Tuesday, August 5, 2025	City Council	Council Chambers
5:00 PM	Tuesday Meeting Agenda	200 Forrest Street

Call to Order

Call to Prayer and Pledge of Allegiance

Presentation Agenda

Confirmation or Adjustment of the Agenda.

Agenda Adjustments - Add Routine Item #8, at the request of the Administration.

R-8. 2025-656 Acknowledge receipt of request filed by Gus Georgian, Property Owner, to appeal the Hattiesburg Historic Conservation Commission's action on the petition filed by Gus Georgian, Property Owner, to remove a primary structure at 313 Mable Street. The Hattiesburg Historic Conservation Commission voted to deny the petition on July 9th, 2025. Set a public hearing before the City Council on September 2nd, 2025, at 4:00 pm, and authorize publication of Public Notice setting an Appeal Public Hearing.

POLICY AGENDA

1. 2025-625 Approve the minutes for the July 24, 2025 meeting of the City Council.

2. 2025-574 Take from the Table: Accept the Planning Commission's recommendation to approve a request to close and vacate an alley located north of 3509 Hardy Street (Forrest County, Ward 1).

3. 2025-575 Take from the Table: Adopt an Ordinance to amending the Hattiesburg Comprehensive Plan 2008-2028, with the addition of the Lincoln Legacy Master Plan (Lamar County, Ward 3). The Planning Commission recommended to approve on July 2, 2025.

4. 2025-576 Take from the Table: Adopt an Ordinance amending the Hattiesburg Form Based Code, Ord. No. 3325, and make changes to Sections 1, 2, 6, and 7, to include the addition of a new district, the Lincoln Legacy Master Plan to the Form-Based Code. The Planning Commission recommended to approve on July 2, 2025.

5. **2025-578** Take from the Table: Accept the Planning Commission's recommendation to approve a Major Subdivision Request, known as Lincoln Legacy Development, for properties located along Lincoln Road Extension (Lamar County, Ward 3).

6. **2025-579** Take from the Table: Adopt an Ordinance to a request 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 (Lamar County, Ward 3). The Planning Commission recommended to approve on July 2, 2025.

7. **2025-623** Adopt a Resolution setting Public Hearing on Tuesday, September 2nd, 2025 at 4:00 p.m. in the City Council Chambers located at City Hall to determine if certain properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provision of MS Code 1972, Section 21-19-11.

8. **2025-617** Approve a Rental Agreement between the City of Hattiesburg and R J Young Company for one (1) copier to be located in the Hattiesburg Police Department Administration, in the amount not to exceed $287.25 per month for 48 months and authorize the Mayor to execute the same.

9. **2025-640** Adopt a Resolution appointing Randy Pope as City Attorney for the City of Hattiesburg.

10. **2025-641** Adopt a Resolution appointing Kermas Eaton as Director of Administration/City Clerk for the City of Hattiesburg.

11. **2025-642** Adopt a Resolution appointing Ann Jones as Chief Administrative Officer for the City of Hattiesburg.

ROUTINE AGENDA

1. **2025-621** Acknowledge receipt of the Two-Quote Docket.

2. **2025-626** Approve and authorize issuance of manual checks for CDBG/HOME Claims per attached.

3. **2025-624** Approve the 2025/26 Annual Action Plan for the City of Hattiesburg and authorize submission to the U S Department of Housing and Urban Development (HUD).

4. **2025-645** Set a public hearing on the City of Hattiesburg's proposed budget and proposed tax levies for fiscal year 2026 scheduled for Tuesday, September 2, 2025, at 5:30p.m., in

Council Chambers at City Hall and authorizing advertisement for notice of public hearing.

5. **2025-643** Authorize and Approve publication of Request for Proposals for Historic Context Statement and Narrative for the City of Hattiesburg in relation to Fire Station #2.

6. **2025-644** Approve claims docket for the period ending July 31, 2025.

7. **2025-646** Approve and Authorize advertising for Request for Proposals for Engineering Services.

