBERS IS ±290. (THIS WILL BE DURING CHURCH SERVICE TIMES.
DAILY WILL BE ±10 EMPLOYEES/MEMBERS

7. **Is proposed use compatible with surrounding uses and design? If yes, please explain:**
YES. HIGH SCHOOL IS ACROSS HUTCHINSON AVE.
A CHURCH IS ADJACENT TO NORTH SIDE OF SITE

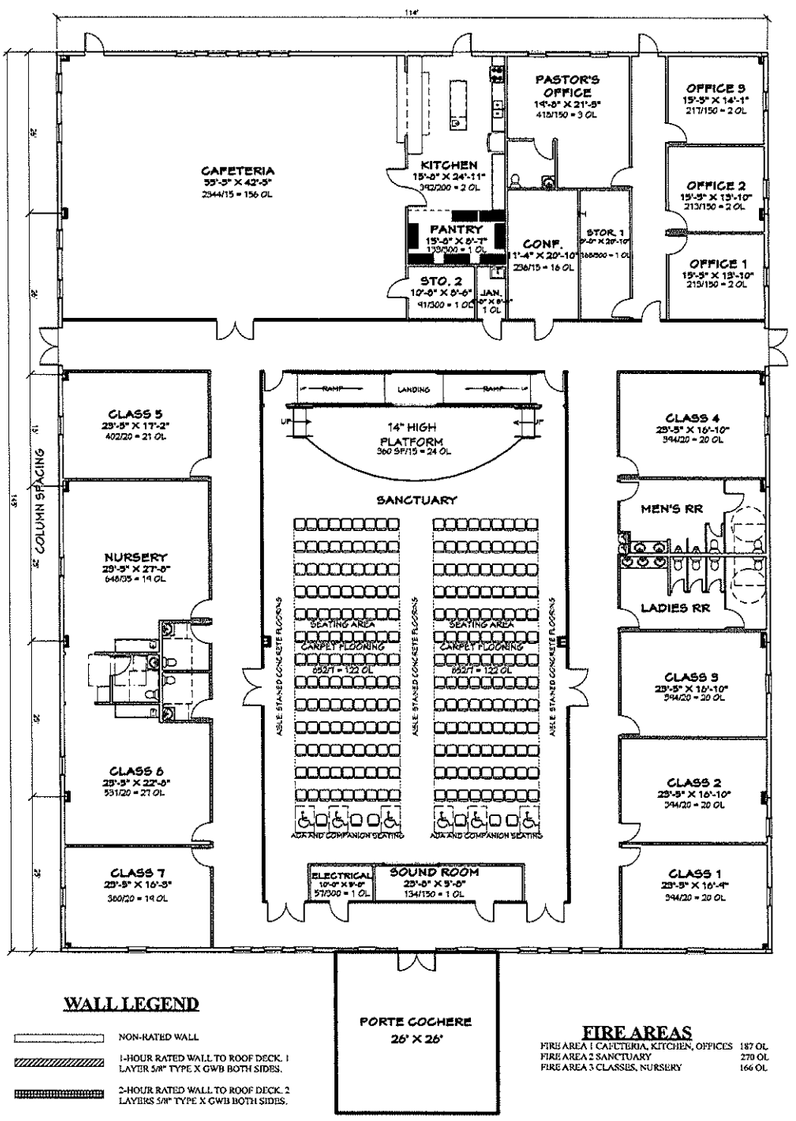
8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for _____ vehicles, and __4__ ADA vehicles; with __✓__ loading spaces.

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

Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code.

Forrest County, MS





WALL LEGEND

- NON-RATED WALL
- 1-HOUR RATED WALL TO ROOF DECK. 1 LAYER 5/8" TYPE X GWB BOTH SIDES.
- 2-HOUR RATED WALL TO ROOF DECK. 2 LAYERS 5/8" TYPE X GWB BOTH SIDES.

FIRE AREAS

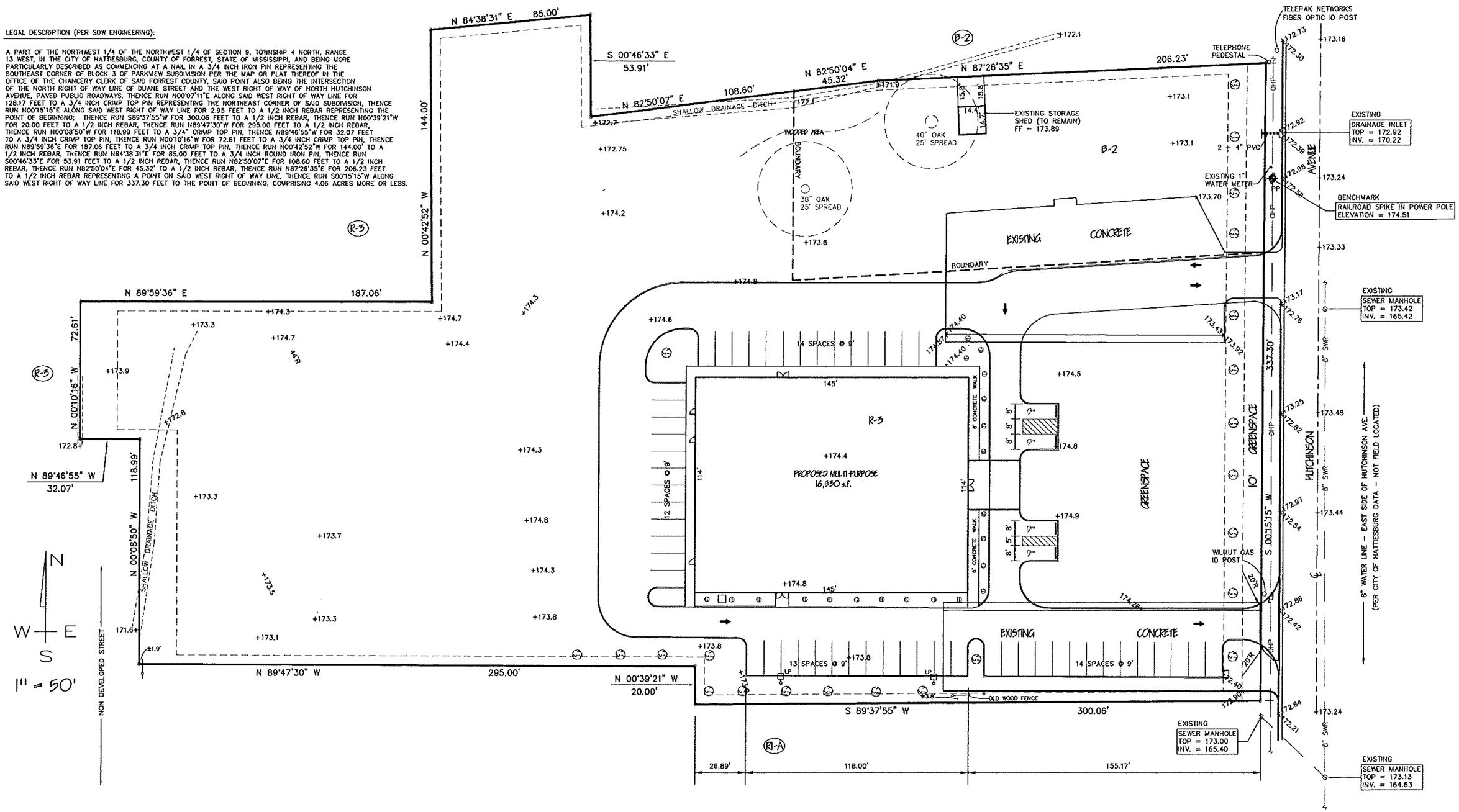
FIRE AREA 1 CAFETERIA, KITCHEN, OFFICES	187 OL
FIRE AREA 2 SANCTUARY	270 OL
FIRE AREA 3 CLASSES, NURSERY	166 OL

FLOOR PLAN

01

LEGAL DESCRIPTION (PER SOW ENGINEERING):

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, IN THE CITY OF HATTIESBURG, COUNTY OF FORREST, STATE OF MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A NAIL IN A 3/4 INCH IRON PIN REPRESENTING THE SOUTHEAST CORNER OF BLOCK 3 OF PARKVIEW SUBDIVISION PER THE MAP OR PLAT THEREOF IN THE OFFICE OF THE CHANCERY CLERK OF SAID FORREST COUNTY, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF DUANE STREET AND THE WEST RIGHT OF WAY OF NORTH HUTCHINSON AVENUE, PAVED PUBLIC ROADWAYS, THENCE RUN N00°07'11"E ALONG SAID WEST RIGHT OF WAY LINE FOR 128.17 FEET TO A 3/4 INCH CRIMP TOP PIN REPRESENTING THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE RUN N00°15'15"E ALONG SAID WEST RIGHT OF WAY LINE FOR 2.95 FEET TO A 1/2 INCH REBAR REPRESENTING THE POINT OF BEGINNING; THENCE RUN S89°37'55"W FOR 300.06 FEET TO A 1/2 INCH REBAR, THENCE RUN N00°39'21"W FOR 20.00 FEET TO A 1/2 INCH REBAR, THENCE RUN N89°47'30"W FOR 295.00 FEET TO A 1/2 INCH REBAR, THENCE RUN N00°08'50"W FOR 118.99 FEET TO A 3/4" CRIMP TOP PIN, THENCE N89°46'55"W FOR 32.07 FEET TO A 3/4 INCH CRIMP TOP PIN, THENCE RUN N00°10'16"W FOR 72.61 FEET TO A 3/4 INCH CRIMP TOP PIN, THENCE RUN N89°59'36"E FOR 187.06 FEET TO A 3/4 INCH CRIMP TOP PIN, THENCE RUN N00°42'52"W FOR 144.00' TO A 1/2 INCH REBAR, THENCE RUN N84°38'31"E FOR 85.00 FEET TO A 3/4 INCH ROUND IRON PIN, THENCE RUN S00°46'33"E FOR 53.91 FEET TO A 1/2 INCH REBAR, THENCE RUN N82°50'07"E FOR 108.60 FEET TO A 1/2 INCH REBAR, THENCE RUN N82°50'04"E FOR 45.32' TO A 1/2 INCH REBAR, THENCE RUN N87°26'35"E FOR 206.23 FEET TO A 1/2 INCH REBAR REPRESENTING A POINT ON SAID WEST RIGHT OF WAY LINE, THENCE RUN S00°15'15"W ALONG SAID WEST RIGHT OF WAY LINE FOR 337.30 FEET TO THE POINT OF BEGINNING, COMPRISING 4.06 ACRES MORE OR LESS.



May 2025 HPC Item: E
Shakiea LaBlanc, Property Owner/Applicant, and Heidi Hackbarth, Applicant/ Representative
Request for: **Conditional Use Approval**

URBAN DEVELOPMENT
PLANNING DIVISION

Planning Commission
Case Fact Sheet

Names of Petitioner: Shakiea LaBlanc, Property Owner/Applicant, and Heidi Hackbarth, Applicant/ Representative

Address of Property:	**Tax Parcel**	**PPIN:**	**Ward:**
810 Hardy Street	2-029N-09-014.00	15864	4

Request: Conditional Use Request "Group Facility"

Purpose of Request: **Conditional Use Request—** Shakiea LaBlanc, Property Owner/Applicant, and Heidi Hackbarth, Applicant/ Representative, request conditional use approval for a "Group Facility" for a B-3 zoned property located at 810 Hardy Street (PPIN 15864, Forrest County, Ward 4).

History / Background: The applicant met with staff for a pre-application to go over the requirements to open a group facility at 810 Hardy Street. The structure has been previously used as a professional office building. The applicant wants to open a group facility that would house elderly and disabled people in a residential living situation with 13 beds. They will not provide medical care to the residents, but will assist in bringing them to off-site medical appointments. Staff explained that the use of "group facility" was allowed with a conditional use approval, which would require a public hearing. Staff informed the applicant that the property is also located in the Oaks Historic District, and any exterior changes or new signage would need Historic Conservation Commission approval.

The change of use of the building from an office to a residential structure will change the occupancy type, and will need to meet the building and fire codes for the new occupancy type, including the addition of a sprinkler system.

Conditional uses allow a community to regulate certain uses in a zoning ordinance, allowing for some flexibility while ensuring a use is in harmony with the ordinance's purpose and intent. This can be done by permitting with a set of carefully crafted conditions that ensure the use is compatible and in harmony with the surrounding uses.

Planning Commission may also recommend any conditions for approval to ensure these conditions are met, such as further restricting the number of residents or posting an emergency contact number on the exterior of the facility for neighbors to report concerns.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 5 **USE REGULATIONS**

5.4.25 Group Care Home; Group Care Center.

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

5.4.25.2 Group care centers serving individuals who are deemed to be a danger to themselves or others must be identified by the applicant during Site Plan Review Care centers may not serve more than 20 residents; however, in order to protect the health and safety of the community, the Planning Commission has the right to further restrict the location of facilities and the number of residents, and to require increased buffering, screening, and fencing.

Present Zoning: B-3 (Community Business)

Present Use: Vacant

Future Land Use: Neighborhood Business Corridor

Surrounding Zoning

and Land Use:	North:	B-3 (Community Business)
	South:	R-1A and R-1C (Single-Family Residential)
	East:	B-1 (Professional 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 Conditional Use Request for "Group Facility" for a B-3 zoned property located at 810 Hardy Street (PPIN 15864, Forrest County, Ward 4).

Basis for approval:

12.3.3 Conditional Use Approvals

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

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

i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available

capacity of existing streets can safely provide access to the site.

ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

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

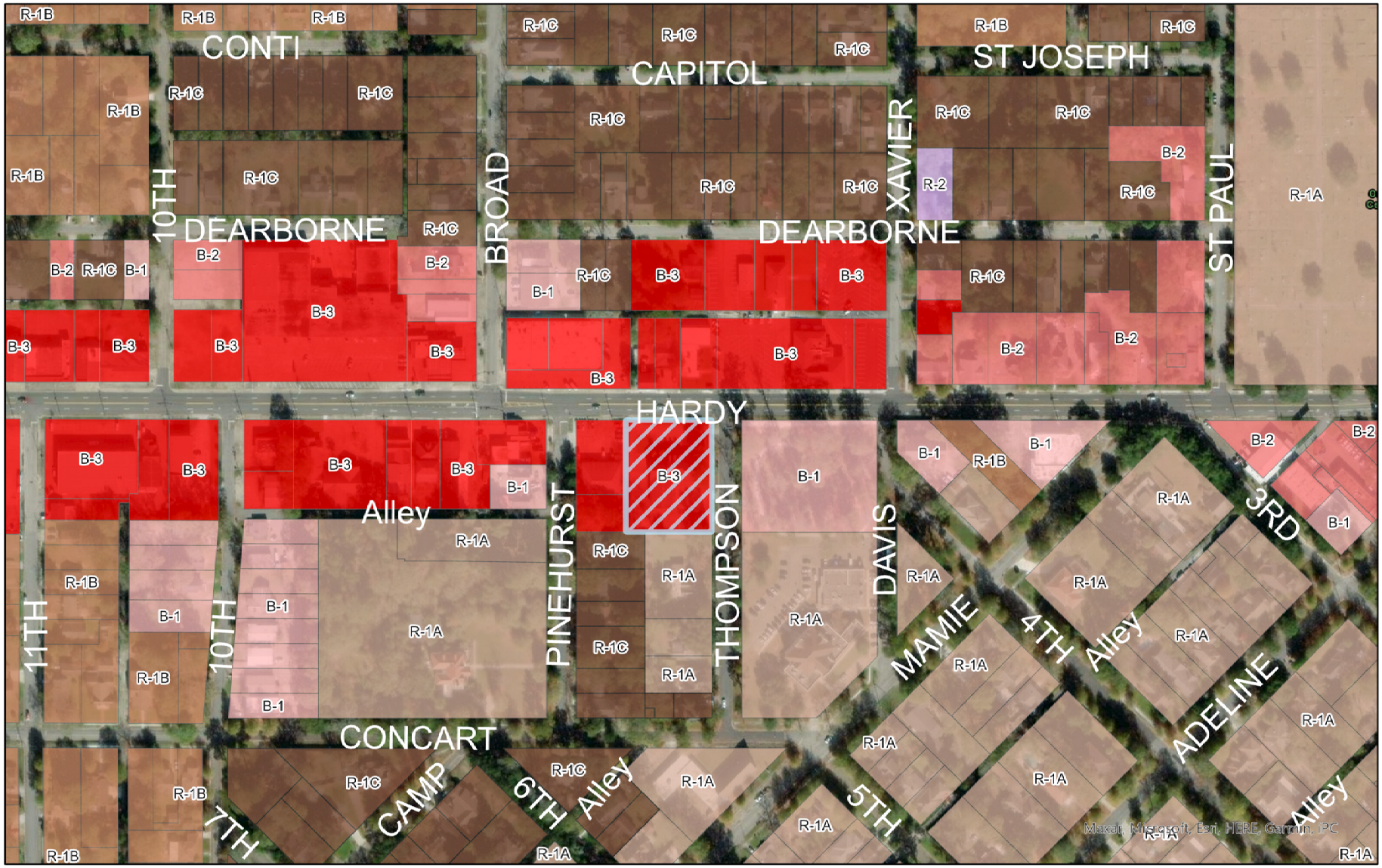
SUBJECT PARCEL

810 Hardy Street — Conditional Use Request

Shakiea LaBlanc, Property Owner/Applicant, and Heidi Hackbarth, Applicant/ Representative, request conditional use approval for a “Group Facility” for a B-3 zoned property located at 810 Hardy Street (PPIN 15864, Forrest County, Ward 4).



HPC Item: E



Zoning Map

- R-1A
- R-1B
- R-1C
- R-2
- B-1
- B-2
- B-3
- 810 Hardy Street

Conditional Use Request for
Group Facility
810 Hardy Street
PPIN: 15864
Flood Zone: X
Ward 4, Forrest County

0 800 Feet

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°18'10"W 31°19'28"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: 4/22/2025 2:47 PM

HPC Item: E



Future Land Use Map

- Downtown District
- Neighborhood Business
- Neighborhood Conservation District 1
- 810 Hardy Street

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: 4/22/2025 2:48 PM

Conditional Use Request for
Group Facility
810 Hardy Street
PPIN: 15864
Flood Zone: X
Ward 4, Forrest County

0 0.25 Miles

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°18'11"W 31°19'29"N

HPC Item: E



Historic Districts

- Hub City Downtown Historic District Boundaries,Local
- Hub City National Register District,National Register
- North Main Historic District,Local
- North Main National Register District,National Register
- Oaks Historic District,Local
- Oaks National Register District,National Register
- 810 Hardy Street

Conditional Use Request for
Group Facility
810 Hardy Street
PPIN: 15864
Flood Zone: X
Ward 4, Forrest County

0 750 Feet

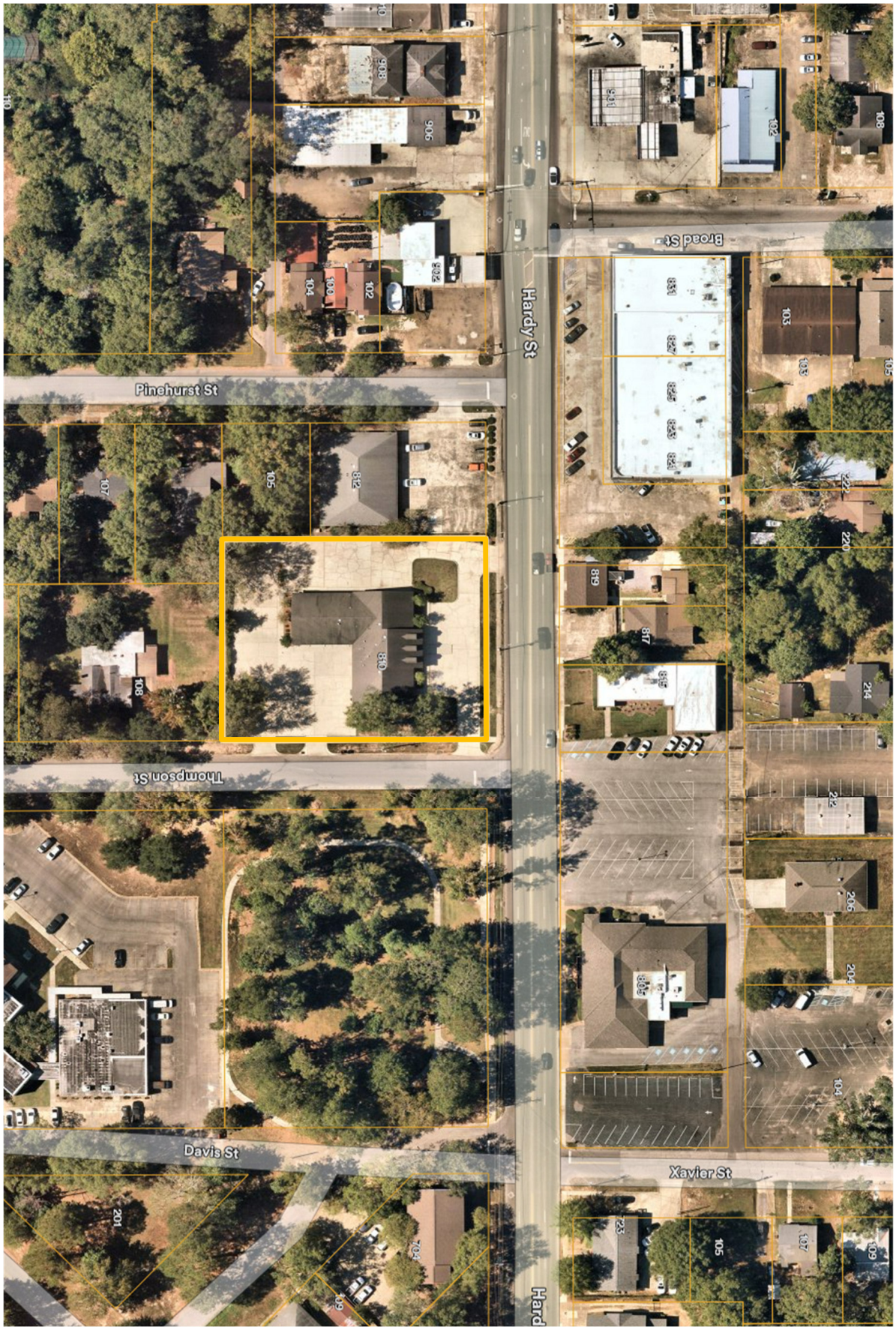
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°18'12"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: 4/22/2025 2:53 PM

Site Aerial


Pinehurst St
Hardy St
Broad St
Thompson St
Davis St
Xavier St
Hard

Surrounding Area





Surrounding Area





Surrounding Area





USE-0325-0014

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**
- Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code

Applicant Information

Name Applicant: Shakira LeBlanc **Project Name:** Quality Care Residential Living

Municipal Address of Site: 510 Hardy St **PPIN #:** 15864

Parcel Number(s): _____

Type of Public Hearing	Additional Information Needed:
☐ Variance	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
☐ Rezoning	Existing Zoning: _____ Proposed Zoning: _____
☑ Conditional Use	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____
Other Application types: ☐ Subdividing of lot, Parcel, or Tract ☐ Street or Alley Renaming ☐ Vacating Street or Alley	☐ Minor/Major Subdivision ☐ Overlay District ☐ Planned Mixed-Use District (PMU)

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:**	
PPIN # or Parcel #:			

Updated Version 12/04/24

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

810 Hardy St Hattiesburg MS 39402
Street Address City State

on this the 26th 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.

Heidi Hackbarth

on this the 26th day of March, 2025.

Shakiea LeBlanc
Property Owner (Print)

K LeBlanc
Property Owner (Signature)

STATE OF MS

COUNTY OF Forrest

Personally came and appeared before me, the within named Shakiea LeBlanc,
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 26th day of March, 2025.

Hazel Young
NOTARY PUBLIC

STATE OF MISSISSIPPI HAZEL YOUNG NOTARY PUBLIC LAMAR COUNTY My commission expires September 15, 2027 Commission number 80272

My Commission Expires:

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

810 Hardy Street Hattiesburg, MS 39401

Street Address City State

on this the 26 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.

_____

on this the _____ day of _____, 20____.

Heidi Hackbarth

Applicant (Print)

Heidi Hackbarth

Applicant (Signature)

STATE OF MS

COUNTY OF Forrest

Personally came and appeared before me, the within named Heidi Hackbarth,

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 26th day of March, 2025.

Hazel Young

NOTARY PUBLIC

STATE OF MISSISSIPPI HAZEL YOUNG NOTARY PUBLIC LAMAR COUNTY My commission expires September 10, 2027 Commission number 80272

My Commission Expires:

_____

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. The facility will only serve 12 residents.

2. **Describe the effects the proposed use of utilities and facilities will have on the community.**
   The only effects will be regular use of utilities and facilities.

3. **Describe how the size of the site is appropriate for the proposed use.**
   The site is 3400 sq. feet. This is enough space to accommodate 12 individual rooms for the residents

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?**

3

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

yes. it will provide housing for elderly and disabled

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 40 vehicles, and 8 ADA vehicles; with 8 loading spaces.

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

Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code.

May 2025 HPC Item: F
Jeanette Powell-Hooper, Property Owner/Applicant, and Bennie Powell, Representative
Request for: **Conditional Use Approval**

URBAN DEVELOPMENT
PLANNING DIVISION

Planning Commission
Case Fact Sheet

Names of Petitioner: Jeanette Powell-Hooper, Property Owner/Applicant, and Bennie Powell, Representative

Address of Property:	**Tax Parcel**	**PPIN:**	**Ward:**
105 N 19th Avenue	2-028I-08-209.00	16061	4

Request: Conditional Use Request "Group Home"

Purpose of Request: **Conditional Use Request—** Jeanette Powell-Hooper, Property Owner/Applicant, and Bennie Powell, Representative, request conditional use approval for "Group Home" for a R-1A zoned property located at 105 N 19th Avenue (PPIN 16061, Forrest County, Ward 4).

History / Background: The applicants met with staff in November 2024 to discuss their proposed project of a home for veterans. The property is a 5-bedroom, 3-bath house that has recently been renovated. The home would accommodate a maximum of 5 people at a time. The applicant has been in contact with numerous veteran groups, including USM's Veterans program, Project Hope, local churches, etc. Staff discussed using the R-1A-zoned property as a "Group Care Home" and informed the applicants that the use was allowed with conditional use approval.

As an existing single-family residential dwelling structure, the building division noted to be considered under the residential building codes, it could have only a maximum of 5 residents. If exceeding that number, it would be classified as a different occupancy type and may require additional improvements.

Conditional uses allow a community to regulate certain uses in a zoning ordinance, allowing for some flexibility while ensuring a use is in harmony with the ordinance's purpose and

intent. This can be done by permitting with a set of carefully crafted conditions that ensure the use is compatible and in harmony with the surrounding uses.

Planning Commission may also recommend any conditions for approval to ensure these conditions are met, such as further restricting the number of residents or posting an emergency contact number on the exterior of the facility for neighbors to report concerns.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 5 **USE REGULATIONS**

5.4.25 Group Care Home; Group Care Center.

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

5.4.25.2 Group care centers serving individuals who are deemed to be a danger to themselves or others must be identified by the applicant during Site Plan Review Care centers may not serve more than 20 residents; however, in order to protect the health and safety of the community, the Planning Commission has the right to further restrict the location of facilities and the number of residents, and to require increased buffering, screening, and fencing.

Present Zoning: R-1A (Single-Family Residential)

Present Use: Vacant

Future Land Use: Neighborhood Business Corridor

Surrounding Zoning and Land Use:

North:	R-1A (Single-Family Residential)
South:	B-3 (Neighborhood Business)

East: R-1A (Single-Family Residential)
West: R-1B (Single-Family Residential)

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 "Group Home" for a R-1A zoned property located at 105 N 19th Avenue (PPIN 16061, Forrest County, Ward 4).

Basis for approval:

12.3.3 Conditional Use Approvals

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

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

i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.

ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

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

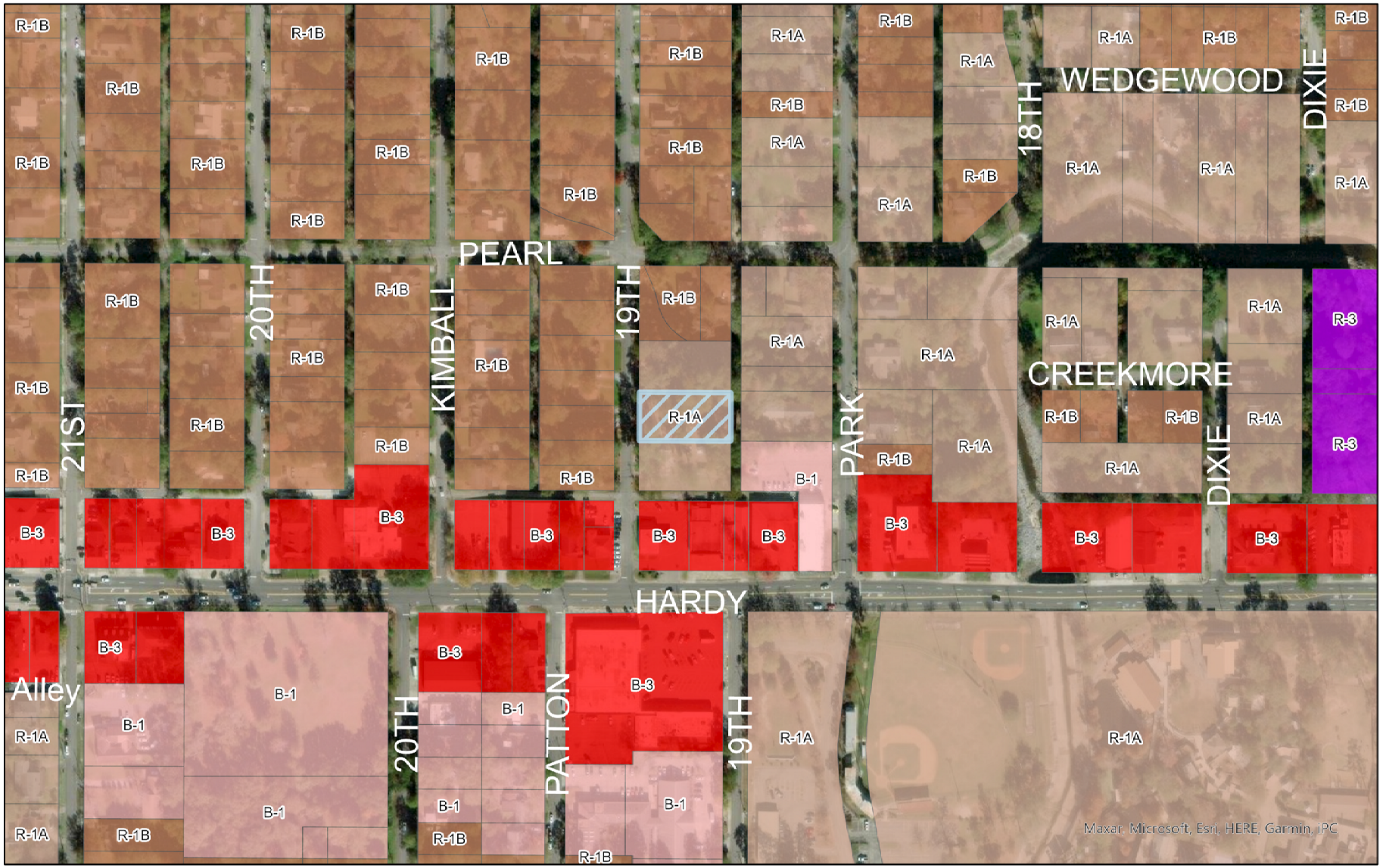
SUBJECT PARCEL

105 N 19th Avenue — Conditional Use Request

Jeanette Powell-Hooper, Property Owner/Applicant, and Bennie Powell, Representative, request conditional use approval for "Group Home" for a R-1A zoned property located at 105 N 19th Avenue (PPIN 16061, Forrest County, Ward 4).



