



**URBAN
DEVELOPMENT**

PLANNING DIVISION

HATTIESBURG PLANNING COMMISSION

PUBLIC HEARING STAFF REPORTS

June 4, 2025

Planning Commission Agenda

June 4, 2025, 1:00 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. Larry McNair, Property Owner/Applicant, and Aaron Smith, Representative, request approval for the conditional use of "Places of Assembly Not Otherwise Listed" for a R-1B zoned property located on Barkley Road (PPIN 32153, Forrest County, Ward 5).
 - B. Chad Mitchell, Property Owner/Applicant/Contractor, and Forrest Dungan, Engineer/Applicant, request approval for the conditional use of Outdoor Storage with Gravel for a B-5 zoned property located on Jackson Road (PPIN 27624, Lamar County, Ward 3).

III. Other Business

1. Tabled Items
 - C. 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).
 - D. 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
May 7th, 2025**

Board Members Roll Call:

Members Present:

1. Amy Hinton, Chair
2. Elayne Lockett
3. Rhoda Pickett, Vice Chair
4. Lee Anne Venable
5. Michael Dickerson (Departed before Item G vote)
6. Rebekah Ray, Secretary
7. Michael Pruitt

Members Not Present:

1. Richard Conville
2. Carlos Wilson
3. Charles Dawe
4. 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 1:03 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Elayne Lockett to approve May's agenda.

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

The motion to approve May’s agenda was passed by a 7-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Michael Pruitt to approve the April 2nd, 2025, meeting minutes.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

The motion to approve the meeting minutes on April 2nd, 2025, passed with a 7-0 vote.

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for April 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 A1 (zoning): 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.

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Nathan Satcher, Planning Division
- Proponents:
 - o Douglas Chambers
 - o Stan Riles
 - o Monica Tisak
 - o Anna Wan
- Opponents:
 - o Annie Williams

Motion:

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

Second:

Made by Commissioner Elayne Lockett

Vote:

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

The motion to recommend approval of the request passed with a 7-0 vote.

Item A2 (text amendments): 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.

Motion:

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

Second:

Made by Commissioner Michael Dickerson

Vote:

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

Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson			ABSENT

The motion to recommend approval of the request passed with a 7-0 vote.

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**Item 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).

The Planning Staff introduced the case.

- Presented by:
  - o None
- Proponents:
  - o N/A
- Opponents:
  - o N/A

**Motion:**

Made by Commissioner Lee Anne Venable to table the item to the end of the agenda.

**Second:**

Made by Commissioner Rhoda Pickett

**Vote:**

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

The motion to table the request passed with a 7-0 vote.

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Item 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).

The Planning Staff introduced the case.

- Presented by:
 - o Reona and Eric Burnett
- Proponents:
 - o Wendy Patino
 - o Kirby Hanell
 - o Deborah Delgado
 - o Christine Sandifer
- Opponents:
 - o None

Motion:

Made by Commissioner Elayne Lockett to recommend approval of the request, contingent upon the updated ownership materials being provided to the planning division.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to recommend approval of the request, contingent upon the updated ownership materials being provided to the Planning Division, passed with a 6-0-1 vote, with one abstention.

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**Item 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).

The Planning Staff introduced the case.

- Presented by:
  - o Jeff Pittman
  - o Archie Morris
- Proponents:
  - o None
- Opponents:
  - o None

**Motion:**

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

**Second:**

Made by Commissioner Elayne Lockett

**Vote:**

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

The motion to recommend approval of the request was passed with a 7-0 vote.

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**Item 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).

The applicants requested the Planning Commission to table the item because the owner was not present.

**Motion:**

Made by Commissioner Rhoda Pickett to table the request until the June 4<sup>th</sup> regular meeting

of the Planning Commission.

**Second:**

Made by Commissioner Rebekah Ray

**Vote:**

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

The motion to table the request until the June 4<sup>th</sup> regular meeting of the Planning Commission passed with a 7-0 vote.

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Item 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).

The Planning Staff introduced the case.

- Presented by:
 - o Bennie Powell
- Proponents:
 - o None
- Opponents:
 - o None

Motion:

Made by Commissioner Rebekah Ray to recommend approval of the request.

Second:

Made by Commissioner Elayne Lockett

Vote:

Board Member	Yea	Nay	Other

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

The motion to recommend approval of the request was passed with a 7-0 vote.

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**Item 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).

The Planning Staff introduced the case.

- Presented by:
  - o Scott Martin
- Proponents:
  - o None
- Opponents:
  - o None

**Motion:**

Made by Commissioner Rebekah Ray to recommend approval of the request.

**Second:**

Made by Commissioner Lee Anne Venable

**Vote:**

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

The motion to recommend approval of the request was passed with a 6-0 vote.

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**Item 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).

The Planning Staff introduced the case.

- Presented by:
  - o Charlie Williamson
  - o Chris Landry
  - o Levi Weeks
- Proponents:
  - o None
- Opponents:
  - o Ginger Lowery (Letter)
  - o Caroline Ingram (Letter)

**Motion:**

Made by Commissioner Amy Hinton to reopen the public hearing.

**Second:**

Made by Commissioner Rhoda Pickett

**Vote:**

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

The motion to reopen the public hearing was passed with a 6-0 vote.

**Motion:**

Made by Commissioner Michael Pruitt to recommend approval of the request.

**Second:**

Made by Commissioner Elayne Lockett

**Vote:**

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

The motion to recommend approval of the request was passed with a 5-1 vote.

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OTHER BUSINESS:

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).

Motion:

Made by Commissioner Amy Hinton to table all remaining items (Item B- 134 and 140 Stepts Ave and Tabled Item- 237 Short Columbia) to a special called meeting on May 14th, 2025, at 1:30 pm and to recess the meeting.

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

The motion to table all remaining items (Item B- 134 and 140 Stepts Ave and Tabled Item- 237 Short Columbia) to a special called meeting on May 14th, 2025, at 1:30 pm and to recess the meeting was passed by a 6-0 vote.

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager



**URBAN
DEVELOPMENT
PLANNING DIVISION**

**Planning Commission
Case Fact Sheet**

Names of Petitioner: Larry McNair, Property Owner/Applicant, and Aaron Smith, Representative

Address of Property: Barkley Road (Vacant Land)	Tax Parcel 2-042D-26-004.00	PPIN: 32153	Ward: 5
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Request: Conditional Use Request "Places of Assembly Not Otherwise Listed"

Purpose of Request: **Conditional Use Request**— Larry McNair, Property Owner/Applicant, and Aaron Smith, Representative, request approval for the conditional use of "Places of Assembly Not Otherwise Listed" for a R-1B zoned property located on Barkley Road (PPIN 32153, Forrest County, Ward 5).

History / Background: The applicants met with the staff in a pre-application meeting to go over the process for building a new building for their church on Barkley Road. The planning staff explained the public hearing process and the requirement for a site plan for the proposed church on the corner of Barkley Road and N. Chancellor Road. Staff informed the applicants of the wetlands on the property, letting them know that they cannot be disturbed without proper mitigation and have specific buffer requirements for development near wetlands. The property owned by the church is zoned R-1B, 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 properties.

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-1B (Single-Family Residential)

Present Use: Vacant Land

Future Land Use: Neighborhood Conservation District 2

Surrounding Zoning and Land Use: North: I-1 (Light Industrial)

June 2025 HPC Item: A
Larry McNair, Property Owner/Applicant, and Aaron Smith, Representative
Request for: **Conditional Use Approval**

South: A-1 (General Agricultural)
East: R-1B (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 “Places of Assembly Not Otherwise Listed” for an R-1B zoned property located on Barkley Road (PPIN 32153, Forrest County, Ward 5).

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

Barkley Road — Conditional Use Request

Larry McNair, Property Owner/Applicant, and Aaron Smith, Representative, request approval for the conditional use of “Places of Assembly Not Otherwise Listed” for a R-1B zoned property located on Barkley Road (PPIN 32153, Forrest County, Ward 5).





