



**URBAN
DEVELOPMENT**

PLANNING DIVISION

HATTIESBURG PLANNING COMMISSION

PUBLIC HEARING STAFF REPORTS

July 2, 2025

Planning Commission Agenda

July 2, 2025, 1:00 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. **Alley Closure Request-** LB Interest LLC, Applicant, and Robert F. Montgomery, Applicant, request to close and vacate an alley located north of Hardy Street and east of N 36 Avenue, located in the Pine Crest Subdivision (North of PPIN 23227 and South of PPIN 23226) and also located north of 3509 Hardy Street (Forrest County, Ward 1).
 - B. **Comprehensive Plan Amendment Request-** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative, request to amend the Hattiesburg Comprehensive Plan 2008-2028. More specifically, the changes concern the addition of the Lincoln Legacy Master Plan. This is an abbreviated summary of the topics addressed in the proposed amendment. Interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.
 - C. **Hattiesburg Form Based Code Amendment Request-** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, request to amend the Hattiesburg Form Based Code, Ord. No. 3325, and make changes to Sections 1, 2, 6, and 7. More specifically, the changes concern the addition of a new district, the Lincoln Legacy Master Plan, to the Form-Based Code. This is an abbreviated summary of the topics addressed in the proposed amendment. Interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.
 - D. **Major Subdivision Request-** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative, request approval for major subdivision, to be known as Lincoln Legacy Development, for

properties located along Lincoln Road Extension (PPIN 17642, 17643, 18020, 24814, 29025, 29843, Lamar County, Ward 3).

- E. **Zoning Change Request-** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative, request approval for a zoning change from B-3 and R-1A to MX-3, RA-3, and RD-2 for properties located along Lincoln Road Extension (PPIN 17642, 17643, 18019, 18020, 24814, 29025, 29839, 29843, 31923, 39420, Lamar County, Ward 3).

III. **Other Business**

IV. **Adjournment**

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
June 4th, 2025**

Board Members Roll Call:

Members Present:

1. Amy Hinton, Chair
2. Elayne Lockett
3. Lee Anne Venable
4. Rebekah Ray, Secretary
5. Michael Pruitt
6. Charles Dawe (Virtual)
7. Richard Conville

Members Not Present:

1. Carlos Wilson
2. Michael Dickerson
3. Rhoda Pickett, Vice Chair
4. Vacant Seat

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Senior Planner
3. Kevin Bates, Building Official
4. Wiley Quinn, Director of Urban Development
5. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:05 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Michael Pruitt to approve June's agenda.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

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

MINUTES REVIEW

Motion:

Made by Commissioner Michael Pruitt to approve the May 7th and 14th, 2025, meeting minutes.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

The motion to approve the meeting minutes on May 7th and 14th, 2025, passed with a 7-0 vote.

BUILDING REPORT

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

PLANNING REPORT

Planning staff provided updates on the previous month’s agenda items, city elections, comprehensive plan public engagement dates (July 17-19, 2025), updates on vacant, abandoned, and Dilapidated property registration, and short-term rental registration updates.

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: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Aaron Smith
- Proponents:
 - o None.
- Opponents:
 - o None.

Motion:

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

Second:

Made by Commissioner Rebekah Ray

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe	X		Virtual

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

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

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**Item 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).

**Discussion and Vote:**

The Planning Staff introduced the case.

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

**Motion:**

Made by Commissioner Charles Dawe to recommend approval of the request.

**Second:**

Made by Commissioner Lee Anne Venable

**Vote:**

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

|                  |   |  |        |
|------------------|---|--|--------|
| 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.

**OTHER BUSINESS:**

**Tabled Item:** 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).

**Motion:**

Made by Commissioner Amy Hinton to remove the request from the table

**Second:**

Made by Commissioner Richard Conville

**Vote:**

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

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

**Discussion and Vote:**

The Planning Staff introduced the case.

- Presented by:
  - o Heidi Hackbarth

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

**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  | X   |     |           |
| Charles Dawe      | X   |     | Virtual   |
| Michael Dickerson |     |     | Absent    |
| Amy Hinton        | X   |     |           |
| Elayne Lockett    | X   |     |           |
| Rhoda Pickett     |     |     | Absent    |
| Michael Pruitt    | X   |     |           |
| Rebekah Ray       |     |     | Abstained |
| Lee Anne Venable  | X   |     |           |
| Carlos Wilson     |     |     | Absent    |

The motion to recommend approval of the request passed with a 6-0-1 vote with one abstention.

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**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 Rebekah Ray to remove the request from the table.

**Second:**

Made by Commissioner Richard Conville

**Vote:**

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

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

**Discussion and Vote:**

- The Planning Staff introduced the case.
- Presented by:
  - o Alvin Watson
- Proponents:
  - o None.
- Opponents:
  - o None.

**Motion:**

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

**Second:**

Made by Commissioner Charles Dawe

**Vote:**

| <b>Board Member</b>      | <b>Yea</b> | <b>Nay</b> | <b>Other</b> |
|--------------------------|------------|------------|--------------|
| <b>Richard Conville</b>  | X          |            |              |
| <b>Charles Dawe</b>      | X          |            | Virtual      |
| <b>Michael Dickerson</b> |            |            | Absent       |
| <b>Amy Hinton</b>        | X          |            |              |
| <b>Elayne Lockett</b>    | X          |            |              |
| <b>Rhoda Pickett</b>     |            |            | Absent       |
| <b>Michael Pruitt</b>    | X          |            |              |

|                         |   |  |           |
|-------------------------|---|--|-----------|
| <b>Rebekah Ray</b>      |   |  | Abstained |
| <b>Lee Anne Venable</b> | X |  |           |
| <b>Carlos Wilson</b>    |   |  | Absent    |

The motion to recommend approval of the request passed with a 6-0-1 vote with one abstention.

**Adjournment:**

**Motion:**

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

**Second:**

Made by Commissioner Elayne Lockett

**Vote:**

The motion to adjourn passed with all present in favor.

The June 2025 Hattiesburg Planning Commission’s meeting adjourned at 2:10 pm.

HPC July Item: A  
 LB Interest LLC, Applicant, and Robert F. Montgomery, Applicant  
 Request for: **Alley Closure**



**Planning Commission  
 Case Fact Sheet**

**Name of Petitioners:** LB Interest LLC, Applicant, and Robert F. Montgomery, Applicant.

| <b>Address of Property:</b> | <b>Adjacent Tax ParcelsPPIN:</b> | <b>Ward:</b> |
|-----------------------------|----------------------------------|--------------|
| North of 3509 Hardy Street  | 2-028L-07-174.00                 | 23227        |
|                             | 2-028L-07-172.00                 | 23226        |
|                             | 2-028L-07-175.00                 | 23228        |
|                             | 2-028L-07-163.00                 | 33359        |

**Request:** **Alley Closure**

**Purpose of Request:** LB Interest LLC, Applicant, and Robert F. Montgomery, Applicant, request to close and vacate an alley located north of Hardy Street and east of N 36 Avenue, located in the Pine Crest Subdivision (North of PPIN 23227 and South of PPIN 23226) and also located north of 3509 Hardy Street (Forrest County, Ward 1).

**History/Background:** The applicant is requesting closure of a public alley adjacent to their property at 3509 Hardy Street. The alley is approximately 20 feet wide and 160 feet long, ending in a dead-end and connects to three parcels. The alley is part of the Pine Crest Subdivision, where the eastern portion of the alley on this block has already been vacated through a previous request.

The property owner of 3509 Hardy Street is working with a tenant, 7Brew, to redevelop the former Raising Cane’s site into a new quick-service restaurant. The project has already gone through site and design review, and the applicant has obtained a variance to encroach into the required buffer distance and operate a drive-through beyond the standard hours allowed by the LDC.

Final design approval is still pending and may be influenced by the outcome of this alley closure. If approved, the applicant would gain an additional 10 feet of property along the northern boundary of their parcel, with the remaining 10 feet conveyed to the adjacent parcel owner to the north.

Zoning classifications typically extend to the centerline of a public

HPC July Item: A  
LB Interest LLC, Applicant, and Robert F. Montgomery, Applicant  
Request for: **Alley Closure**

right-of-way. Upon closure, the vacated alley will assume the zoning designation of the adjacent parcels it merges with — consistent with standard practice.

The subject alley is currently paved but shows limited recent use. Historically, it provided vehicular access to the former Raising Cane’s restaurant, but today, all other adjoining properties have constructed fences or other barriers that block entry from the alley. The only remaining public access point is located at North 36th Avenue. There are no public water or sewer utilities located within the alley, and no city easements would need to be retained in the event of a closure. Overall, the alley functions as an underutilized right-of-way with minimal public utility or access value.

**Applicant Summary:** See Attached

**Applicable Regulations:**

**SECTION 12.2**

**Categories of Development Approvals**

Legislative Development Approvals – Street Closings

**Present Zoning:**

B-2 on North Side  
B-3 on South Side

*Note: When the alley is vacated, the zoning of the adjacent parcels will be retained with the alley split 10 ft on each side*

**Present Use:**

Commercial Area

**Surrounding Zoning and Land Use:**

North: B-2 Neighborhood Business District  
South: B-3 Community Business District  
East: B-2 Neighborhood Business District  
West: B-3 Community Business District

**Letters or Concerns stated:**

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

**Option:**

Recommend **Approval** or **Denial** of a request to close and vacate an alley located north of Hardy Street and east of N 36 Avenue, located in the Pine Crest Subdivision (North of PPIN 23227 and South of PPIN 23226) and also located north of 3509 Hardy Street (Forrest County, Ward 1).

## SUBJECT PARCEL

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### N 36th Avenue — Alley Closure Request

Alley Closure Request- LB Interest LLC, Applicant, and Robert F. Montgomery, Applicant, request to close and vacate an alley located north of Hardy Street and east of N 36 Avenue, located in the Pine Crest Subdivision (North of PPIN 23227 and South of PPIN 23226) and also located north of 3509 Hardy Street (Forrest County, Ward 1).





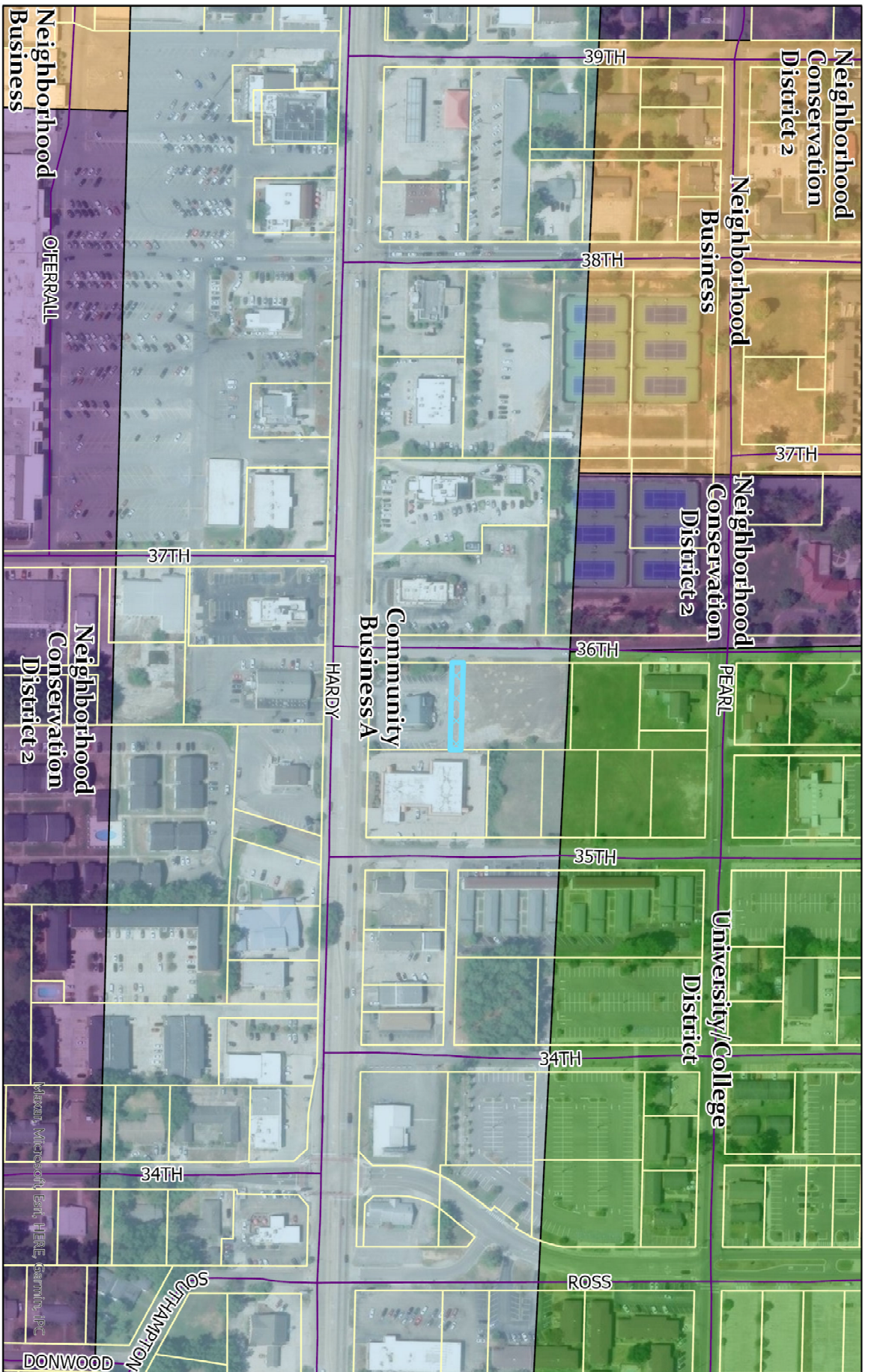
- Zoning Legend**
- R-3
  - B-3
  - B-2
  - Subject Alley

Alley Closure Request  
 PPIN: North of PPIN 23227 and South of  
 PPIN 23226  
 Flood Zone: X  
 Ward1, Forrest County



**URBAN DEVELOPMENT**  
**PLANNING DIVISION**  
 Center: 89°20'34"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: 6/2/2025 3:12 PM



Future Land Use Map

- Community Business A
- Neighborhood Business
- Neighborhood Conservation District 2
- University/College District
- Subject Property

Alley Closure Request  
 North of PPIN 23227 and South of PPIN  
 23226  
 Flood Zone: X  
 Ward 1, 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: 6/2/2025 3:29 PM



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

# Site Aerial



# Surrounding Area



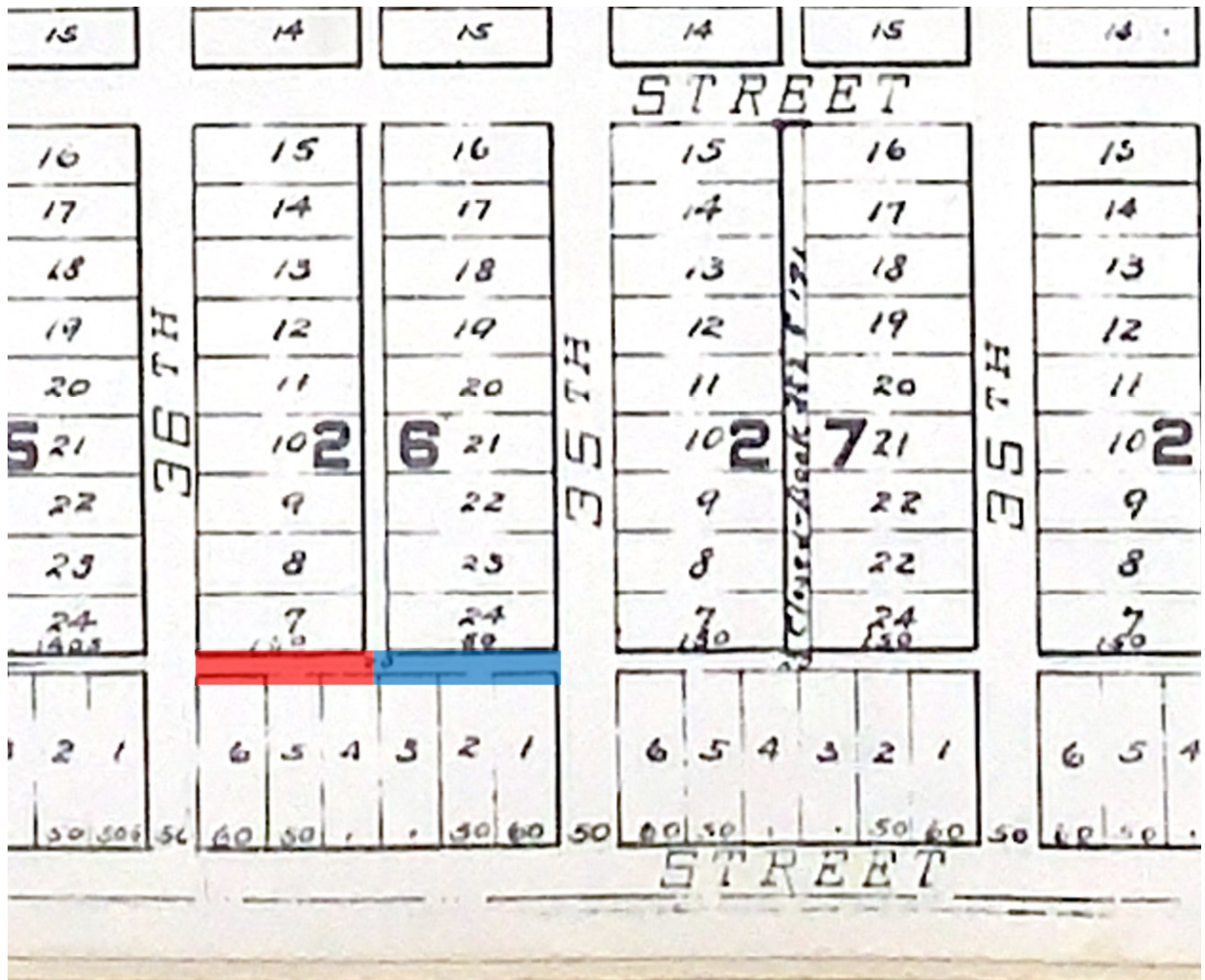
# Surrounding Area

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## Pine Crest Subdivision, 2nd Survey



Portion in red requested for closure

Portion in blue currently closed and vacated



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



## Applicant Information

Name Applicant: Robert F. Montgomery for LB Interest, LLC. Project Name: Raising Cane's Alleyway Assignment

Municipal Address of Site: 3509 Hardy St. PPIN #: \_\_\_\_\_

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

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



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

**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

LB Interest LLC Baton Rouge LA  
Street Address City State

on this the 8 day of May, 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.

