

Revised



Revised

**Monday, July 7, 2025
4:00 PM**

**City Council
Monday Meeting Agenda**

**Council Chambers
200 Forrest Street**

Call to Order

Elections

1. **2025-552** Election of Council Officers.

Agenda Adjustments - Add Policy Item #36 and remove Policy Item #30

36. **2025-409** Take from the Table: Accept the Planning Commission's recommendation to approve, with conditions, a conditional use request of "Parking, Commercial Vehicle" for a B-5 zoned property located at 6563 Hwy 49 (Forrest County, Ward 2).

Agenda Review

Citizens' Forum

Meeting Recess



Memorandum

To: Mayor Toby Barker and Members of City Council
From:
cc:
Date: Monday, July 7, 2025
Re: Election of Council Officers.
File Number: 2025-552
Minute Book #

Summary

§ 21-8-11. Council officers; meetings; quorum; voting; council members shall not serve as members of commissions or boards under their control.

(1) During the first council meeting of a new council, the council shall elect one (1) member as president of the council and one (1) of its other members as vice president, both of whom shall serve at the pleasure of the council. The president shall preside at all council meetings. In the event of the president's absence or disability, the vice president shall act as president. In the event of the absence of the president and vice president, a presiding officer shall be designated by majority vote of the council to serve during such meeting. All councilmen, including the president, shall have the right to vote in the council at all times, even when serving as acting mayor.

Recommendation Statement

Please place this on the July 7, 2025 City Council meeting for consideration.



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Wiley Quinn, Urban Development Director
cc: Ann Jones
Date: Monday, July 7, 2025
Re: Take from the Table: Accept the Planning Commission's recommendation to approve, with conditions, a conditional use request of "Parking, Commercial Vehicle" for a B-5 zoned property located at 6563 Hwy 49 (Forrest County, Ward 2).
File Number: 2025-409
Minute Book #

Summary

Accept the Planning Commission's recommendation to approve, with conditions, a conditional use request of "Parking, Commercial Vehicle" for a B-5 zoned made by Mississippi HUB Complex, Property Owner, and Reona and Eric Burnett, Applicants, for property located at 6563 Hwy 49 (PPIN 27502, Forrest County, Ward 2).

Conditional approval is contingent upon the updated ownership materials being provided to the planning division.

Recommendation Statement

The Planning Commission recommended approving with conditions contingent upon the updated ownership materials being provided to the Planning Division.

Please place this on the July 7, 2025 City Council meeting for consideration.



URBAN DEVELOPMENT PLANNING DIVISION

June 13, 2025

TO: Wiley Quinn, Director of Urban Development

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

As you are aware, the Mississippi HUB Complex did not submit a completed ownership affidavit before the public hearing held on May 7, 2025. The project was approved with the condition “contingent upon the updated ownership materials being provided to the Planning Division.” Since then, we have made multiple attempts to contact the applicant and have offered to arrange a conference call with both the owner and the applicant to help resolve the matter. To date, however, we have not received an affidavit—neither using our standard template nor in a reasonable alternative format.

In accordance with our usual procedure, we aim to forward requests to the City Council within 10 days of the public hearing, provided no appeal is filed. No appeal has been received in this case, and we have already delayed placement on the Council agenda for two meetings to allow time for resolution.

At this point, we need to place the item on the City Council’s agenda with a recommendation to deny for failure to meet the conditions requested to have project-specific ownership approval. The City Council may then explore its options on the Conditional Use request, including refunding the application fee. We should exercise caution to approve any request that does not have written approval from the property owner.

Thank you,

Cory Long, AICP

Planning Manager, City of Hattiesburg



**URBAN
DEVELOPMENT
PLANNING DIVISION**

**Planning Commission
Case Fact Sheet**

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

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

Request: Conditional Use Request “Parking, Commercial Vehicle”

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

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

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

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

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

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

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

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

Applicant Summary: See Attached

Applicable Regulations:

SECTION 5 USE REGULATIONS

5.4.45 Parking, Commercial Vehicles.

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

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

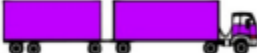
SECTION 13 DEFINITIONS

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

APPENDIX A.3

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

FIGURE A-1 FHWA 13 VEHICLE CATEGORY CLASSIFICATION

Class 1 Motorcycles		Class 7 Four or more axle, single unit	
Class 2 Passenger Cars		Class 8 Four or less axle, single trailer	
			
			
			