- Zoning Legend**
- A-1
 - R-1B
 - R-1C
 - R-3
 - I-1
 - Subject Property

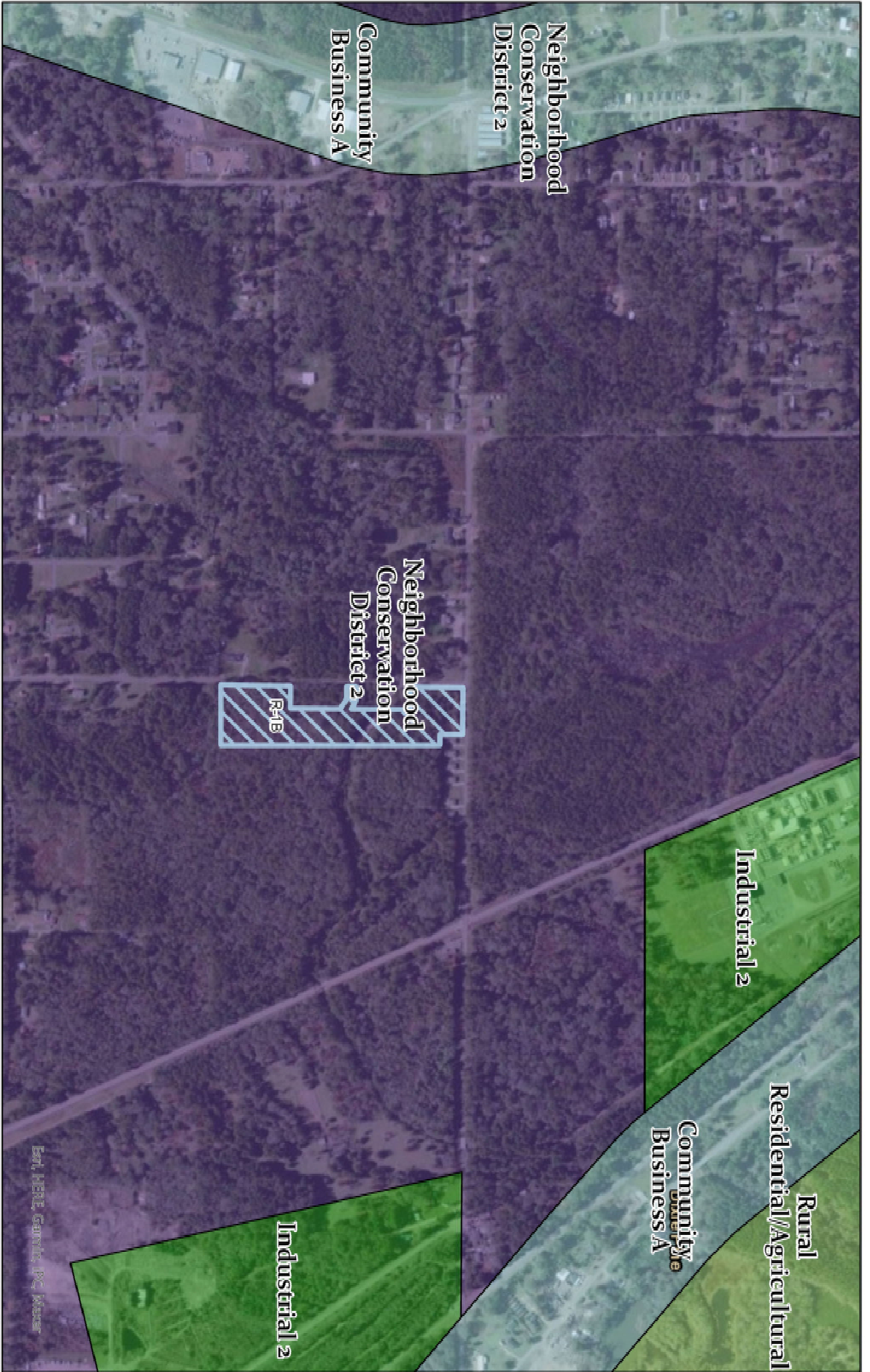
Conditional Use Approval
 ~320 Barkley Road (address not verified)
 PPIN: 32153
 Flood Zone: X
 Ward 5, Forrest County



URBAN DEVELOPMENT
PLANNING DIVISION

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 Expired on: 5/23/2025 10:14 AM

Center: 89° 16'30"W 31° 17'12"N



Future Land Use Map

- Community Business A
- Industrial 2
- Neighborhood Conservation District 2
- Rural Residential/Agricultural
- Subject Property

Conditional Use Approval
 ~320 Barkley Road (address not verified)
 PPIN: 32153
 Flood Zone: X
 Ward 5, Forrest County

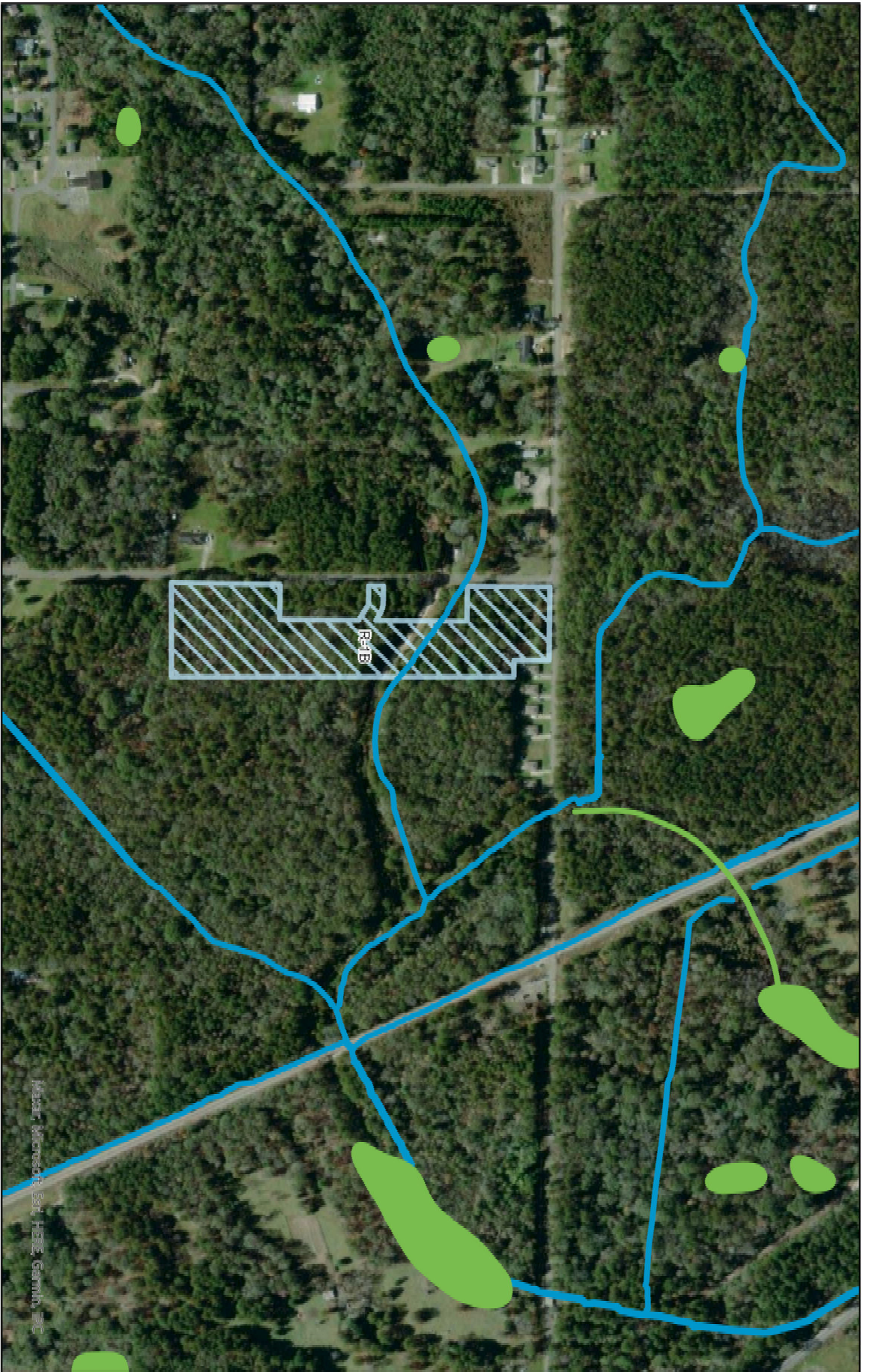
DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
 This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
 Map Exported on: 5/23/2025 1:45 PM



URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°16'32"W 31°17'16"N

East, HERE, Garmin, IGC, Mapbox



- USA Wetlands**
- Marsh, Swamp, Bog, Prairie
 - River
 - Subject Property

Conditional Use Approval
 ~320 Barkley Road (address not verified)
 PPIN: 32153
 Flood Zone: X
 Ward 5, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 5/23/2025 10:22 AM