Alleyway Vacate North of 3509 Hardy St.

on this the 8th day of May, 2025.

Robert Daigreppont, Jr

Property Owner (Print)

[Signature]  
Property Owner (Signature)

STATE OF Louisiana  
COUNTY OF East Baton Rouge

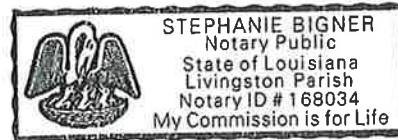
Personally came and appeared before me, the within named Robert Daigreppont Jr

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8th day of May, 2025.

Stephanie Bigner  
NOTARY PUBLIC

My Commission Expires:  
Life



**APPLICANT AFFIDAVIT PAGE**

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

3509 Hardy Rd Hattiesburg MS  
Street Address City State

on this the 14<sup>th</sup> day of MAY, 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.

Robert F. Montgomery

on this the 14<sup>th</sup> day of MAY, 2025

Robert F. Montgomery

Applicant (Print)

[Handwritten Signature]

Applicant (Signature)

STATE OF Texas

COUNTY OF Collin

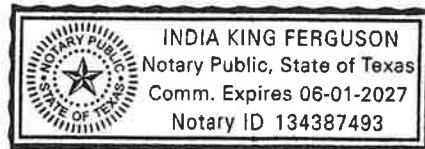
Personally came and appeared before me, the within named

Robert F. Montgomery

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 14<sup>th</sup> day of May, 2025.

India King Ferguson  
NOTARY PUBLIC



My Commission Expires:



# Application for Site Plan Review

City of Hattiesburg – Planning Division

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



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

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

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

Make all checks payable to the City of Hattiesburg

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

Print Name: Robert F. Montgomery

Signature: 

**FOR STREET/ALLEY RENAMING, CLOSING, OR VACATING**

1. **Indicate the specific request(s):**

- Street    Alley    Closing    Vacating    Naming    Renaming

2. **Current name of street/alley to be named/renamed, vacated, or closed:**

Ally north of Raising Cane's Located at 3509 Hardy St., Hattiesburg, MS

3. **Proposed name of street/alley to be named/renamed (If Applicable):**

4. **Describe the portion of the street/alley to be renamed, closed, or vacated (use all bounding or intersecting streets/alleys, from and to):**

5. **Tax Block(s) and Lot(s) involved in closing request:**

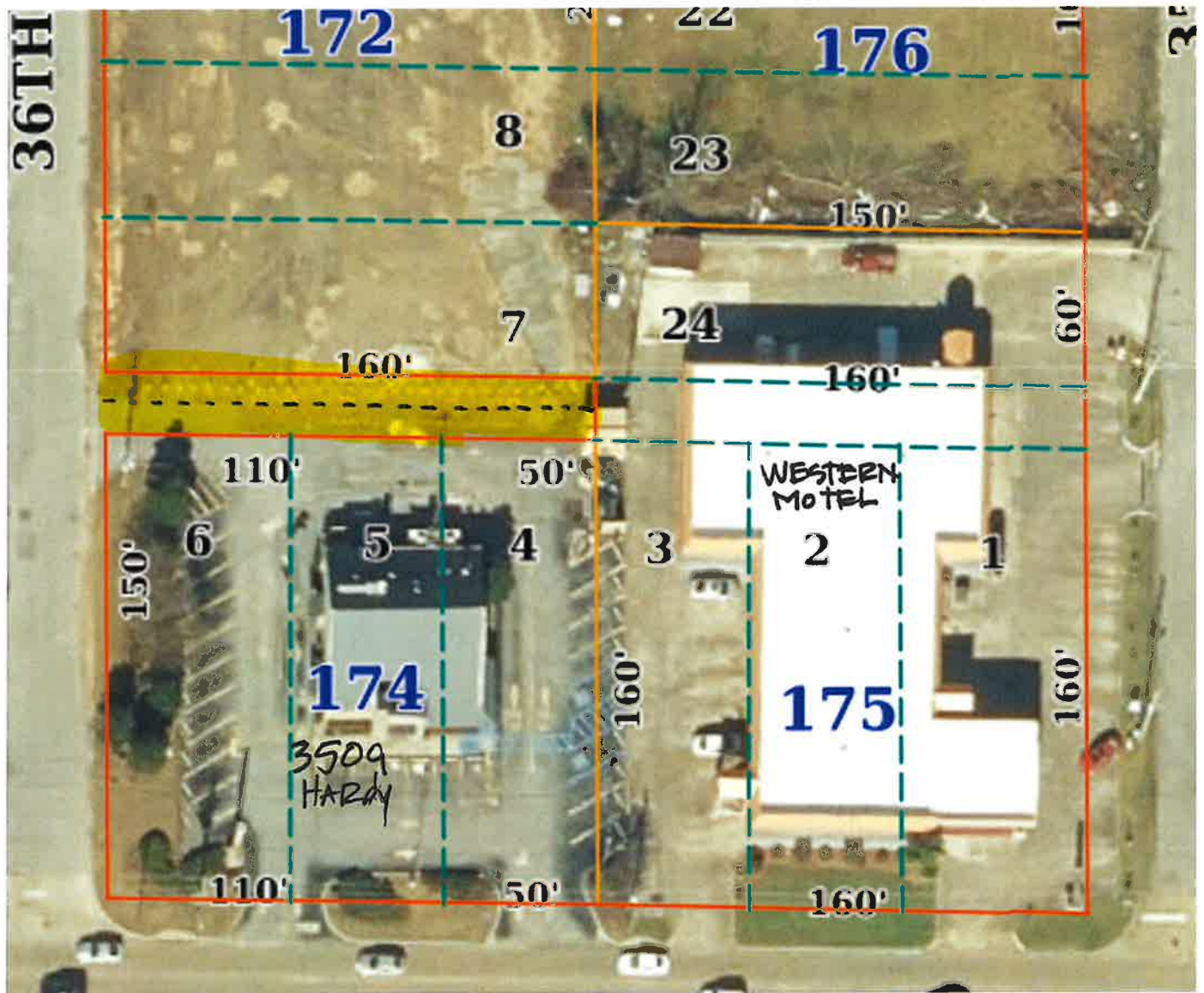
6. **Describe the existing land use of properties and the number of residents affected by renaming the street/alley within 400 feet:**

| Type of Land Use of adjacent development | Number of properties adjacent to the existing street | Number of property owners adjacent to the existing street | Number of residents affected by the change of address |
|------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------|
| Businesses                               |                                                      |                                                           |                                                       |
| Residences                               |                                                      |                                                           |                                                       |
| Apartments                               |                                                      |                                                           |                                                       |
| Churches/Schools                         |                                                      |                                                           |                                                       |
| Other                                    |                                                      |                                                           |                                                       |

**Any Additional Information:** \_\_\_\_\_

7. **Describe the effect the proposed change will have on existing development and the transportation system within the affected area:** Raising Cane's with this transfer of 1/2 of the alleyway will now own and maintain it's portion adjacent to the restaurant.

8. Have applications for zoning, variance, building permit, or other applications been filed?  
 Yes (If so, provide reference #s and dates: \_\_\_\_\_)  
 No
9. Acknowledgement of property owners affected by the street/alley renaming. Include all names and addresses. Please attach these as additional page(s).
10. Obtain from City's Engineering Department the legal description of the street/alley or portion thereof to be closed, vacated, named, or renamed (electronic copy required)



CONTACTED SUZIE BALZER FOR lot 172.  
 THEY ARE OK TO RECEIVE 1/2 OF THE ALLEYWAY.

CONTACTED SEJAL PATEL - OWNER OF WESTERN MOTEL  
 SHE WAS OKAY WITH THE TRANSFER  
 OF THE ALLEYWAY.

BOTH NOTIFICATION EMAILS ARE ATTACHED.

Lot 172 OWNER

**Robert Montgomery**

---

**From:** Suzie Baker (3304) <Suzie.Baker@phelps.com>  
**Sent:** Sunday, May 18, 2025 7:36 PM  
**To:** Robert Montgomery  
**Subject:** RE: 3509 Hattiesburg Alleyway Abandonment (Old Cane's) / Baker-Hardy Real Estate, L.P.

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**External mail:** This email originated outside of Raising Cane's. Do not click links, open attachments, or respond if it appears to be suspicious.

Robert --

This email is to confirm that Baker-Hardy Real Estate, L.P., the owner of the property (PPIN 023226) which adjoins the alley on its north side, agrees to the abandonment of the alley by the City and is willing to accept its half of the alleyway (splitting the alleyway at the centerline with your Cane's affiliate that owns the parcel to the south of the alley).

I have left a couple of messages for Nathan at the Hattiesburg Zoning and Planning Department, but we have not connected yet.

I would appreciate it if you would send me a copy of whatever you are filing with the City regarding this alley and its abandonment.

If we need to file something to ensure that Baker Hardy Real Estate gets its half of the alleyway, please let me know.

Thanks,  
Suzie Baker

---

**Suzanna Baker**  
Phelps Dunbar LLP  
Jackson, MS  
Direct: 601-360-9304 / Cell: 601-672-3696  
Email: suzie.baker@phelps.com

**From:** Robert Montgomery <RMontgomery@raisingcanes.com>  
**Sent:** Thursday, May 15, 2025 2:19 PM  
**To:** Suzie Baker (3304) <Suzie.Baker@phelps.com>  
**Subject:** 3509 Hattiesburg Alleyway Abandonment (Old Cane's)

Ms. Baker, I really appreciate your response to my calls about the city wanting to split the alleyway with us. Again, I intend to make my application within the next week, and the city said if I get it in there will be a hearing in July for the abandonment. I assume I need something like an email confirmation or an

attached letter simply saying you have been notified by the applicant, and you are willing to accept the other half to join with your property.

Please let me know if you talk to Nathan at the city and he gives you any different directions.

I attached what I had as an outline of the property but it is not an ALTA survey.

My best,

**Robert Montgomery (Romo)**

**Sr. Director of Special Projects, Fry Cook & Cashier | Raising Cane's Chicken Fingers**

C: 469-585-4690 | 6800 Bishop Road | Plano, TX 75024|

[rmontgomery@raisingcanes.com](mailto:rmontgomery@raisingcanes.com) / [www.raisingcanes.com](http://www.raisingcanes.com)

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# LOT 175 OWNER

**Robert Montgomery**

---

**From:** Robert Montgomery  
**Sent:** Wednesday, May 14, 2025 2:59 PM  
**To:** westernmotel3501@gmail.com  
**Subject:** FW: Re-sending - Hotel property located at 3501 Hardy Rd. Hattiesburg, MS

Following up to our phone call now that I have the correct email:

Evening Sejal, I'm representing the neighboring property that was a Raising Cane's restaurant that adjoins your hotel property. The City of Hattiesburg has request to dedicate ½ of the alleyway behind our vacant building to our property and the other ½ will be dedicated to the property on the other side of the alleyway (172). I was asked to keep you informed of this request for dedication.

We have a new tenant going in that location (174) and the city has not done well at maintain it. Our new tenant will maintain the alleyway in much better shape. Please respond to this email acknowledging you have received this notice. You may also call or email me if you have questions. We are lot 174 and you are Lot 175 and the alleyway in question is in yellow. It appears someone has already abandoned a portion of this alley under your hotel.

## Satcher, Nathaniel

---

**From:** Robert Montgomery <RMontgomery@raisingcanes.com>  
**Sent:** Thursday, June 19, 2025 7:44 AM  
**To:** Satcher, Nathaniel  
**Subject:** FW: Re-sending - Hotel property located at 3501 Hardy Rd. Hattiesburg, MS

Mr. Satcher, I think I finally landed the boat. The hotel owner final responded to my email. Please see below that she is stating she is aware of my notice to her. She does not say anything in contrary to my notice or mention any objection.

I hope this is helpful.

Robert Montgomery (**Romo**)

**Sr. Director of Special Projects**, Fry Cook & Cashier | Raising Cane's Chicken Fingers

C: 469-585-4690 | 6800 Bishop Road | Plano, TX 75024 |

[rmontgomery@raisingcanes.com](mailto:rmontgomery@raisingcanes.com) / [www.raisingcanes.com](http://www.raisingcanes.com)

---

**From:** Sejal Patel <sejalpatel76@yahoo.com>  
**Sent:** Wednesday, June 18, 2025 5:34 PM  
**To:** Robert Montgomery <RMontgomery@raisingcanes.com>  
**Subject:** Re: Re-sending - Hotel property located at 3501 Hardy Rd. Hattiesburg, MS

**External mail:** This email originated outside of Raising Cane's. Do not click links, open attachments, or respond if it appears to be suspicious.

Good Evening, Robert,

Thank you for informing me, and I have been aware of the alleyway dedication. Please keep me updated if anything changes. If you have any questions, you can reach me at 706-372-3162.

Thanks in advance,  
Sejal Patel

On Wednesday, June 18, 2025 at 03:10:33 PM CDT, Robert Montgomery <[rmontgomery@raisingcanes.com](mailto:rmontgomery@raisingcanes.com)> wrote:

Evening Ma'am. Re-sending this to your personal email as we just spoke. Please just confirm you are okay with the alleyway dedication. I truly appreciate your support. Our hearing is set for July the 2<sup>nd</sup> with the city.

Thanks,

Robert Montgomery (**Romo**)

**Sr. Director of Special Projects**, Fry Cook & Cashier | Raising Cane's Chicken Fingers

C: 469-585-4690 | 6800 Bishop Road | Plano, TX 75024|

[rmontgomery@raisingcanes.com](mailto:rmontgomery@raisingcanes.com) / [www.raisingcanes.com](http://www.raisingcanes.com)

---

**From:** Robert Montgomery

**Sent:** Wednesday, May 14, 2025 2:59 PM

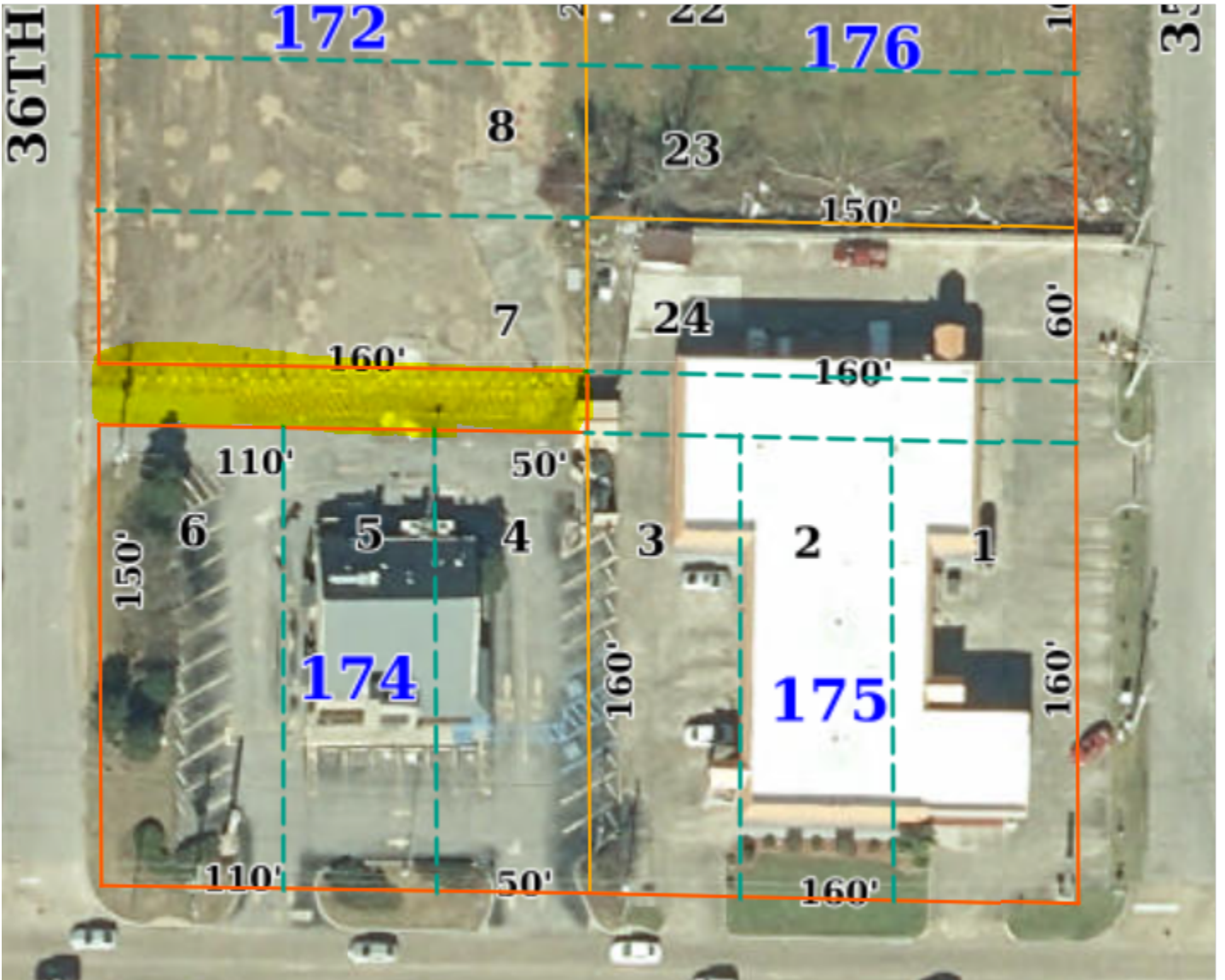
**To:** [westernmotel3501@gmail.com](mailto:westernmotel3501@gmail.com)

**Subject:** FW: Re-sending - Hotel property located at 3501 Hardy Rd. Hattiesburg, MS

Following up to our phone call now that I have the correct email:

Evening Sejal, I'm representing the neighboring property that was a Raising Cane's restaurant that adjoins your hotel property. The City of Hattiesburg has request to dedicate ½ of the alleyway behind our vacant building to our property and the other ½ will be dedicated to the property on the other side of the alleyway (172). I was asked to keep you informed of this request for dedication.

We have a new tenant going in that location (174) and the city has not done well at maintain it. Our new tenant will maintain the alleyway in much better shape. Please respond to this email acknowledging you have received this notice. You may also call or email me if you have questions. We are lot 174 and you are Lot 175 and the alleyway in question is in yellow. It appears someone has already abandoned a portion of this alley under your hotel.