HPC Item: F



Zoning Map

- R-1A
- R-1B
- R-3
- B-1
- B-3
- 105 N 19th Ave

Conditional Use Request for
Group Facility
105 N 19th Avenue
PPIN: 16061
Flood Zone: X
Ward 4, Forrest County

0 800 Feet

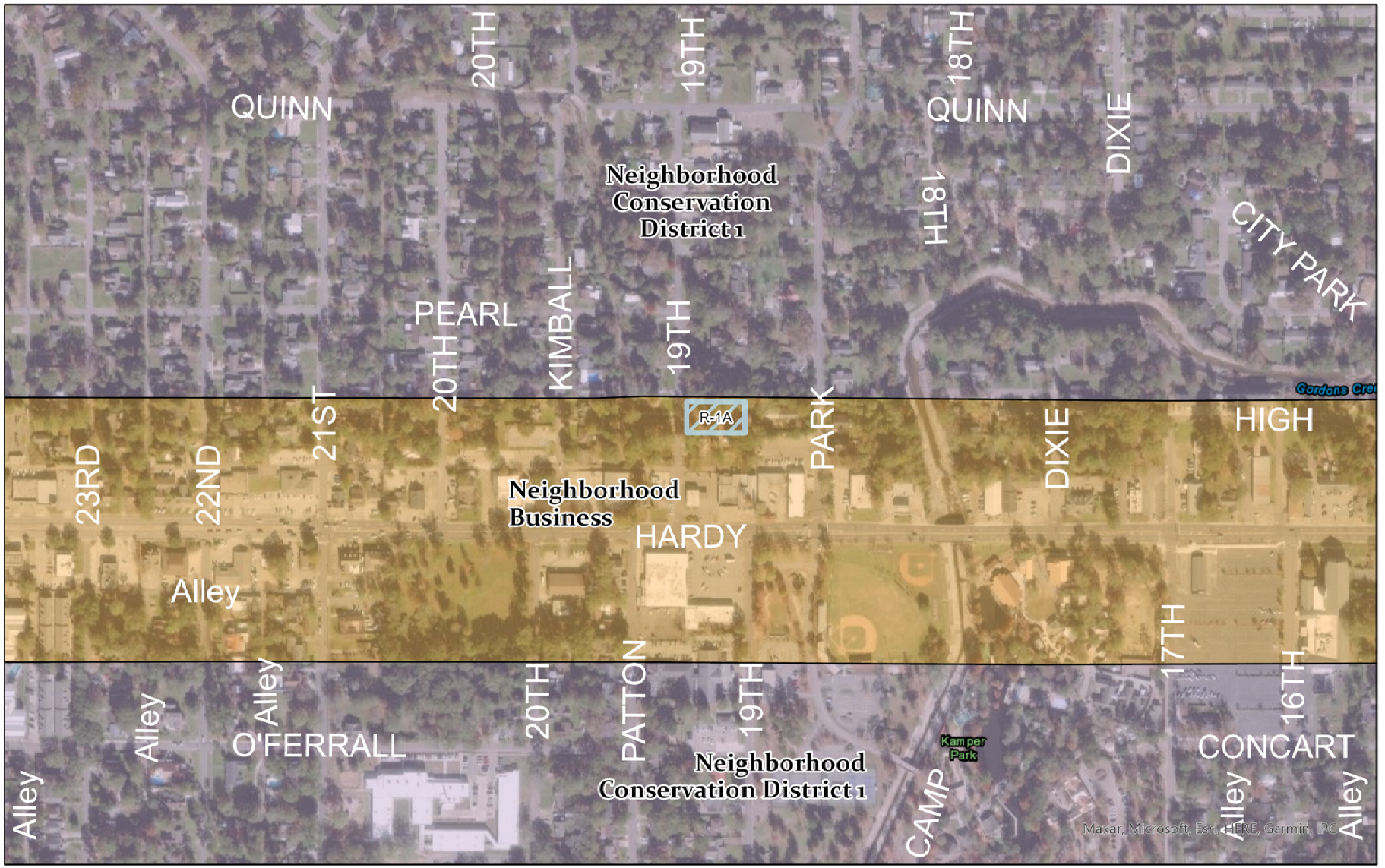
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°19'8"W 31°19'32"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: 4/22/2025 4:22 PM

HPC Item: F



Future Land Use Map

- Neighborhood Business
- Neighborhood Conservation District 1
- 105 N 19th Ave

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: 4/22/2025 4:24 PM

Conditional Use Request for
Group Facility
105 N 19th Avenue
PPIN: 16061
Flood Zone: X
Ward 4, Forrest County