Departmental Budget Presentations

- Municipal Court
- Transportation and Engineering

In Memoriam:

- Mr. Vernon F. Dahmer, Jr.
- Mr. David Sackler
- Ms. Lucille Bell

Meeting Adjourn

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From:

cc:

Date: **Tuesday, August 5, 2025**

Re: **Acknowledge receipt of request filed by Gus Georgian, Property Owner, to appeal the Hattiesburg Historic Conservation Commission's action on the petition filed by Gus Georgian, Property Owner, to remove a primary structure at 313 Mable Street. The Hattiesburg Historic Conservation Commission voted to deny the petition on July 9th, 2025. Set a public hearing before the City Council on September 2nd, 2025, at 4:00 pm, and authorize publication of Public Notice setting an Appeal Public Hearing.**
File Number: 2025-656
Minute Book #

Summary

Recommendation Statement

Please place this on the August 5, 2025 City Council meeting for consideration.

HHCC-0725-0003

FILED

JUL 14 2025

CITY CLERK

BY _____ DEPUTY CLERK

URBAN DEVELOPMENT
PLANNING DIVISION

REQUEST TO APPEAL DECISION OR RECOMMENDATION

Today's Date:	7/14/25
Date of Decision/Recommendation Date: *(Appeals must be made within ten consecutive days of the recommendation)*	
Name of Property Owner/Petitioner:	Gus Georgian
Name of Person Requesting Appeal Hearing:	Gus Georgian / Pam Hamilton
Mailing Address of Person Requesting Appeal Hearing:	PO Box 835 Purvis MS 39475
Address of Petitioned Property:	313 Mable St
Name of the Deciding Body: *Director of UD* ☐ *Site and Design Review Committee* ☐ *Historic Conservation Commission* ☒ *Planning Commission* ☐ or *Board of Adjustment* ☐	
Petitioner's Request of the Deciding Body:	Relocate home
Deciding Body's Recommendation:	denyed the request

Attach the specific grounds for appeal to this application.
Subject to a $50 fee per ordinance 2977

I hereby APPEAL the Planning Commission Recommendation for the above-referenced petition and request to hold a Public Hearing before the Hattiesburg City Council.

Pam Hamilton

Appellant (signature)

Send to:
The Planning Division of Urban Development

Copy to:
Kermas Eaton, Director of Administration/City Clerk
Wiley Quinn, Director of Urban Development

P.O. Box 1898
Hattiesburg, MS 39403
601.545.4591

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Lisa Luu Jolly, Deputy Clerk of Council**

cc: **Ronda Kennedy, Clerk of Council**

Date: **Tuesday, August 5, 2025**

Re: **Approve the minutes for the July 24, 2025 meeting of the City Council.**
File Number: 2025-625
Minute Book #

Summary
According to Miss. Code Ann. § 21-15-33, "the minutes of every municipality must be adopted and approved by a majority of all the members of the governing body of the municipality at the next regular meeting or within thirty (30) days of the meeting thereof, whichever occurs first....."

Recommendation Statement
I recommend approval of the minutes.

Please place this on the August 5, 2025 City Council meeting for consideration.

Published Agenda

Tuesday, July 24, 2025 | **City Council** | **Council Chambers**
4:00 PM | **Tuesday Meeting Agenda** | **200 Forrest Street**

**This regular meeting was originally scheduled for July 21 and 22, 2025; however, in accordance with [Resolution #2025-133], it was rescheduled to July 24, 2025.*

Call to Order

Call to Prayer and Pledge of Allegiance

Presentation Agenda

Citizens' Forum

Confirmation of Agenda Adjustments - *Add Policy Item #18 and Routine Item #9, at the request of the Administration.*

p. 419 – 420	**18.**	**2025-622**	Approve Contract Change Order No. 2 with M&P Construction for the Katie Dabbs Community Center Renovations Project for a contract increase of $13,256.99 and authorize the Mayor to execute in duplicate.
p. 420	**R-9.**	**2025-620**	Acknowledge bids received on June 19, 2025, for one (1) 2024 or newer bucket truck for the Traffic Division for the City of Hattiesburg and accept the bid of Altec Inc. in the amount of $168,223.00 as the best and only bid received.