N

0 0.25 Miles

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°16'28"W 31°17'14"N

Site Aerial



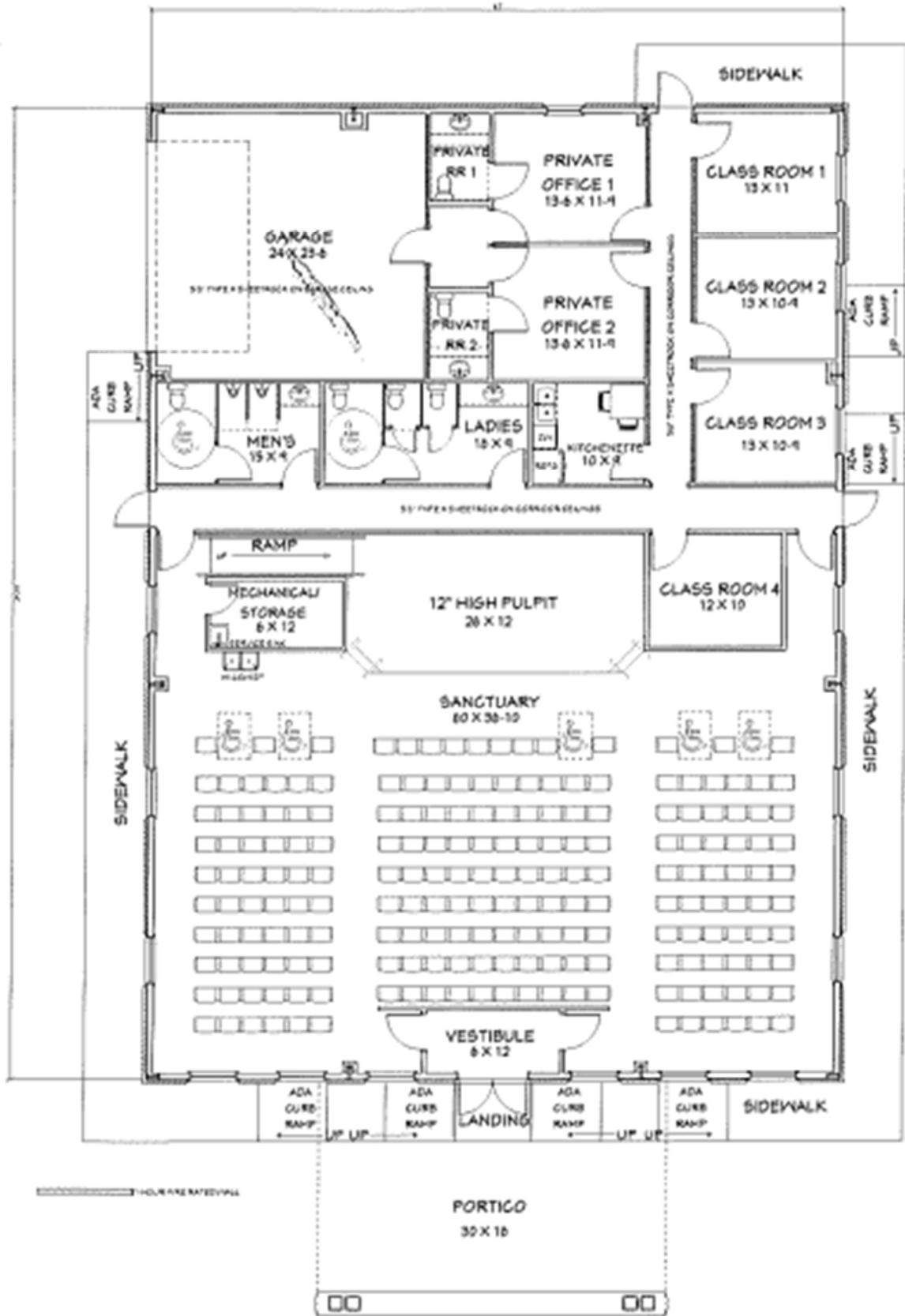
Surrounding Area



Surrounding Area

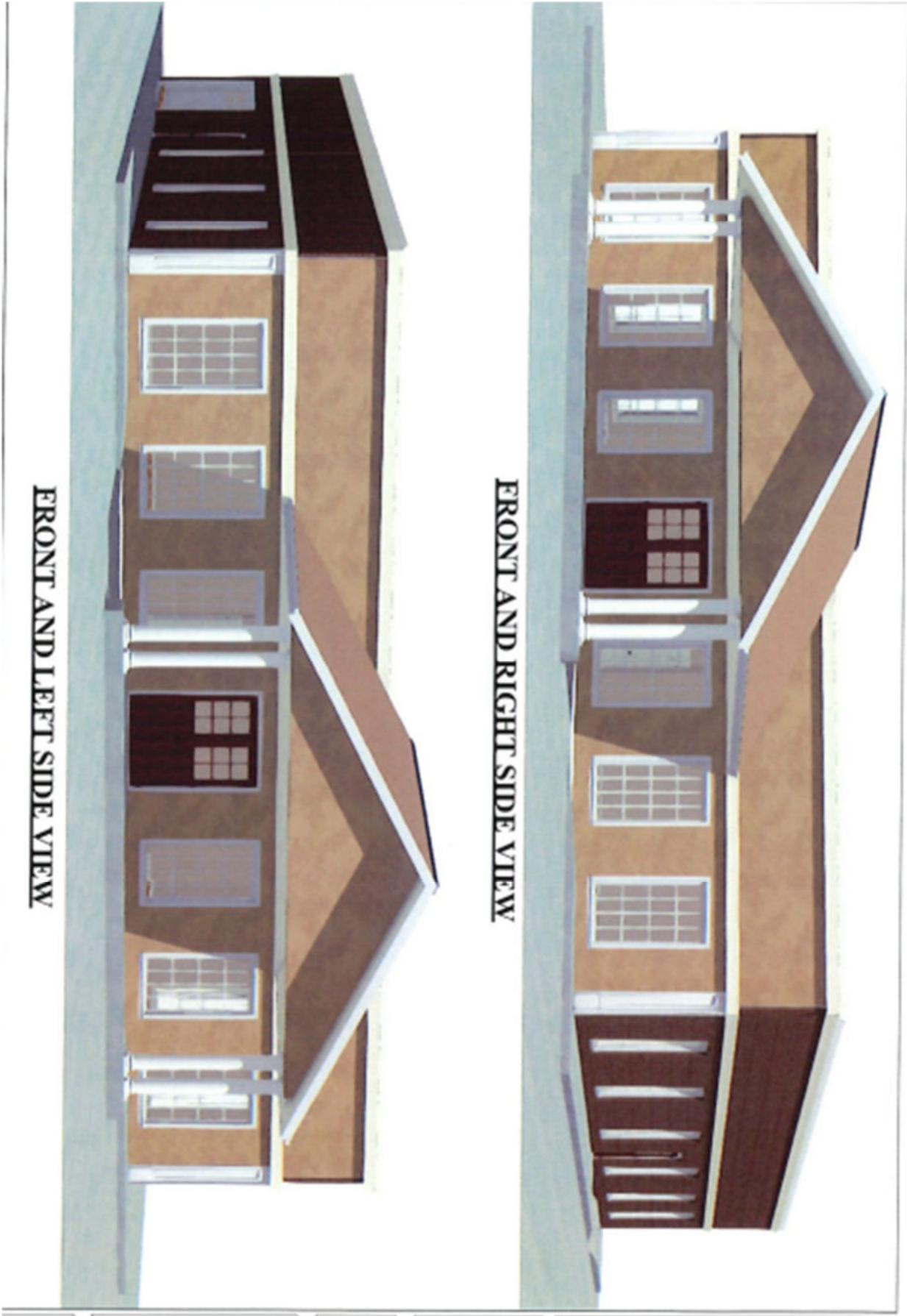


Proposed Floor Plan



PRELIMINARY FLOOR PLAN

Proposed Architectural Elevations





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: Larry McVair Project Name: Harvest Worship Center

Municipal Address of Site: Barkley Road PPIN #: 32153

Parcel Number(s): _____

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

For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward:	
			<input type="checkbox"/> 1	<input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Project Number:		Received:		
PPIN # or Parcel #:				

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:

Barkley rd Hattiesburg MS Parcel 2-0420-26-024,00
Street Address City State Appin: 032153

on this the 25th day of April, 2025

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

on this the 25th day of April, 2025

Larry McNeil
Property Owner (Print)
Larry McNeil
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named
Larry A. McNeil III
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 25 day of April, 2025
Kimberly Atkins
NOTARY PUBLIC

My Commission Expires:
March 10, 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

Barkley Rd Hattiesburg MS Parcel: 2-0420-26-004.00
Street Address City State PPin: 032153
on this the 25th day of April, 2025.

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

on this the 25th day of April, 2025.

Aaron Smith
Applicant (Print)
Aaron Smith
Applicant (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named Aaron D. Smith, 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 25 day of April, 2025
Kimberly Atkins
NOTARY PUBLIC



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, Worship
Center (church).

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

Place of Assembly,
Praise, worship, and prayer.

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

Clearing 1 acre, Building in phases.
will be mindful of surrounding
residents and lands upon clearing.

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

Yes, It will ~~not~~ ^(is) be a place of
assembly.

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

Yes, due to the construction
machinery, once completed, noise will
be maintain within the building.

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

Roughly 50 visitors at least
3-5 days out of the week

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

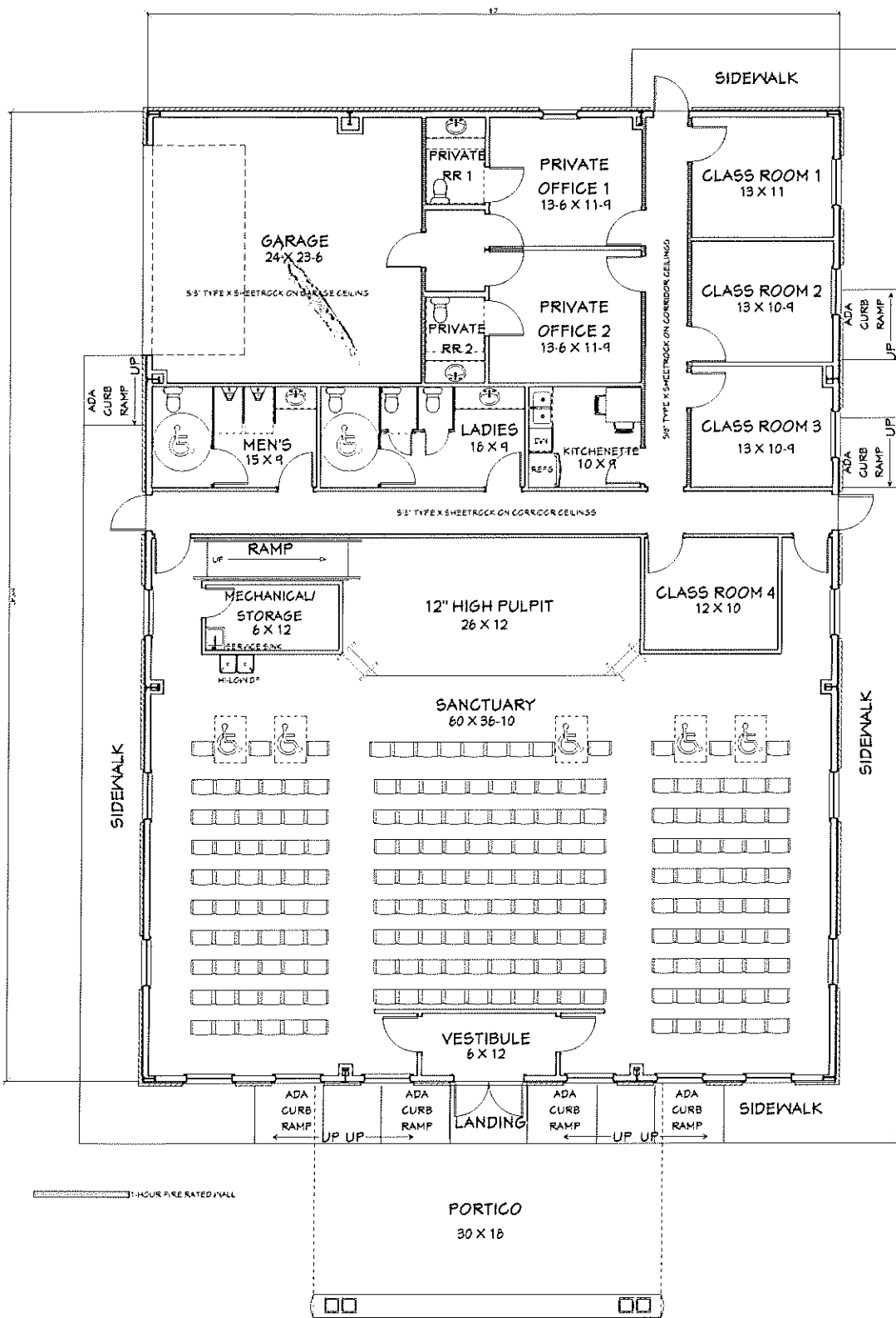
Yes, A worship center could bring
more positivity to the neighborhood
and decrease violence in the
surrounding communities.