0 0.25 Miles

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°19'9"W 31°19'32"N

Site Aerial


Kimball Ave
N 19th Ave
Hardy St
Pearl St
1901
1903
1905
1907
1909
1911
1913
1915
1917
1919
1921
1923
1925
1927
1929
1931
1933
1935
1937
1939
1941
1943
1945
1947
1949
1951
1953
1955
1957
1959
1961
1963
1965
1967
1969
1971
1973
1975
1977
1979
1981
1983
1985
1987
1989
1991
1993
1995
1997
1999
2001
2003
2005
2007
2009
2011
2013
2015
2017
2019
2021
2023
2025
2027
2029
2031
2033
2035
2037
2039
2041
2043
2045
2047
2049
2051
2053
2055
2057
2059
2061
2063
2065
2067
2069
2071
2073
2075
2077
2079
2081
2083
2085
2087
2089
2091
2093
2095
2097
2099
2101
2103
2105
2107
2109
2111
2113
2115
2117
2119
2121
2123
2125
2127
2129
2131
2133
2135
2137
2139
2141
2143
2145
2147
2149
2151
2153
2155
2157
2159
2161
2163
2165
2167
2169
2171
2173
2175
2177
2179
2181
2183
2185
2187
2189
2191
2193
2195
2197
2199
2201
2203
2205
2207
2209
2211
2213
2215
2217
2219
2221
2223
2225
2227
2229
2231
2233
2235
2237
2239
2241
2243
2245
2247
2249
2251
2253
2255
2257
2259
2261
2263
2265
2267
2269
2271
2273
2275
2277
2279
2281
2283
2285
2287
2289
2291
2293
2295
2297
2299
2301
2303
2305
2307
2309
2311
2313
2315
2317
2319
2321
2323
2325
2327
2329
2331
2333
2335
2337
2339
2341
2343
2345
2347
2349
2351
2353
2355
2357
2359
2361
2363
2365
2367
2369
2371
2373
2375
2377
2379
2381
2383
2385
2387
2389
2391
2393
2395
2397
2399
2401
2403
2405
2407
2409
2411
2413
2415
2417
2419
2421
2423
2425
2427
2429
2431
2433
2435
2437
2439
2441
2443
2445
2447
2449
2451
2453
2455
2457
2459
2461
2463
2465
2467
2469
2471
2473
2475
2477
2479
2481
2483
2485
2487
2489
2491
2493
2495
2497
2499
2501
2503
2505
2507
2509
2511
2513
2515
2517
2519
2521
2523
2525
2527
2529
2531
2533
2535
2537
2539
2541
2543
2545
2547
2549
2551
2553
2555
2557
2559
2561
2563
2565
2567
2569
2571
2573
2575
2577
2579
2581
2583
2585
2587
2589
2591
2593
2595
2597
2599
2601
2603
2605
2607
2609
2611
2613
2615
2617
2619
2621
2623
2625
2627
2629
2631
2633
2635
2637
2639
2641
2643
2645
2647
2649
2651
2653
2655
2657
2659
2661
2663
2665
2667
2669
2671
2673
2675
2677
2679
2681
2683
2685
2687
2689
2691
2693
2695
2697
2699
2701
2703
2705
2707
2709
2711
2713
2715
2717
2719
2721
2723
2725
2727
2729
2731
2733
2735
2737
2739
2741
2743
2745
2747
2749
2751
2753
2755
2757
2759
2761
2763
2765
2767
2769
2771
2773
2775
2777
2779
2781
2783
2785
2787
2789
2791
2793
2795
2797
2799
2801
2803
2805
2807
2809
2811
2813
2815
2817
2819
2821
2823
2825
2827
2829
2831
2833
2835
2837
2839
2841
2843
2845
2847
2849
2851
2853
2855
2857
2859
2861
2863
2865
2867
2869
2871
2873
2875
2877
2879
2881
2883
2885
2887
2889
2891
2893
2895
2897
2899
2901
2903
2905
2907
2909
2911
2913
2915
2917
2919
2921
2923
2925
2927
2929
2931
2933
2935
2937
2939
2941
2943
2945
2947
2949
2951
2953
2955
2957
2959
2961
2963
2965
2967
2969
2971
2973
2975
2977
2979
2981
2983
2985
2987
2989
2991
2993
2995
2997
2999
3001
3003
3005
3007
3009
3011
3013
3015
3017
3019
3021
3023
3025
3027
3029
3031
3033
3035
3037
3039
3041
3043
3045
3047
3049
3051
3053
3055
3057
3059
3061
3063
3065
3067
3069
3071
3073
3075
3077
3079
3081
3083
3085
3087
3089
3091
3093
3095
3097
3099
3101
3103
3105
3107
3109
3111
3113
3115
3117
3119
3121
3123
3125
3127
3129
3131
3133
3135
3137
3139
3141
3143
3145
3147
3149
3151
3153
3155
3157
3159
3161
3163
3165
3167
3169
3171
3173
3175
3177
3179
3181
3183
3185
3187
3189
3191
3193
3195
3197
3199
3201
3203
3205
3207
3209
3211
3213
3215
3217
3219
3221
3223
3225
3227
3229
3231
3233
3235
3237
3239
3241
3243
3245
3247
3249
3251
3253
3255
3257
3259
3261
3263
3265
3267
3269
3271
3273
3275
3277
3279
3281
3283
3285
3287
3289
3291
3293
3295
3297
3299
3301
3303
3305
3307
3309
3311
3313
3315
3317
3319
3321
3323
3325
3327
3329
3331
3333
3335
3337
3339
3341
3343
3345
3347
3349
3351
3353
3355
3357
3359
3361
3363
3365
3367
3369
3371
3373
3375
3377
3379
3381
3383
3385
3387
3389
3391
3393
3395
3397
3399
3401
3403
3405
3407
3409
3411
3413
3415
3417
3419
3421
3423
3425
3427
3429
3431
3433
3435
3437
3439
3441
3443
3445
3447
3449
3451
3453
3455
3457
3459
3461
3463
3465
3467
3469
3471
3473
3475
3477
3479
3481
3483
3485
3487
3489
3491
3493
3495
3497
3499
3501
3503
3505
3507
3509
3511
3513
3515
3517
3519
3521
3523
3525
3527
3529
3531
3533
3535
3537
3539
3541
3543
3545
3547
3549
3551
3553
3555
3557
3559
3561
3563
3565
3567
3569
3571
3573
3575
3577
3579
3581
3583
3585
3587
3589
3591
3593
3595
3597
3599
3601
3603
3605
3607
3609
3611
3613
3615
3617
3619
3621
3623
3625
3627
3629
3631
3633
3635
3637
3639
3641
3643
3645
3647
3649
3651
3653
3655
3657
3659
3661
3663
3665
3667
3669
3671
3673
3675
3677
3679
3681
3683
3685
3687
3689
3691
3693
3695
3697
3699
3701
3703
3705
3707
3709
3711
3713
3715
3717
3719
3721
3723
3725
3727
3729
3731
3733
3735
3737
3739
3741
3743
3745
3747
3749
3751
3753
3755
3757
3759
3761
3763
3765
3767
3769
3771
3773
3775
3777
3779
3781
3783
3785
3787
3789
3791
3793
3795
3797
3799
3801
3803
3805
3807
3809
3811
3813
3815
3817
3819
3821
3823
3825
3827
3829
3831
3833
3835
3837
3839
3841
3843
3845
3847
3849
3851
3853
3855
3857
3859
3861
3863
3865
3867
3869
3871
3873
3875
3877
3879
3881
3883
3885
3887
3889
3891
3893
3895
3897
3899
3901
3903
3905
3907
3909
3911
3913
3915
3917
3919
3921
3923
3925
3927
3929
3931
3933
3935
3937
3939
3941
3943
3945
3947
3949
3951
3953
3955
3957
3959
3961
3963
3965
3967
3969
3971
3973
3975
3977
3979
3981
3983
3985
3987
3989
3991
3993
3995
3997
3999
4001
4003
4005
4007
4009
4011
4013
4015
4017
4019
4021
4023
4025
4027
4029
4031
4033
4035
4037
4039
4041
4043
4045
4047
4049
4051
4053
4055
4057
4059
4061
4063
4065
4067
4069
4071
4073
4075
4077
4079
4081
4083
4085
4087
4089
4091
4093
4095
4097
4099
4101
4103
4105
4107
4109
4111
4113
4115
4117
4119
4121
4123
4125
4127
4129
4131
4133
4135
4137
4139
4141
4143
4145
4147
4149
4151
4153
4155
4157
4159
4161
4163
4165
4167
4169
4171
4173
4175
4177
4179
4181
4183
4185
4187
4189
4191
4193
4195
4197
4199
4201
4203
4205
4207
4209
4211
4213
4215
4217
4219
4221
4223
4225
4227
4229
4231
4233
4235
4237
4239
4241
4243
4245
4247
4249
4251
4253
4255
4257
4259
4261
4263
4265
4267
4269
4271
4273
4275
4277
4279
4281
4283
4285
4287
4289
4291
4293
4295
4297
4299
4301
4303
4305
4307
4309
4311
4313
4315
4317
4319
4321
4323
4325
4327
4329
4331
4333
4335
4337
4339
4341
4343
4345
4347
4349
4351
4353
4355
4357
4359
4361
4363
4365
4367
4369
4371
4373
4375
4377
4379
4381
4383
4385
4387
4389
4391
4393
4395
4397
4399
4401
4403
4405
4407
4409
4411
4413
4415
4417
4419
4421
4423
4425
4427
4429
4431
4433
4435
4437
4439
4441
4443
4445
4447
4449
4451
4453
4455
4457
4459
4461
4463
4465
4467
4469
4471
4473
4475
4477
4479
4481
4483
4485
4487
4489
4491
4493
4495
4497
4499
4501
4503
4505
4507
4509
4511
4513
4515
4517
4519
4521
4523
4525
4527
4529
4531
4533
4535
4537
4539
4541
4543
4545
4547
4549
4551
4553
4555
4557
4559
4561
4563
4565
4567
4569
4571
4573
4575
4577
4579
4581
4583
4585
4587
4589
4591
4593
4595
4597
4599
4601
4603
4605
4607
4609
4611
4613
4615
4617
4619
4621
4623
4625
4627
4629
4631
4633
4635
4637
4639
4641
4643
4645
4647
4649
4651
4653
4655
4657
4659
4661
4663
4665
4667
4669
4671
4673
4675
4677
4679
4681
4683
4685
4687
4689
4691
4693
4695
4697
4699
4701
4703
4705
4707
4709
4711
4713
4715
4717
4719
4721
4723
4725
4727
4729
4731
4733
4735
4737
4739
4741
4743
4745
4747
4749
4751
4753
4755
4757
4759
4761
4763
4765
4767
4769
4771
4773
4775
4777
4779
4781
4783
4785
4787
4789
4791
4793
4795
4797
4799
4801
4803
4805
4807
4809
4811
4813
4815
4817
4819
4821
4823
4825
4827
4829
4831
4833
4835
4837
4839
4841
4843
4845
4847
4849
4851
4853
4855
4857
4859
4861
4863
4865
4867
4869
4871
4873
4875
4877
4879
4881
4883
4885
4887
4889
4891
4893
4895
4897
4899
4901
4903
4905
4907
4909
4911
4913
4915
4917
4919
4921
4923
4925
4927
4929
4931
4933
4935
4937
4939
4941
4943
4945
4947
4949
4951
4953
4955
4957
4959
4961
4963
4965
4967
4969
4971
4973
4975
4977
4979
4981
4983
4985
4987
4989
4991
4993
4995
4997
4999
5001
5003
5005
5007
5009
5011
5013
5015
5017
5019
5021
5023
5025
5027
5029
5031
5033
5035
5037
5039
5041
5043
5045
5047
5049
5051
5053
5055
5057
5059
5061
5063
5065
5067
5069
5071
5073
5075
5077
5079
5081
5083
5085
5087
5089
5091
5093
5095
5097
5099
5101
5103
5105
5107
5109
5111
5113
5115
5117
5119
5121
5123
5125
5127
5129
5131
5133
5135
5137
5139
5141
5143
5145
5147
5149
5151
5153
5155
5157
5159
5161
5163
5165
5167
5169
5171
5173
5175
5177
5179
5181
5183
5185
5187
5189
5191
5193
5195
5197
5199
5201
5203
5205
5207
5209
5211
5213
5215
5217
5219
5221
5223
5225
5227
5229
5231
5233
5235
5237
5239
5241
5243
5245
5247
5249
5251
5253
5255
5257
5259
5261
5263
5265
5267
5269
5271
5273
5275
5277
5279
5281
5283
5285
5287
5289
5291
5293
5295
5297
5299
5301
5303
5305
5307
5309
5311
5313
5315
5317
5319
5321
5323
5325
5327
5329
5331
5333
5335
5337
5339
5341
5343
5345
5347
5349
5351
5353
5355
5357
5359
5361
5363
5365
5367
5369
5371
5373
5375
5377
5379
5381
5383
5385
5387
5389
5391
5393
5395
5397
5399
5401
5403
5405
5407
5409
5411
5413
5415
5417
5419
5421
5423
5425
5427
5429
5431
5433
5435
5437
5439
5441
5443
5445
5447
5449
5451
5453
5455
5457
5459
5461
5463
5465
5467
5469
5471
5473
5475
5477
5479
5481
5483
5485
5487
5489
5491
5493
5495
5497
5499
5501
5503
5505
5507
5509
5511
5513
5515
5517
5519
5521
5523
5525
5527
5529
5531
5533
5535
5537
5539
5541
5543
5545
5547
5549
5551
5553
5555
5557
5559
5561
5563
5565
5567
5569
5571
5573
5575
5577
5579
5581
5583
5585
5587
5589
5591
5593
5595
5597
5599
5601
5603
5605
5607
5609
5611
5613
5615
5617
5619
5621
5623
5625
5627
5629
5631
5633
5635
5637
5639
5641
5643
5645
5647
5649
5651
5653
5655
5657
5659
5661
5663
5665
5667
5669
5671
5673
5675
5677
5679
5681
5683
5685
5687
5689
5691
5693
5695
5697
5699
5701
5703
5705
5707
5709
5711
5713
5715
5717
5719
5721
5723
5725
5727
5729
5731
5733
5735
5737
5739
5741
5743
5745
5747
5749
5751
5753
5755
5757
5759
5761
5763
5765
5767
5769
5771
5773
5775
5777
5779
5781
5783
5785
5787
5789
5791
5793
5795
5797
5799
5801
5803
5805
5807
5809
5811
5813
5815
5817
5819
5821
5823
5825
5827
5829
5831
5833
5835
5837
5839
5841
5843
5845
5847
5849
5851
5853
5855
5857
5859
5861
5863
5865
5867
5869
5871
5873
5875
5877
5879
5881
5883
5885
5887
5889
5891
5893
5895
5897
5899
5901
5903
5905
5907
5909
5911
5913
5915
5917
5919
5921
5923
5925
5927
5929
5931
5933
5935
5937
5939
5941
5943
5945
5947
5949
5951
5953
5955
5957
5959
5961
5963
5965
5967
5969
5971
5973
5975
5977
5979
5981
5983
5985
5987
5989
5991
5993
5995
5997
5999
6001
6003
6005
6007
6009
6011
6013
6015
6017
6019
6021
6023
6025
6027
6029
6031
6033
6035
6037
6039
6041
6043
6045
6047
6049
6051
6053
6055
6057
6059
6061
6063
6065
6067
6069
6071
6073
6075
6077
6079
6081
6083
6085
6087
6089
6091
6093
6095
6097
6099
6101
6103
6105
6107
6109
6111
6113
6115
6117
6119
6121
6123
6125
6127
6129
6131
6133
6135
6137
6139
6141
6143
6145
6147
6149
6151
6153
6155
6157
6159
6161
6163
6165
6167
6169
6171
6173
6175
6177
6179
6181
6183
6185
6187
6189
6191
6193
6195
6197
6199
6201
6203
6205
6207
6209
6211
6213
6215
6217
6219
6221
6223
6225
6227
6229
6231
6233
6235
6237
6239
6241
6243
6245
6247
6249
6251
6253
6255
6257
6259
6261
6263
6265
6267
6269
6271
6273
6275
6277
6279
6281
6283
6285
6287
6289
6291
6293
6295
6297
6299
6301
6303
6305
6307
6309
6311
6313
6315
6317
6319
6321
6323
6325
6327
6329
6331
6333
6335
6337
6339
6341
6343
6345
6347
6349
6351
6353
6355
6357
6359
6361
6363
6365
6367
6369
6371
6373
6375
6377
6379
6381
6383
6385
6387
6389
6391
6393
6395
6397
6399
6401
6403
6405
6407
6409
6411
6413
6415
6417
6419
6421
6423
6425
6427
6429
6431
6433
6435
6437
6439
6441
6443
6445
6447
6449
6451
6453
6455
6457
6459
6461
6463
6465
6467
6469
6471
6473
6475
6477
6479
6481
6483
6485
6487
6489
6491
6493
6495
6497
6499
6501
6503
6505
6507
6509
6511
6513
6515
6517
6519
6521
6523
6525
6527
6529
6531
6533
6535
6537
6539
6541
6543
6545
6547
6549
6551
6553
6555
6557
6559
6561
6563
6565
6567
6569
6571
6573
6575
6577
6579
6581
6583
6585
6587
6589
6591
6593
6595
6597
6599
6601
6603
6605
6607
6609
6611
6613
6615
6617
6619
6621
6623
6625
6627
6629
6631
6633
6635
6637
6639
6641
6643
6645
6647
6649
6651
6653
6655
6657
6659
6661
6663
6665
6667
6669
6671
6673
6675
6677
6679
6681
6683
6685
6687
6689
6691
6693
6695
6697
6699
6701
6703
6705
6707
6709
6711
6713
6715
6717
6719
6721
6723
6725
6727
6729
6731
6733
6735
6737
6739
6741
6743
6745
6747
6749
6751
6753
6755
6757
6759
6761
6763
6765
6767
6769
6771
6773
6775
6777
6779
6781
6783
6785
6787
6789
6791
6793
6795
6797
6799
6801
6803
6805
6807
6809
6811
6813
6815
6817
6819
6821
6823
6825
6827
6829
6831
6833
6835
6837
6839
6841
6843
6845
6847
6849
6851
6853
6855
6857
6859
6861
6863
6865
6867
6869
6871
6873
6875
6877
6879
6881
6883
6885
6887
6889
6891
6893
6895
6897
6899
6901
6903
6905
6907
6909
6911
6913
6915
6917
6919
6921
6923
6925
6927
6929
6931
6933
6935
6937
6939
6941
6943
6945
6947
6949
6951
6953
6955
6957
6959
6961
6963
6965
6967
6969
6971
6973
6975
6977
6979
6981
6983
6985
6987
6989
6991
6993
6995
6997
6999
7001
7003
7005
7007
7009
7011
7013
7015
7017
7019
7021
7023
7025
7027
7029
7031
7033
7035
7037
7039
7041
7043
7045
7047
7049
7051
7053
7055
7057
7059
7061
7063
7065
7067
7069
7071
7073
7075
7077
7079
7081
7083
7085
7087
7089
7091
7093
7095
7097
7099
7101
7103
7105
7107
7109
7111
7113
7115
7117
7119
7121
7123
7125
7127
7129
7131
7133
7135
7137
7139
7141
7143
7145
7147
7149
7151
7153
7155
7157
7159
7161
7163
7165
7167
7169
7171
7173
7175
7177
7179
7181
7183
7185
7187
7189
7191
7193
7195
7197
7199
7201
7203
7205
7207
7209
7211
7213
7215
7217
7219
7221
7223
7225
7227
7229
7231
7233
7235
7237
7239
7241
7243
7245
7247
7249
7251
7253
7255
7257
7259
7261
7263
7265
7267
7269
7271
7273
7275
7277
7279
7281
7283
7285
7287
7289
7291
7293
7295
7297
7299
7301
7303
7305
7307
7309
7311
7313
7315
7317
7319
7321
7323
7325
7327
7329
7331
7333
7335
7337
7339
7341
7343
7345
7347
7349
7351
7353
7355
7357
7359
7361
7363
7365
7367
7369
7371
7373
7375
7377
7379
7381
7383
7385
7387
7389
7391
7393
7395
7397
7399
7401
7403
7405
7407
7409
7411
7413
7415
7417
7419
7421
7423
7425
7427
7429
7431
7433
7435
7437
7439
7441
7443
7445
7447
7449
7451
7453
7455
7457
7459
7461
7463
7465
7467
7469
7471
7473
7475
7477
7479
7481
7483
7485
7487
7489
7491
7493
7495
7497
7499
7501
7503
7505
7507
7509
7511
7513
7515
7517
7519
7521
7523
7525
7527
7529
7531
7533
7535
7537
7539
7541
7543
7545
7547
7549
7551
7553
7555
7557
7559
7561
7563
7565
7567
7569
7571
7573
7575
7577
7579
7581
7583
7585
7587
7589
7591
7593
7595
7597
7599
7601
7603
7605
7607
7609
7611
7613
7615
7617
7619
7621
7623
7625
7627
7629
7631
7633
7635
7637
7639
7641
7643
7645
7647
7649
7651
7653
7655
7657
7659
7661
7663
7665
7667
7669
7671
7673
7675
7677
7679
7681
7683
7685
7687
7689
7691
7693
7695
7697
7699
7701
7703
7705
7707
7709
7711
7713
7715
7717
7719
7721
7723
7725
7727
7729
7731
7733
7735
7737
7739
7741
7743
7745
7747
7749
7751
7753
7755
7757
7759
7761
7763
7765
7767
7769
7771
7773
7775
7777
7779
7781
7783
7785
7787
7789
7791
7793
7795
7797
7799
7801
7803
7805
7807
7809
7811
7813
7815
7817
7819
7821
7823
7825
7827
7829
7831
7833
7835
7837
7839
7841
7843
7845
7847
7849
7851
7853
7855
7857
7859
7861
7863
7865
7867
7869
7871
7873
7875
7877
7879
7881
7883
7885
7887
7889
7891
7893
7895
7897
7899
7901
7903
7905
7907
7909
7911
7913
7915
7917
7919
7921
7923
7925
7927
7929
7931
7933
7935
7937
7939
7941
7943
7945
7947
7949
7951
7953
7955
7957
7959
7961
7963
7965
7967
7969
7971
7973
7975
7977
7979
7981
7983
7985
7987
7989
7991
7993
7995
7997
7999
8001
8003
8005
8007
8009
8011
8013
8015
8017
8019
8021
8023
8025
8027
8029
8031
8033
8035
8037
8039
8041
8043
8045
8047
8049
8051
8053
8055
8057
8059
8061
8063
8065
8067
8069
8071
8073
8075
8077
8079
8081
8083
8085
8087
8089
8091
8093
8095
8097
8099
8101
8103
8105
8107
8109
8111
8113
8115
8117
8119
8121
8123
8125
8127
8129
8131
8133
8135
8137
8139
8141
8143
8145
8147
8149
8151
8153
8155
8157
8159
8161
8163
8165
8167
8169
8171
8173
8175
8177
8179
8181
8183
8185
8187
8189
8191
8193
8195
8197
8199
8201
8203
8205
8207
8209
8211
8213
8215
8217
8219
8221
8223
8225
8227
8229
8231
8233
8235
8237
8239
8241
8243
8245
8247
8249
8251
8253
8255
8257
8259
8261
8263
8265
8267
8269
8271
8273
8275
8277
8279
8281
8283
8285
8287
8289
8291
8293
8295
8297
8299
8301
8303
8305
8307
8309
8311
8313
8315
8317
8319
8321
8323
8325
8327
8329
8331
8333
8335
8337
8339
8341
8343
8345
8347
8349
8351
8353
8355
8357
8359
8361
8363
8365
8367
8369
8371
8373
8375
8377
8379
8381
8383
8385
8387
8389
8391
8393
8395
8397
8399
8401
8403
8405
8407
8409
8411
8413
8415
8417
8419
8421
8423
8425
8427
8429
8431
8433
8435
8437
8439
8441
8443
8445
8447
8449
8451
8453
8455
8457
8459
8461
8463
8465
8467
8469
8471
8473
8475
8477
8479
8481
8483
8485
8487
8489
8491
8493
8495
8497
8499
8501
8503
8505
8507
8509
8511
8513
8515
8517
8519
8521
8523
8525
8527
8529
8531
8533
8535
8537
8539
8541
8543
8545
8547
8549
8551
8553
8555
8557
8559
8561
8563
8565
8567
8569
8571
8573
8575
8577
8579
8581
8583
8585
8587
8589
8591
8593
8595
8597
8599
8601
8603
8605
8607
8609
8611
8613
8615
8617
8619
8621
8623
8625
8627
8629
8631
8633
8635
8637
8639
8641
8643
8645
8647
8649
8651
8653
8655
8657
8659
8661
8663
8665
8667
8669
8671
8673
8675
8677
8679
8681
8683
8685
8687
8689
8691
8693
8695
8697
8699
8701
8703
8705
8707
8709
8711
8713
8715
8717
8719
8721
8723
8725
8727
8729
8731
8733
8735
8737
8739
8741
8743
8745
8747
8749
8751
8753
8755
8757
8759
8761
8763
8765
8767
8769
8771
8773
8775
8777
8779
8781
8783
8785
8787
8789
8791
8793
8795
8797
8799
8801
8803
8805
8807
8809
8811
8813
8815
8817
8819
8821
8823
8825
8827
8829
8831
8833
8835
8837
8839
8841
8843
8845
8847
8849
8851
8853
8855
8857
8859
8861
8863
8865
8867
8869
8871
8873
8875
8877
8879
8881
8883
8885
8887
8889
8891
8893
8895
8897
8899
8901
8903
8905
8907
8909
8911
8913
8915
8917
8919
8921
8923
8925
8927
8929
8931
8933
8935
8937
8939
8941
8943
8945
8947
8949
8951
8953
8955
8957
8959
8961
8963
8965
8967
8969
8971
8973
8975
8977
8979
8981
8983
8985
8987
8989
8991
8993
8995
8997
8999
9001
9003
9005
9007
9009
9011
9013
9015
9017
9019
9021
9023
9025
9027
9029
9031
9033
9035
9037
9039
9041
9043
9045
9047
9049
9051
9053
9055
9057
9059
9061
9063
9065
9067
9069
9071
9073
9075
9077
9079
9081
9083
9085
9087
9089
9091
9093
9095
9097
9099
9101
9103
9105
9107
9109
9111
9113
9115
9117
9119
9121
9123
9125
9127
9129
9131
9133
9135
9137
9139
9141
9143
9145
9147
9149
9151
9153
9155
9157
9159
9161
9163
9165
9167
9169
9171
9173
9175
9177
9179
9181
9183
9185
9187
9189
9191
9193
9195
9197
9199
9201
9203
9205
9207
9209
9211
9213
9215
9217
9219
9221
9223
9225
9227
9229
9231
9233
9235
9237
9239
9241
9243
9245
9247
9249
9251
9253
9255
9257
9259
9261
9263
9265
9267
9269
9271
9273
9275
9277
9279
9281
9283
9285
9287
9289
9291
9293
9295
9297
9299
9301
9303
9305
9307
9309
9311
9313
9315
9317
9319
9321
9323
9325
9327
9329
9331
9333
9335
9337
9339
9341
9343
9345
9347
9349
9351
9353
9355
9357
9359
9361
9363
9365
9367
9369
9371
9373
9375
9377
9379
9381
9383
9385
9387
9389
9391
9393
9395
9397
9399
9401
9403
9405
9407
9409
9411
9413
9415
9417
9419
9421
9423
9425
9427
9429
9431
9433
9435
9437
9439
9441
9443
9445
9447
9449
9451
9453
9455
9457
9459
9461
9463
9465
9467
9469
9471
9473
9475
9477
9479
9481
9483
9485
9487
9489
9491
9493
9495
9497
9499
9501
9503
9505
9507
9509
9511
9513
9515
9517
9519
9521
9523
9525
9527
9529
9531
9533
9535
9537
9539
9541
9543
9545
9547
9549
9551
9553
9555
9557
9559
9561
9563
9565
9567
9569
9571
9573
9575
9577
9579
9581
9583
9585
9587
9589
9591
9593
9595
9597
9599
9601
9603
9605
9607
9609
9611
9613
9615
9617
9619
9621
9623
9625
9627
9629
9631
9633
9635
9637
9639
9641
9643
9645
9647
9649
9651
9653
9655
9657
9659
9661
9663
9665
9667
9669
9671
9673
9675
9677
9679
9681
9683
9685
9687
9689
9691
9693
9695
9697
9699
9701
9703
9705
9707
9709
9711
9713
9715
9717
9719
9721
9723
9725
9727
9729
9731
9733
9735
9737
9739
9741
9743
9745
9747
9749
9751
9753
9755
9757
9759
9761
9763
9765
9767
9769
9771
9773
9775
9777
9779
9781
9783
9785
9787
9789
9791
9793
9795
9797
9799
9801
9803
9805
9807
9809
9811
9813
9815
9817
9819
9821
9823
9825
9827
9829
9831
9833
9835
9837
9839
9841
9843
9845
9847
9849
9851
9853
9855
9857
9859
9861
9863
9865
9867
9869
9871
9873
9875
9877
9879
9881
9883
9885
9887
9889
9891
9893
9895
9897
9899
9901
9903
9905
9907
9909
9911
9913
9915
9917
9919
9921
9923
9925
9927
9929
9931
9933
9935
9937
9939
9941
9943
9945
9947
9949
9951
9953
9955
9957
9959
9961
9963
9965
9967
9969
9971
9973
9975
9977
9979
9981
9983
9985
9987
9989
9991
9993
9995
9997
9999