POLICY AGENDA

MB 2023 Page #			
p. 414	**1.**	**2025-616**	Approve the minutes for the July 7 & 8, 2025 meetings of the City Council.
p. 415	**2.**	**2025-574**	Accept the Planning Commission's recommendation to approve a request to close and vacate an alley located north of 3509 Hardy Street (Forrest County, Ward 1).
p. 415	**3.**	**2025-575**	Adopt an Ordinance to approve a request to amend the Hattiesburg Comprehensive Plan 2008-2028. The changes concern the addition of the Lincoln Legacy Master Plan (Lamar County, Ward 3). The Planning Commission recommended to approve on July 2, 2025.
p. 415 – 416	**4.**	**2025-576**	Adopt an Ordinance accepting a 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. The Planning Commission recommended to approve on July 2, 2025.
p. 416	**5.**	**2025-578**	Accept the Planning Commission's recommendation to approve a Major Subdivision Request, known as Lincoln Legacy Development, for properties located along Lincoln Road Extension (Lamar County, Ward 3).
p. 416	**6.**	**2025-579**	Adopt an Ordinance to a request 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 (Lamar County, Ward 3). The Planning Commission recommended to approve on July 2, 2025.
p. 417	**7.**	**2025-598**	Approve Agreement with Volkert, Inc. for the initial inspection of the Hall Ave Overpass Bridges and authorize the Mayor to execute in duplicate.
p. 417	**8.**	**2025-611**	Adopt the July 24, 2025 Amendments to the budget for the City of Hattiesburg for fiscal year ending September 30, 2025 and adopt the Resolution authorizing publication of amendments for funds in excess of 10% of the originally appropriated budget.
p. 417	**9.**	**2025-615**	Approve a Memorandum of Understanding with Mississippi State Fire Academy (MSFA) and the Hattiesburg Fire Department to administer the Driver/Operator NFPA 1002: Pumper Field Course and authorize the Mayor to execute the same.
p. 417 – 418	**10.**	**2025-601**	Approve Contractor and Owner Agreements for the Emergency Roof Repair Initiative for an amount not to exceed $15,000 per project according to the Emergency Roof Repair Initiative Manual and authorize the Mayor to execute in triplicate.
p. 418	**11.**	**2025-604**	Ratify and confirm the Mayor's appointment of Lindsay Caminita (W1) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.
p. 418	**12.**	**2025-605**	Ratify and confirm the Mayor's appointment of Jennie Carroll (W2) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.
p. 418	**13.**	**2025-606**	Ratify and confirm the Mayor's appointment of Jerry Bouie (W3) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

p. 418 – 419	**14.**	**2025-607**	Ratify and confirm the Mayor's appointment of Samone Wilson (W4) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.
p. 419	**15.**	**2025-608**	Ratify and confirm the Mayor's appointment of Jeff Rose (W5) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.
p. 419	**16.**	**2025-609**	Ratify and confirm the Mayor's re-appointment of Brandon Williams (W2) to the Board of Adjustments for a term beginning July 25, 2025, and ending July 24, 2028.
p. 419	**17.**	**2025-610**	Ratify and confirm the Mayor's re-appointment of Elayne Lockett (W5) to the Planning Commission for a term beginning July 25, 2025, and ending July 24, 2030.

ROUTINE AGENDA

p. 420	**1.**	**2025-599**	Acknowledge receipt of the Fiscal Year 2026 budget for The Emergency Management District.
p. 420	**2.**	**2025-618**	Acknowledge receipt of oaths of office for elected officials for the 2025 through 2029 term.
p. 420	**3.**	**2025-614**	Acknowledge receipt of the privilege tax license report for the month ending June 2025.
p. 420	**4.**	**2025-619**	Acknowledge receipt of recorded deeds.
p. 420	**5.**	**2025-600**	Authorize the disposal of Code Enforcement records dated from 2010 through 2019 in accordance with Ordinance #3342 and the State of Mississippi Records Retention Schedule for Municipalities General Schedule as provided for in MS Code Ann. § 21-15-37.
p. 420	**6.**	**2025-602**	Approve and authorize issuance of manual checks for CDBG/HOME Claims per attached.
p. 420	**7.**	**2025-612**	Approve Specifications and Authorize publication of an advertisement for term bid item for the City of Hattiesburg Transportation & Engineering Department.
p. 420	**8.**	**2025-603**	Approve claims docket for the period ending July 18, 2025.

In Memoriam:

- *Mr. Richard Bryant*

Meeting Adjourn

****

Call to Order

BE IT REMEMBERED that the Hattiesburg City Council held a **regular meeting at 4:00 p.m. on Tuesday, July 24, 2025**, in the **Council Chambers at City Hall.**

This meeting was convened following the adjournment of the regular meeting held on July 8, 2025. The meeting was originally scheduled for July 21 and 22, 2025; however, pursuant to Resolution No. 2025-133, the date was rescheduled to July 24, 2025, at 4:00 p.m.