Class 3 Four tire, single unit		Class 9 5-Axle tractor semi-trailer	
			
			
Class 4 Busses		Class 10 Six or more axle, single trailer	
			
		Class 11 Five or less axle, multi-trailer	
Class 5 Two axle, six tire, single unit		Class 12 Six axle, multi-trailer	
			
		Class 13 Seven or more axle, multi-trailer	
Class 6 Three axle, single unit			
			
			

Source: Federal Highway Administration

Present Zoning: B-5 (Regional Business)

Present Use: Vacant

Future Land Use: Neighborhood Center Mixed-Use District

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

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

South: R-3 (Multi Family Residential)
East: B-5 (Regional Business)
West: B-5 (Regional Business)

**Letters or
Concerns stated:**

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

Option:

Recommend **Approval** or **Denial** of the Conditional Use Request for “Parking, Commercial Vehicle” for a B-5 zoned property located at 6563 Hwy 49 (PPIN 27502, Forrest County, Ward 2).

Basis for approval:

12.3.3 Conditional Use Approvals

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

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

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

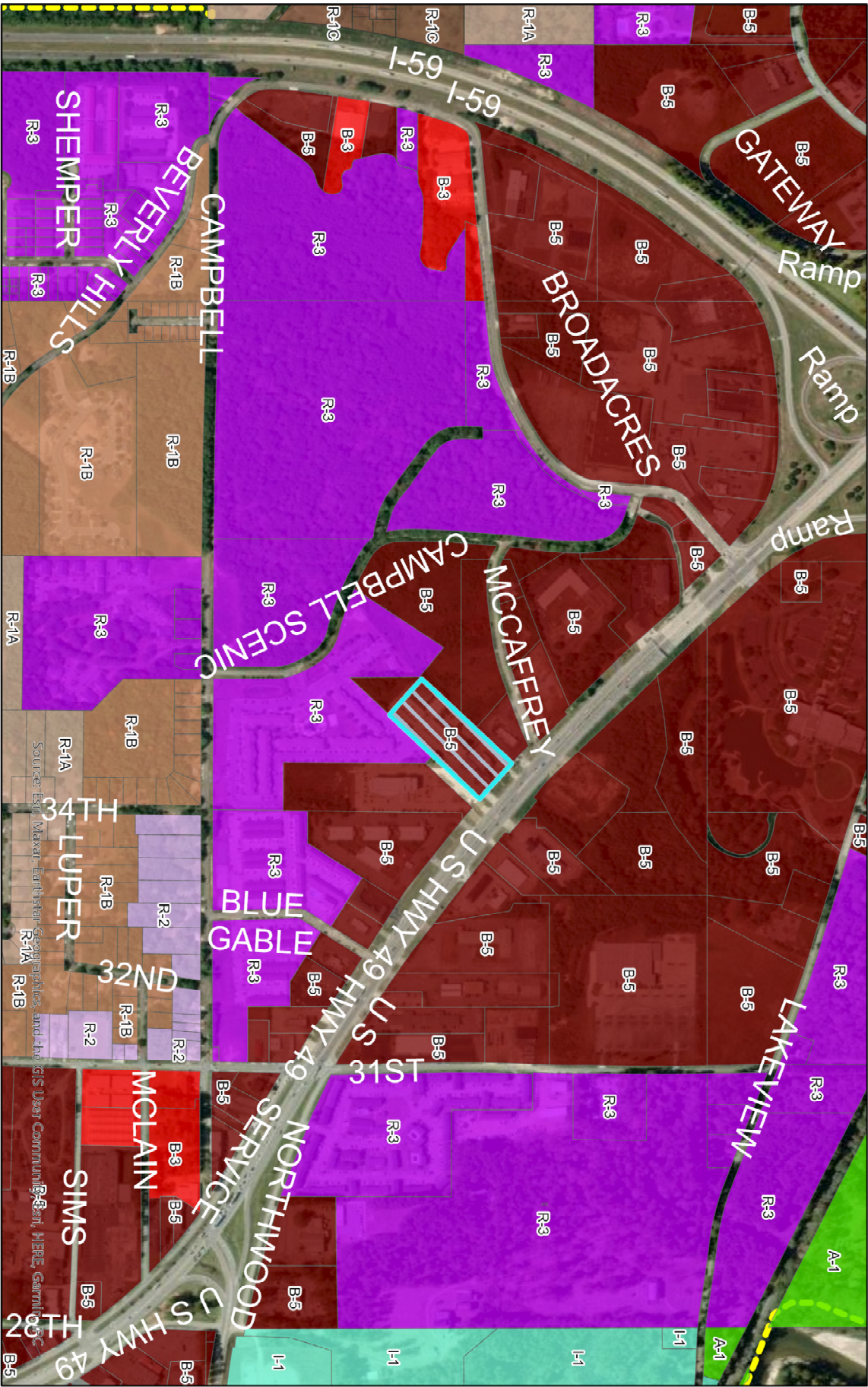
- ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
- Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site.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