Surrounding Area





Surrounding Area





use: 0325-0015

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: Jeanette Powell-Hooper **Project Name:** Veterans Villa

Municipal Address of Site: 105 North 19th Ave **PPIN #:** 16034

Parcel Number(s): 2-0281-08-209.00

Type of Public Hearing	Additional Information Needed:
☐ Variance	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
☐ Rezoning	Existing Zoning: _____ Proposed Zoning: _____
☒ Conditional Use	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: Group Home
☐ Minor Subdivision	
☐ Subdividing of lot, Parcel, or Tract	
☐ Street or Alley Renaming	
☐ Vacating Street or Alley	
☐ Overlay District	
☐ Planned Mixed-Use District (PMU)	
C	

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:			**Received:**
PPIN # or Parcel #:			

Updated Version 07/31/2024

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, the property located @ 105 North 19th Ave Hattiesburg MS is codified as a R-1b which is available for a conditional use as notated in the chart 5.4.25.2 of the Mississippi Land Development Code ATTACHED

2. **Describe the effects the proposed use of utilities and facilities will have on the community**
   We anticipate an increase in water, electric & garbage (food waste). However, we have taken steps to mitigate those service demand with low-flow showers, faucets, LED efficient lighting & composting of food wastes to be used in gardening.

3. **Describe how the size of the site is appropriate for the proposed use.**
   The property in question has a lot size of 0.4 acres or 10,556 square feet. The structure's dimension measures 2410 square feet, featuring 5 bedrooms & 3 full baths

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?**
The expected number of CLIENTS is 6 with the appropriate and mandated staff of medical professionals

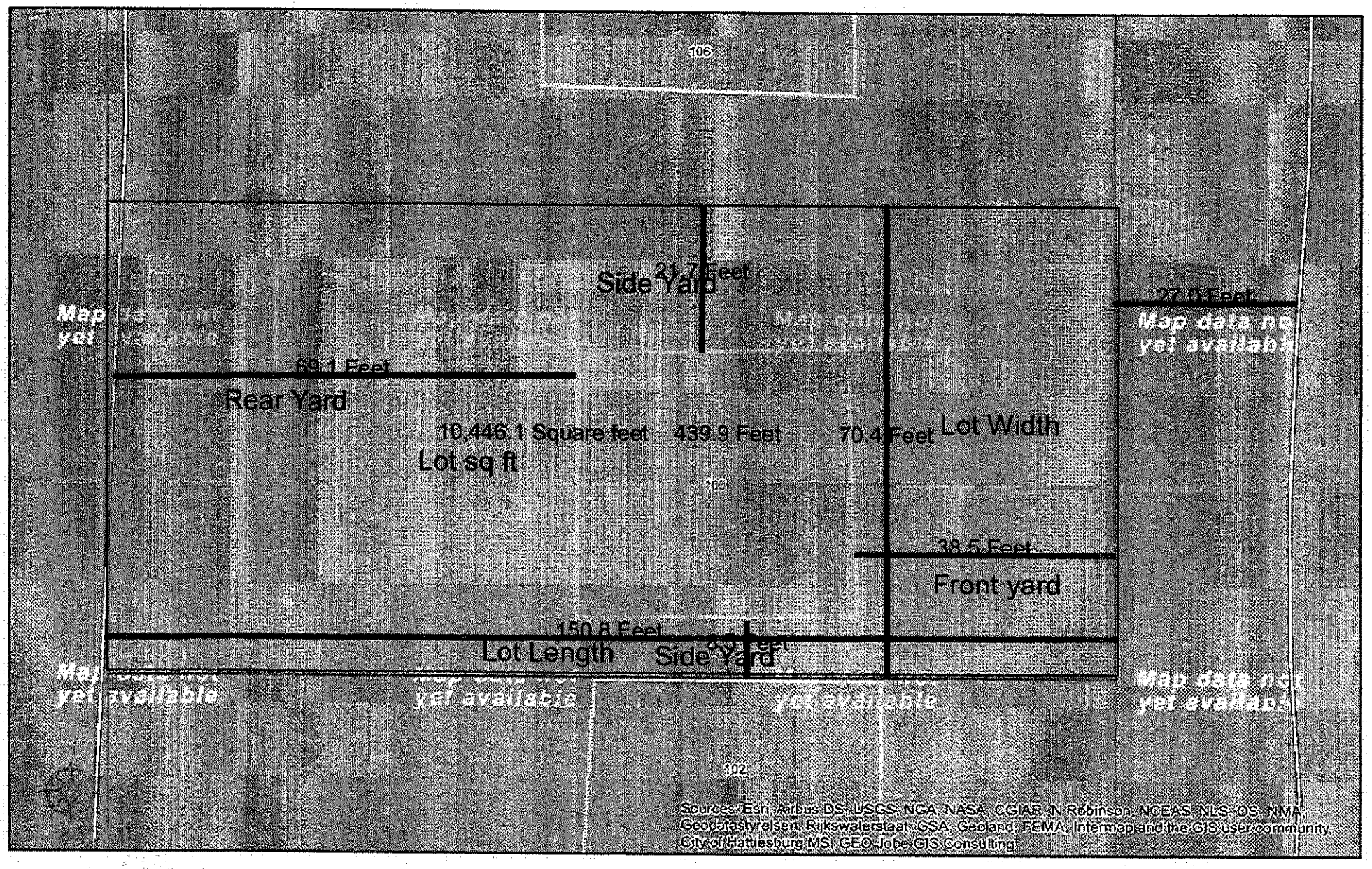
7. **Is proposed use compatible with surrounding uses and design? If yes, please explain:**
Yes, the property is located in a "mixed bag" neighborhood of rental/student housing, residential use and commercial establishments

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 for Land Development Code and GIS map. Access via link or QR code.

105 North 19th Ave H tiesburg, Ms 39401 (2)



City of Hattiesburg, MS

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 DATE: October 23, 2024

0 20 40
Feet

* check ab Power of Attorney

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

105 North 19th Ave Hattiesburgh Mississippi,
Street Address City State

on this the 26th 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.

Bennie Powell

on this the 26th day of March, 2025

Jeanette Powell-Hooper
Property Owner (Print)

Jeanette Powell Hooper
Property Owner (Signature)

STATE OF New Jersey

COUNTY OF Middlesex

Personally came and appeared before me, the within named Jeanette Powell-Hooper 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 26 day of March, 2025.

NOTARY PUBLIC

TAMI R HOWARD SANDERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50149138
MY COMMISSION EXPIRES FEB 04, 2026

My Commission Expires:

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 105 North 19th Avenue Hattiesburg Mississippi.
Street Address City State

on this the 26th 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.

Bennie Powell

on this the 26th day of March, 2025

Jeanette Powell-Harper
Applicant (Print)

Jeanette Powell-Harper
Applicant (Signature)

STATE OF New Jersey

COUNTY OF Middlesex

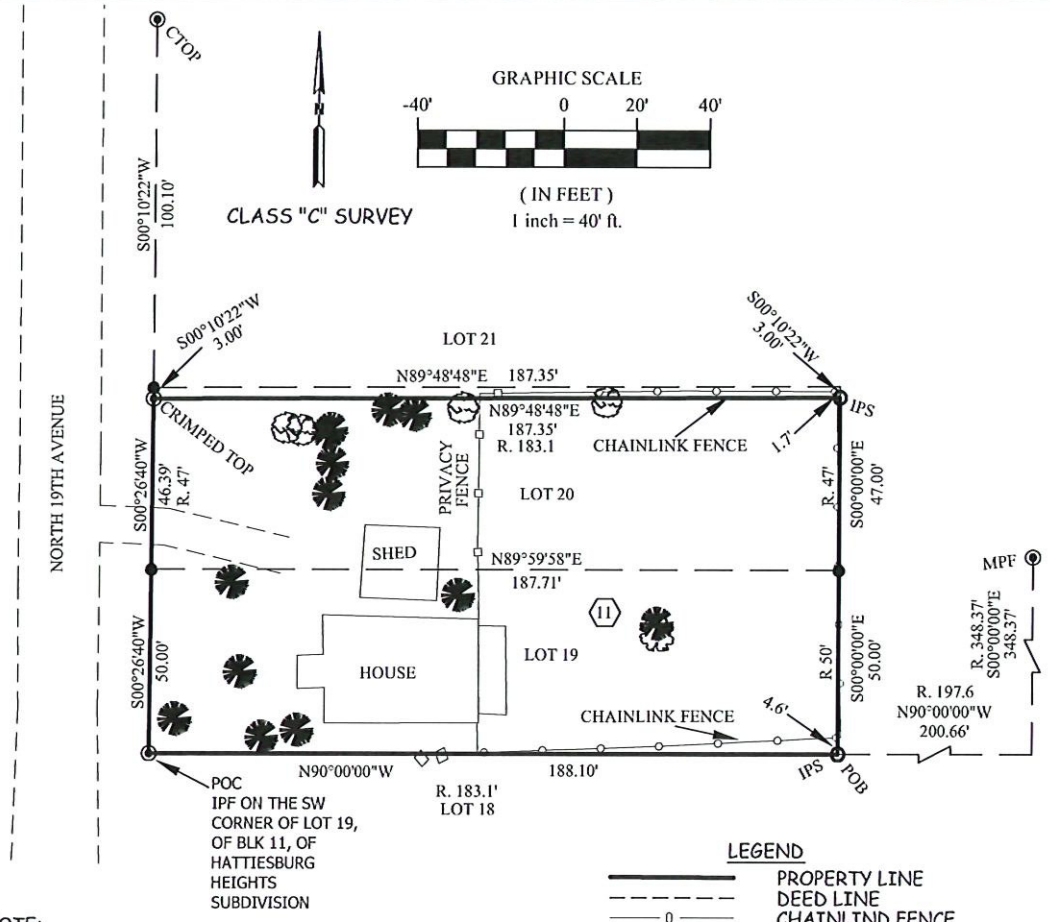
Personally came and appeared before me, the within named Jeanette Powell Harper, who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26 day of March, 2025.

NOTARY PUBLIC

TAMI R HOWARD SANDERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50149138
MY COMMISSION EXPIRES FEB. 04, 2026

My Commission Expires:
Tami R Howard Sanders



NOTE:

ALL BEARINGS SHOWN ON THIS PLAT ARE MISSISSIPPI STATE PLANE EAST ZONE, NAD 83, GEOID CONTINENTAL US NGS 2012.

NO RECORD SEARCH FOR EASEMENTS WAS CONDUCTED.