My best to you,

Robert Montgomery (Romo)

**Sr. Director of Special Projects**, Fry Cook & Cashier | Raising Cane's Chicken Fingers

C: 469-585-4690 | 6800 Bishop Road | Plano, TX 75024|

[rmontgomery@raisingcanes.com](mailto:rmontgomery@raisingcanes.com) / [www.raisingcanes.com](http://www.raisingcanes.com)

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July 2025: Item B

Comprehensive Plan Text Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

| <b>Address of Property:</b> | <b>Parcel:</b>   | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|------------------|--------------|--------------|
| Lincoln Road Extension      | 056L-23- 015.000 | 17642        | 3            |
|                             | 056K-24- 012.000 | 17643        | 3            |
|                             | 056G-13- 145.000 | 18019        | 3            |
|                             | 056K-24- 010.000 | 18020        | 3            |
|                             | 056K-24- 013.000 | 24814        | 3            |
|                             | 056L-23- 004.000 | 29025        | 3            |
|                             | 056H-13- 097.001 | 29839        | 3            |
|                             | 056K-24- 012.001 | 29843        | 3            |
|                             | 056L-23- 004.002 | 31923        | 3            |
|                             | 056K-24- 012.003 | 39420        | 3            |

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**Request(s):** Request for Comprehensive Plan Text Amendment

**Purpose of Request:** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative, request to amend the Hattiesburg Comprehensive Plan 2008-2028.

**History / Background:** The applicant is requesting an amendment to the City of Hattiesburg's Comprehensive Plan and Form-Based Code to support the development of a mixed-use project known as the

July 2025: Item B

Comprehensive Plan Text Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

“Lincoln Legacy District” along the Lincoln Road Extension corridor. Additionally, the applicant is seeking zoning changes to establish mixed-use zoning (MX-3) along the street frontage and a mix of single-family residential (RD-2 and RA-3) zoning to accommodate a variety of housing options. A change to the Form-Based Code is also requested to further support the proposed zoning applications. The applicant is also seeking approval for a major subdivision to align with the proposed zoning boundaries.

The proposed area for the Lincoln Legacy District spans approximately 164.7 acres, with 157.9 acres on the south side and 6.8 acres on the north side of Lincoln Road Extension, located west of Interstate 59 and east of Sandy Run Road. The site is currently undeveloped, in a natural, wooded state, with significant wetland areas and topographical variation. The applicant plans to incorporate and highlight these natural features in the development, although future phases may see adjustments based on the developer who proceeds with subsequent stages.

In 2022, the property was rezoned from B-3 (Community Business) to a mix of B-3 and R-1A (Single-Family Residential), as part of a plan to develop a housing subdivision behind the street-front property. Following additional pre-application meetings with staff, the applicant has opted to shift to a form-based code area, which better supports the mixed-use concept and provides a broader range of housing options than a traditional single-family detached development.

The requested Comprehensive Plan amendment would further support the district's development as a mixed-use, form-based code district, aligning with the Future Land Use Map, which already designates the area as a “Planned Mixed-Use” development. This amendment would serve as an addendum to the existing Comprehensive Plan, offering greater detail about the development of the Lincoln Legacy District.

Although the Comprehensive Plan is currently being updated, any changes made at this time will be considered for inclusion in future updates. Agenda items C, D, and E will establish the necessary legal framework for the district's development. The district will be built in phases, initially focusing on single-family

July 2025: Item B

Comprehensive Plan Text Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

homes before progressing to commercial development. The applicant intends to market the site to prospective developers who will follow the plan and subdivide as needed. The proposed roadway network may change based on the needs of future phases and developers.

As development progresses, additional studies will be required, including but not limited to a traffic impact study, wetlands mitigation plan, and stormwater management plan, to address the environmental and infrastructure requirements of the project.

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

**Letters or Concerns stated:** The Planning Division has not received any letters or concerns as of finalizing this report.

**Option:** Recommend **Approval** or **Denial** of the request for an Amendment of the Hattiesburg Comprehensive Plan 2008-2028 to include an addendum/appendix for the “Lincoln Legacy Form-Based Code Master Plan.”

July 2025: Item C

Hattiesburg Form-Based Code Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

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|                             | 056G-13- 145.000 | 18019        | 3            |
|                             | 056K-24- 010.000 | 18020        | 3            |
|                             | 056K-24- 013.000 | 24814        | 3            |
|                             | 056L-23- 004.000 | 29025        | 3            |
|                             | 056H-13- 097.001 | 29839        | 3            |
|                             | 056K-24- 012.001 | 29843        | 3            |
|                             | 056L-23- 004.002 | 31923        | 3            |
|                             | 056K-24- 012.003 | 39420        | 3            |

---

**Request(s):** **Request for Comprehensive Plan Text Amendment**

**Purpose of Request:** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, request to amend the Hattiesburg Form Based Code, Ord. No. 3325, and make changes to Sections 1, 2, 6, and 7. More specifically, the changes concern the addition of a new district, the Lincoln Legacy Master Plan, to the Form-Based Code. This is an abbreviated summary of the topics addressed in the proposed amendment. Interested

July 2025: Item C

Hattiesburg Form-Based Code Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

**History / Background:**

The applicant is requesting an amendment to the Hattiesburg Form-Based Code to facilitate the development of the Lincoln Legacy District, a mixed-use development along the Lincoln Road Extension corridor. These amendments are intended to incorporate the Lincoln Legacy Master Plan into the Hattiesburg Form-Based Code, aligning it with the goals outlined in the Midtown Master Plan and the Longleaf Village in the Avenues Master Plan. The proposed amendments would extend the application of the form-based code to include this new district and provide the necessary zoning and development framework for its successful implementation.

**Applicant Summary:**

\* See Attached \*

**Applicable Regulations:**

**Letters or**

**Concerns stated:**

The Planning Division has not received any letters or concerns as of finalizing this report.

**AGENDA ITEM C:**

**PROPOSED TEXT AMENDMENT CHANGES BY APPLICANT**

Lincoln Legacy Form-Based Code Master Plan

An Amendment to the City of Hattiesburg

Form-Based Code for the development of the Lincoln Legacy District

Proposed edits to the Hattiesburg Form-Based Code

Sec 1.1 A. & B.

*Existing text:*

A. The purpose of the Hattiesburg Form-Based Code is to implement the Midtown Master Plan and Longleaf Village in the Avenues Master Plan by amending the Hattiesburg Land Development Code.

B. Specifically, the Hattiesburg Form-Based Code provides the means to guide implementation of the citizen-endorsed vision for property within the areas of the Midtown Master Plan, the Longleaf Village in the Avenues Master Plan, and other future designated

July 2025: Item C

Hattiesburg Form-Based Code Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative areas.

*Proposed text:*

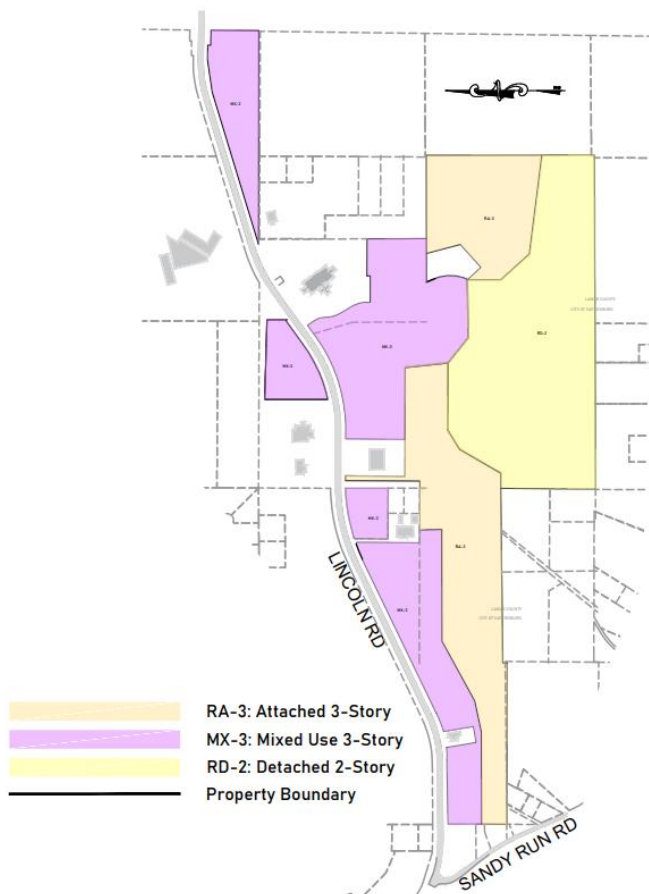
A. The purpose of the Hattiesburg Form-Based Code is to implement the Midtown Master Plan, Longleaf Village in the Avenues Master Plan, and the Lincoln Legacy Master Plan by amending the Hattiesburg Land Development Code.

B. Specifically, the Hattiesburg Form-Based Code provides the means to guide implementation of the citizen-endorsed vision for property within the areas of the Midtown Master Plan, the Longleaf Village in the Avenues Master Plan, the Lincoln Legacy Master Plan, and other future designated areas.

*Amend the following sections:*

Sec 2.2. C.

Amend to add the following Zoning Map:



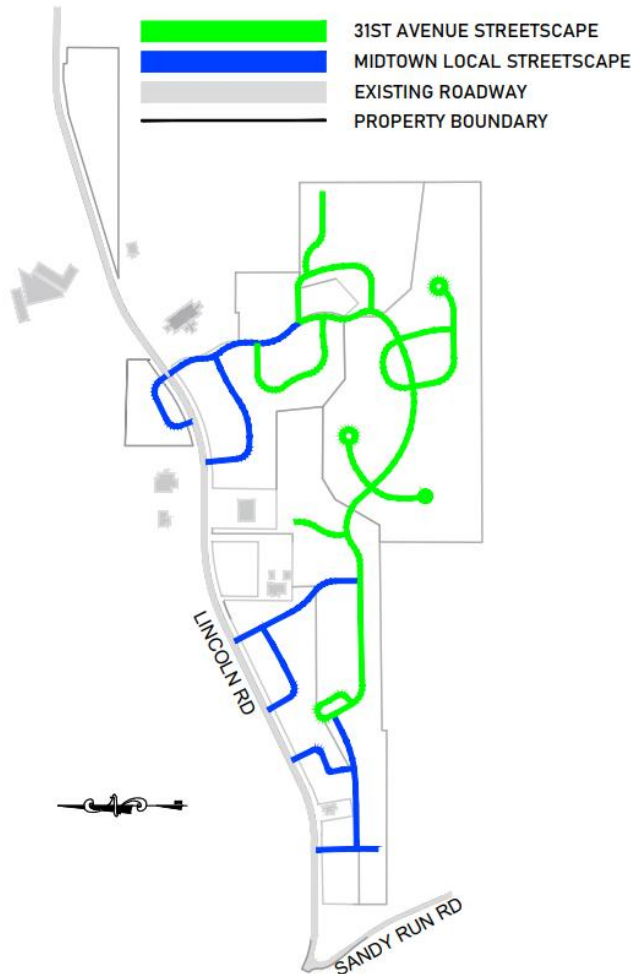
July 2025: Item C

Hattiesburg Form-Based Code Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

Sec 6.2. C.

Amend to add the following Future Street Map:



Sec 6.3

1.6.3.A “Hardy Street” amend to read “Hardy Street, Lincoln Road Ext.”.

2.6.3.G “31st Avenue (North of Arlington Loop)” amend to read “31st Avenue (North of Arlington Loop), Lincoln Legacy Residential”.

3.6.3.J “Midtown Local” amend to read “Midtown local, Lincoln Legacy Commercial”.

Article 7 Sec 7.1 B

Amend to add “Lincoln Legacy Steering Committee Appointee(s);”

**Option:**

Recommend **Approval** or **Denial** of the request for an Amendment of the Hattiesburg Form-Based Code, Ord. No. 3325, as amended.

July 2025: Item D

Major Subdivision Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

| <b>Address of Property:</b> | <b>Parcel:</b>   | <b>PPIN:</b> | <b>Ward:</b> |
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|                             | 056K-24- 010.000 | 18020        | 3            |
|                             | 056K-24- 013.000 | 24814        | 3            |
|                             | 056L-23- 004.000 | 29025        | 3            |
|                             | 056K-24- 012.001 | 29843        | 3            |

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**Request(s):** Request for Comprehensive Plan Text Amendment

**Purpose of Request:** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative, request approval for major subdivision, to be known as Lincoln Legacy Development, for properties located along Lincoln Road Extension (PPIN 17642, 17643, 18020, 24814, 29025, 29843, Lamar County, Ward 3).

**History / Background:** The applicant is requesting approval for a Major Subdivision to facilitate the division of the proposed Lincoln Legacy District into appropriately zoned parcels. The subdivision is intended to align with the proposed zoning changes for the district, including

July 2025: Item D

Major Subdivision Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

mixed-use zoning (MX-3) along the street frontage and a mix of single-family residential (RD-2 and RA-3) zoning. This subdivision will establish the legal framework for the division of land in preparation for future development, though no infrastructure improvements or physical changes to the site are proposed at this time.

The Lincoln Legacy District encompasses approximately 164.7 acres, with 157.9 acres on the south side and 6.8 acres on the north side of Lincoln Road Extension, located west of Interstate 59 and east of Sandy Run Road. The proposed subdivision will divide the land into parcels that correspond with the new zoning boundaries established under the proposed Form-Based Code amendments.

This subdivision will set the stage for future development phases, which may include residential, commercial, and mixed-use components. However, it is important to note that this request does not involve the construction of any infrastructure or physical changes to the site. The subdivision will strictly create the parcels needed for future development, aligning with the proposed zoning changes.

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

**Applicable Regulations:**

## **SECTION 11**

### **Administration and Enforcement**

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

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

The Chancery Clerks of Forrest County and Lamar County, Mississippi shall not receive, file or record a plat of a subdivision within the jurisdiction of this Land Development Code without prior approval of the appropriate authority as outlined in this

July 2025: Item D

Major Subdivision Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

Code. Plats recorded prior to such approval shall be deemed unlawful and invalid

## **SECTION 12**

### **Process and Procedures**

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

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

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

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

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

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

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

###### **12.3.2.6 Duration**

As this code and state and federal law may change over time, approval of a preliminary plat shall be effective for a maximum period of one (1) year for a permit to be submitted to the city. A six (6) month extension may be granted upon the Planning Commission's recommendation to the City Council followed

July 2025: Item D

Major Subdivision Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

by an approval of the Council. An extension request must come in writing by the subdivider before the regularly scheduled Planning Commission hearing in which it is to be heard. The Planning Commission will offer its recommendation under "other business" as notice was given at the original hearing date. If the final plat has not been submitted to Urban Development within this time limit, the preliminary plat process shall begin anew.

#### **12.3.2.7 Improvement Guarantees**

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

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

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

**Sidewalk Bond:** If sidewalks are required for the development,

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

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

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

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

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

**Satisfactory Completion of Improvements:** If any portion of the required improvements shall fail to be accepted for dedication either for reason of incompleteness or for reason of substandard construction, then the City Council shall take the following actions:

1. The subdivider and bonding agent shall be advised that the improvements must be completed or reconstructed under

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Major Subdivision Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

the bond. The City Council shall declare the bond to be forfeited. Where the City is not already in possession of said bond, it shall immediately take the actions necessary to obtain it.

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

### **12.3.2.8 Utilities**

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

Official Zoning Map, whichever action is relevant.

**Present Zoning:** B-3 (Community Business) and R-1A (Single-Family Residential)

**Present Use:** Vacant/undeveloped

**Future Land Use:** Planned Mixed-Use

**Letters or Concerns stated:** The Planning Division has not received any letters or concerns as of finalizing this report.

**Option:** Recommend **Approval** or **Denial** of a preliminary plat for a major subdivision for an area to be known as the "Lincoln Legacy District" (PPIN 17642, 17643, 18020, 24814, 29025, 29843, Lamar County, Ward 3).

**Basis for approval:** Planning Commission must deem that all of the following approval criteria must be met before granting approval for the Preliminary Plat for a Major Subdivision:

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

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

- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this

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Major Subdivision Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

Code and other City policies and regulations.

iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.

v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

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.

July 2025: Item E

Zoning Change Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

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**Names of Petitioner:** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

| <b>Address of Property:</b> | <b>Parcel:</b>   | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|------------------|--------------|--------------|
| Lincoln Road Extension      | 056L-23- 015.000 | 17642        | 3            |
|                             | 056K-24- 012.000 | 17643        | 3            |
|                             | 056G-13- 145.000 | 18019        | 3            |
|                             | 056K-24- 010.000 | 18020        | 3            |
|                             | 056K-24- 013.000 | 24814        | 3            |
|                             | 056L-23- 004.000 | 29025        | 3            |
|                             | 056H-13- 097.001 | 29839        | 3            |
|                             | 056K-24- 012.001 | 29843        | 3            |
|                             | 056L-23- 004.002 | 31923        | 3            |
|                             | 056K-24- 012.003 | 39420        | 3            |

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**Request(s):** Request for Comprehensive Plan Text Amendment

**Purpose of Request:** Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative, request approval for a zoning change from B-3 and R-1A to MX-3, RA-3, and RD-2 for properties located along Lincoln Road Extension (PPIN 17642, 17643, 18019, 18020, 24814, 29025, 29839, 29843, 31923, 39420, Lamar County, Ward 3).

**History / Background:**

The applicant is requesting zoning changes for the Lincoln Legacy District, a proposed mixed-use development along the Lincoln Road Extension corridor. The zoning changes are intended to align the property with the proposed Form-Based Code amendments and provide the necessary zoning designations to support the development of both residential and commercial components within the district.

The requested zoning changes will allow for mixed-use zoning (MX-3) along the street frontage and a combination of single-family residential (RD-2 and RA-3) zoning for various housing types. These changes will set the framework for the phased development of the district, facilitating the implementation of the Lincoln Legacy Master Plan.

Mixed-Use Zoning (MX-3) zoning district will be applied to the street frontage of the property, allowing for a combination of residential, commercial, and office uses. The MX-3 zoning is intended to promote a walkable, mixed-use environment along the corridor.

Single-Family Residential Zoning (RD-2 and RA-3) zoning districts will be applied to areas of the site designated for single-family residential development. The RD-2 district allows for moderate-density single-family homes, while the RA-3 district provides for larger single-family homes with larger lot sizes, offering a range of housing options within the district.