SUBJECT PARCEL

6563 Hwy 49 — Conditional Use Request

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





Zoning Map

- A-1
- R-1A
- R-1B
- R-1C
- R-2
- R-3
- R-4B
- B-3
- B-5
- I-1
- 6563 HWY 49

Conditional Use Request for
"Parking, Commercial Vehicles"

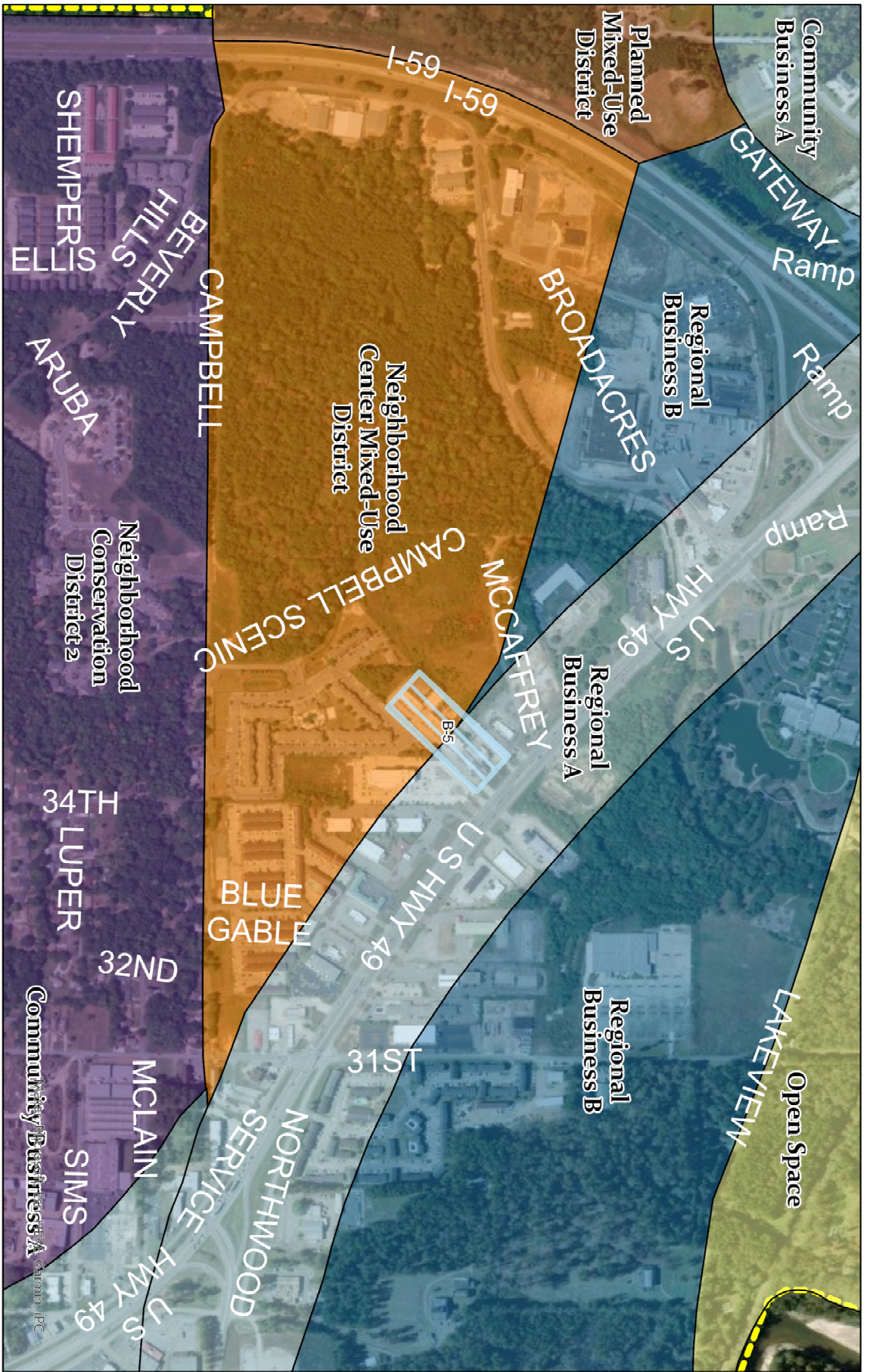
6563 HWY 49
PPIN: 27502
Flood Zone: X
Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
Map Exported on: 4/21/2025 12:26 PM