REFERENCE MATERIAL:

RECORD PLAT FOR HATTIESBURG HEIGHTS SUBDIVISION
DB. 1221, PG. 23
RECORD GLO FIELD NOTES

LEGEND

	PROPERTY LINE
	DEED LINE
0	CHAINLIND FENCE
□	PRIVACY FENCE
◉	MONUMENT FOUND
○	MONUMENT SET
●	CALCULATED CORNER (NO MONUMENT SET)
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2"x18")
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
MPF	METAL PIPE FOUND
CTOP	CRIMPED TOP PIPE
R.	AS PER RECORD
	OAK TREE
	PINE TREE
	MAGNOLIA TREE

BOUNDARY LINE
BE
LAND SURVEYING
93 Enon Road
Columbia, MS 39429
phillipwball@gmail.com
(T) 601-441-8459
(T) 601-736-0631

I certify that the information on this plat is thorough and accurate to the best of my knowledge and belief.

PHILLIP W. BALL REGISTERED PROFESSIONAL LAND SURVEYOR PLS-02821 STATE OF MISSISSIPPI

PHILLIP W. BALL , PLS

SURVEY FOR:

BEN POWELL

LOTS 19 AND 20, BLK 11.
HATTIESBURG HEIGHTS 1st SURVEY
S 8, T-4-N, R-13-W
FORREST COUNTY, MS

* * * * *

project no.: 3248G001	drawn by: P.W.B.
survey date: 2/21/25	checked by: P.W.B.
stamped date: 2/24/25	sworn chainman: PHILLIP BALL

NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF SUCH WERE FURNISHED TO THE SURVEYOR, NOR WAS ANY SUCH MADE BY THE SURVEYOR, ALL RECORDS USED ARE LISTED HEREON.

May 2025 HPC Item: G
Jimmy Odom, Property Owner, and Scott Martin, Applicant
Request for: **Conditional Use Approval**

URBAN DEVELOPMENT
PLANNING DIVISION

Planning Commission
Case Fact Sheet

Names of Petitioner: Jimmy Odom, Property Owner, and Scott Martin, Applicant

Address of Property:	**Tax Parcel**	**PPIN:**	**Ward:**
700 Bouie Street	2-029H-03-133.00	17508	2
	2-029H-03-134.00	17509	

Request: Conditional Use Request "Construction Offices"

Purpose of Request: **Conditional Use Request—** Jimmy Odom, Property Owner, and Scott Martin, Applicant, request conditional use approval for "Construction Offices" for a B-3 zoned property located at 700 Bouie Street (PPIN 17508 & 17509, Forrest County, Ward 2).

History / Background: The applicant met with staff in March 2025 to discuss reactivating a property at 700 Bouie Street to house storage for the applicant's landscaping business. Staff determined the use category as "Construction Office" given the type of equipment that will be used and stored at this location, along with the services offered that also fall under sector 23 of the 2022 NAICS Codes for Construction. Staff explained the requirements needed to move forward, including a conditional use as a "Construction Office" and a variance for the proposed 6ft fencing within the front yard of the property.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 5 **USE REGULATIONS**

5.4.16 Construction Offices.

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

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

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

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

Present Zoning: B-3 (Community Business)

Present Use: Vacant

Future Land Use: Community Business Corridor

Surrounding Zoning and Land Use:

North:	B-3 (Community Business)
South:	B-3 (Community Business)
East:	B-3 (Community Business)
West:	R- 1C (Single-Family Residential)

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 “Construction Offices” for a B-3 zoned property located at 700 Bouie Street (PPIN 17508 & 17509, Forrest County, Ward 2).

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

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

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

i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.

ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

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

May 2025 HPC Item: G
Jimmy Odom, Property Owner, and Scott Martin, Applicant
Request for: **Conditional Use Approval**

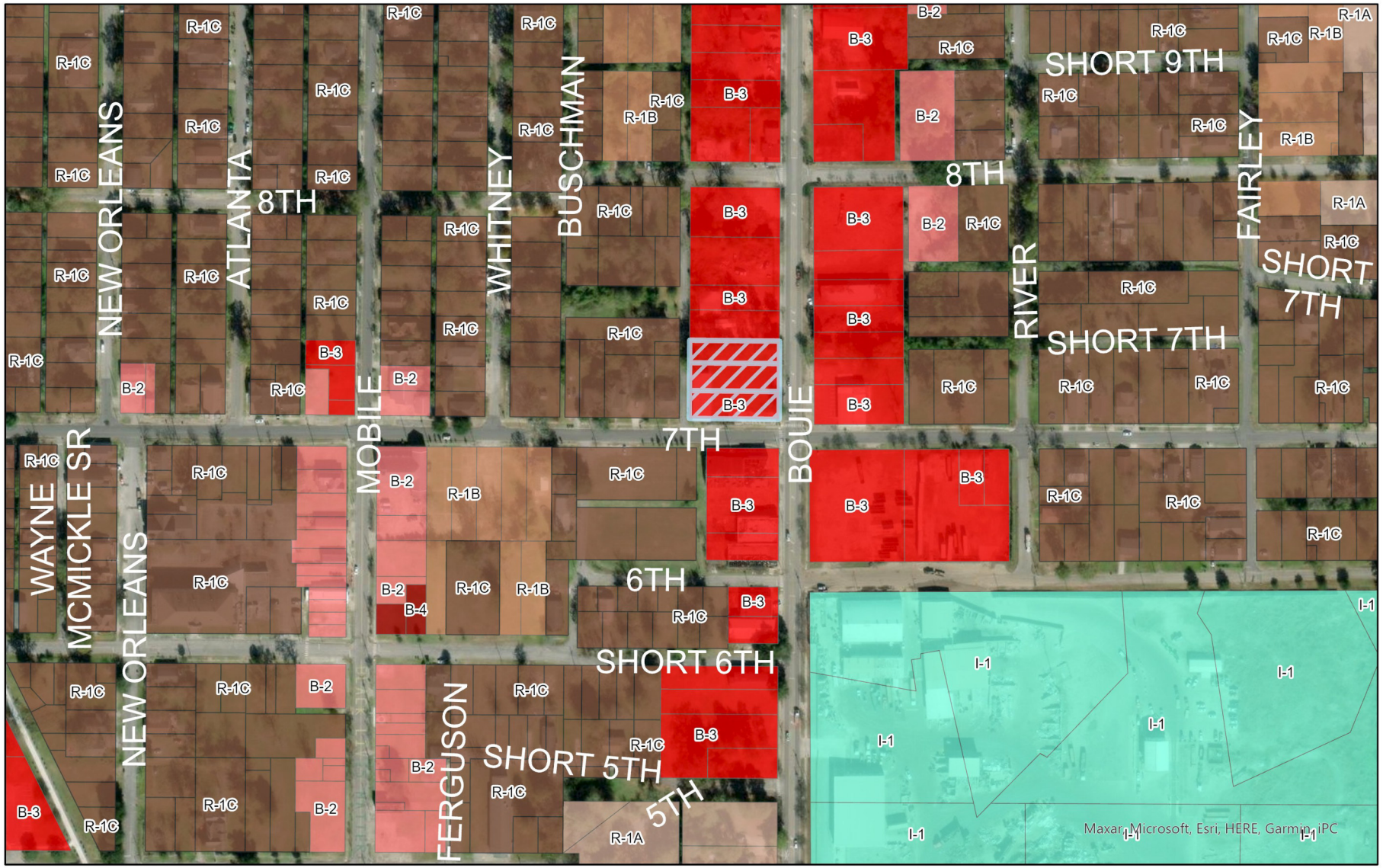
SUBJECT PARCEL

700 Bouie Street — Conditional Use Request

Jimmy Odom, Property Owner, and Scott Martin, Applicant, request conditional use approval for “Contractor’s Office” for a B-3 zoned property located at 700 Bouie Street (PPIN 17508, 17509, and 17510, Forrest County, Ward 2).



HPC Item: G



Zoning Map

- R-1A
- R-1B
- R-1C
- B-2
- B-3
- B-4
- I-1
- 700 Bouie Street

Conditional Use Request for
Contractor's Office
700 Bouie Street
PPIN: 17508, 17509, and 17510
Flood Zone: X
Ward2 , Forrest County

0 800 Feet

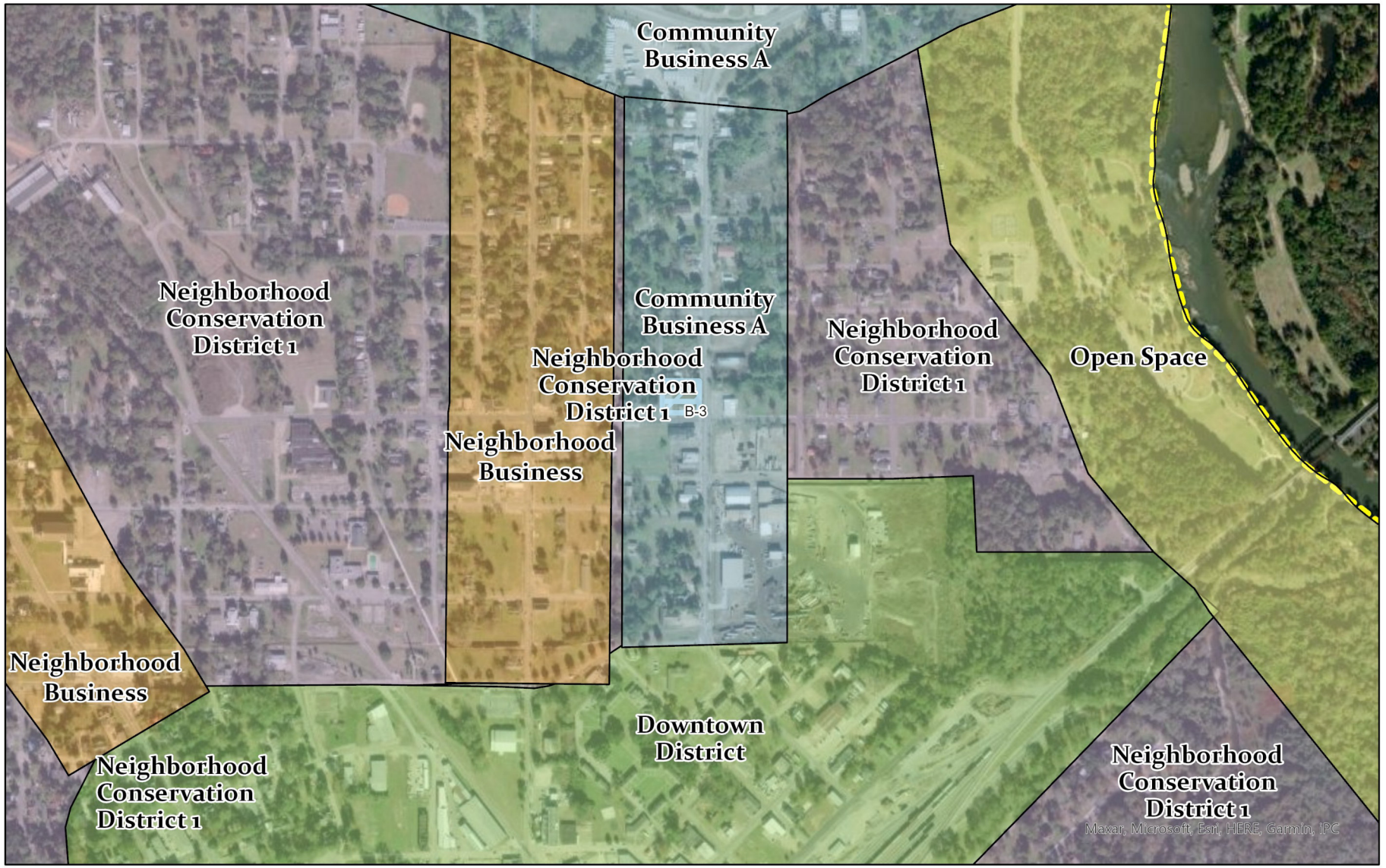
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°17'16"W 31°20'9"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: 4/22/2025 4:30 PM

HPC Item: G



Future Land Use Map

- Community Business A
- Downtown District
- Neighborhood Business
- Neighborhood Conservation District 1
- Open Space
- 700 Bouie Street

Conditional Use Request for
Contractor's Office
700 Bouie Street
PPIN: 17508, 17509, and 17510
Flood Zone: X
Ward 2, Forrest County

0 0.25 Miles

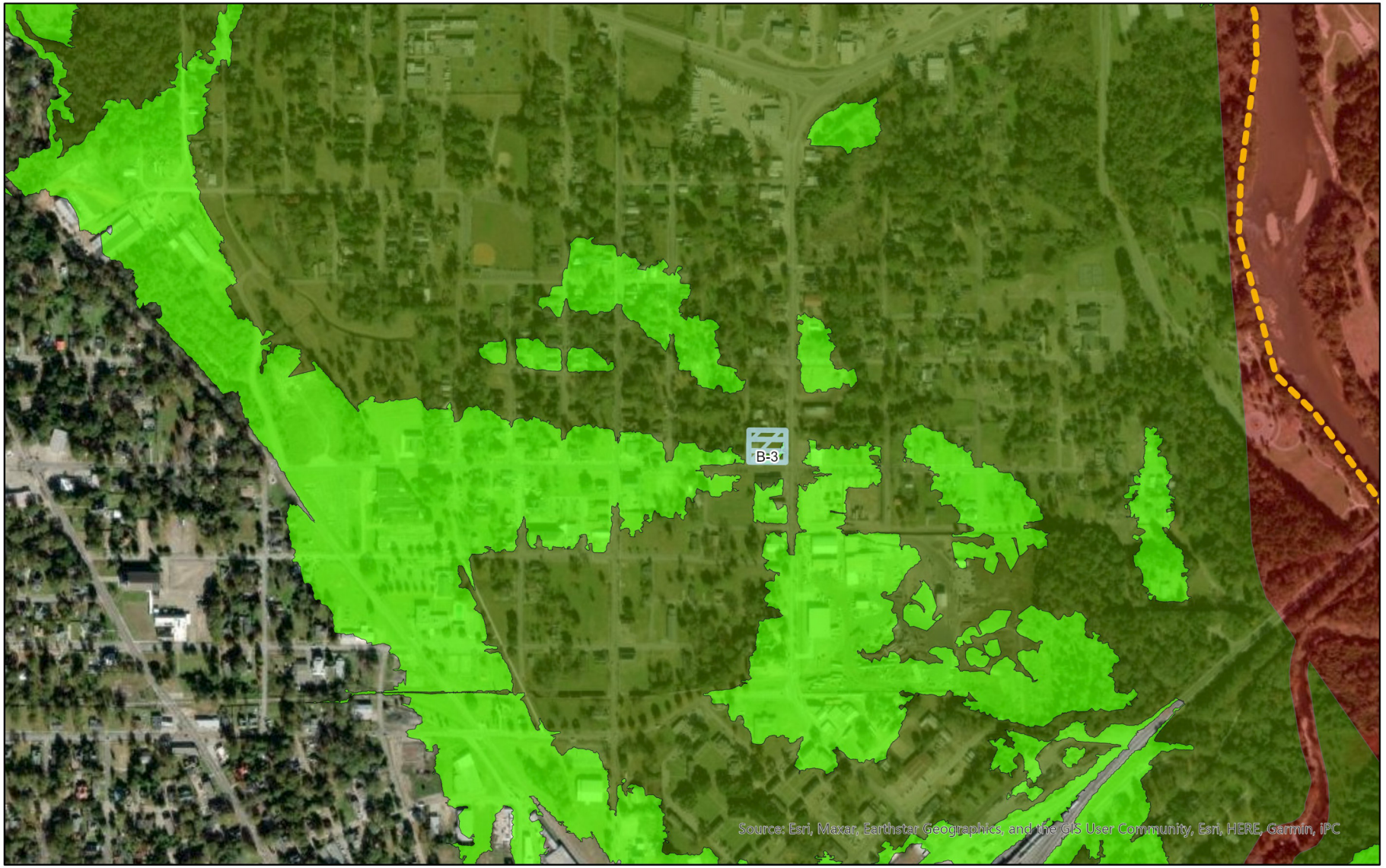
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°17'15"W 31°20'8"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: 4/22/2025 4:33 PM