**Applicant Summary:**

\* See Attached \*

**Applicable Regulations:**

**Hattiesburg Form-Based Code**

**SECTION 2**

**DISTRICTS**

**Sec. 2.5. Residential Attached District (RA-2, -3)**

**Sec. 2.1.**

**Zoning Districts Established**

**A. Mixed Use Districts (MX-)**

1. The MX- Districts are intended to accommodate a

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Zoning Change Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

mix of compatible commercial, employment and higher-density residential in a pedestrian-friendly and walkable environment.

2. The MX- Districts vary based on the maximum allowed building height.
  - a. MX-2 has a maximum building height of 2 stories.
  - b. MX-3 has a maximum building height of 3 stories.
  - c. MX-4 has a maximum building height of 4 stories.
  - d. MX-5 has a maximum building height of 5 stories.

C. Residential Attached District (RA-)

1. The RA- District is intended to accommodate a mix of medium-density detached and attached residential in a pedestrian-friendly and walkable environment.
2. RA-2 has a maximum building height of 2 stories. 3. RA-3 has a maximum building height of 3 stories.

D. Residential Detached District (RD-2)

1. The RD-2 District is intended to accommodate a mix of lower-density detached residential in a pedestrian-friendly and walkable environment.
2. RD-2 has a maximum building height of 2 stories

**Present Zoning:** B-3 Community Business and R-1A Single Family Residential

**Present Use:** Vacant/Undeveloped

**Future Land Use:** Community Business A and Planned Mixed Use District

**Surrounding Zoning and Land Use:**  
North: B-3 Community Business District  
South: B-3 Community Business District  
East: B-3 Community Business District  
West: B-3 Community Business District

July 2025: Item E

Zoning Change Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

**Letters or**

**Concerns stated:**

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

**Option:**

Recommend **Approval** or **Denial** of a zoning change from B-3 and R-1A to MX-3, RA-3, and RD-2 for properties located along Lincoln Road Extension (PPIN 17642, 17643, 18019, 18020, 24814, 29025, 29839, 29843, 31923, 39420, Lamar County, Ward 3).

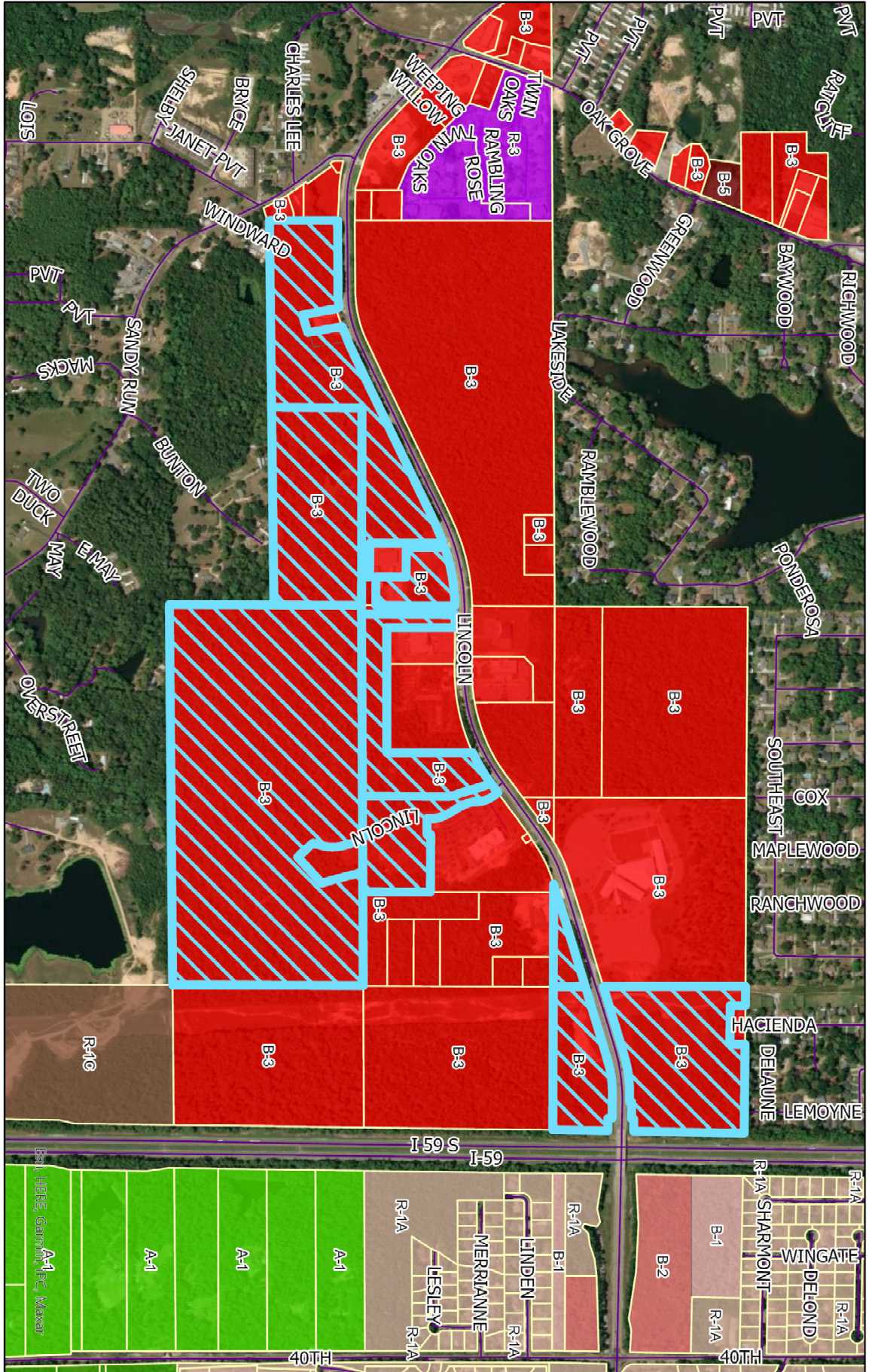
**Basis for approval  
(Zoning Change):**

- I. There was a mistake in the original zoning
- II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning
- III. Annexation

## SUBJECT PARCEL

Lincoln Road Ext. — Comprehensive Plan Text Amendment, Form Based Code Text Amendment, Major Subdivision, and Zoning Change Requests





**Zoning Legend**

- A-1
- A-2
- R-1A
- R-1C
- R-3
- B-1
- B-2
- B-3
- B-5
- Lincoln Legacy

**Zoning Change Request**

Lincoln Legacy Project  
 PPIN: 17642, 17643, 18019, 18020, 24814,  
 29025, 29839, 29843, 31923, 39420  
 Flood Zone: X  
 Ward 3, Lamar County

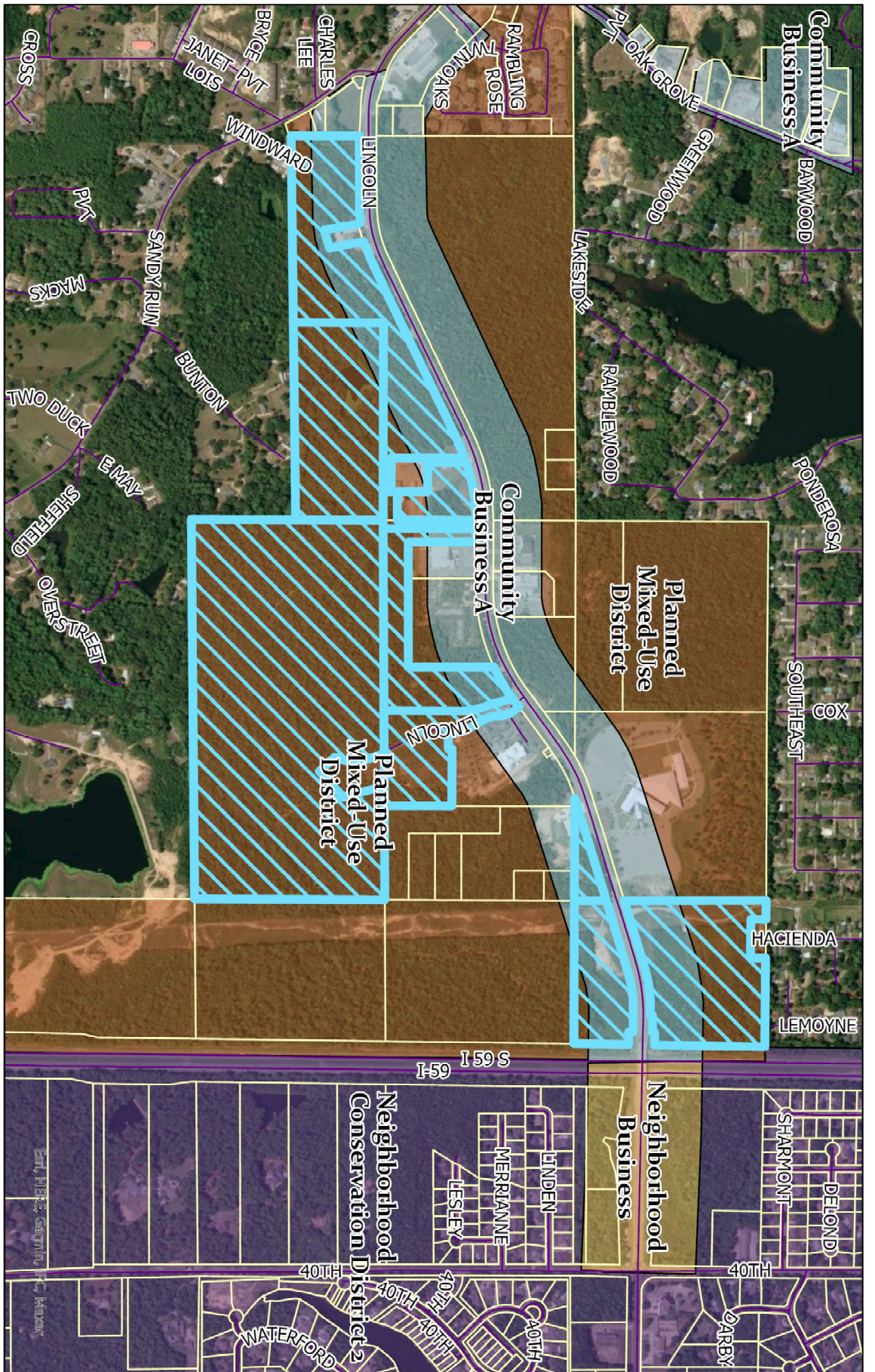


**URBAN DEVELOPMENT**  
**PLANNING DIVISION**

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 This information CANNOT be used as a substitute for legal, business, tax or other professional advice.  
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Note: A portion of the property is not shown as R-1A in this map; shown in next page





Future Land Use Map

- Community Business A
- Neighborhood Business
- Neighborhood Conservation District 2
- Planned Mixed-Use District
- Lincoln Legacy

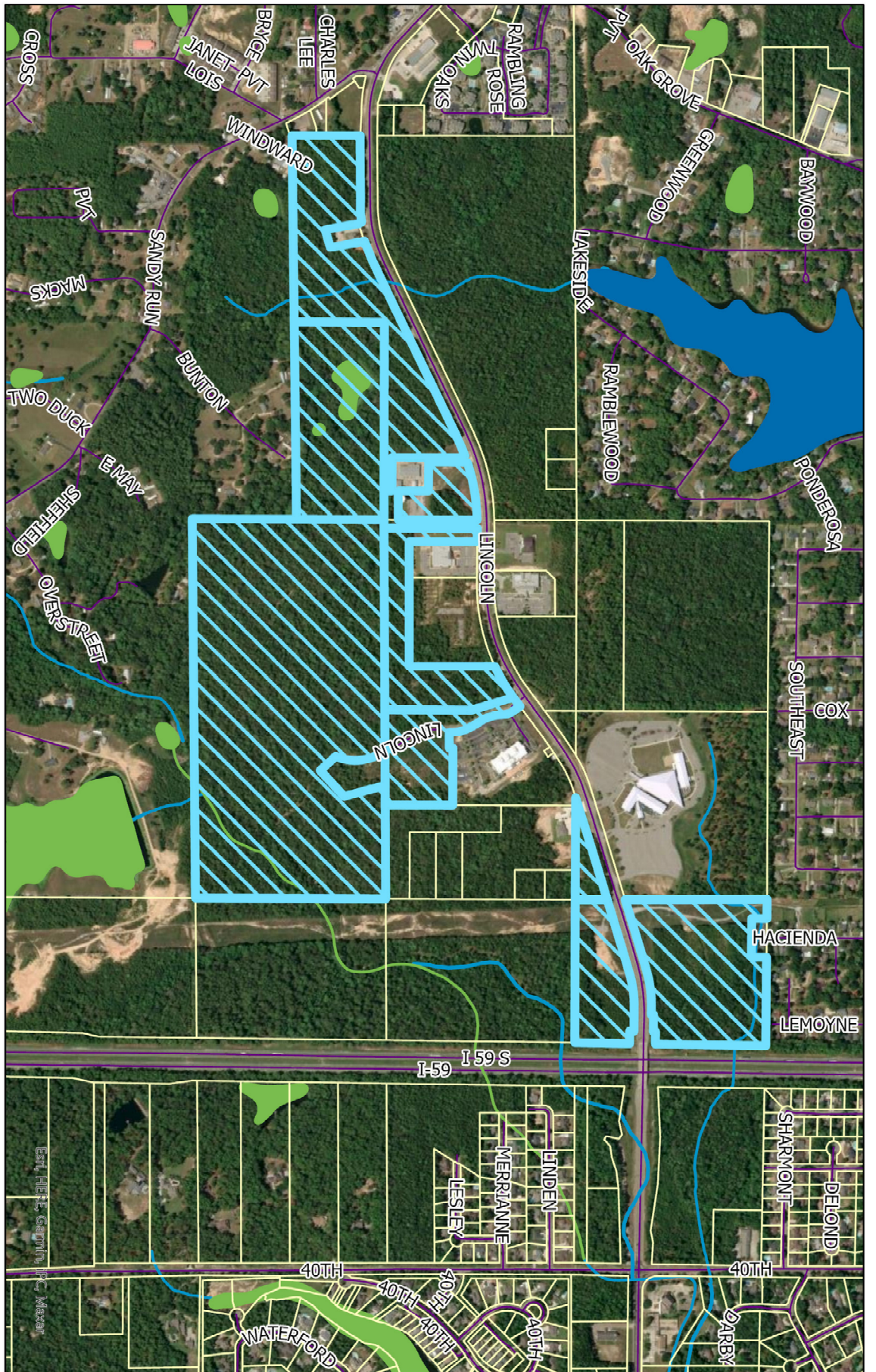
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**Zoning Change Request**

Lincoln Legacy Project  
 PPIN: 17642, 17643, 18019, 18020, 24814,  
 29025, 29839, 29843, 31923, 39420  
 Flood Zone: X  
 Ward 3, Lamar County



**URBAN DEVELOPMENT**  
**PLANNING DIVISION**  
 Center: 89°21'40"W 31°18'1"N



- USA Wetlands**
- Marsh, Swamp, Bog, Prairie
  - River
  - Lake, Reservoir
  - Lincoln Legacy

**Zoning Change Request**  
 Lincoln Legacy Project  
 PPIN: 17642, 17643, 18019, 18020,  
 24814, 29025, 29839, 29843, 31923,  
 39420  
**Flood Zone: X**

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**URBAN DEVELOPMENT**  
**PLANNING DIVISION**  
 Center: 89°21'40"W 31°18'1"N



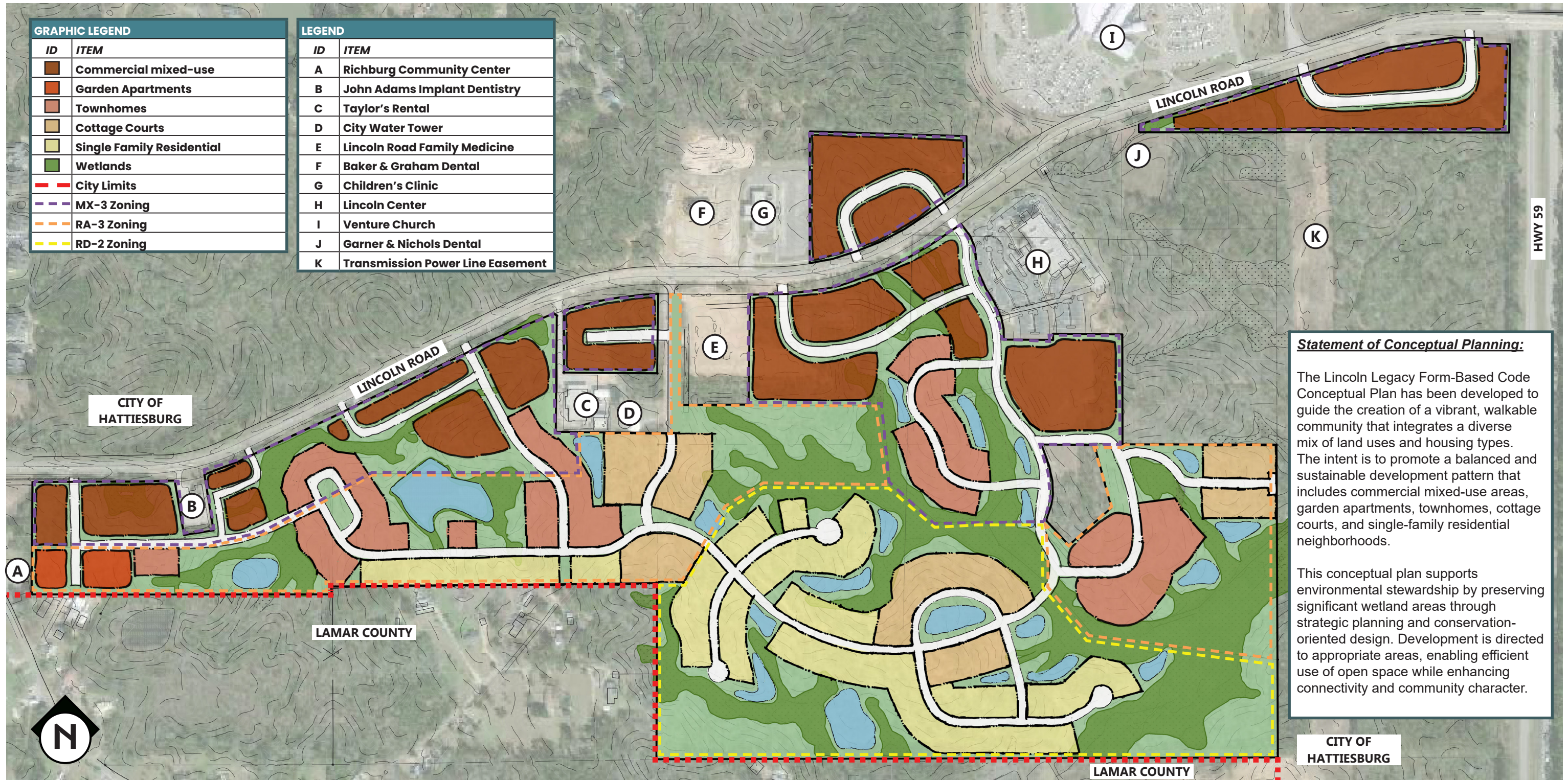
# Surrounding Area



## Surrounding Area

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# Lincoln Legacy Form-based Code Conceptual Plan

# Lincoln Legacy Form-Based Code Master Plan

An Amendment to the City of Hattiesburg Comprehensive Plan and the Hattiesburg Form-Based Code for the development of the Lincoln Legacy District

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## **I. Purpose/ About the Plan / Objective**

The goal of the Lincoln Legacy Form-Based Code Master Plan, or Lincoln Legacy Plan, is to develop a mixed-use community that not only serves a new residential neighborhood but also benefits the surrounding community and commuting population within the Hattiesburg metro area. This mixed-use development will be walkable, workable, and livable.