***In attendance were** Mayor Toby Barker and members of the City Council Jeffrey George, Ward 1; Eric Boney, Ward 2; LeAnn Vance, Ward 3; Dave Ware, Ward 4; and Nicholas Brown, Ward 5 (via teleconference).*

Others in attendance were Director of Administration/City Clerk, Kermas Eaton; City Attorney, Randy Pope; Clerk of Council, Ronda S. Kennedy; Deputy Clerk of Council, Lisa Luu Jolly; City staff members; media; and the public.

Council President Ware Called the meeting to order at 4:00 p.m.

Call to Prayer and Pledge of Allegiance

The prayer was given by *Randy Pope.*

The Pledge of Allegiance was led by *Kermas Eaton*.

Presentation Agenda

The PRESENTATION AGENDA came before the Council.

There were no presentations at this time.

Citizens' Forum

Council Vice President George proceeded with the Citizens' Forum.

He stated the procedures and invited members of the public to speak.

The following citizens addressed the Council:

- *David Rankin, 52 McCall Street*
- *Eric Steele, 604 Dumas Avenue*
- *Virginia Smith, (no address listed)*

There being no other individuals wishing to speak, **Council Vice President George closed the Citizens' Forum.**

Agenda Adjustments:

Council President Ware whether there were any adjustments to the agenda.

The Clerk of Council responded in the affirmative and proceeded to read aloud the following adjustments:

A MOTION was made by Council Vice President George and seconded by Council Member Vance

to ADD the Policy Item #18 & Routine Item #9.

18.	**2025-519**	Authorize and Order the City Attorney, directly or through contracted private attorneys and/or other necessary professionals, to institute any and all condemnation proceedings necessary to acquire property described as Forrest County Parcel PPIN's 23995 and 23999 for public use. Attachments: 3823 25-07-02 Change Order #002 for signature CO ATTACHMENT - GC Proposal - RFP #5 HVAC Wiring Detectors - Rev1 CO ATTACHMENT - GC Proposal - RFP 06 - Lights & Receptacles Rev1 - Markup
R-9.	**2025-572**	Authorize and Order the City Attorney, directly or through contracted private attorneys and/or other necessary professionals, to institute any and all condemnation proceedings necessary to acquire property described as Forrest County Parcel PPIN's 34511 and 39213 for public use. Attachments: Bid Tabulation-Hattiesburg- New Bucket Truck

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

Approval of the Agenda, as Amended

A MOTION was made by Council Vice President George and seconded by Council Member Boney

to APPROVE the agenda, *as amended*.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

POLCY AGENDA

THE MATTER OF THE AGENDA ORDER was before the Council.

THE POLICY AGENDA was then considered.

1.	**2025-616**	Approve the minutes for the July 7 & 8, 2025 meetings of the City Council. Attachments: 07-07-2025 AR Mins. 07-08-2025 Mins.

A MOTION was made by Council Vice President George and seconded by Council Member Boney

to APPROVE the minutes for the July 7 & 8, 2025 meetings of the City Council.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

2.	**2025-574** {TABLED} *until 08/05/2025*	Accept the Planning Commission's recommendation to approve a request to close and vacate an alley located north of 3509 Hardy Street (Forrest County, Ward 1). Attachments**:** Item A Staff Report- 3509 Alley Closure A Image Sheet - Alley Closure PH Application_Raising Cane's Alley Closure_CC Minutes- July 2025- HPC Ordinance - Vacate Alley on N 36th Avenue	

A MOTION was made by Council Vice President George and seconded by Council Member Vance

to TABLE the request to close and vacate an alley located north of 3509 Hardy Street *until August 5, 2025 Council meeting for further review*.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

3.	**2025-575** {TABLED} *until 08/05/2025*	Adopt an Ordinance to approve a request to amend the Hattiesburg Comprehensive Plan 2008-2028. The changes concern the addition of the Lincoln Legacy Master Plan (Lamar County, Ward 3). The Planning Commission recommended to approve on July 2, 2025. Attachments**:** Item B Staff Report - Lincoln Legacy- Comprehensive Plan Amendment B-E Image Sheet - Lincoln Legacy (1) Public Hearing Application Lincoln Legacy 2025 scanned (1) Lincon Legacy FBC Masterplan - Comp Plan Amendment 5-29-25 fd250527-LL-OverallMapGraphic 5-27-2025 Lincoln Legacy Zoning Map 5-30-25 Lincoln Legacy Future Street map 5-30-25 Ex. A - LOS - Lincoln Legacy Dev. & Zoning Change - Letter to applicant Ex. B-Proof of Mailing to Property Owners Combined File -Outreach letter from app. Ex. C - Lincoln_Legacy_Presentation GML V2 Mins.- July 2025- HPC Ord. - LINCOLN LEGACY MASTER Plan amendment to Comprehensive Plan	