8. Parking requirements: Commercial/Industrial: Paved parking will be provided for 50
vehicles, and 3 ADA vehicles; with 3 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.





PRELIMINARY FLOOR PLAN

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT UNDER AGREEMENT WITH THE OWNER THAT INCLUDES OBSERVATION OF CONSTRUCTION AND OR CONTRACT ADMINISTRATION IN ACCORDANCE WITH RULE 302.15 OF THE MISSISSAUGA BOARD OF ARCHITECTURE.

<p>TRUSTEES</p>	<p>GLENN NEES, ARCHITECT 391 S 22ND AVE MATTESBURG, MS 39203</p>	<p>TYPE</p>	<p>BUILDING CODE CONSULTANT BILL FONGERS, CBCO FOKCO LLC</p>	<p>HIGHER DIMENSION HARVEST TEMPLE FRASHER LAFAY MCNAIR FRASHER JUSTICE MCNAIR</p>
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PROJECT

HIGHER DIMENSION HARVEST TEMPLE
PROJECT ARCHT. MCNAIR
PROJECT LABRY MCNAIR

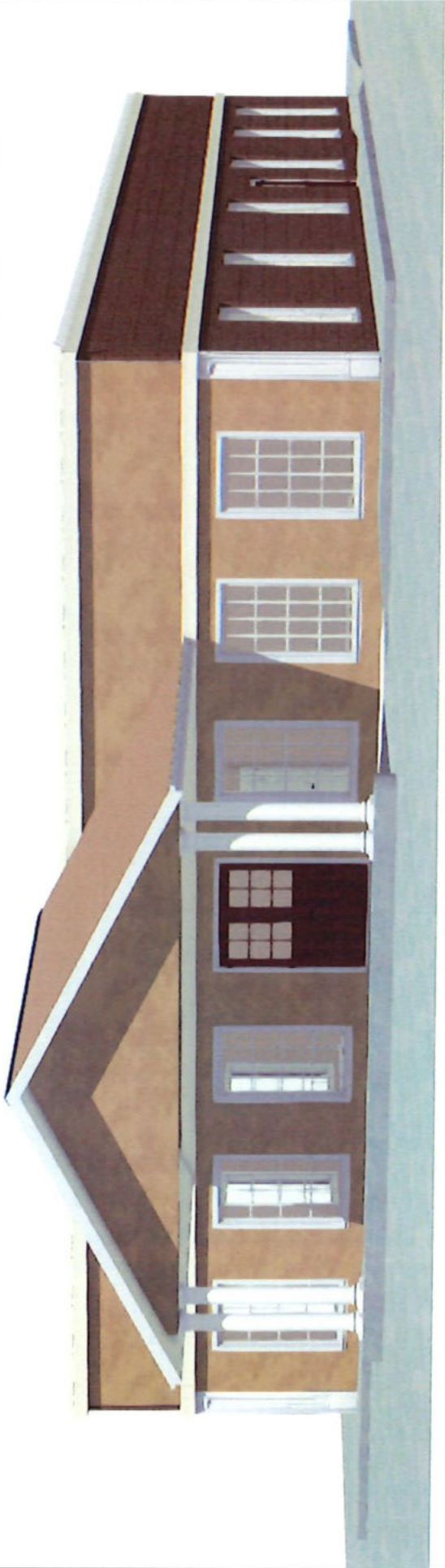
BUILDING CODE CONSULTANT:
BILL ROGERS, CBCO
ROCO, LLC

SEAL

GLENN NEES, ARCHITECT
101 S 22ND AVE
HATTESBORO, MS 39401

SHEET NO.

04



FRONT AND RIGHT SIDE VIEW



FRONT AND LEFT SIDE VIEW

June 2025 HPC Item: B
Chad Mitchell, Property Owner/Applicant/Contractor, and Forrest Dungan, Engineer/Applicant.
Request for: **Conditional Use Approval**



**URBAN
DEVELOPMENT**
PLANNING DIVISION

**Planning Commission
Case Fact Sheet**

Names of Petitioner: Chad Mitchell, Property Owner/Applicant/Contractor, and Forrest Dungan, Engineer/Applicant.

Address of Property:	Tax Parcels	PPIN:	Ward:
Jackson Road (Vacant Land)	052P-09-001.000	27624	3

Request: Conditional Use Request for a Gravel Outdoor Storage Area

Purpose of Request: **Conditional Use Request**—Chad Mitchell, Property Owner/Applicant/Contractor, and Forrest Dungan, Engineer/Applicant, request approval for the conditional use of Outdoor Storage with Gravel for a B-5 zoned property located on Jackson Road (PPIN 27624, Lamar County, Ward 3).

History / Background: The applicants met with staff in pre-application and site plan review meetings throughout Spring 2025 to discuss and review a proposed project to build a new office for Mitch Co. During the pre-application meeting, staff discussed the potential need for a conditional use for gravel outdoor storage for the contractor’s office due to the nature of the business. The Land Development Code allows for using gravel for outdoor storage in A-2, B-5, and B-3 zoned properties with conditional use approval. The applicants decided to apply for the conditional use and have mapped out the outdoor storage area and the related 6ft privacy fencing as a “Phase 2” on their site plan.

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

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

Applicant Summary: * See Attached *

Applicable Regulations:

SECTION 4 Zoning Districts Established

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

SECTION 7 Design Standards

7.12.10 Parking and Storage Areas in Non-Residential Zones

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

7.12.10.4 A maximum outdoor equipment storage space of 50% of the side and rear lot area is allowed for business and industrial equipment and materials if outdoor storage is an accessory to another use on the same lot.

- i. Unless otherwise permitted, commercial outdoor storage areas shall be hard surfaces only.
- ii. All outdoor storage associated with automotive and tow yard uses shall be hard surfaces, regardless of zone.
- iii. Dustless gravel maintained to be free of overgrowth may be allowed for only non-public outdoor storage space of heavy equipment and

June 2025 HPC Item: B
Chad Mitchell, Property Owner/Applicant/Contractor, and Forrest Dungan, Engineer/Applicant.
Request for: **Conditional Use Approval**

non-hazardous materials by right in A-1, I zones and as a Conditional Use in A-2, B-5, and B-3 zones. Any approved gravel storage lot shall be subject to driveway requirements per 7.12.8.3

Present Zoning: The property is currently zoned B-5 (Regional Business District).

Present Use: Vacant Land.

Future Land Use: Regional Business

Surrounding Zoning and Land Use:

North: B-5 Regional Business

South: B-5 Regional Business

East: R-2 (Two-Family Residential) and R-1A (Single-Family Residential)

West: B-5 Regional Business

Letters or Concerns stated:

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

Option:

Recommend **Approval** or **Denial** of the Conditional Use request for gravel outdoor storage for a B-5 zoned property located on Jackson Road (PPIN 27624, Lamar County, Ward 3).

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.

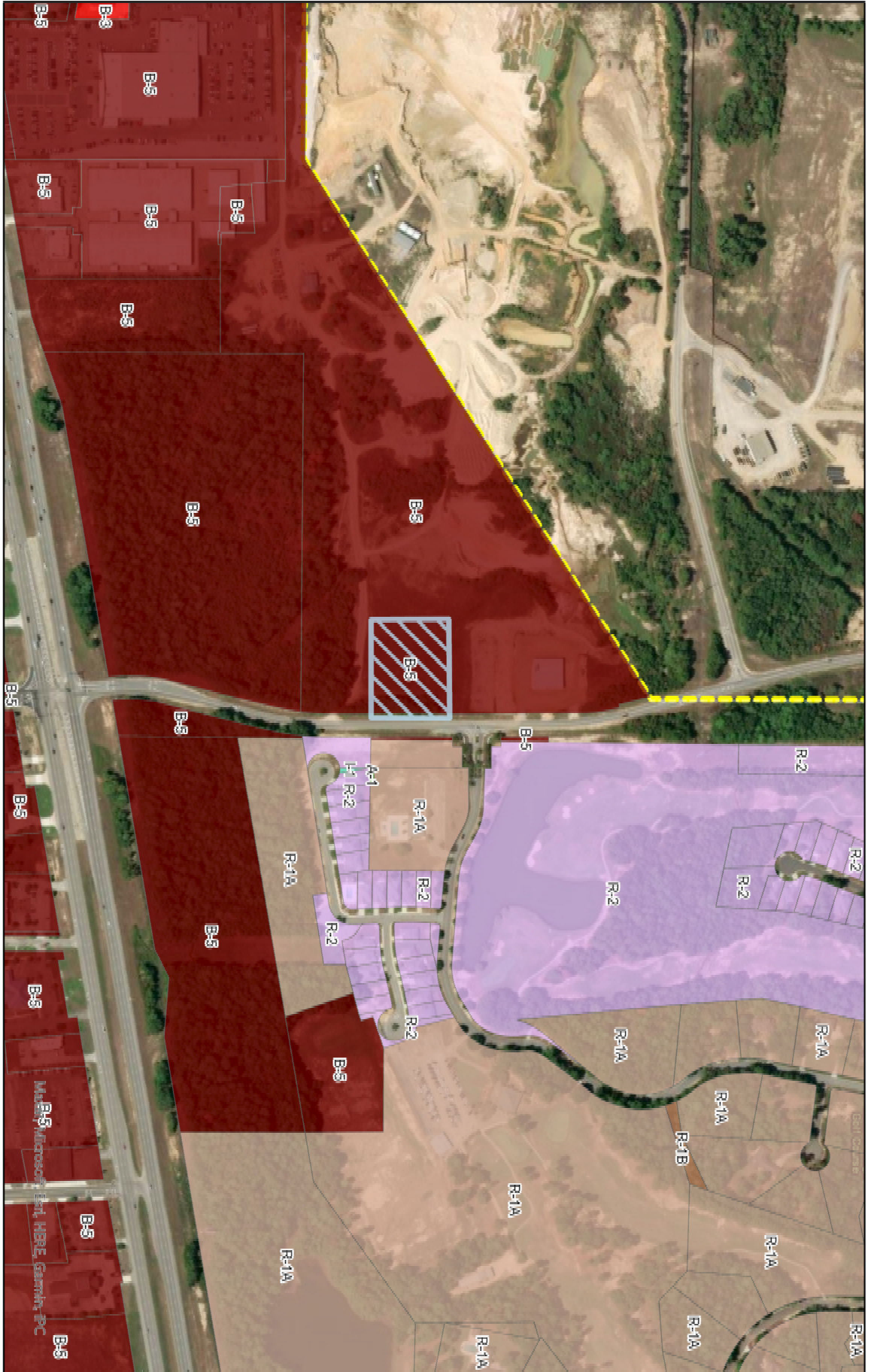
- i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide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