The area was identified in the 2008 Hattiesburg Comprehensive Plan as a site for a Planned Mixed-Use District, which served as a precursor to the established Hattiesburg Form-Based Code developments in Midtown and Longleaf Village in the Avenues. In 2013, the City of Hattiesburg adopted the Midtown In Motion Master Plan, which supported the development and subsequent adoption of a form-based code later that year. In 2023, Hattiesburg adopted the Longleaf Village in the Avenues Master Plan, further expanding the area of form-based zoning and demonstrating the replicability of this zoning approach in other parts of the city. The "Midtown Form-Based Code" was subsequently renamed the "Hattiesburg Form-Based Code," confirming the appropriateness of extending form-based zoning to additional areas.

This Master Plan will support the adoption of form-based zoning for the identified parcels of land, just west of Interstate 59, encompassing 157.9 acres on the south side of Lincoln Road Extension and 6.8 acres on the north side of Lincoln Road Extension. Parcels covered by this plan are managed by a single owner.

## **2. Current Conditions**

### Land Ownership & Existing Conditions

This land is currently managed by one ownership and is undeveloped. The owner wishes to establish a new pattern of development that will impact Hattiesburg positively, no matter who develops the land. The City can expect the property to be further subdivided for development purposes as guided by the Hattiesburg Form-based Code. Further subdivision, as guided by the Form-Based Code and applied zoning, will allow for the land to be developed by more than one entity.

The property selected for land development features a dynamic rolling terrain, characterized by natural ridges and hollows that offer both visual interest and unique

topographical challenges. Careful planning will ensure that the development maximizes the land's natural beauty while minimizing environmental impact as much as possible. Wetland areas, which are scattered throughout the property, will be preserved as much as possible through the use of sustainable design practices and strategic placement of infrastructure. By integrating the landscape's natural features into dense development, this approach will protect sensitive ecosystems as much as feasible while creating an aesthetically appealing and functional development.

#### Comprehensive Plan 2008

Although the Hattiesburg Comprehensive Plan 2008 is expected to be updated in the near future, it is important to connect long standing planning efforts identified during its creation. The Future Land Use (FLU) map of the Comprehensive Plan shows a "broad strokes" intent for development in general areas of the city. The FLU map indicates the Lincoln Road Extension west of I-59 a Community Business Corridor along Lincoln Road Extension and Planned Mixed-Use District off the frontage of both the north and south side of the road. This is consistent with this proposal. Adoption of this document and zoning map would be consistent with "Planned Mixed-use" Future land use as identified in the Comprehensive Plan.

#### *Planned Mixed-Use District*

*Planned Mixed-Use Districts provide locations for a range of compatible uses that are planned and constructed as a single, cohesive development. This district includes planned unit developments and any other mixed-use properties planned and constructed in a similar manner. In this district, a mix of residential, office, public and commercial land uses may be found that create a unique destination for living, working and shopping.*

#### *Comp Plan Pg 101*

The Hattiesburg Form-Based Code was also specifically produced with the support of the Comprehensive Plan and such should be seen as a direct support for applying the Hattiesburg Form-Based code to this area as presented in our application.

### **3. Growth Indicators**

The following sections demonstrate a change in the area and the city as a whole as well as a need for the change in zoning as proposed. This change in zoning will increase the density of housing from what is currently permitted today as well and provide a more dynamic and higher quality commercial development along Lincoln Road Ext. The data used was the most up-to-date available at the time of the research.

#### a. Demographics

The Hattiesburg population has grown in the last two decades. The table below shows steady growth between each decade. Additionally, the Census reported that Mississippi demographics were undercounted by about 4.11%, so the growth in Hattiesburg is likely larger than documented. (Source: <https://www.census.gov/newsroom/press-releases/2022/pes-2020-undercount-overcount-by-state.html> )

Table 3.1

| <b><u>Hattiesburg Population with % increase from previous decade</u></b> |                    |       |                    |       |
|---------------------------------------------------------------------------|--------------------|-------|--------------------|-------|
| <b><u>2000</u></b>                                                        | <b><u>2010</u></b> |       | <b><u>2020</u></b> |       |
| 44,779                                                                    | 45,989             | 2.70% | 48,730             | 5.96% |

Source : US Census

Housing is also shown to have steadily increased each decade, as seen in Table. 3.2. Housing is a fundamental need and thus must grow with the population. A form-based code with allowances for higher density housing will aid in addressing housing needs while ensuring high quality design.

Table 3.2

| <b><u>Hattiesburg Housing Units</u></b> |                    |                    |
|-----------------------------------------|--------------------|--------------------|
| <b><u>2000</u></b>                      | <b><u>2010</u></b> | <b><u>2020</u></b> |
| 19,183                                  | 20,977             | 21,228             |

Source : US Census

b. Recent Subdivisions

Increase in the number of requests to subdivide property in Hattiesburg indicates a clear trend of increased development in the area. The table below, created using data from the City of Hattiesburg, reflects the number of applications submitted to divide property for development. While it does not show the resulting number of lots, it effectively illustrates the upward trend in development activity.

Table 3.3

| <b><u>Subdivision of Property</u></b> |                     |                   |                    |
|---------------------------------------|---------------------|-------------------|--------------------|
| <b>Year</b>                           | <b>Applications</b> | <b>Commercial</b> | <b>Residential</b> |
| 2019                                  | 7                   | 1                 | 6                  |

Lincoln Legacy Form-Based Code Master Plan  
*FBC & Comprehensive Plan Amendment – Zoning change – Major Subdivision*

|      |    |   |   |
|------|----|---|---|
| 2020 | 7  | 1 | 6 |
| 2021 | 5  | 4 | 1 |
| 2022 | 11 | 8 | 3 |
| 2023 | 16 | 7 | 9 |
| 2024 | 9  |   | 9 |

Source: City of Hattiesburg

c. Residential Development

Limited data from the City was available for total number of new residential unit construction. However, the table below was created using reports from the Building Official for year-to-date development numbers reflecting permits issued for apartment complexes, historic residential building, and residential building permits combined. While 2024 shows fewer permits than 2023, it does show a continued increase from 2022 for permits issued for residential development.

Table 3.4

| <b>Residential permits issued</b> |                          |
|-----------------------------------|--------------------------|
| <b>Year</b>                       | <b>Number of permits</b> |
| 2021 - 2022                       | 213                      |
| 2022 - 2023                       | 304                      |
| 2023 - 2024                       | 285                      |

Source: City of Hattiesburg Building Official Reports

d. Real Estate Indicators

Recent housing trends show that the housing stock in Hattiesburg is not meeting the needs of citizens. This table illustrates that there are fewer houses on the market, yet the houses that are on the market are selling at a faster rate. The demand for housing is increasing and while the number sold fluctuates, the stock of housing available is smaller than needed in an average market. [Municipality Stats 2023] [Municipality report 2020] [Municipality report 2018]

Table 3.5

| <b>Housing Stock</b>        |             |             |             |
|-----------------------------|-------------|-------------|-------------|
| <b>Year</b>                 | <b>2018</b> | <b>2020</b> | <b>2023</b> |
| <b>New Houses on Market</b> | 1,335       | 1,220       | 1,060       |
| <b>Houses Sold</b>          | 945         | 1,030       | 807         |

|                               |    |    |    |
|-------------------------------|----|----|----|
| <b>Average Days on Market</b> | 65 | 52 | 42 |
|-------------------------------|----|----|----|

Source: MLS Data for Hattiesburg, MS

When houses are on the market for under 6 months it is considered a “sellers’ market”. Hitting this marker is another indicator that more housing is needed in the City of Hattiesburg. Analysis also indicates that smaller housing is more in demand as well, as seen in the table below. Smaller homes are, on average, on the market fewer days.

Table 3.6

**Average Days on Market (DOM) -**  
**2023**

|                            | Avg DOM |
|----------------------------|---------|
| <b>Under 1,000 Sq Ft</b>   | 36.68   |
| <b>1,000 - 2,000 Sq Ft</b> | 41.65   |
| <b>Over 2,000 Sq Ft</b>    | 52.69   |

Source: MLS data

#### **4. Service Utilities**

The property currently benefits from established utilities, including water, sewer, and power infrastructure, which will facilitate the initial phases of land development. However, as the project progresses and plans for expansion are refined, further study will be required to assess whether these existing systems are sufficient to meet the increased demand.

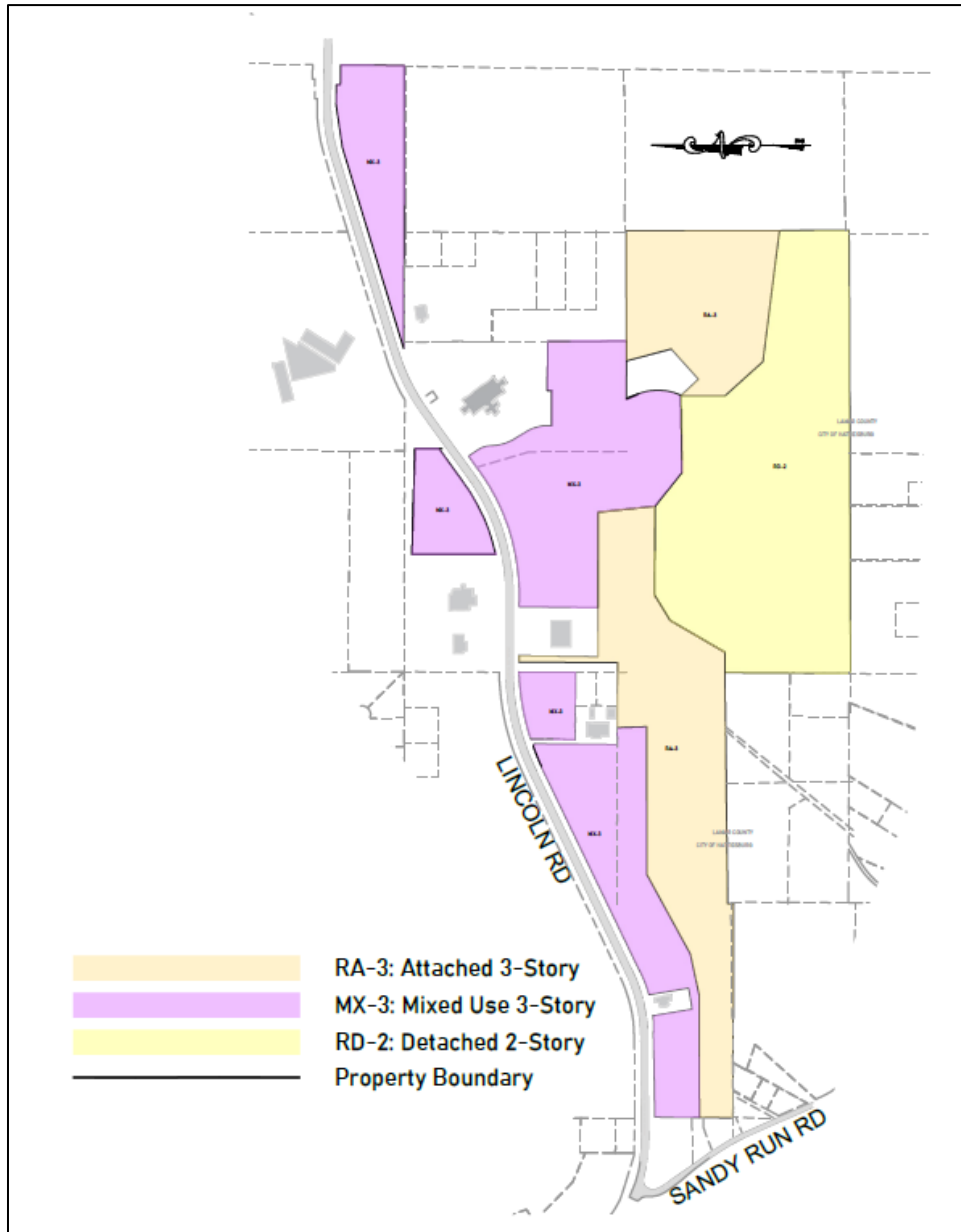
#### **5. Environmental Impact**

Environmental impacts will be minimized throughout the development process by adhering to best practices in sustainable design and construction. Every effort will be made to preserve the site's natural features, reduce disruption to ecosystems, and protect water quality. In areas where unavoidable environmental effects may occur, such as minor wetland impacts or land alteration, proper mitigation measures will be implemented to restore or compensate for these changes. All necessary permits will be obtained in accordance with local, state, and federal regulations, ensuring that any environmental mitigation is conducted responsibly and in compliance with environmental protection standards. This approach will help balance development goals with the stewardship of the surrounding environment.

#### **6. Land Use**

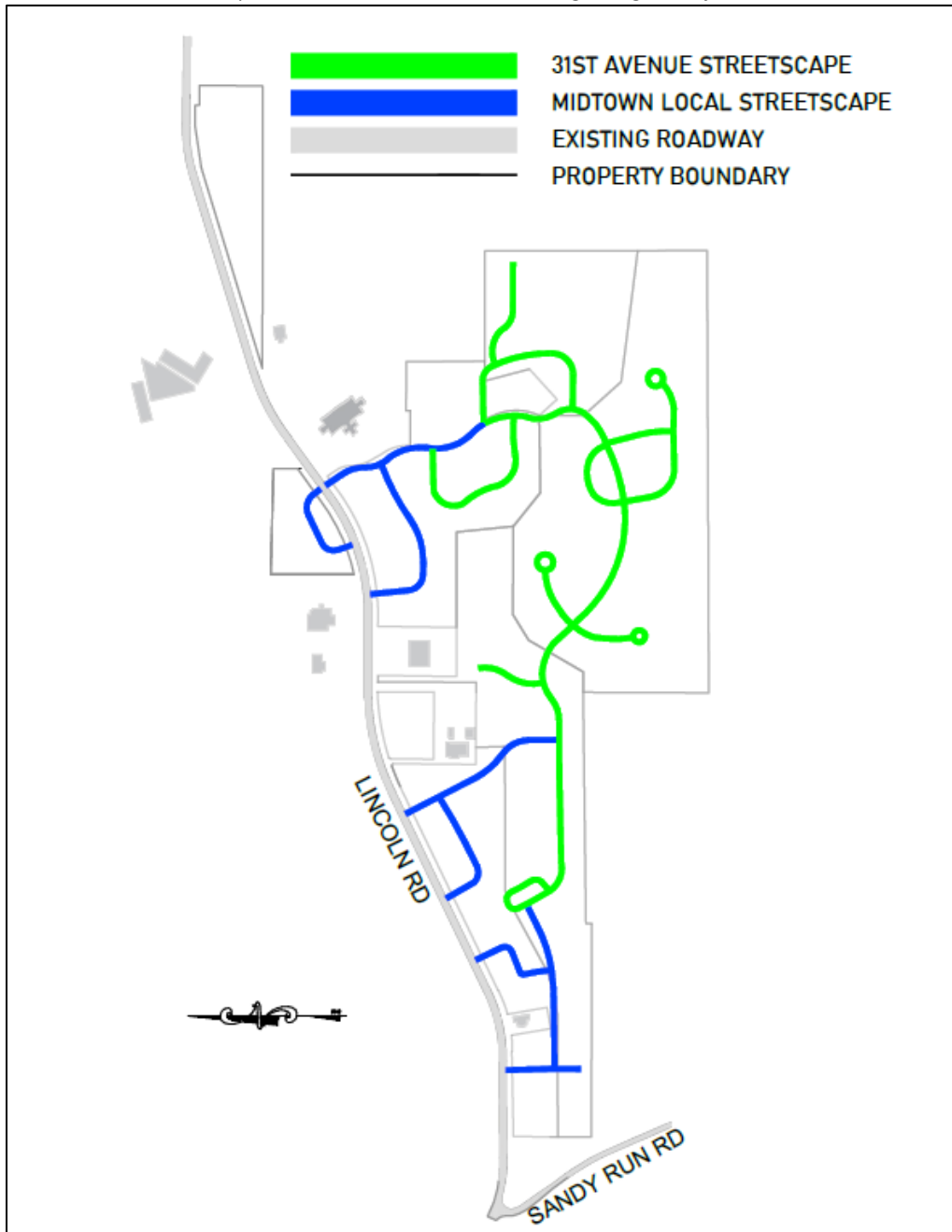
The Lincoln Legacy Plan will integrate the existing zoning districts previously established under the Hattiesburg Form-Based Code, as depicted in Zoning Map 6.1. This zoning

has been thoughtfully crafted to accommodate a mix of uses, including commercial along the corridor as well as residential zoning that will encourage a mix of housing types including high-density housing, middle housing, and traditional single-family housing.



Map 6.1 – Zoning

We anticipate that the single-family zones will be the first to develop, as there is currently strong demand for this type of housing. This initial development would help establish the road network outlined in Future Street Map 6.2, setting the stage for future growth.



Map 6.2 - Future Street Map

The inclusion of various zoning districts within this area will support phased development, allowing Lincoln Rd Ext commercial development and single-family housing to be built in the near term while creating momentum for the subsequent development of commercial and higher-density housing. By establishing a FBC zoning framework now, the City ensures that the final outcome will be a well-balanced community with a diverse mix of housing types and vibrant commercial opportunities.