**URBAN
DEVELOPMENT
PLANNING DIVISION**
Center: 89°20'29"W 31°21'N





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

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

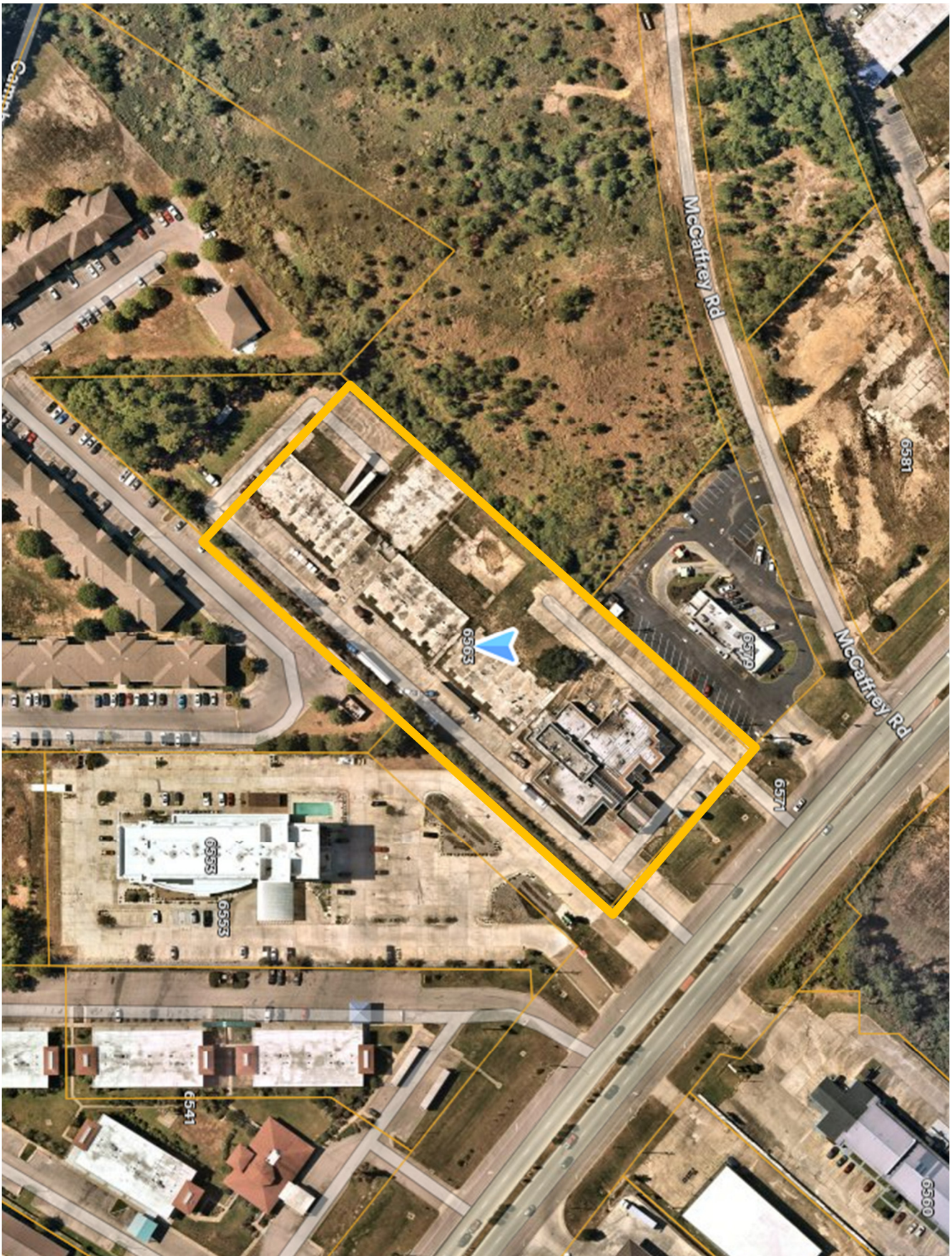


**URBAN
DEVELOPMENT
PLANNING DIVISION**

Center: 89°20'29"W 31°2'1"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.
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Site Aerial