Jackson Road — Conditional Use Request

Chad Mitchell, Property Owner/Applicant/Contractor, and Forrest Dungan, Engineer/Applicant, request approval for the conditional use of Outdoor Storage with Gravel for a B-5 zoned property located on Jackson Road (PPIN 27624, Lamar County, Ward 3).





Zoning Legend

- A-1
- R-1A
- R-1B
- R-2
- B-3
- B-5
- I-1
- Subject Parcel

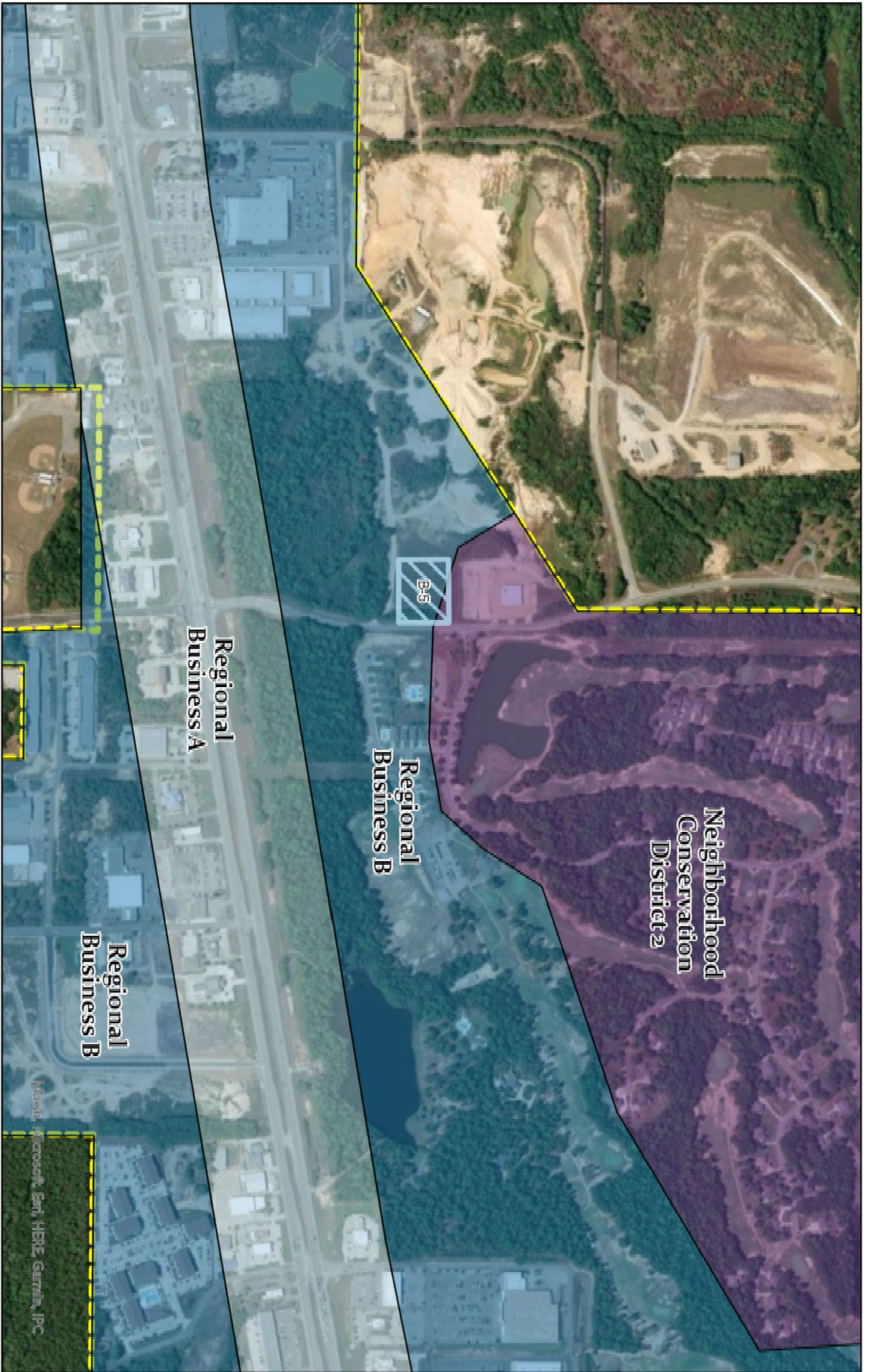
Conditional Use Approval
 ~1031 Jackson Road (address not verified)
 PPIN: 27624
 Flood Zone: X
 Ward 3, Lamar County



URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°23'58" W 31°19'21" N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. The information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 5/23/2025 8:58 AM



- Future Land Use Map**
- Neighborhood Conservation District 2
 - Regional Business A
 - Regional Business B
 - Subject Parcel

Conditional Use Approval
 ~1031 Jackson Road (address not verified)
 PPIN: 27624
 Flood Zone: X
 Ward 3, Lamar County



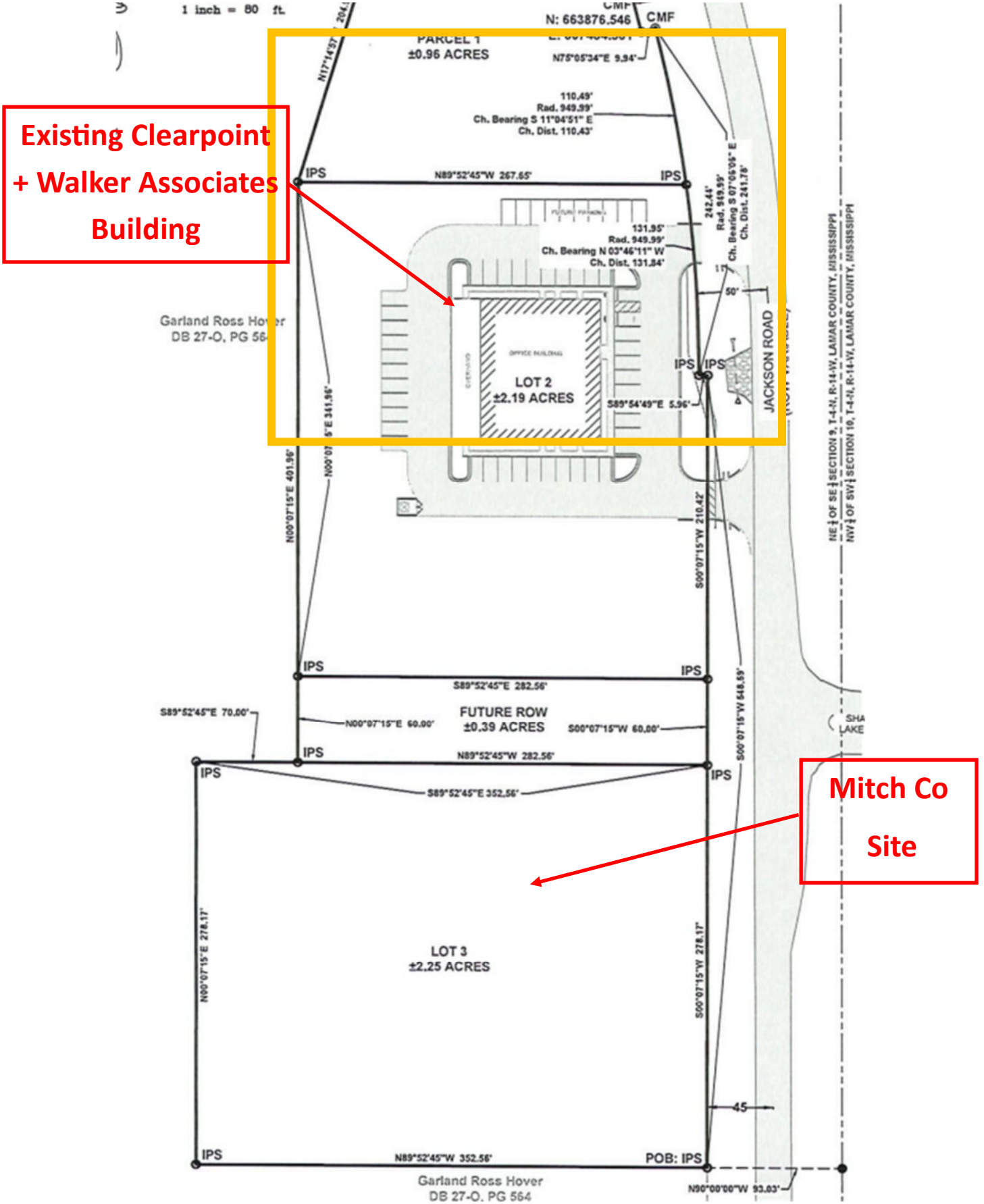
URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°23'53"W 31°19'20"N

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 Expired on: 5/23/2025 10:00 AM

Site Aerial



Site Aerial



Surrounding Area





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: Clearpoint Engineers / Forrest Dungan, PE **Project Name:** MitchCo New office building

Municipal Address of Site: xxxx Jackson Rd, Hattiesburg, MS (next to Clearpoint office) **PPIN #:** 27624

Parcel Number(s): 052P-09-001.000

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

For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
Project Number:		Received:		
PPIN # or Parcel #:				

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 - According to section 5.4.7.2, the proposed gravel Outdoor Storage yard will be fenced and built behind the main structure away from lot lines.