HPC Item: G



Flood Zones
- FLOODWAY AREA IN ZONE AE
- ZONE A (100 yr flood - no elevation)
- ZONE AE (100 yr flood w / elevation)
- ZONE SX (500 yr flood)
- 700 Bouie Street

Conditional Use Request for
Contractor's Office
700 Bouie Street
PPIN: 17508, 17509, and 17510
Flood Zone: X
Ward 2, Forrest County

0 0.25 Miles

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°17'20"W 31°20'10"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: 4/22/2025 4:36 PM

Site Aerial


Whitney St
Ferguson Aly
E 7th St
E Short 8th St
Bouie St
E 7th St

Surrounding Area





Surrounding Area





Proposed Site Plan



URBAN DEVELOPMENT
PLANNING DIVISION

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)
Hattiesburg, MS 39403-1898
Department of Urban Development
(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: Scott Martin
Project Name: LR Boule St
Proposed Use(s): Landscape Company Storage
Project Street Address: 700 Boule St, Hattiesburg, MS 39401
PPIN Number(s) (if unknown, can be found on tax receipt):

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

Application for (check all appropriate types):

- [X] 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)
- [X] 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
- [X] Other: Fence 6ft

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

- [ ] Automotive Filling Station
- [ ] Digital Billboard, New
- [ ] Restaurant
- [ ] Telecommunications
- [ ] Digital Billboard, Replacement
- [ ] Solar Farm
- [X] Other:

For Re-Zoning Only, see p. 11:

Existing Zoning:
Proposed Zoning:

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: Planner:
Parcel Number(s): 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:

3/27/25

MP

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

7000 Boulest Hattiesburg MS ,

Street Address **City** **State**

on this the 19th 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.

_____

on this the _____ day of _____, 20____.

Jimmie Dale Odom

Property Owner (print)

Jimmie Dale Odom

Property Owner (signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

Jimmie Dale Odom ,

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 19th day of March, 2025.

Hannah Everett

NOTARY PUBLIC

STATE OF MISSISSIPPI
HANNAH M. EVERETT
NOTARY PUBLIC
ID No. 314494
My Comm. Expires
April 10, 2026
FORREST COUNTY

My Commission Expires:

4-10-26

X

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 700 Bouie Hattiesburg MS,
Street Address **City** **State**

on this the 19 day of March, 2025.

Scott Martin
Applicant (print)

Scott Martin
Applicant (signature)

STATE OF MS

COUNTY OF Forrest

Personally came and appeared before me, the within named Scott Martin,
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 19th day of March, 2025.

NOTARY PUBLIC

My Commission Expires:
9/13/2027

STATE OF MISSISSIPPI VALERIE PATTERSON NOTARY PUBLIC FORREST COUNTY My commission expires September 13, 2027 Commission number 379821

X

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.

I need a fence. Things get stolen sometimes. I also need ramps to acess the buildig

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

I will not

X

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 property owner on this street have fences to protect their property and equipment

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

I need a fence and ramps to use this property the way I need to.

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

Yes

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.

It will not

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.

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. Only thing stored outside will be 4 trucks.

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

This lot has been vacant for years and has not bee attended to. We will clean up the property and keep it in better condition than it's current owner

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

This is more than enough space for me to park 4 work trucks outside. All other equipment will be housed inside.

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

I don't think so.

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?

9 Employees and 3 Trucks

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

Yes. There are multiple businesses on this street that use their property in the same manner as we intend to.

8. Parking requirements:

Commercial/Industrial: Paved parking will be provided for 29 vehicles, and 0 ADA vehicles; with _____ loading spaces.

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


4
3
2
1
30 ft

May 2025 HPC Item: H
Forrest General Hospital, Property Owner/Applicant, Charlie Williamson, Representative, Levi Weeks, Applicant/Engineer
Request for: **Conditional Use Approval**

URBAN DEVELOPMENT
PLANNING DIVISION

Planning Commission
Case Fact Sheet

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

Address of Property:	**Tax Parcel**	**PPIN:**	**Ward:**
2701 Camp Street	2-028O-08-286.00	16525	4
	2-028O-08-287.00	16526	

Request: Conditional Use Request "Parking Lot or Garage"

Purpose of Request: **Conditional Use Request—** Forrest General Hospital, Property Owner/Applicant, Charlie Williamson, Representative, Levi Weeks, Applicant/Engineer, request conditional use approval for a "Parking Lot or Garage" for an MX-3 zoned property located at 2701 Camp Street (PPIN 16526 & 16525, Forrest County, Ward 4).

History / Background: The applicants met with staff in a pre-application meeting regarding a proposed expansion of the Forrest General Cancer Center at 301 S. 28th Avenue and a new 64-space surface parking lot at 2701 Camp Street. The proposed lot would serve employees of the Cancer Center and potentially other nearby medical facilities. Staff noted that both properties are located within form-based code zoning districts, which require conditional use approval for standalone surface parking.

Surface-level parking within a form-based code district must be evaluated not only for compliance with the code but also against the district's core goals: to foster walkable, compact, and economically vibrant neighborhoods. One of the major themes of the Midtown in Motion Master Plan (adopted July 2, 2013) is "Activating Midtown," which calls for people-friendly streets framed by buildings and enhanced urban design. At the time of

adoption, the plan identified the overabundance of surface parking as a major issue and specifically recommended structured parking decks to maximize land value and development capacity for Midtown's growing medical institutions.

While parking is a necessary component of most commercial and institutional development, the cumulative addition of surface lots for convenience undermines the intent and purpose of the form-based code. Inactive frontages, disjointed building edges, and visual voids weaken the pedestrian experience and detract from Midtown's urban character.

Staff recommended exploring alternative parking strategies, including shared or off-site parking agreements with adjacent properties—options the code permits within 660 feet (and up to 50% of required parking within 1,320 feet). Notably, in November 2022, a conditional use request from Forrest General Hospital for the expansion of a non-conforming surface parking lot in an Open Space zoning district was also considered.

Beyond design, the economic opportunity cost of surface parking is substantial. Surface lots are among the lowest-performing land uses in terms of tax generation and employment density. As documented in the Midtown plan and supported by national best practices, structured parking—though more costly upfront—preserves developable land for productive uses and supports compact, economically resilient growth. Continued approval of surface lots in FBC districts compromises the long-term public value of these high-opportunity corridors.

Conditional uses allow a community to permit flexibility only when aligned with the intent of the zoning ordinance. If the Planning Commission chooses to consider this application, staff recommends evaluating the following potential conditions of approval:

- Enhanced perimeter treatment for the parking lot, such as requiring at least a 10 ft-wide landscape buffer or a masonry wall along all street frontages.
- Submit a conceptual layout showing how the lot could be redeveloped with building pads, access, and utilities.

- A master development strategy for Forrest General's surrounding properties to contextualize the parking need within a broader site plan.

Applicant Summary: See Attached

Applicable Regulations:

Section 4 **Section 4.4 Permitted Use Table (FBC Page 48)**

	MX -3, -4, -5	EM -2, -3	EM -4, -6, -9	RA -3	RD -2	OS	Definition/ Use Standard
Commercial Uses							
Ambulance service	P	P	P	X	X	X	*Sec. 4.5.C.1*
Hotel, motel (13 or more rooms)	P	X	X	X	X	X	*Sec. 4.5.C.2*
Hospice	P	P	P	X	X	X	*Sec. 4.5.C.3*
Hospital	X	P	P	X	X	X	*Sec. 4.5.C.4*
Medical clinic, office	P	P	P	X	X	X	*Sec. 4.5.C.5*
Office	P	P	P	L	X	X	*Sec. 4.5.C.6*
Parking lot or garage	PC	PC	PC	X	X	X	*Sec. 4.5.C.7*
Veterinary clinic	L	L	L	X	X	X	*Sec. 4.5.C.8*

Key: P = Permitted by-right; PC = Planning Commission review required; L = Use permitted subject to use standards specified in cross-reference; X = Not permitted

Note: None of the above permitted uses include an "adult entertainment establishment" as defined in the Land Development Code.

Present Zoning: MX-3 (Mixed Use District)

Present Use: Vacant

Future Land Use: Neighborhood Business Corridor

Surrounding Zoning and Land Use:

North: MX-3 (Mixed Use District)
South: EM-4 (Employment District)
East: MX-4 (Mixed Use District)
West: MX-3 (Mixed Use District)

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 "Parking Lot or Garage" for an MX-3 zoned property located at 2701 Camp Street (PPIN 16526 & 16525, Forrest County, Ward 4).

Basis for approval:

12.3.3 Conditional Use Approvals

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

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

i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.

ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

- Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.

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

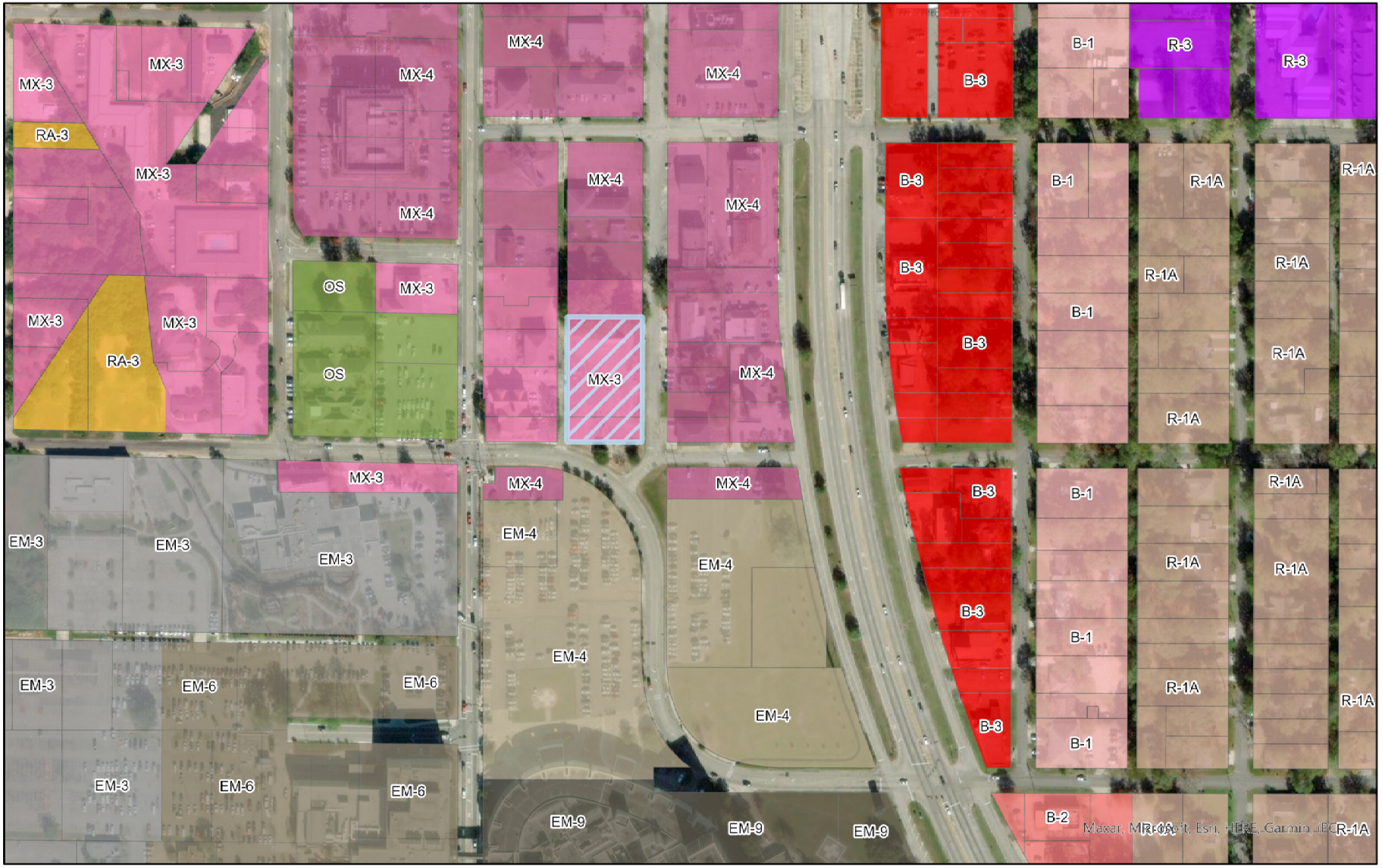
SUBJECT PARCEL

2701 Camp Street — Conditional Use Request

Forrest General Hospital, Property Owner/Applicant, Charlie Williamson, Representative, Levi Weeks, Applicant/Engineer, request conditional use approval for a “Parking Lot” for an MX-3 zoned property located at 2701 Camp Street (PPIN 16526 & 16525, Forrest County, Ward 4).