Surrounding Area



Use-0325-0012



Application for Public Hearing

City of Hattiesburg – Planning Division

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



NOTE:

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

Applicant Information

Name Applicant: Reona Burnett Project Name: MS Hub Complex

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

Parcel Number(s): _____

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

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



Application for Public Hearing

City of Hattiesburg – Planning Division

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

Public Hearing Petitioner Information:

Deadline for applicant to file petition: _____

Hattiesburg Planning Commission Meeting Date: _____

Hattiesburg Board of Adjustment Meeting Date: _____

City Council Agenda Review Date – (you or your representative should attend): _____

City Council Meeting (Vote) Date – (you or your representative may attend): _____

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

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

Public Hearing Application Checklist

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

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



Application for Site Plan Review

City of Hattiesburg – Planning Division

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

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

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

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

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

Print Name: Reona Burnett

Signature: [Signature]

Updated Version 07/31/2024

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). Section 12.4.1 Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended.

Approval Criteria.

A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship.** (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

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

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

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

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

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

12.4.1.2 Conditions of Approval. In recommending the granting of a variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of the Code. The recommendation of the Board Adjustment shall be presented to the City Council for final action.

FOR CONDITIONAL USE APPLICANTS:

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

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

1. Does this application meet the conditions set forth in Section 5 of the LDC for the

requested use? If yes, please explain: ^(P2)

~~There are no additional~~ ^(P2) yes. It's hard ~~service~~ surface that's required by the LDC.

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

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

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

The parking lot is large enough to accommodate the commercial vehicles. We plan to stripe the parking lot and have a designated area for those vehicles, if approved.

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

No additional pedestrian or traffic will be generated.

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

No additional elevation or noise level will be generated. The area is ~~on an intersection~~ ^(P2) a commercial area, that currently have commercial trucking park or travelling in the area.

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

Currently, we have 2-4 employees. The number of customers will vary, that we serve, once we open. We usually serve up to 120 when serving in the community/event.

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

Yes. Warehouse and distributions is in the area. In additional commercial vehicles are parked or traveling in the area.

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

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

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



FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing:

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

Detailed explanation of condition(s) most applicable to your request:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

- Parent Parcel / Existing lot/parcel/tract contains: _____ Square Footage/Acres
- Lot Area Requirement:
- Lot Frontage Requirement:
- Existing use of lot/parcel/tract
- To be subdivided into _____ 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)	<u>STAFF ONLY</u> Lot area & frontage requirements comply?
1.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
2.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☒ No
3.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
4.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
5.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
6.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
7.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
8.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
9.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
10.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
11.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
12.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
<u>Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"</u>					
<u>Parent Parcel</u>					
		<u>Total square footage of new lots (verify total matches existing parcel prior to splits)</u>			

Infrastructure required: (Check all that apply)

☐ Water/Sewer
 ☐ Gas
 ☐ Electric
 ☐ Telephone
 ☐ Cable
 ☐ Streets

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:

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: _____

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)

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

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

RECITALS

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

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

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

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

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

**MISSISSIPPI HUB COMPLEX DBA
DIAMOND EXCURSION LADIES EDITION**

By Its: President


Eric Burnett

HATTIESBURG HOSPITALITY LLC

By Its: Asset Manager


Luke Loveland



DEED

Bk:1271 Page:302-304

RCD: 02/06/2018 @12:41:42:PM

FORREST COUNTY, MS

JIMMY C. HAVARD CHANCERY CLERK

THIS INSTRUMENT PREPARED BY:

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

Indexing Instructions: The property described in this instrument is situated in a part of the E ½ of the SW ¼ of Section 31, Township 5 North, Range 13 West,, Forrest County, Mississippi. Please index accordingly in the sectional index.