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

None - There are no other community utilities or facilities in the proximity.

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

The main structure will be built on the parcel as to leave space for the outdoor storage yard to be constructed directly behind it and primarily unseen.

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

No - the proposed storage area will be on the back side of the main building and away from the pedestrian parking area.

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

No - The purpose is for trailers and equipment storage only.

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

Occasional customers only: Usually less than 5

Daily employees: Approximately 10 per day

MitchCo Construction

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

Yes - Clearpoint-Walker building was recently built next door to code.

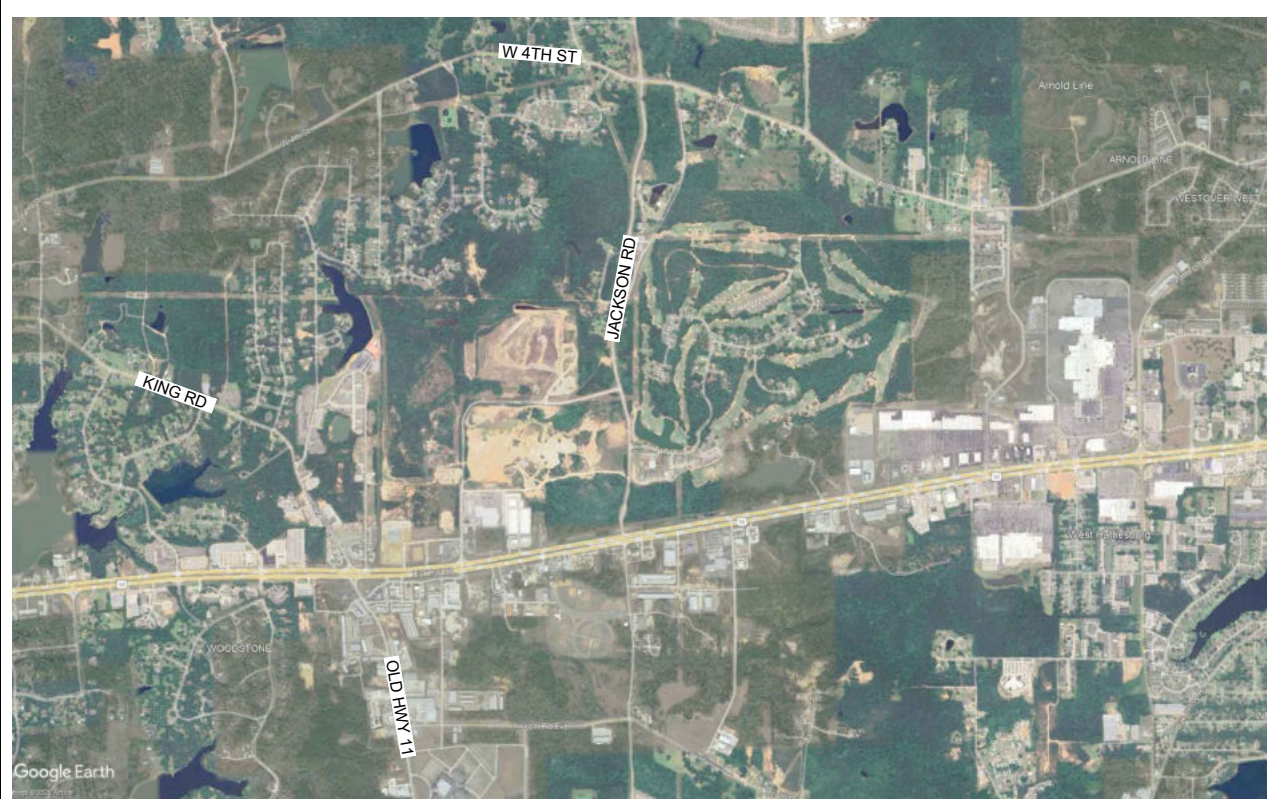
This MitchCo storage area will be located at the rear of the building in line with the Clearpoint-Walker extra vehicle parking in the rear also.

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 16 vehicles, and 1 ADA vehicles; with 0 loading spaces.

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

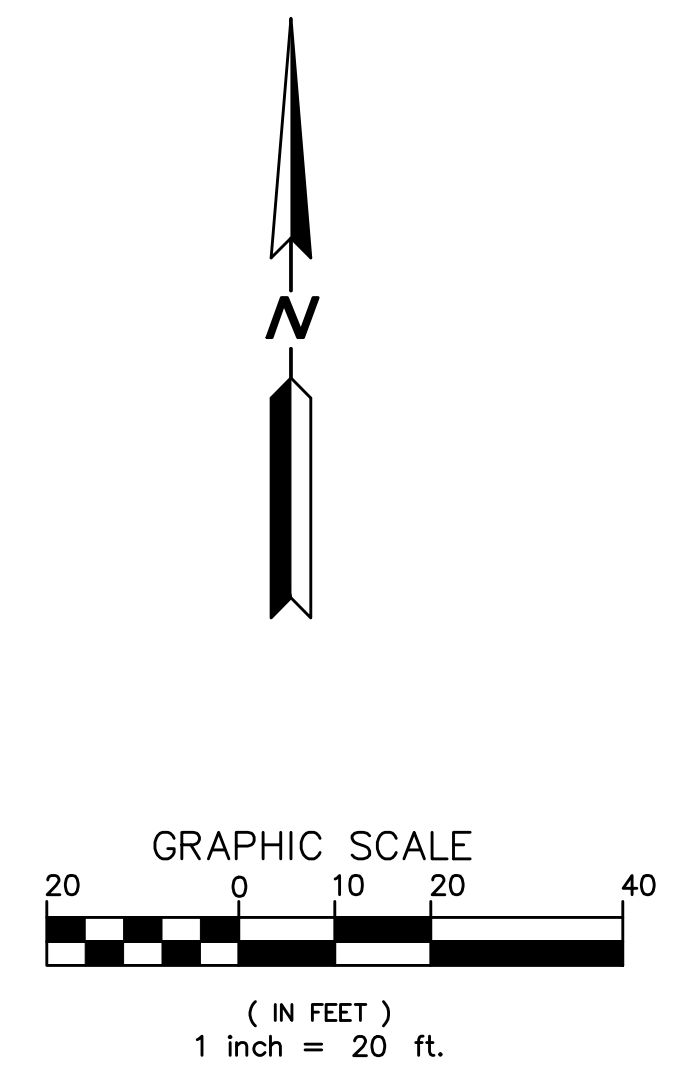
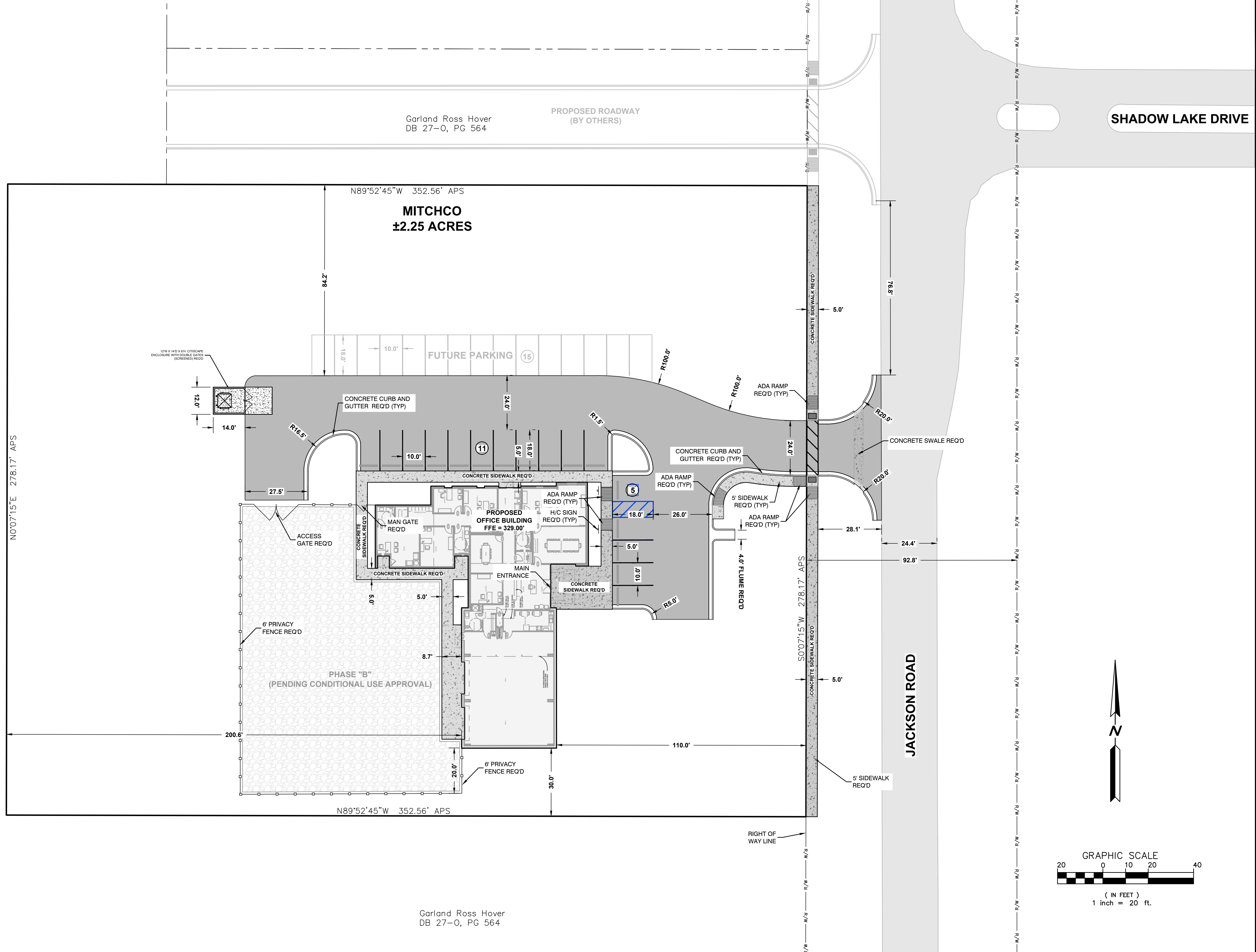
Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code.