HPC Item: H



Zoning Map

- R-1A
- R-3
- B-1
- B-2
- B-3
- RA-3
- MX-3
- MX-4
- EM-3
- EM-4
- EM-6
- EM-9
- OS
- 2701 Camp Street

Conditional Use Request for
Parking Lot
2701 Camp Street
PPIN: 16526, 16525
Flood Zone: X
Ward 4, Forrest County

0 800 Feet

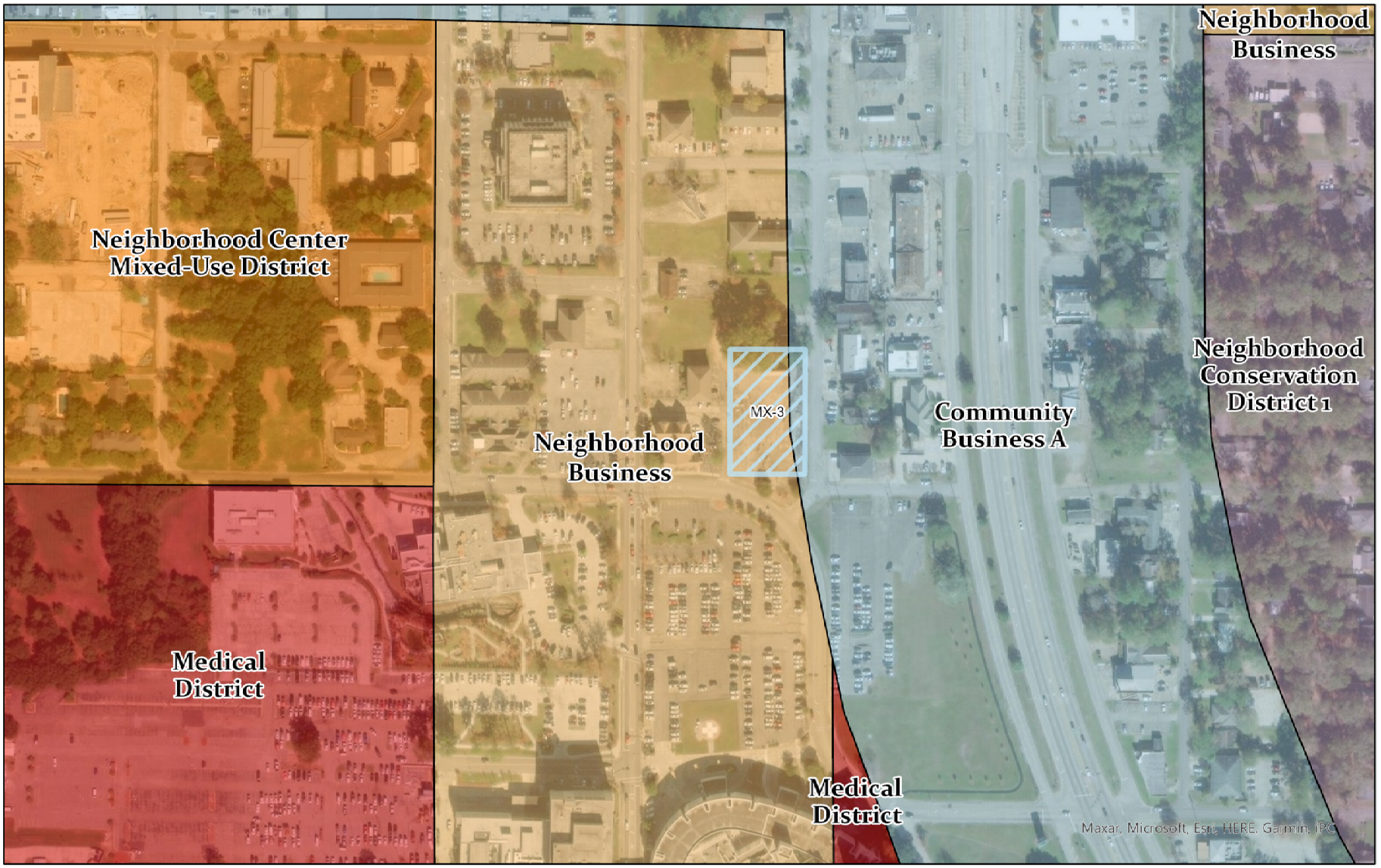
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°19'48"W 31°19'16"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: 4/22/2025 4:56 PM

HPC Item: H



Future Land Use Map

- Community Business A
- Medical District
- Neighborhood Business
- Neighborhood Center Mixed-Use District
- Neighborhood Conservation District 1
- 2701 Camp Street

Conditional Use Request for
Parking Lot
2701 Camp Street
PPIN: 16526, 16525
Flood Zone: X
Ward 4, Forrest County

0 700 Feet

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°19'51"W 31°19'17"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: 4/22/2025 4:59 PM

Site Aerial


S 29th Ave
S 28th Ave
S 27th Ave
S 25th Ave
Mamie St
Camp St
Arlington Loop
Augusta St
Oferral St
Service Dr
Parkway Dr

Surrounding Area





Surrounding Area





Current Proposed Site Plan for Parking Lot



27th AVENUE

EXISTING UTILITY POLE (TYP)

PROPOSED LANDSCAPE SCREENING (TYP)

PROPOSED ADA ACCESSIBLE RAMP (TYP)

EXISTING CONCRETE SIDEWALK

3.0' FLUME

18.4'

18.0' (TYP)

10.0' (TYP)

R4.5'

10 PARKING SPACES

9.0'

8 PARKING SPACES

11.0' (TYP)

5.0' (TYP)

26.0' (TYP)

PROPOSED CONCRETE PAVEMENT (TYP)

9 PARKING SPACES

5 PARKING SPACES

PROPOSED CURBED LANDSCAPE ISLAND (TYP)

R10.0'

9.6'

26.0' (TYP)

EXISTING LIGHT POLE (TYP)

10.0'

9.0'

PROPERTY OWNER:
FORREST GENERAL HOSPITAL
PARCEL ID: 2-0280-08-287.0

TOTAL PARKING SPACES: 64

PROPERTY OWNER:
FORREST COUNTY MS
PARCEL ID: 2-0280-08-287.0

S89°56'46"E 160.17

S89°56'46"E 159.54

PROPOSED CONCRETE PAVEMENT (TYP)

EXISTING CONCRETE SIDEWALK

15.1'

3.0' FLUME

ARLINGTON LOOP ROAD

ONLY

PROPOSED BIKE RACK

PROPOSED LANDSCAPE SCREENING (TYP)

PROPOSED GREENSPACE (TYP)

PROPOSED OUTDOOR SEATING (TYP)

EXISTING GRATE INLET (TYP)

±27.0'

±24.7'

S00°03'14"W 250.00

18.9'

12.2'

EXISTING ALLEY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.
Sheet Size 24" x 36"

Drawn By:
Checked By: L. WEEKS
Scale: AS SHOWN
Date:

NOT FOR CONSTRUCTION

FORREST GENERAL HOSPITAL
Forrest Health®

the WALKER ASSOCIATES

No.	Revisions	Date
–	PRELIMINARY	3/28/2025

PARKING LOT IMPROVEMENTS
27TH AVE. AND ARLINGTON LOOP
FORREST GENERAL HOSPITAL
HATTIESBURG, MISSISSIPPI

Contents:

Job No. 115-25A

Sheet No.

FOR INTERNAL USE ONLY: S:\897231\5\GNO\897231S_GN6 - Parking Lot.dwg 3/28/2025 11:52 AM Jordan.Ellis (UserDefinedPaperId (35.41 x 23.01inches))
ACTIVE BY: Jeremy Ryals

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

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

Address of Property:	**Tax Parcel**	**PPIN:**	**Ward:**
237 Short Columbia Street	2-029E-04-147.00	23928	2

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 7th 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

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.

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.

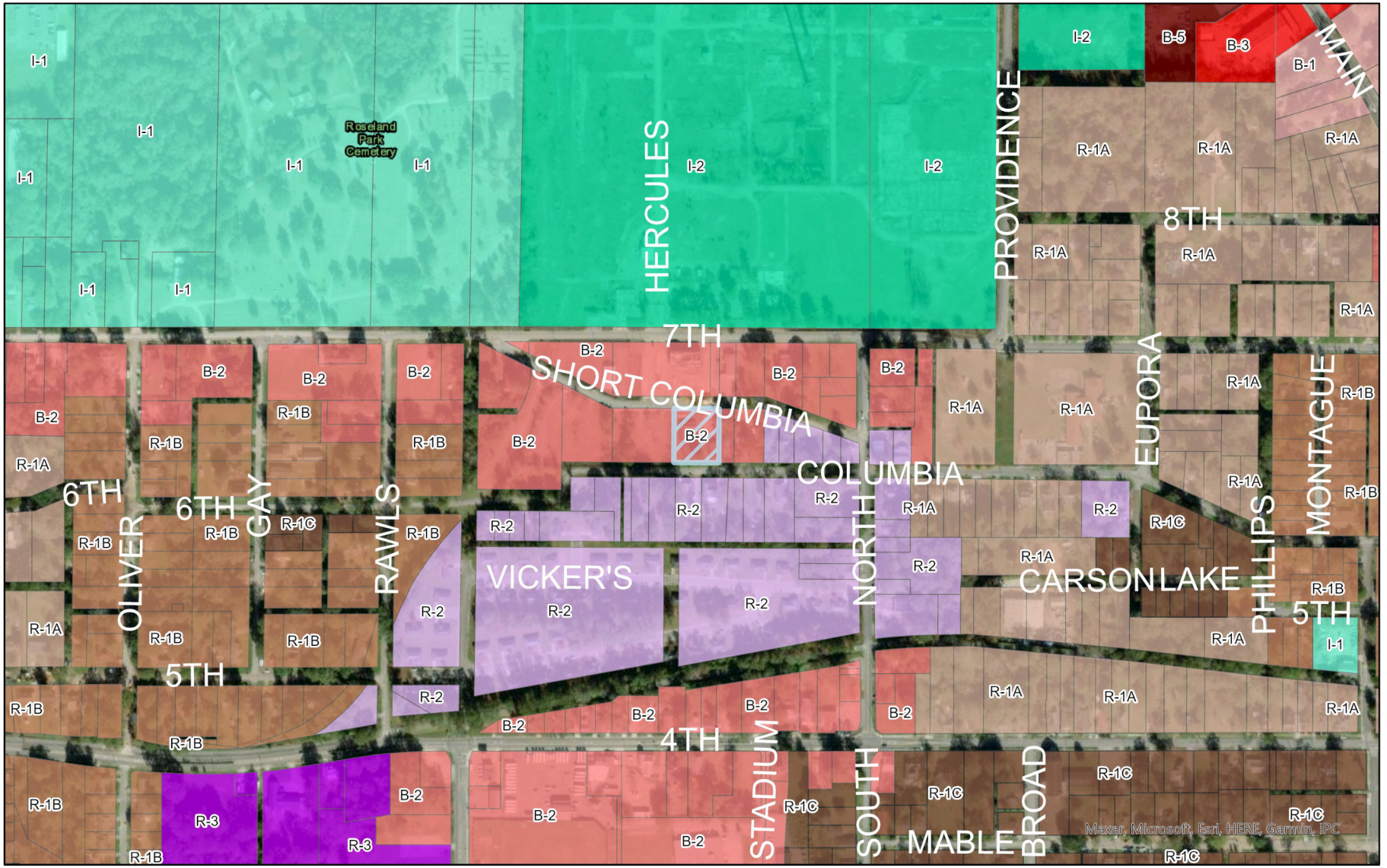
SUBJECT PARCEL

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).



HPC Item: A



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

0 0.25 Miles

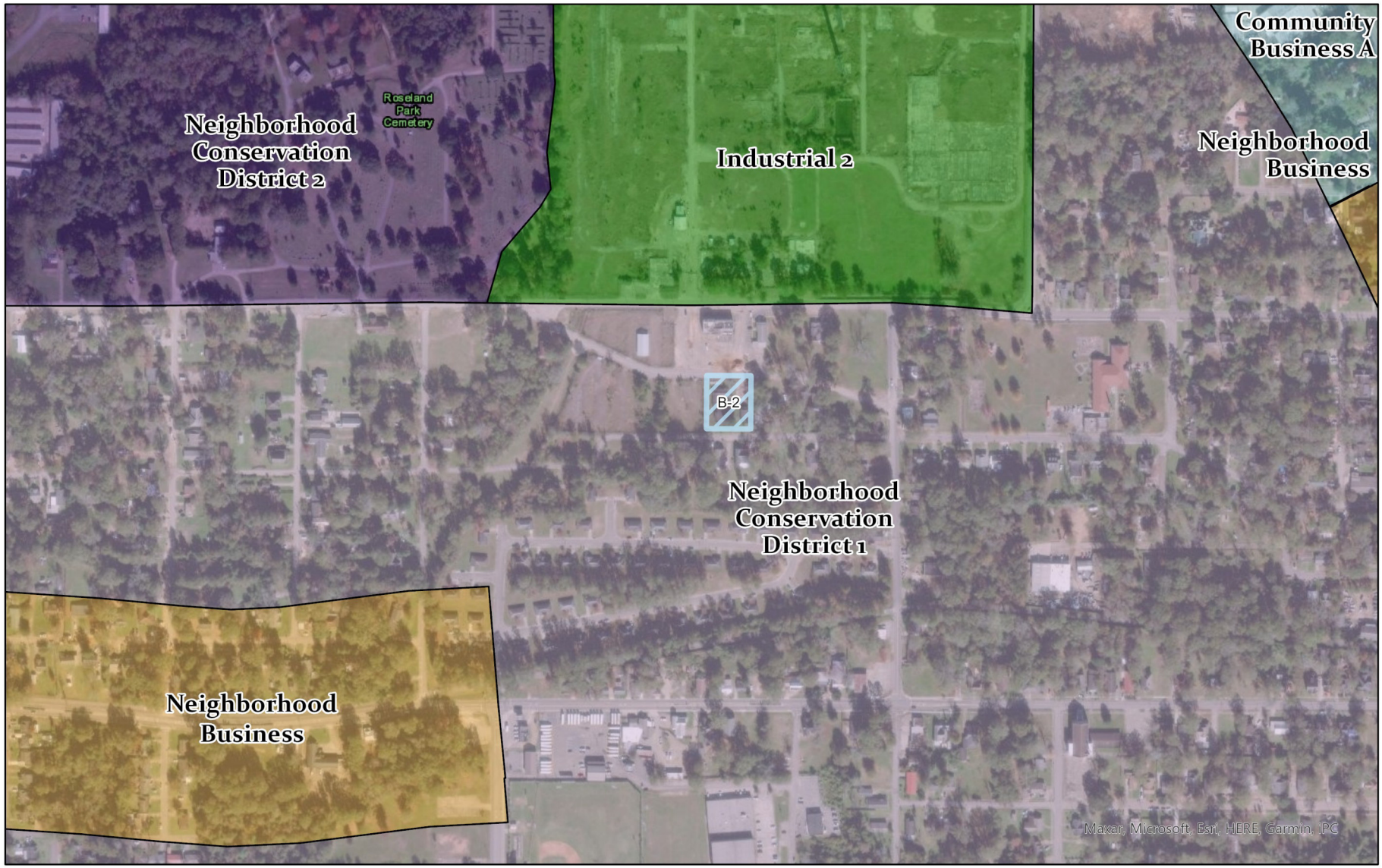
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°18'27"W 31°20'5"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: 3/17/2025 11:25 AM

HPC Item: A



Future Land Use Map

- Subject Property
- Community Business A
- Industrial 2
- Neighborhood Business
- Neighborhood Conservation District 1
- Neighborhood Conservation District 2

Conditional Use Request for
"Dwelling, Single-Family Detached"
237 Short Columbia
PPIN: 23928
Flood Zone: X
Ward 2, Forrest County

0 0.25 Miles

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°18'29"W 31°20'4"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: 3/17/2025 11:30 AM

Site Aerial


Columbia St
Columbia St
Short Columbia St
Short Columbia St
W 7th St
North St
636
634
632
630
616
614
615
241
613
237
610
609
608
229
606
228
227
602
600
610
600
518
520
522
225
603
605
607

Surrounding Area





Surrounding Area





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:
☐ Variance	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
☐ ~~Rezoning~~	Existing Zoning: ~~Residential~~ Business Proposed Zoning: Residental
☑ Conditional Use	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____
☐ Minor Subdivision	
☐ Subdividing of lot, Parcel, or Tract	
☐ Street or Alley Renaming	
☐ Vacating Street or Alley	
☐ Overlay District	
☐ Planned Mixed-Use District (PMU)	
C	

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:** RECEIVED FEB 21 2025	
PPIN # or Parcel #:			

BY: _____

Revised 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 12th 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 12th 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 12th day of February, 2025

Meagan Mills

NOTARY PUBLIC

STATE OF MISSISSIPPI
MEAGAN MILLS
ID No. 315397
Com. Exp. 11-15-2026
NOTARY PUBLIC
MARION COUNTY

My Commission Expires:

11/15/2026

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 Inhouse utilites 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 due 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?**
Residental Property No employees or customers

7. **Is proposed use compatible with surrounding uses and design? If yes, please explain:**
Yes, there are only residental Propertys 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 for Land Development Code and GIS map. Access via link or QR code.