## 7. Mobility

Increase in commercial development along with dense residential development will aid in supporting more development on this largely undeveloped commuter route. There are approximately 11,000 annual average daily traffic trips making it among the most traveled roads in the Hattiesburg area. [Source: MDOT]

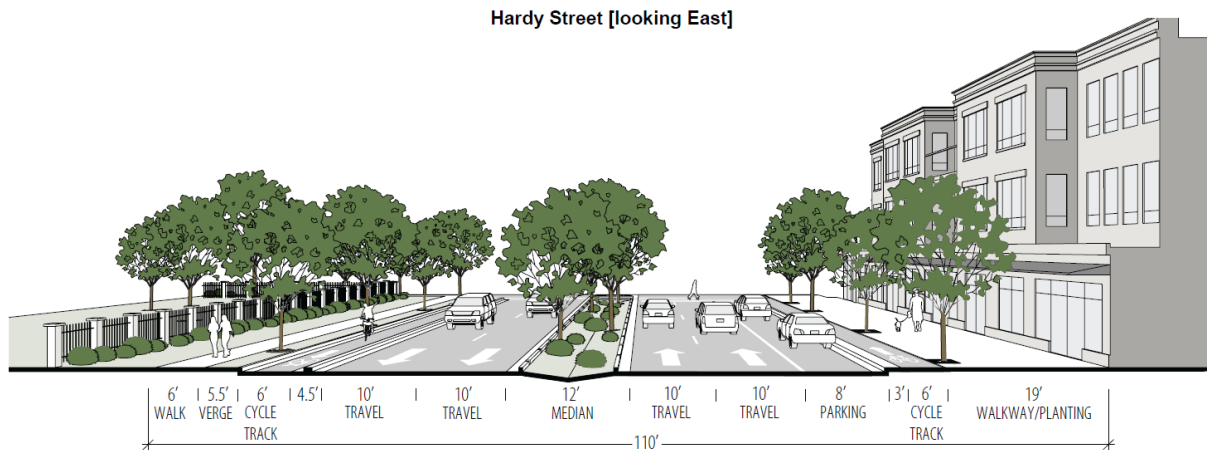
Establishment of a road network within the site, as proposed in Map 6.2, will provide a network of amenities, such as walkable streets with ample open space frontage intermixed with dense construction. The natural landscape will be a major characteristic of the Lincoln Legacy District. Wetlands mitigation will be necessary but is designed to require the minimal amount needed to facilitate access to southern portions of the property. The roads within the project area will serve as local roads. Block lengths will extend beyond 800' as designated in LDC Sec 8.3 for Local streets due to the extensive wetland preservation. Access to wetlands, parks, or frontage of wetlands will provide breaks in development along the block lengths as available, as seen along Residential Roads in Map 6.2.

The transportation network proposed will, however, allow for the connection to existing right-of-way south of the development in Lamar County if necessary for future transportation access. These connections could serve as a tertiary connection to allow emergency ingress/egress through the property but is not expected to serve as an alternate route for outside traffic.

The following are streetscape designs established in the Hattiesburg Form-Based Code that would be appropriate within the Lincoln Legacy District.:

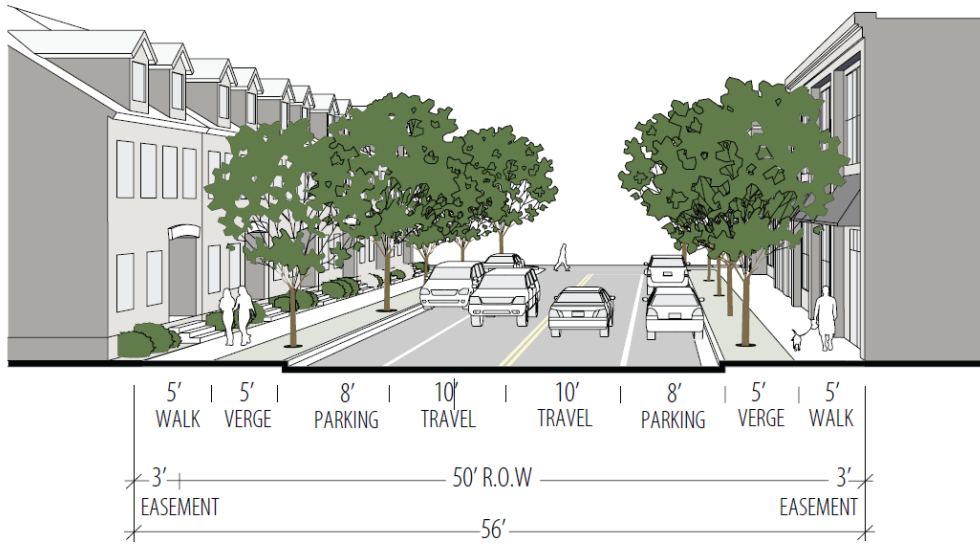
1. Lincoln Road Ext. is approximately a 120' Right-of-Way that can easily accommodate multimodal transportation as well as form-based code build-to zones as demonstrated in the existing Hardy Street streetscape.

**A. Hardy Street**



2. Right-of-Ways along MX-3 zones and commercial developments.:

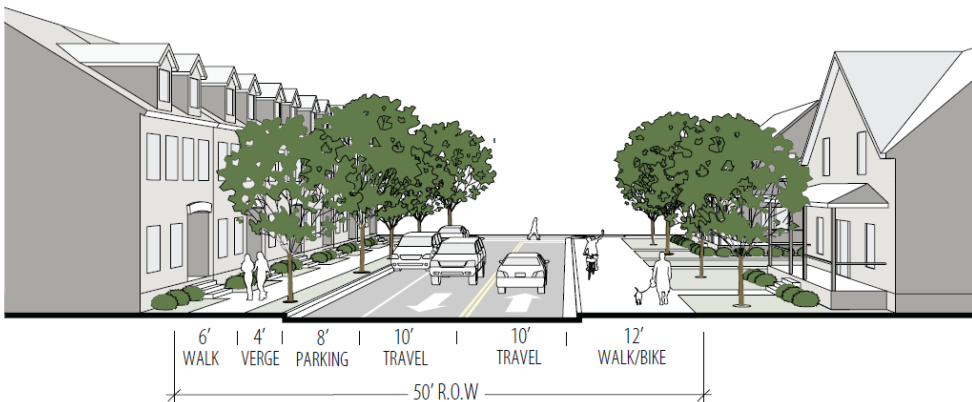
**J. Midtown Local**



3. Local Roads in front of mixed use, multi family, and single family residential:

**G. 31st Avenue (North of Arlington Loop)**

31st [looking South]



**8. Implementation Plan**

Implementation of the Lincoln Legacy Plan will require adoption of this document as an amendment to the Comprehensive Plan, text amendment to the Hattiesburg Form-Based Code, Adoption of zoning changes as presented, and a Major Subdivision to avoid split zoned parcels. City staff will then administer the zoning of the property as it would with any other Form-Based zoning in the City.

**9. Resources**

Hattiesburg data via Records Request, June, 2024:

- City: History of subdivisions in last 5 years – annual number of major subdivisions over the last 5 years
- City: History of Residential Development in 5 years
- Building Inspector Reports provided for HPC from January of the last five years – 2020 - 2024, or other methods of indicating the number of residential new builds over the last 5 years.
- Hattiesburg Comprehensive Pan 2008

MLS (Multiple Listing Service – Real estate data) Data July 2024:

- MLS Supply & Demand report
- Sold properties
- Neighborhood Report for Hattiesburg, MS
- Municipality Statistics
- Year over Year Comparison

US Census

- Hattiesburg and Mississippi data
- <https://www.census.gov/newsroom/press-releases/2022/pes-2020-undercount-overcount-by-state.html>

Transportation resources:

- Draft Corridor Planning Study and Recommendations Lincoln Road between Interstate 59 and U.S. Highway 11 (Local MPO)
- MDOT Traffic Count Application [https://mdot.ms.gov/portal/traffic\\_volume](https://mdot.ms.gov/portal/traffic_volume)

# Lincoln Legacy Form-Based Code Master Plan

An Amendment to the City of Hattiesburg  
Form-Based Code for the development of the Lincoln Legacy District

---

## **I. Proposed edits to the Hattiesburg Form-Based Code**

### **a) Sec 1.1 A. & B.**

Existing text: A. The purpose of the Hattiesburg Form-Based Code is to implement the Midtown Master Plan and Longleaf Village in the Avenues Master Plan by amending the Hattiesburg Land Development Code.

B. Specifically, the Hattiesburg Form-Based Code provides the means to guide implementation of the citizen-endorsed vision for property within the areas of the Midtown Master Plan, the Longleaf Village in the Avenues Master Plan, and other future designated areas.

Proposed text: A. The purpose of the Hattiesburg Form-Based Code is to implement the Midtown Master Plan, Longleaf Village in the Avenues Master Plan, and the Lincoln Legacy Master Plan by amending the Hattiesburg Land Development Code.

B. Specifically, the Hattiesburg Form-Based Code provides the means to guide implementation of the citizen-endorsed vision for property within the areas of the Midtown Master Plan, the Longleaf Village in the Avenues Master Plan, the Lincoln Legacy Master Plan, and other future designated areas.

### **b) Sec 2.2. C.**

Amend to add Zoning map as submitted.

### **c) Sec 6.2. C.**

Amend to add Future Street map as submitted.

### **d) Sec 6.3**

1. 6.3.A "Hardy Street" amend to read "Hardy Street, Lincoln Road Ext."
2. 6.3.G "31st Avenue (North of Arlington Loop)" amend to read "31st Avenue (North of Arlington Loop), Lincoln Legacy Residential".
3. 6.3.J "Midtown Local" amend to read "Midtown local, Lincoln Legacy Commercial".

**e) Article 7 Sec 7.1 B**

Amend to add "Lincoln Legacy Steering Committee Appointee(s);"

OWNER'S CERTIFICATE  
State of Mississippi  
County of Lamar  
City of Hattiesburg

This is to certify that, I, the undersigned owner of Lincoln Legacy, hereby dedicate this plat to be known as Lincoln Legacy and dedicate the streets, and rights-of-way as shown to public use forever. The undersigned have caused the same to be subdivided as shown and have signed and delivered this plat.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Lincoln Plaza Development LLC Lincoln Road Investments LLC  
\_\_\_\_\_, Managing Member \_\_\_\_\_, Managing Member

ACKNOWLEDGMENT  
State of Mississippi  
County of Lamar  
City of Hattiesburg

Personally appeared before me, the undersigned authority in and for the said county and

state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025. Within my jurisdiction, the within named \_\_\_\_\_, who acknowledged that he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

My commission expires on: \_\_\_\_\_ Notary Public

CERTIFICATE OF COMPARISON:

State of Mississippi  
County of Lamar  
City of Hattiesburg

We, Jamie Aullman, Chancery Court Clerk of Lamar County, and John C. Anglin, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Lincoln Legacy with the original/duplicate/copy thereof by the said Professional Land Surveyor and find it to be a true and correct copy of said map or plat.

\_\_\_\_\_  
Chancery Clerk Professional Land Surveyor

CITY APPROVAL AND ACCEPTANCE FORM

State of Mississippi  
County of Lamar  
City of Hattiesburg

Survey checked by John C. Anglin, and approved by the City Engineer for the City of Hattiesburg.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Engineer

This subdivision is herein approved and accepted, and all improvements contained therein to be dedicated to the City of Hattiesburg are hereby accepted for the City of Hattiesburg.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk Mayor

SURVEYOR'S CERTIFICATE:

State of Mississippi  
County of Lamar  
City of Hattiesburg

This is to certify that I have surveyed the land shown on this plat and fully described on this plat and have subdivided the same with lots according to the requirements of the City, County and the subdivision laws of the State of Mississippi governing surveying, dividing and mapping the land and that the plat hereon is a correct representation of the sold survey and subdivision, and that all monuments indicated thereon actually exist and their location, size and materials are correctly shown.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
John C. Anglin

REFERENCE MATERIAL

- 1. Deed Book 16-K, Page 73
- 2. Deed Book 16-S, Page 93
- 3. Deed Book 16-X, Page 289
- 4. Deed Book 17-M, Page 229
- 5. Deed Book 18-N, Page 557
- 6. Deed Book 18-N, Page 588
- 7. Deed Book 29-A, Page 482
- 8. Deed Book 10-A, Page 385
- 9. Deed Book 10-W, Page 536
- 10. Deed Book 10-X, Page 679
- 11. Deed Book 12-N, Page 88
- 12. Deed Book 13-N, Page 199
- 13. Deed Book 14-F, Page 372
- 14. Deed Book 15-E, Page 1
- 15. Deed Book 16-S, Page 529
- 16. Deed Book 17-B, Page 13
- 17. Deed Book 17-V, Page 609
- 18. Deed Book 18-B, Page 717
- 19. Deed Book 18-F, Page 603
- 20. Deed Book 18-I, Page 737
- 21. Deed Book 19-M, Page 407
- 22. Deed Book 20-X, Page 330
- 23. Deed Book 21-D, Page 639
- 24. Deed Book 22-H, Page 608
- 25. Deed Book 22-T, Page 596
- 26. Deed Book 23-F, Page 230
- 27. Deed Book 23-W, Page 632
- 28. Deed Book 23-Z, Page 223
- 29. Deed Book 24-F, Page 550
- 30. Deed Book 24-T, Page 590
- 31. Deed Book 25-D, Page 695
- 32. Deed Book 26-Y, Page 460
- 33. Deed Book 28-O, Page 47
- 34. Deed Book 29-M, Page 387
- 35. Deed Book 29-Q, Page 139
- 36. Deed Book 30-G, Page 488
- 37. Deed Book 30-X, Page 728
- 38. Deed Book 30-Y, Page 658
- 39. Deed Book 30-Z, Page 751

LEGEND

|               |                         |
|---------------|-------------------------|
| ○             | MONUMENT SET            |
| ●             | MONUMENT FOUND          |
| IPS           | IRON PIN SET            |
| IPF           | IRON PIN FOUND          |
| CMF           | CONCRETE MONUMENT FOUND |
| MPF           | METAL PIPE FOUND        |
| CTP           | CRIMPED TOP PIPE        |
| ROW           | RIGHT OF WAY            |
| L             | ARC LENGTH              |
| R             | RADIUS                  |
| CB            | CHORD BEARING           |
| CL            | CHORD LENGTH            |
| APS           | AS PER SURVEY           |
| APR           | AS PER RECORD           |
| POC           | POINT OF COMMENCEMENT   |
| POB           | POINT OF BEGINNING      |
| ⊞             | ELECTRIC TRANSFORMER    |
| ⊞             | UTILITY POLE            |
| ⊞             | FIBER OPTIC BOX         |
| ⊞             | TELEPHONE PEDESTAL      |
| ⊞             | WATER METER             |
| ⊞             | FIRE HYDRANT            |
| ⊞             | WATER VALVE             |
| ⊞             | SEWER CLEAN-OUT         |
| ⊞             | SEWER MANHOLE           |
| — OHE — 3HO — | OVERHEAD POWER LINE     |
| — x — x —     | WIRE FENCE              |
| — ○ — ○ —     | CHAIN LINK FENCE        |
| — □ — □ —     | WOOD FENCE              |
| — - - - -     | BOUNDARY TIE LINE       |
| — — — — —     | SUBJECT PROPERTY LINE   |
| — - - - -     | GLO LINE                |
| — - - - -     | ADJOINING PARCEL LINES  |
| — - - - -     | RIGHT OF WAY LINE       |

ACKNOWLEDGMENT

State of Mississippi  
County of Lamar  
City of Hattiesburg

Sworn to and subscribed before me, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

My commission expires on: \_\_\_\_\_ Notary Public

FILING CERTIFICATION BY CHANCERY CLERK

I certify that this Instrument was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, in plat book \_\_\_\_\_, page \_\_\_\_\_, slide \_\_\_\_\_.

\_\_\_\_\_  
Chancery Clerk

SURVEY DESCRIPTION:

BLOCK 1

A Parcel of land being part of the NE 1/4 of Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi, having bearings based upon Grid North derived from GPS observations and referenced to Mississippi State Plane Coordinate System (East Zone, NAD 83), with a convergence angle of (-)00° 16' 49.94" and using grid distances with a combined factor of 0.99995259 (determined at the Point of Commencement) and being more particularly described as follows:

COMMENCE at a 3/4" metal pipe found at the Northwest corner of the SW 1/4 of the SW 1/4 of the NE 1/4 of said Section 23, said point having grid coordinates of N = 654158.39, E = 815576.59; thence along the West line of the said SW1/4 of the NE1/4 run N 00°20'02" E for 202.51 feet to a 1/2" iron pin set at the POINT OF BEGINNING, said point having grid coordinates of N= 654360.90, E= 815577.77; thence continuing along said West line run N 00°28'06" E for 268.97 feet to a 1/2" iron pin set on the South right of way of Lincoln Road; thence along said South right of way run N 88°58'48" E for 512.10 feet of a found concrete monument; thence along said South right of way run along a curve to the left for 99.77 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 29M at Page 387, said curve having a radius of 818.51 feet, a chord bearing of N 88°46'50" E and a chord length of 99.70 feet; thence run along said boundary for the following three calls, thence S 09°43'11" E for 240.00 feet to a 1" crimped top pipe found; thence N 80°25'19" E for 129.76 feet to a 1" crimped top pipe found; thence N 09°40'16" W for 242.38 feet to a 1/2" iron pin found stamped W ENG 02946 on the South right of way of Lincoln Road; thence along said South right of way run along a curve to the left for 156.05 feet to a concrete monument found, said curve having a radius of 818.51 feet, a chord bearing of N 68°29'04" E and a chord length of 155.81 feet; thence along said South right of way run N 64°16'47" E for 1367.67 feet to a 1/2" iron pin set; thence along said South right of way run along a curve to the right for 134.89 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 29Q at Page 139, said curve having a radius of 1432.40 feet, a chord bearing of N 67°52'21" E and a chord length of 134.84 feet; thence run along said boundary for the following 3 calls; thence S 53°46'38" E for 14.54 feet to a 1/2" iron pin set; thence S 00°23'57" W for 500.26 feet to a 1/2" iron pin found; thence S 89°36'03" E for 101.92 feet to a 1/2" iron pin set; thence leaving said boundary run S 01°57'37" E for 175.61 feet to a 1/2" iron pin set; thence run S 89°47'56" W for 895.28 feet to a 1/2" iron pin set; thence run S 61°25'30" W for 543.84 feet to a 1/2" iron pin set; thence run S 77°40'03" W for 253.99 feet to a 1/2" iron pin set; thence run S 89°52'16" W for 738.92 feet back to the POINT OF BEGINNING. Said parcel contains 19.21 Acres, more or less.