RETURN TO:

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

STATE OF MISSISSIPPI

COUNTY OF FORREST

SPECIAL WARRANTY DEED

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

HATTIESBURG HOSPITALITY, LLC,
a Mississippi limited liability company
126 West Sego Lily Drive, Suite 270
Sandy, UT 84070
Phone: (855)724-3863

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

PROSPERA GROWTH FUND, LLC,
a Utah limited liability company
126 West Sego Lily Drive, Suite 270
Sandy, UT 84070
Phone: (855)724-386

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

Commencing at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 5 North, Range 13 West, Forrest County, Mississippi; run thence North 250.6 feet; thence North 68 degrees 51 minutes East a distance of 812.94 feet; thence South 43 degrees 21 minutes East a distance of 40.4 feet along the Southwest

right-of-way line of U.S. Highway 49; thence North 46 degrees 39 minutes East along said right-of-way line a distance of 20.0 feet; thence run Southeasterly and along said right-of-way line a distance of 377.6 feet to the Point of Beginning; thence continue Southeasterly and along said Southwest right-of-way line a distance of 250 feet; thence South 43 degrees West a distance of 928 feet; thence North 00 degrees 31 minutes 42 seconds East a distance of 370.25 feet; thence North 43 degrees East a distance of 654.7 feet to the Point of Beginning. Being a part of the East 1/2 of the Southwest 1/4 of Section 31, Township 5 North, Range 13 West, Forrest County, Mississippi; together with all improvements thereon and appurtenances thereunto belonging.

Grantors and Grantee shall pro-rate county and state ad valorem taxes for 2017.

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

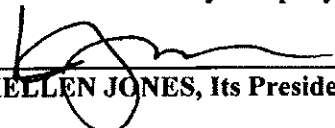
The above warranty and this conveyance are made subject to any and all covenants, restrictions or conditions of record or in use of the subject property, and any and all rights of way and easements for public roads and public utilities as presently laid out, constructed or in use.

The above warranty and this conveyance are made subject to that certain outstanding deed of trust to Great Southern Bank, dated June 11, 2016, and recorded in Land Deed of Trust Book 2107 at Page 711, being a rerecording of that certain Deed of Trust recorded in Land Deed of Trust Book 2069 at Page 533, all in the office of the Chancery Clerk of Forrest County, Mississippi.

The effective date of this instrument shall be July 31, 2017.

WITNESS THE SIGNATURE of said company by its Manager, after being duly authorized by said company so to sign, execute and deliver the same, on this, the 5th day of October, A.D., 2017.

HATTIESBURG HOSPITALITY, LLC,
a Mississippi limited liability company
By: Cache Private Capital Management, LLC, a
Nevada limited liability company, Its Manager

By: 
KELLEN JONES, Its President

STATE OF Utah

COUNTY OF Salt Lake

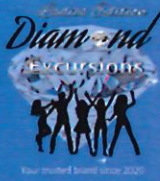
Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of October, A.D., 2017, within my jurisdiction, the within named KELLEN JONES, who acknowledged that he is President of Cache Private Capital Management, LLC, a Nevada limited liability company, and that for and on behalf of said company as Manager of Hattiesburg Hospitality, LLC, a Mississippi limited liability company, and as the act and deed of said limited liability company, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

Heather Garvoille
NOTARY PUBLIC

My Commission Expires: 03/04/2018



Diamond Excursions Ladies' Edition



MS HUB COMPLEX

Boots on the Ground by Project GAP

6563 Hwy 49 South

Hattiesburg, MS 39401



To whom it may concern,

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

What's Next:

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

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

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

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

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

Thank you for considering of our request.

Contact Information



769-207-2711



Bog.projectgap@gmail



www.diamondexcursionsladiesedition.com

Best Regards.

Reona Burnett

Founder and Executive Director

MS HUB COMPLEX PROJECT MANAGEMENT

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



5 Ways You Can Help:

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

PHASE 1

3/3-7/31/25

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

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

PHASE 2

8/18-10/31/25

Event Space,
Day Center,
Computer &
Training Room

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

PHASE 3

11/17-2/27/26

Kitchen

- Sheetrock
- Lumber
- Interior Doors
- A/C Unit Mini
- Split A/C Units
- Interior Light
- Drop Ceiling Tile
- Paint (Interior)
- Electrical & Lightning
- Plumbing
- Commercial Appliance
- Eye Washing Sink
- Handwashing Sink
- Stove
- 3 Compartment Sink
- Refrigerator
- Convection Oven
- Fryer
- Griller
- Prep Tables
- Fans
- Grease Container
- Fire Extinguishers

PHASE 4

3/9-8/28/26

Pamper Parlor,
Pantry, Laundry/
Bathroom

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

PHASE 5

1/4-7/2/27

Warehouse
New
Construction

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

PHASE 6

7/12-12/31/27

Emergency
Shelter
New
Construction



Diamond Excursions Ladies' Edition



Presents:

MS HUB COMPLEX Sponsorship Packages

Sparkle Sponsorship

\$250

Sponsor's name on:

- Yard sign
- Receive 1 Grand Opening T-shirt

Shine Sponsorship

\$500

Sponsor Name on:

- Yard Sign
- Receive 2 Grand Opening T-Shirt

Glitter Sponsorship

\$1000

Name on:

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

Glam Sponsorship

\$1500

Name on:

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

Sponsor-A-Truck

\$2500

Name on:

- Game Changer Wall
- Grand Opening T-Shirt
- Receive 2 T-Shirts

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

HUB Walk of Fame

\$5000-up

Name on:

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

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

Make Checks Payable To:

Diamond Excursions Ladies' Edition

Cashapp: \$ShineaDiamond2020

Venmo & PayPal: @ShineaDiamond2020

Credit/Debit Card: Contact Us

769-207-2711

P.O. Box 17313

Hattiesburg, MS 39404

bog.projectgap@gmail.com

www.diamondexcursionsladiesedition.com

FB: Boots on the Ground by Project GAP

IG, SnapChat, TikTok, YouTube: Bog_ProjectGap

Thanks for your support!





MS HUB Complex

6563 Hwy 49 South
Hattiesburg, MS 39401

Donate



Donate

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



Front Desk



Entrance



Hallway



Conference Room



Waiting Area



Day Center



Cafeteria



Showers/Lockers



Bathroom



Event Space



Event Space



Kitchen



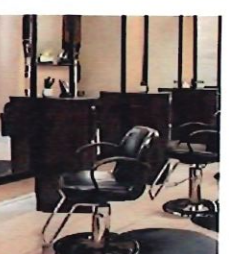
Office (6)



Computer/Training



Bistro



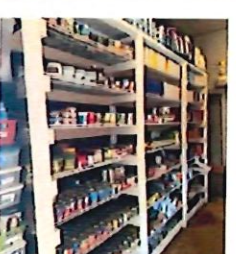
Pamper Parlor



Laundromat



Mailboxes



Pantry

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

Adopt-A-Room | Sponsor | Volunteer | Donate

SAVE THE DATE

SEPTEMBER

5

10 AM - 3 PM



SPREAD THE LOVE

Charity Day & Fundraiser Event

FOOD • GIVEAWAYS • RAFFLES • LIVE ENTERTAINMENT



6563 HWY 49 SOUTH
HATTIESBURG, MS 39401





Diamond Excursions Ladies' Edition Sponsorship Commitment Form



Company's Name: _____

Person to Contact: _____

Phone: _____

Email Address: _____

____ Sponsors agrees to pay full sponsorship commitment by August 1, 2025

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



Signature: _____



Make check payable to: Diamond Excursions Ladies' Edition

Mail form and check to: P.O. Box 17313 Hattiesburg, MS 39404. (Pick-up in Hattiesburg, MS or surrounding areas are available upon request).

Payment Information

☐ Check Enclosed ☐ Online ☐ Debit/ Credit Card

Card No. _____

Exp: _____ CVC: _____

____ Sparkle Sponsorship (\$250)

____ Shine Sponsorship (\$500)

____ Glitter Sponsorship (\$1000)

____ Glam Sponsorship (\$1500)

____ Adopt-a-Truck (\$2500)

____ HUB Walk of Fame \$5000- up



____ I would like to stay connected.

____ Add me to the email list.

____ I would like an invitation to MS HUB COMPLEX's Grand Opening



Online Sponsorship Form:

https://form.jotform.com/llanaoscar1/BOG_Sponsorship

Monetary donations are due by August 1, 2025.

All donations are tax deductible.

Sponsors will receive a Contribution Letter.



**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
May 7th, 2025**

Board Members Roll Call:

Members Present:

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

Members Not Present:

1. Richard Conville
2. Carlos Wilson
3. Charles Dawe
4. Vacant Seat

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Senior Planner
3. Kevin Bates, Building Official
4. David Miller, Esq.
5. Wiley Quinn, Director of Urban Development
6. Meridian McDaniel, Planner I
7. Katie Mottern, Planning Intern

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:03 p.m.