VICINITY MAP
N.T.S.

Garland Ross Hover
DB 27-0, PG 564



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4/28/25	INITIAL SUBMITTAL TO CITY	FJD

CLARPPOINT ENGINEERS
 1051 Jackson Road | Hattiesburg, MS 39402
 t 601.261.2609 | clearpointengineers.com

Site Plan
 MITCHCO CONSTRUCTION
 JACKSON ROAD
 Hattiesburg, MS 39402

SHEET NO.
C21



**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

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

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.

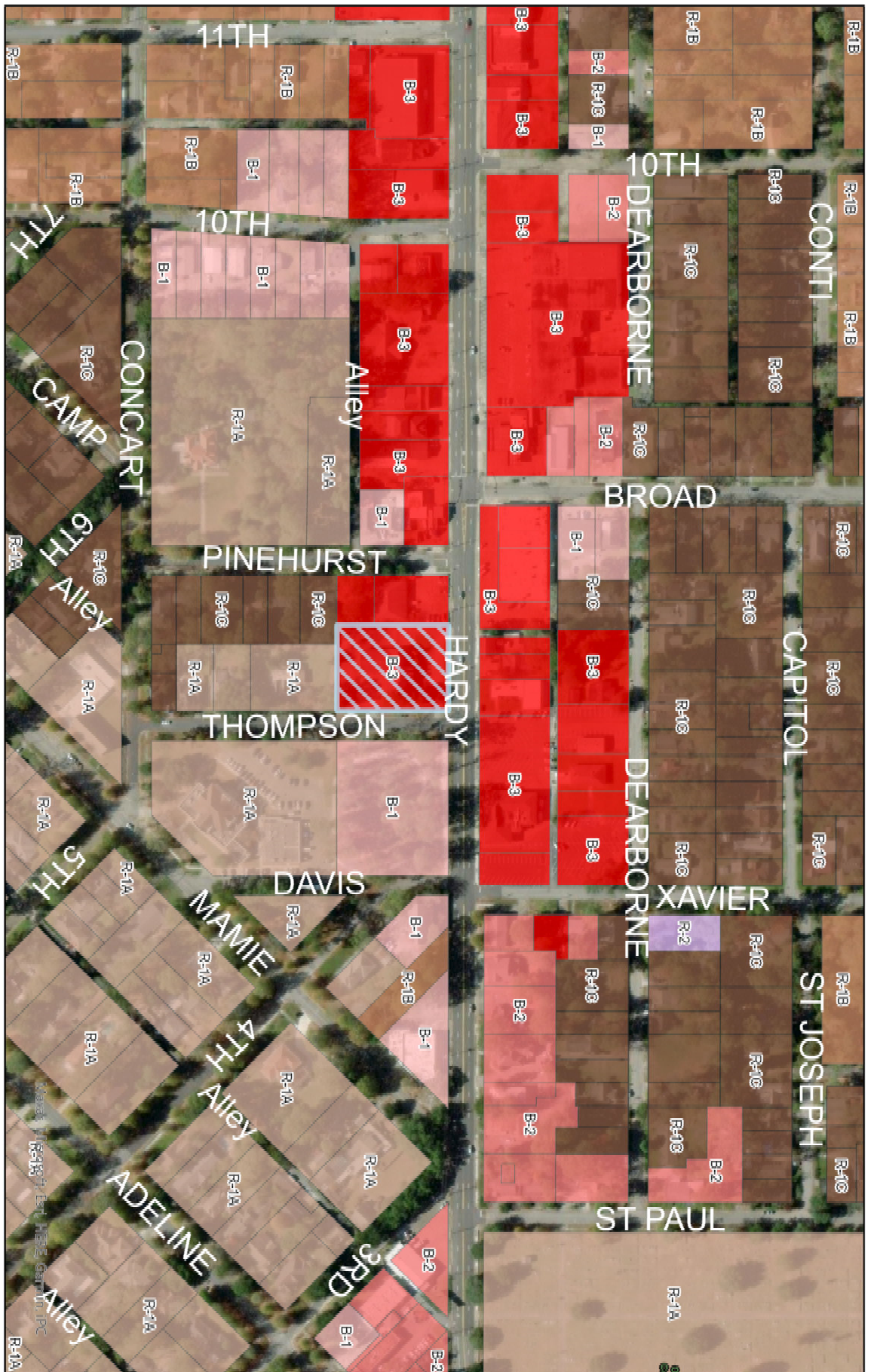
- ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
 - Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. 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).





Zoning Map

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

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

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
 This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
 Map Exported on: 4/22/2025 2:47 PM



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°18'10"W 31°19'28"N



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



URBAN DEVELOPMENT PLANNING DIVISION
Center: 89°18'11"W 31°19'29"N

Surrounding Area



Surrounding Area



Surrounding Area





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:
<input type="checkbox"/> Variance	<input type="checkbox"/> Sign <input type="checkbox"/> Setback <input type="checkbox"/> Off-Site Parking <input type="checkbox"/> Lot Width <input type="checkbox"/> Lot Coverage Area <input type="checkbox"/> Buffer <input type="checkbox"/> Open Space <input type="checkbox"/> Other: _____
<input type="checkbox"/> Rezoning	Existing Zoning: _____ Proposed Zoning: _____
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Automotive Filling Station <input type="checkbox"/> Digital Billboard, New <input type="checkbox"/> Digital Billboard, Replacement <input type="checkbox"/> Telecommunications <input type="checkbox"/> Restaurant <input type="checkbox"/> Solar Farm <input type="checkbox"/> Other: _____
Other Application types: <input type="checkbox"/> Subdividing of lot, Parcel, or Tract <input type="checkbox"/> Street or Alley Renaming <input type="checkbox"/> Vacating Street or Alley	<input type="checkbox"/> Minor/Major Subdivision <input type="checkbox"/> Overlay District <input type="checkbox"/> Planned Mixed-Use District (PMU)

For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
Project Number:		Received:		
PPIN # or Parcel #:				

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 Hackbart

on this the 26th day of MARCH, 2025.

Shakira LeBlanc
Property Owner (Print)

K LeBlanc
Property Owner (Signature)

STATE OF ms

COUNTY OF Forrest

Personally came and appeared before me, the within named

Shakira 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

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 Lamar

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



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 ederly
and disabled

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 90 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.



F0012
Fee: \$ 60



Michael Watson
SECRETARY OF STATE

2025209168

Business ID: 1476010
Filed: 03/26/2025 10:30 AM
Michael Watson
Secretary of State

Articles/Certificate of Amendment

Business Details

Business ID: 1476010

Business Name: QUALITY CARE RESIDENTIAL LIVING
LLC

Current Parties On Record

Name:

SHAKIEA LEBLANC
Manager

Address:

115 THORNHILL DR STE A
HATTIESBURG, MS 39402

Amended Parties On Record

Name:

SHAKIEA LEBLANC
Manager

Address:

115 THORNHILL DR STE A
HATTIESBURG, MS 39402

HEIDI HACKBARTH
Other

319 EAST PINE ST, APT
HATTIESBURG, MS 39401

Current Registered Agent

Name: SHAKIEA LEBLANC
Address: 115 THORNHILL DR STE A
HATTIESBURG, MS 39402

Amended Registered Agent

Name: SHAKIEA LEBLANC
Address: 810 HARDY ST
HATTIESBURG, MS 39401

NAICS Code/Nature of Business

623312 - Assisted Living Facilities for the Elderly

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

April 2025 HPC Item: A

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

Request for: Conditional Use Approval

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

Applicant Summary: See Attached

Present Zoning: B-2 (Neighborhood Business)

Present Use: Vacant Structure

Future Land Use: Neighborhood Conservation District 1

Surrounding Zoning and Land Use:
North: B-2 (Neighborhood Business)
South: R-2 (Two Family Residential)
East: A-2 (Neighborhood Business)
West: A- 2 (Neighborhood Business)

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

Option: Recommend **Approval** or **Denial** of the Conditional Use Request for “Dwelling, Single Family, detached” for a B-2 zoned property located at 237 Short Columbia Street (PPIN 23928, Ward 2, Forrest County).