SURVEY DESCRIPTION:

BLOCK 2

A Parcel of land being part of the NE 1/4 of Section 23 and of the W 1/2 of the NW1/4 of Section 24 all in Township 4 North, Range 14 West, Lamar County, Mississippi, having bearings based upon Grid North derived from GPS observations and referenced to Mississippi State Plane Coordinate System (East Zone, NAD 83), with a convergence angle of (-)00° 16' 49.94" and using grid distances with a combined factor of 0.99998259 (determined at the Point of Commencement) and being more particularly described as follows:

BEGIN at a 3/4" metal pipe found at the Northwest corner of the SW 1/4 of the SW 1/4 of the NE 1/4 of said Section 23, said point having grid coordinates of N = 654158.39, E = 815576.59; thence along the West line of the said SW1/4 of the NE1/4 run N 00°20'02" E for 202.51 feet to a 1/2" iron pin set, said point having grid coordinates of N= 654360.90, E= 815577.77; thence leaving said West line run N 89°52'16" E for 738.92 feet to a 1/2" iron pin set; thence run N 77°40'03" W for 253.99 feet to a 1/2" iron pin set; thence run N 61°25'30" E for 543.84 feet to a 1/2" iron pin set; thence run N 89°47'56" E for 895.28 feet to a 1/2" iron pin set; thence run N 01°57'37" W for 175.61 feet to a 1/2" iron pin set on the South line of the property described in Deed Book 29Q at Page 139; thence along said South line run S 89°36'03" E for 428.69 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 24X at Page 688; thence along said boundary run N 00°00'21" W for 121.25 feet to a 1/2" iron pin found marking the Southwest corner of the property described in Deed Book 25D at Page 695; thence along the South line of said property run S 89°48'05" E for 873.24 feet to a 1/2" iron pin found; thence leaving said South line run S 05°52'05" E for 344.53 feet to a 1/2" iron pin set; thence run N 89°33'16" W for 533.65 feet to a 1/2" iron pin set; thence run S 58°19'16" W for 181.95 feet to a 1/2" iron pin set; thence run S 29°35'31" W for 383.32 feet to a 1/2" iron pin set; thence run S 89°41'57" W for 123.04 feet to a 1/2" iron pin marking the Southeast corner of the property described in Deed Book 18N at page 557; thence along the South line of said property run S 89°20'02" W for 1398.03 feet to a 1" crimped top pipe found marking the Southwest corner of said property also being on the West line of the SE 1/4 of the NE 1/4 of said Section 23; thence leaving said boundary and along said West line run S 00°26'08" W for 34.46 feet to a 1/2" iron pin found marking the Northeast corner of the property described in Deed Book 30Y at Page 658; thence along the North line of said property and the North line of the properties described in Deed Book 18F at Page 603 and Deed Book 23W at Page 632 run N 89°54'54" W for 1290.75 feet back to the POINT OF BEGINNING. Said parcel contains 33.68 Acres, more or less.

Name of Owner:  
LINCOLN ROAD INVESTMENTS , LLC

# Lincoln Legacy Preliminary Plat

Name of Owner:  
LINCOLN PLAZA DEV. , LLC  
119 Hardy Street,  
HATTIESBURG, MS, 39401

SURVEY DESCRIPTION:

BLOCK 3

A Parcel of land being part of the NW 1/4 of Section 24, Township 4 North, Range 14 West, Lamar County, Mississippi, having bearings based upon Grid North derived from GPS observations and referenced to Mississippi State Plane Coordinate System (East Zone, NAD 83), with a convergence angle of (-)00° 16' 49.94" and using grid distances with a combined factor of 0.99998259 (determined at the Point of Commencement) and being more particularly described as follows:

BEGIN at a 3/4" metal pipe found at the Southwest corner of the SW 1/4 of the NW 1/4 of said Section 24, said point having grid coordinates of N= 653447.79, E= 818262.02; thence along the West line of said SW1/4 of the NW 1/4 run N 00°15'52" E for 759.41 feet to a 1/2" iron pin set marking the Southeast corner of the property described in Deed Book 18N at Page 557; thence leaving said West line and boundary run N 89°41'57" E for 123.04 feet to a 1/2" iron pin set; thence run N 29°35'31" E for 383.32 feet to a 1/2" iron pin set; thence run N 58°19'16" E for 181.95 feet to a 1/2" iron pin set; thence run S 89°33'16" E for 533.65 feet to a 1/2" iron pin set; thence run N 05°52'05" W for 344.53 feet to a 1/2" iron pin found marking the Southeast corner of the property described in Deed Book 18I at Page 737; thence along the South line of said property run N 89°48'45" W for 576.07 feet to a 1/2" iron pin found stamped TWA COA 109 marking the Southwest corner of the property described in Deed Book 25D at Page 695; thence along the East line of said property run N 00°47'57" E for 475.52 feet to a 1/2" iron pin set on the South right of way of Lincoln road; thence along said South right of way run S 89°31'26" E for 63.46 feet to a 1/2" iron pin set; thence along said South right of way run along a curve to the left for 521.03 feet to a 1/2" iron pin found; said curve having a radius of 1265.21 feet, a chord bearing of N 78°43'39" E, and a chord length of 517.36 feet; thence along said South right of way run along a curve to the left for 311.96 feet to a 1/2" iron pin set, said curve having a radius of 1265.21, a chord bearing of N. 59°52'33" E and a chord length of 311.17 feet; thence along said South right of way run N 54°26'29" E for 83.00 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 280 at Page 47; thence leaving said South right of way run along said boundary for the following 9 calls; thence S 34°10'36" E for 65.66 feet to a 1/2" iron pin found; thence along a curve to the right for 82.64 feet to a 1/2" iron pin found, said curve having a radius of 150.70 feet, a chord bearing of S 18°31'37" E and a chord length of 81.61 feet; thence S 02°44'44" E for 13.13 feet to a 1/2" iron pin found; thence along a curve to the left for 135.49 feet, said curve having a radius of 274.30 feet, a chord bearing of S 16°53'05" E, and a chord length of 134.12 feet; thence S 31°08'40" E for 87.52 feet to a 1/2" iron pin found; thence along a curve to the right for 159.62 feet, said curve having a radius of 261.00 feet, a chord bearing of S 13°34'25" E and a chord length of 157.15 feet; thence S 89°57'38" E for 211.52 feet to a 1/2" iron pin found; thence N 01°36'37" W for 25.87 feet to a 1/2" iron pin found; thence S 89°43'10" E for 297.29 feet to a 1/2" iron pin found on the East line of the property described in Deed Book 16X at Page 289; thence along said East line run S 00°08'54" E for 475.32 feet to a 1/2" iron pin on the North line of the SE 1/4 of the NW1/4 of said Section 24; thence along said North line run N 89°57'49" E for 666.25 feet to a 3/4" iron pin found at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 24, said point having grid coordinates of N= 654802.16, E= 820931.69; thence along the East line of said SE 1/4 of the NW 1/4 run S 00°09'44" E for 1344.99 feet to a to a pine knot found marking the Southeast corner of the said SE 1/4 of the NW 1/4, said point having grid coordinates of N= 653457.17, E= 820935.50; thence along the South line of the NW 1/4 of said Section 24 run S 89°47'56" W for 2673.49 feet back to the POINT OF BEGINNING. Said parcel contains 97.93 Acres, more or less. Less and Except 2.01 Acres more or less described as follows.

LESS AND EXCEPT 2.01 ACRES AS PER DB 17Q PG 105

A part of the SE 1/4 of the NW 1/4 of Section 24, Township 4 North, Range 14 West in the City of Hattiesburg, Lamar County, Mississippi, which contains 87,584.93 square feet (2.011 acres), more or less, and is particularly described as follows:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4, Section 24, Township 4 North, Range 14 West, Lamar County, Mississippi, and run S 89°43'39" W, along the North line of the SE 1/4 of the NW 1/4 of Section 24, 784.79 feet to the Point of Beginning; thence S 15°07'52" E, 279.44 feet; thence S 47°26'45" W, 246.90 feet; thence N 42°33'15" W, 147.56 feet to a point on a curve; thence in a Northeasterly direction along a curve to the left having a radius 330.00 feet and an arc length of 266.18 feet (chord bearing and distance N 01°19'43" E, 259.02 feet); thence N 21°46'40" W, 73.15 feet to the above said North line of the SE 1/4 of the NE 1/4 of Section 24; thence N 89°42'49" E along the said North line of the SE 1/4 of the NW 1/4 of Section 24, 229.86 feet back to the Point of Beginning.; together with all improvements thereon and all appurtenances thereunto belonging.

SURVEY DESCRIPTION:

BLOCK 4

A Parcel of land being part of the NE 1/4 of the NE 1/4 of Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi, having bearings based upon Grid North derived from GPS observations and referenced to Mississippi State Plane Coordinate System (East Zone, NAD 83), with a convergence angle of (-)00° 16' 49.94" and using grid distances with a combined factor of 0.99998259 (determined at the Point of Commencement) and being more particularly described as follows:

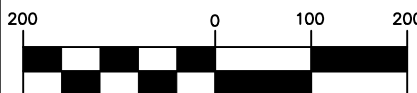
COMMENCE at a 3/4" iron pin found at the Southeast corner of the NE 1/4 of the NE 1/4 of said Section 23, said point having grid coordinates of N= 654803.32, E= 818268.28; thence along the East line of said NE1/4 of the NE 1/4 run N 00°02'08" W for 306.33 feet to a 1/2" iron pin set marking the Southeast corner of the property owned by Lincoln Plaza Development LLC with a PPIN of 31923 at the POINT OF BEGINNING, said point having grid coordinates of N= 655109.65, E= 818268.09; thence along the South line of said property run N 89°36'03" W for 406.62 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 29Q at Page 139; thence along said boundary run N 00°23'57" E for 261.53 feet to a 1/2" iron pin set; thence along said boundary run N 34°39'33" E for 11.43 feet to a 1/2" iron pin set on the South right of way of Lincoln Road; thence along said South right of way run along a curve to the right for 405.13 feet to a 1/2" iron pin set marking the Northwest corner of the property described in Deed Book 18B at Page 723, said curve having a radius of 1432.40 feet, a chord bearing of N 80°14'41" E, and a chord length of 403.92 feet; thence along the West line of said property run S 00°02'08" E for 342.19 feet back to the POINT OF BEGINNING. Said parcel contains 2.91 Acres, more or less.

Sheet 1 of 3 (18X24)  
06/10/2025  
Plat not Valid unless all Sheets are Present





GRAPHIC SCALE

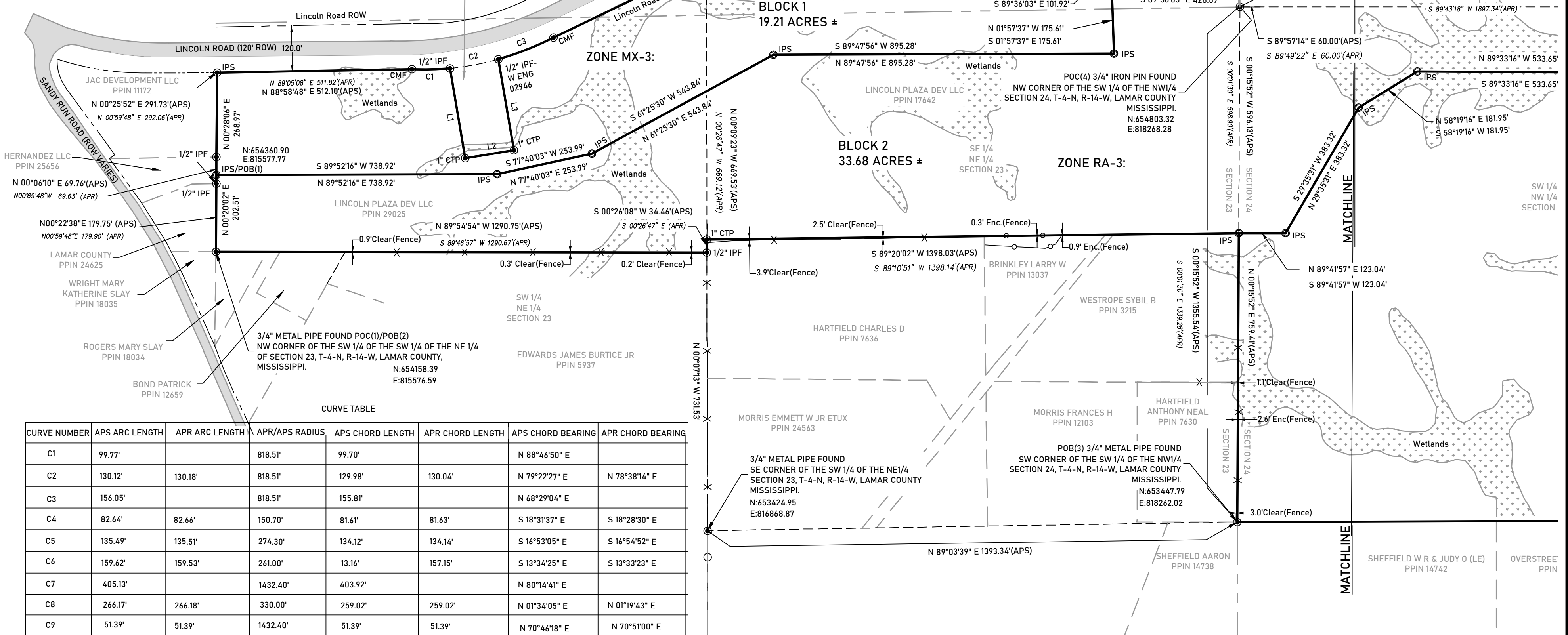


( IN FEET )  
1 inch = 200 ft.

LINE TABLE

| LINE NUMBER | APS BEARING   | APS LENGTH | APR BEARING   | APR LENGTH |
|-------------|---------------|------------|---------------|------------|
| L1          | S 09°43'11" E | 240.00'    | S 09°59'54" E | 240.08'    |
| L2          | N 80°25'19" E | 129.76'    | N 80°05'07" E | 129.94'    |
| L3          | N 09°40'16" W | 242.38'    | N 09°58'56" W | 243.37'    |
| L4          | N 54°26'29" E | 83.00'     | N 53°53'38" E |            |
| L5          | S 34°10'36" E | 65.66'     | S 34°11'19" E | 65.68'     |
| L6          | S 02°44'44" E | 13.13'     | S 02°45'41" E | 13.16'     |
| L7          | S 31°08'40" E | 87.52'     | S 31°04'02" E | 87.56'     |
| L8          |               |            |               |            |
| L9          | N 00°00'21" W | 121.25'    | N 00°04'16" W |            |
| L10         |               |            |               |            |
| L11         | S 89°31'26" E | 63.46'     | S 89°43'14" E |            |
| L13         | N 21°15'12" W | 73.86'     | N 21°46'40" W | 73.15'     |
| L14         | S 89°57'11" W | 229.95'    | S 89°42'49" W | 229.86'    |
| L15         | N 89°59'13" E | 118.45'    | N 89°41'53" E |            |
| L16         | N 89°36'03" W | 406.62'    | N 89°49'21" W |            |
| L17         | N 00°23'57" E | 261.53'    | N 00°10'39" E | 261.53'    |
| L18         | S 00°02'08" E | 342.19'    | S 00°20'17" E |            |
| L19         | N 34°39'33" E | 11.43'     | N 35°57'26" E | 11.43'     |
| L20         | S 53°46'38" E | 14.54'     | S 53°59'56" E | 14.57'     |
| L21         | S 89°31'26" E | 60.00'     | S 89°29'48" E | 60.00'     |

| CURVE NUMBER | APS ARC LENGTH | APR ARC LENGTH | APR/APS RADIUS | APS CHORD LENGTH | APR CHORD LENGTH | APS CHORD BEARING | APR CHORD BEARING |
|--------------|----------------|----------------|----------------|------------------|------------------|-------------------|-------------------|
| C1           | 99.77'         |                | 818.51'        | 99.70'           |                  | N 88°46'50" E     |                   |
| C2           | 130.12'        | 130.18'        | 818.51'        | 129.98'          | 130.04'          | N 79°22'27" E     | N 78°38'14" E     |
| C3           | 156.05'        |                | 818.51'        | 155.81'          |                  | N 68°29'04" E     |                   |
| C4           | 82.64'         | 82.66'         | 150.70'        | 81.61'           | 81.63'           | S 18°31'37" E     | S 18°28'30" E     |
| C5           | 135.49'        | 135.51'        | 274.30'        | 134.12'          | 134.14'          | S 16°53'05" E     | S 16°54'52" E     |
| C6           | 159.62'        | 159.53'        | 261.00'        | 13.16'           | 157.15'          | S 13°34'25" E     | S 13°33'23" E     |
| C7           | 405.13'        |                | 1432.40'       | 403.92'          |                  | N 80°14'41" E     |                   |
| C8           | 266.17'        | 266.18'        | 330.00'        | 259.02'          | 259.02'          | N 01°34'05" E     | N 01°19'43" E     |
| C9           | 51.39'         | 51.39'         | 1432.40'       | 51.39'           | 51.39'           | N 70°46'18" E     | N 70°51'00" E     |



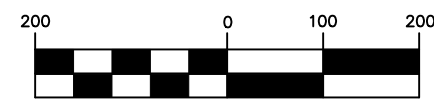
LINE TABLE

| LINE NUMBER | APS BEARING   | APS LENGTH | APR BEARING   | APR LENGTH |
|-------------|---------------|------------|---------------|------------|
| L1          | S 09°43'11" E | 240.00'    | S 09°59'54" E | 240.08'    |
| L2          | N 80°25'19" E | 129.76'    | N 80°05'07" E | 129.94'    |
| L3          | N 09°40'16" W | 242.38'    | N 09°58'56" W | 243.37'    |
| L4          | N 54°26'29" E | 83.00'     | N 53°53'38" E |            |
| L5          | S 34°10'36" E | 65.66'     | S 34°11'19" E | 65.68'     |
| L6          | S 02°44'44" E | 13.13'     | S 02°45'41" E | 13.16'     |
| L7          | S 31°08'40" E | 87.52'     | S 31°04'02" E | 87.56'     |
| L8          |               |            |               |            |
| L9          | N 00°00'21" W | 121.25'    | N 00°04'16" W |            |
| L10         |               |            |               |            |
| L11         | S 89°31'26" E | 63.46'     | S 89°43'14" E |            |
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| L21         | S 89°31'26" E | 60.00'     | S 89°29'48" E | 60.00'     |