AGENDA REVIEW

Motion:

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

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

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

MINUTES REVIEW**Motion:**

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

Second:

Made by Commissioner Elayne Lockett

Vote:

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

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

BUILDING REPORT

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

PLANNING REPORT

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

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A1 (zoning): The City of Hattiesburg has submitted a petition to amend the Land Development Code (Ordinance No. 3209, as amended), to support the implementation of the Right Down Broadway Master Plan, which includes the creation of a new Broadway Corridor overlay District (BCO) and related zoning changes along the Broadway Drive and West Pine Corridors. These amendments and zoning changes are intended to promote revitalization and infill development, encourage a vibrant mix of residential and commercial uses, support small-scale artisan production, and enhance design standards to create a more walkable and welcoming corridor.

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

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

Second:

Made by Commissioner Elayne Lockett

Vote:

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

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

Item A2 (text amendments): The City of Hattiesburg has submitted a petition to amend the Land Development Code (Ordinance No. 3209, as amended), to support the implementation of the Right Down Broadway Master Plan, which includes the creation of a new Broadway Corridor overlay District (BCO) and related zoning changes along the Broadway Drive and West Pine Corridors. These amendments and zoning changes are intended to promote revitalization and infill development, encourage a vibrant mix of residential and commercial uses, support small-scale artisan production, and enhance design standards to create a more walkable and welcoming corridor.

Motion:

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

Second:

Made by Commissioner Michael Dickerson

Vote:

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

Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson			ABSENT

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

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

The Planning Staff introduced the case.

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

**Motion:**

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

**Second:**

Made by Commissioner Rhoda Pickett

**Vote:**

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

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

~~~~~


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

The Planning Staff introduced the case.

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

Motion:

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

Second:

Made by Commissioner Rebekah Ray

Vote:

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

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

~~~~~

**Item D:** True Light Missionary Baptist Church, Property Owners, Archie Morris, Applicant, and Jeff Pittman, Engineer, request approval for conditional use of “Places of Assembly Not

Otherwise Listed” for a R-3 zoned property located at 500 Hutchinson Avenue (PPIN 26620 & 26616, Forrest County, Ward 4).

The Planning Staff introduced the case.

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

**Motion:**

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

**Second:**

Made by Commissioner Elayne Lockett

**Vote:**

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

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

~~~~~

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

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

Motion:

Made by Commissioner Rhoda Pickett to table the request until the June 4th regular meeting

of the Planning Commission.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

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

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

The Planning Staff introduced the case.

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

**Motion:**

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

**Second:**

Made by Commissioner Elayne Lockett

**Vote:**

| Board Member | Yea | Nay | Other |
|--------------|-----|-----|-------|
|--------------|-----|-----|-------|

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

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

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

The Planning Staff introduced the case.

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

Motion:

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

Second:

Made by Commissioner Lee Anne Venable

Vote:

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

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

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

The Planning Staff introduced the case.

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

**Motion:**

Made by Commissioner Amy Hinton to reopen the public hearing.

**Second:**

Made by Commissioner Rhoda Pickett

**Vote:**

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

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

**Motion:**

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

**Second:**

Made by Commissioner Elayne Lockett

**Vote:**

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

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

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OTHER BUSINESS:

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

Motion:

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

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

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

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager

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

6563 US Highway 49 North Hattiesburg MS.
Street Address City State

on this the 18th day of June, 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.

Diamond Excursions Ladies Edition (Eric + Reona Burnett)

on this the 18th day of June, 2025.

Prospera Growth Fund, LLC
Property Owner (Print)

[Signature]
Property Owner (Signature)

STATE OF Utah

COUNTY OF Utah

Personally came and appeared before me, the within named

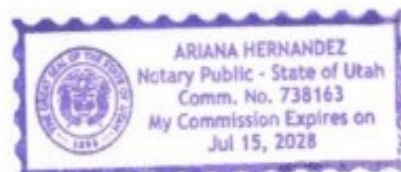
Lucas Loveland
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 18 day of June, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires:

7/15/2028



APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT(S)** OF THE PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY.

WITNESS THE SIGNATURES of the **APPLICANT(S)** of the subject property located at

6563 US Highway 49 North Hattiesburg MS
Street Address City State

on this the 18th day of June, 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.

Diamond Excursions Ladies Edition (Eric + Reena Burnett)

on this the June 18th day of June, 2025.

Prospera Growth Fund, LLC
Applicant (Print)

[Signature]
Applicant (Signature)

STATE OF Utah

COUNTY OF Utah

Personally came and appeared before me, the within named

Lucas Loveland

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 18 day of JUNE, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires: Jul. 15, 2028