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

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

Request for: Conditional Use Approval

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

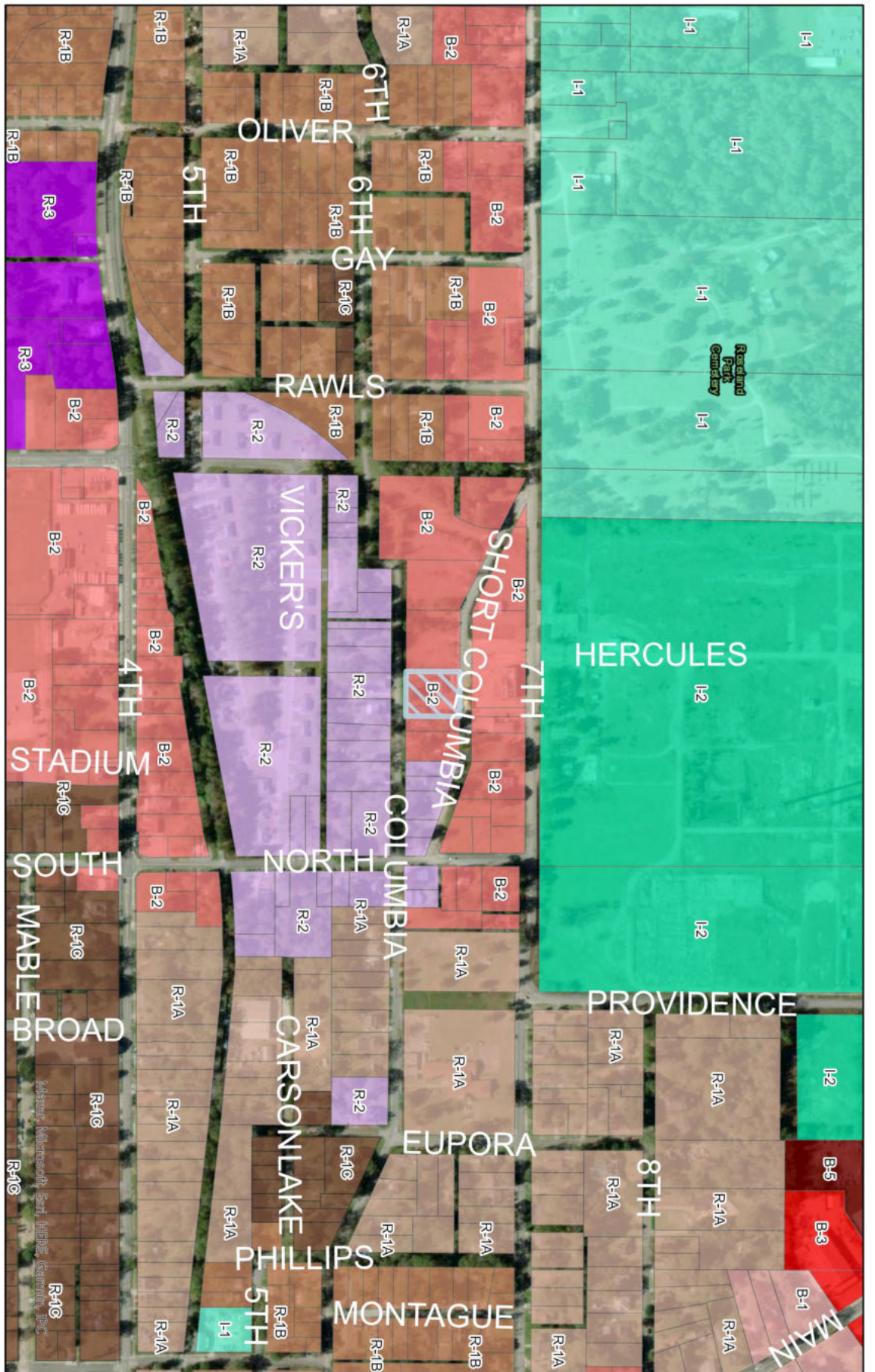
- i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide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

SUBJECT PARCEL

237 Short Columbia Street — Conditional Use Request

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





Zoning Map

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

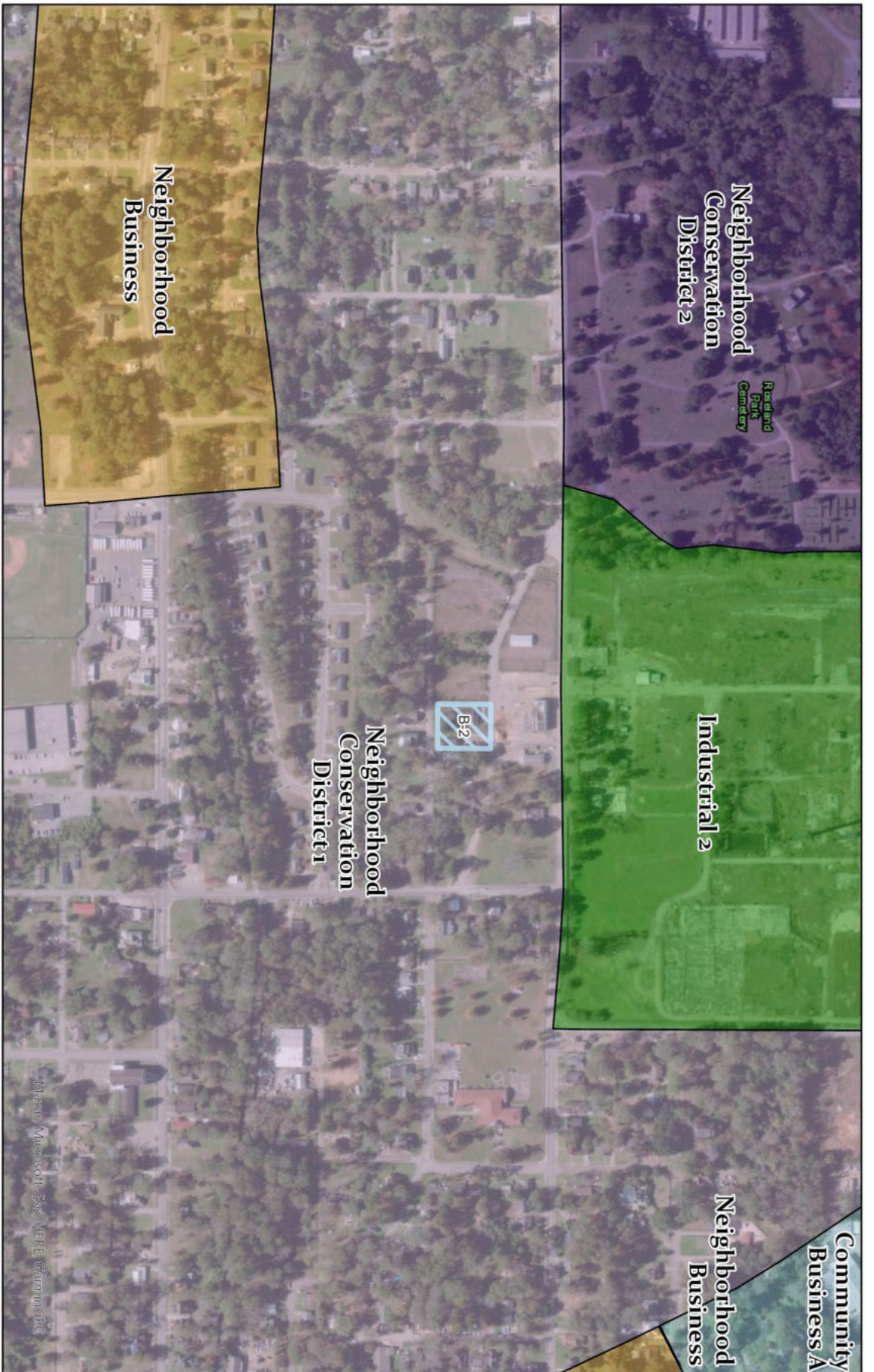
Conditional Use Request for
 "Dwelling, Single-Family Detached"
 237 Short Columbia
 PPIN: 23928

Flood Zone: X
 Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
 This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
 Map Exported on: 3/17/2025 11:25 AM



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°18'27"W 31°20'5"N



Future Land Use Map

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

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
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 Map Exported on: 3/17/2025 11:30 AM

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




URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°18'29"W 31°20'4"N

Site Aerial



Surrounding Area



Surrounding Area





Application for Public Hearing

City of Hattiesburg – Planning Division

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

NOTE:

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

Applicant Information

Name Applicant: J. Alvin Investments Project Name: _____

Municipal Address of Site: _____ PPIN #: 23928

Parcel Number(s): _____

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

For Staff Only:

Zoning:	Historic District:	Flood Zone:	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Project Number:	Received:		
PPIN # or Parcel #:	<div style="text-align: center;"> </div>		

BY: [Signature] 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



My Commission Expires:

11 / 15 / 2026



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

THIS INSTRUMENT PREPARED BY:

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

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

RETURN TO:

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

STATE OF MISSISSIPPI

COUNTY OF FORREST

SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

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

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

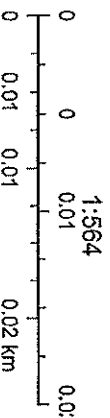
The above warranty and this conveyance is made subject to any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations and conveyances.

Forrest County, MS



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

----- LOTLINE Parcels
 forrest_ms_ac
 forrest_ms_dim
 forrest_ms_parcelno
 _____ ROAD_LN Anno



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

FOR CONDITIONAL USE APPLICANTS:

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

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

N/A

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

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

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

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

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

No, there will not be

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

No

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

Residential Property No employees
or customers

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

Yes, there are only residential property
located on this street

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

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

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