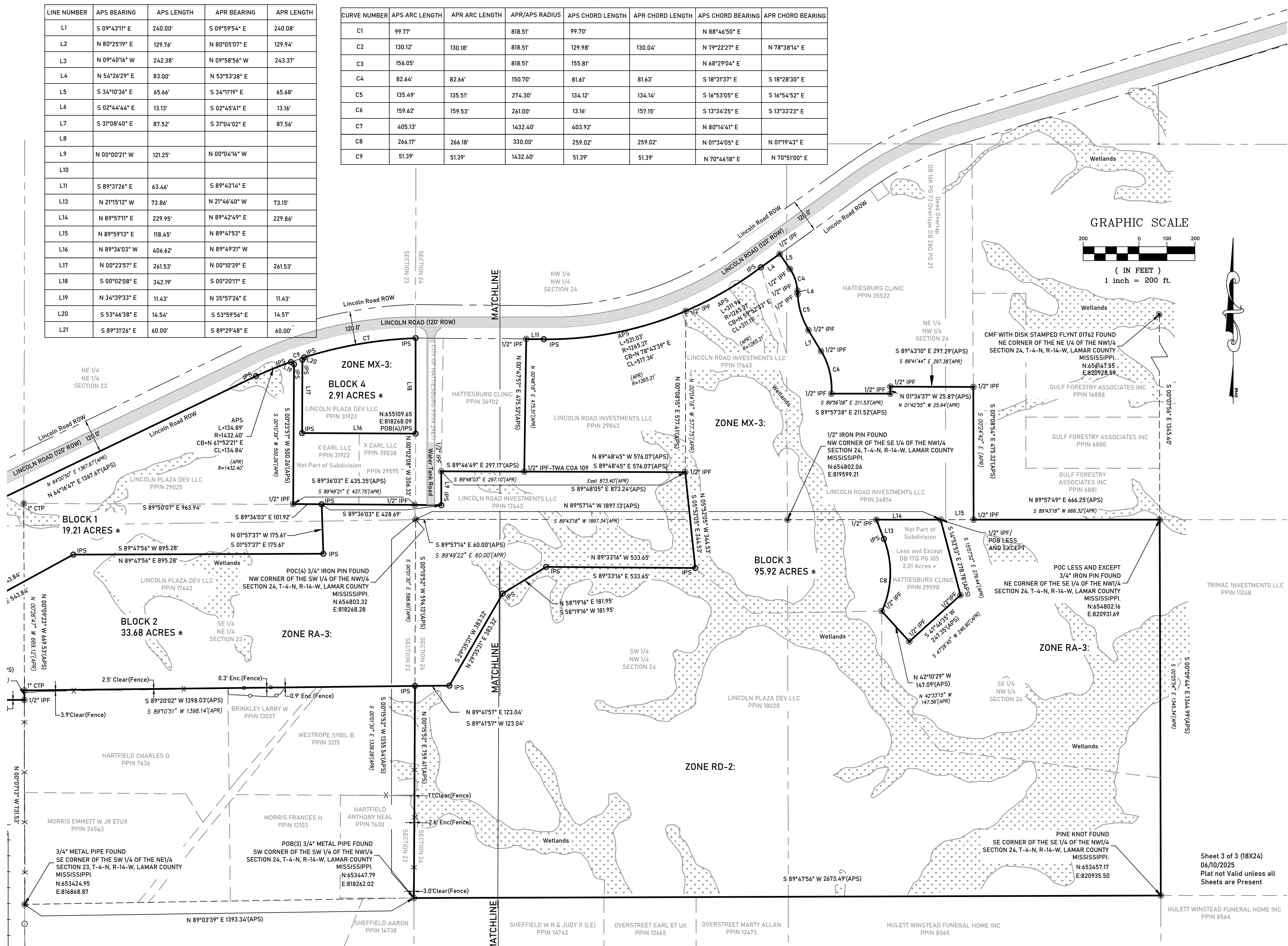
CURVE TABLE

| CURVE NUMBER | APS ARC LENGTH | APR ARC LENGTH | APR/APS RADIUS | APS CHORD LENGTH | APR CHORD LENGTH | APS CHORD BEARING | APR CHORD BEARING |
|--------------|----------------|----------------|----------------|------------------|------------------|-------------------|-------------------|
| C1           | 99.77'         |                | 818.51'        | 99.70'           |                  | N 88°46'50" E     |                   |
| C2           | 130.12'        | 130.18'        | 818.51'        | 129.98'          | 130.04'          | N 79°22'27" E     | N 78°38'14" E     |
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| C4           | 82.64'         | 82.66'         | 150.70'        | 81.61'           | 81.63'           | S 18°31'37" E     | S 18°28'30" E     |
| C5           | 135.49'        | 135.51'        | 274.30'        | 134.12'          | 134.14'          | S 16°53'05" E     | S 16°54'52" E     |
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| C7           | 405.13'        |                | 1432.40'       | 403.92'          |                  | N 80°14'41" E     |                   |
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| C9           | 51.39'         | 51.39'         | 1432.40'       | 51.39'           | 51.39'           | N 70°46'18" E     | N 70°51'00" E     |

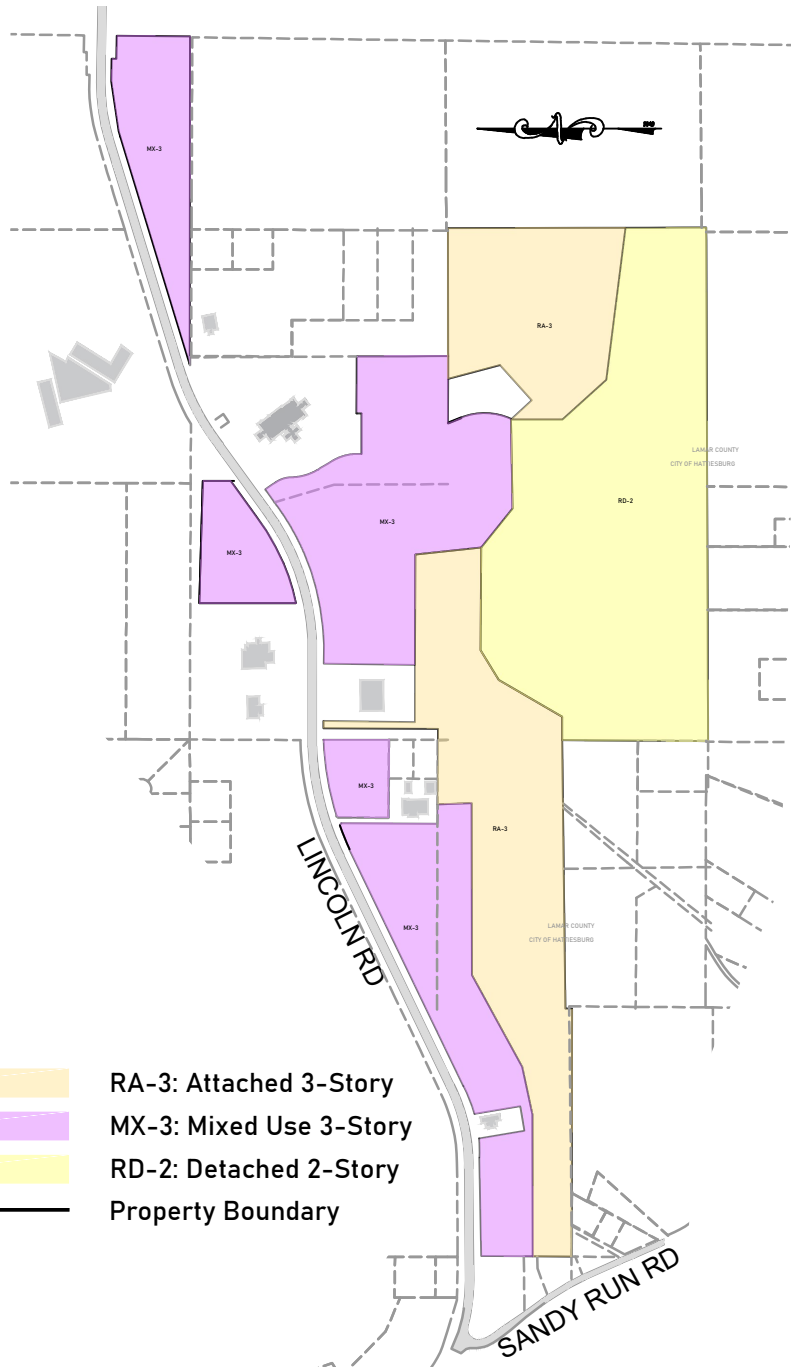
GRAPHIC SCALE



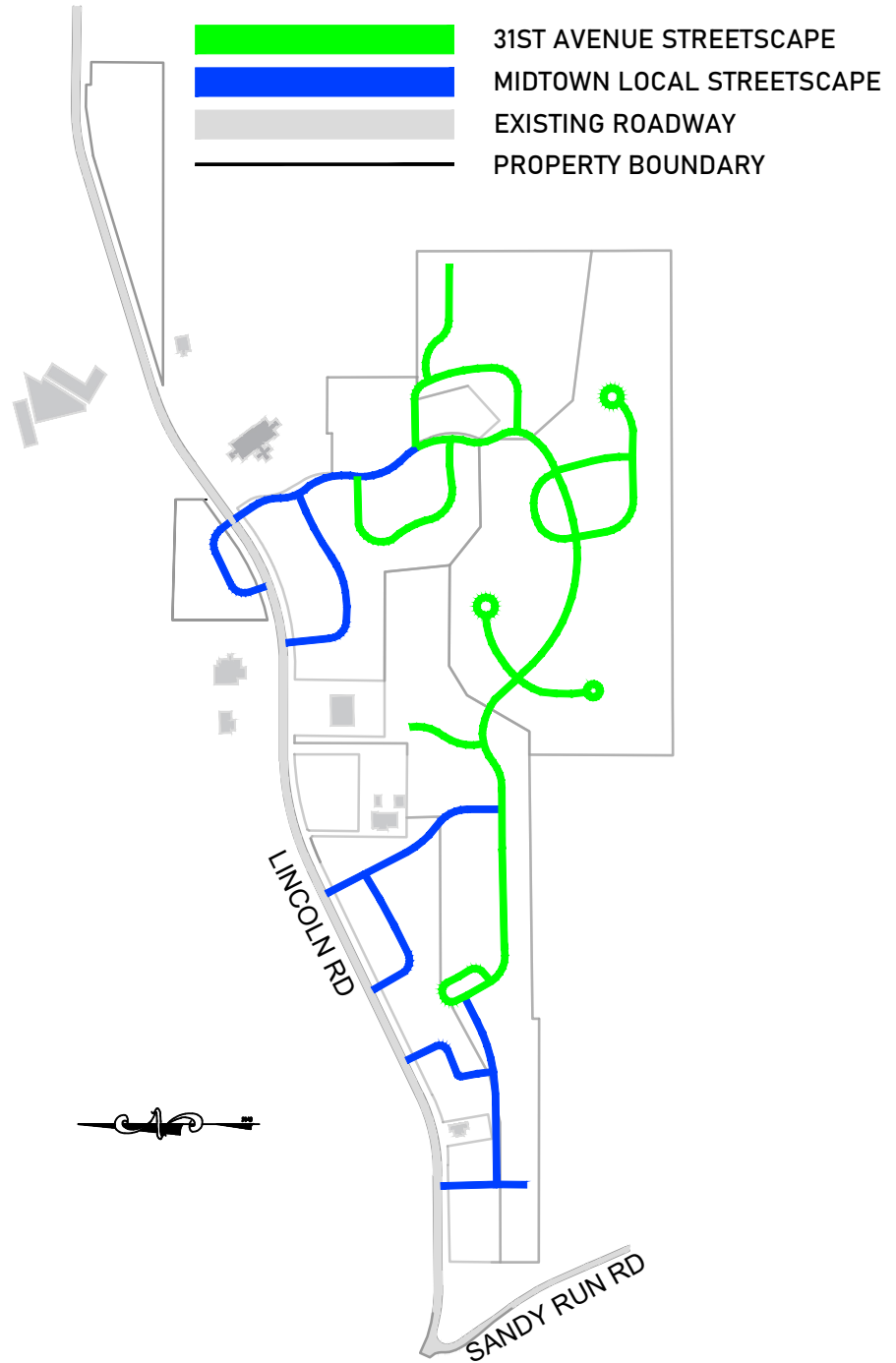
( IN FEET )  
1 inch = 200 ft.



Sheet 3 of 3 (18X24)  
06/10/2025  
Plat not Valid unless all  
Sheets are Present



- RA-3: Attached 3-Story
- MX-3: Mixed Use 3-Story
- RD-2: Detached 2-Story
- Property Boundary





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



## Applicant Information

Name Applicant: Dr. David Lee Project Name: Lincoln Legacy Form-based code adoption

Municipal Address of Site: Lincoln Road Extension parcels PPIN #: 17643, 18020, 17642, 29025, 18019, 39420

Parcel Number(s): 056K-24-012.000, 056K-24-010.000, 056L-23-015.000, 056L-23-004.000, 056G-13-145.000, 056K-24-012.003, 056K-24-013.000, 056K-24-012.001, 056L-23-004.002 *See Attachment*

| Type of Public Hearing                                           | Additional Information Needed:                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Variance (fill out pages 7 & 8)         | <input type="checkbox"/> Sign<br><input type="checkbox"/> Setback<br><input type="checkbox"/> Off-Site Parking<br><input type="checkbox"/> Lot Width<br><input type="checkbox"/> Lot Coverage Area<br><input type="checkbox"/> Buffer<br><input type="checkbox"/> Open Space<br><input type="checkbox"/> Other: _____                   |
| <input checked="" type="checkbox"/> Rezoning (fill out page 11)  | Existing Zoning: <u>R-1A, B-3</u><br>Proposed Zoning: <u>MX-3, RA-3, RD-2</u>                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> Conditional Use (fill out pages 9 & 10) | <input type="checkbox"/> Automotive Filling Station<br><input type="checkbox"/> Digital Billboard, New<br><input type="checkbox"/> Digital Billboard, Replacement<br><input type="checkbox"/> Telecommunications<br><input type="checkbox"/> Restaurant<br><input type="checkbox"/> Solar Farm<br><input type="checkbox"/> Other: _____ |

**Other Application types:**

- Subdividing of a lot, Parcel, or Tract (fill out page 12)
- Text Amendment *H'burg FBC ; Comp. Plan*
- Street or Alley Renaming (fill out pages 13 & 14)
- Overlay District
- Vacating Street or Alley (fill out pages 13 & 14)
- 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 #: |                    |             |                            |                                                                                                             |



# 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: May 27, 2025

Hattiesburg Planning Commission Meeting Date: July 2, 2025

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.
  - o 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 standards may be accepted only per approval from staff)
- Site & Design Review Committee, if needed
- Copy of entire Warranty Deed (filed and recorded at the courthouse) with legal description granting title to the current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to [planning@hattiesburgms.com](mailto:planning@hattiesburgms.com)
- An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document).
- Variance application only:** A letter of approval/denial from all adjoining property owners must be obtained and submitted with the application
  - Other documents needed (if relevant):
    - Maps of digital billboard removal sites
    - Maps of digital billboard replacement sites
    - Documentation on measurements
    - Other: \_\_\_\_\_
- Payment to the City of Hattiesburg for filing a public hearing application in the amount of \$ 875

*(275 For Subdiv. incl.)*



# Application for Site Plan Review

City of Hattiesburg – Planning Division

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

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


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

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

Make all checks payable to the City of Hattiesburg

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

Print Name: Ginger Lowrey

Signature: 

*Updated Version 05/22/2025*

**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

Lincoln Rd Ext Hattiesburg Mississippi  
Street Address City State

on this the 27 day of May, 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.

Ginger M. Lowrey

on this the 27 day of May, 2025.

Dr. David C. Lee

Property Owner (Print)

[Signature]  
Property Owner (Signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named

Dr. David C. Lee

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27 day of May, 2025.

Christina Mclemore  
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

Lincoln Rd Ext Hattiesburg Mississippi  
Street Address City State

on this the 27 day of may, 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.

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Ginger M. Lowrey

Applicant (Print)

*Ginger M. Lowrey*  
Applicant (Signature)

STATE OF ms

COUNTY OF Lamar

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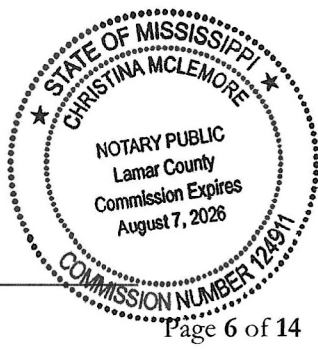
Ginger M. Lowrey

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GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27 day of may, 2025.

Christina mclemore  
NOTARY PUBLIC

My Commission Expires:





**FOR SUBDIVIDING OF LOT, PARCEL OR TRACT**

**Property Data**

- Parent Parcel / Existing lot/parcel/tract contains: 149.1 Square Footage/Acres
- Lot Area Requirement:
- Lot Frontage Requirement:
- Existing use of lot/parcel/tract
- To be subdivided into 5 lots/parcels (including parent parcel) – outlined below.

Use extra copies of this form if needed for additional lots

| Newly Subdivided Parcels                                                                                                        | New lot size in square footage (SF) or acres (A) | New lot has public road frontage                                       | New lot has private road frontage                                      | Indicate name of public or private road(s) | <b>STAFF ONLY</b>                                           |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------|
|                                                                                                                                 |                                                  |                                                                        |                                                                        |                                            | Lot area & frontage requirements comply?                    |
| 1.                                                                                                                              | 19.21                                            | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | Lincoln Rd Ext                             | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 2.                                                                                                                              | 34.07                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | PPIN 29671                                 | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 3.                                                                                                                              | 25.6                                             | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | Lincoln Rd Ext                             | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 4.                                                                                                                              | 51.46                                            | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | Easement to Lincoln Rd Ext                 | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 5.                                                                                                                              | 18.76                                            | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | Easement to Lincoln Rd Ext                 | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 6.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 7.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 8.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 9.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 10.                                                                                                                             |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 11.                                                                                                                             |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 12.                                                                                                                             |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| <b><u>Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"</u></b> |                                                  |                                                                        |                                                                        |                                            |                                                             |
| <b>Parent Parcel</b>                                                                                                            | See attached table                               |                                                                        |                                                                        |                                            |                                                             |
| <b><u>Total square footage of new lots (verify total matches existing parcel prior to splits)</u></b>                           |                                                  |                                                                        |                                                                        |                                            |                                                             |

**Infrastructure required: (Check all that apply)**

- Water/Sewer    Gas    Electric    Telephone    Cable    Streets