A MOTION was made by Council Member Vance and seconded by Council Vice President George

to TABLE the ordinance approving a request to amend the Hattiesburg Comprehensive Plan 2008–2028 to include the Lincoln Legacy Master Plan, *until August 5, 2025 Council meeting for further review*.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

4.	**2025-576** {TABLED} *until 08/05/2025*	Adopt an Ordinance accepting a 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. The Planning Commission recommended to approve on July 2, 2025. Attachments**:** Item C Staff Report - Lincoln Legacy- FBC Amendment B-E Image Sheet - Lincoln Legacy Public Hearing Application Lincoln Legacy 2025 scanned_CC Lincon Legacy FBC Masterplan - Proposed FBC Text Amendments fd250527-LL-OverallMapGraphic 5-27-2025 Lincoln Legacy Zoning Map 5-30-25 Lincoln Legacy Future Street map 5-30-25 Minutes- July 2025- HPC Ordinance - FBC Amendments - Lincoln Legacy Addition	

A MOTION was made by Council Member Vance and seconded by Council Vice President George

to TABLE the ordinance amending the Hattiesburg Form-Based Code (Ord. No. 3325), specifically Sections 1, 2, 6, and 7, to add the Lincoln Legacy Master Plan, *until August 5, 2025 Council meeting for further review*.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

5. **2025-578** {TABLED} *until 08/05/2025*

Accept the Planning Commission's recommendation to approve a Major Subdivision Request, known as Lincoln Legacy Development, for properties located along Lincoln Rd. Extension (Lamar Co., Ward 3).

Attachments: Item D Staff Report - Lincoln Legacy- Major Subdivision
B-E Image Sheet - Lincoln Legacy (1)
Public Hearing Application Lincoln Legacy 2025 scanned_CC
Lincoln Legacy Preliminary Plat
fd250527-LL-OverallMapGraphic 5-27-2025
Lincoln Legacy Future Street map 5-30-25
Lincoln Legacy Zoning Map 5-30-25
Lincoln Legacy - Parcel list with actions ownership REV 5-30-25
Warranty Deed - PPIN 17642
Warranty Deed - PPIN 17643
Warranty Deed - PPIN 18019
Warranty Deed - PPIN 18020
Warranty Deed - PPIN 24814
Warranty Deed - PPIN 29025
Warranty Deed - PPIN 29839
Warranty Deed - PPIN 29843
Warranty Deed - PPIN 31923
Warranty Deed - PPIN 39420
Minutes- July 2025- HPC

A MOTION was made by Council Member Vance and seconded by Council Vice President George

to TABLE Lincoln Legacy Development, for properties located along Lincoln Road Extension, *until August 5, 2025 Council meeting for further review*.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

6. **2025-579** {TABLED} *until 08/05/2025*

Adopt an Ordinance to a request 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 (Lamar County, Ward 3). The Planning Commission recommended to approve on July 2, 2025.

Attachments: Item E Staff Report - Lincoln Legacy- Rezoning
B-E Image Sheet - Lincoln Legacy
Public Hearing Application Lincoln Legacy 2025 scanned_CC
Lincoln Legacy Zoning Map 5-30-25
Lincoln Legacy Future Street map 5-30-25
Lincoln Legacy - Parcel list with actions ownership REV 5-30-25
fd250527-LL-OverallMapGraphic 5-27-2025
Warranty Deed - PPIN 17642
Warranty Deed - PPIN 17643
Warranty Deed - PPIN 18019
Warranty Deed - PPIN 18020
Warranty Deed - PPIN 24814
Warranty Deed - PPIN 29025
Warranty Deed - PPIN 29839
Warranty Deed - PPIN 29843
Warranty Deed - PPIN 31923
Warranty Deed - PPIN 39420
Minutes- July 2025- HPC

A MOTION was made by Council Member Vance and seconded by Council Vice President George

to TABLE the ordinance proposing multiple zone changes along Lincoln Road Extension—from B-3 and R-1A to MX-3, RA-3, and RD-2—*until the August 5, 2025 Council meeting for further review*.

There being no discussion, the motion carried unanimously with the following vote:
Yeas: 5 – George, Boney, Vance, Ware and Brown
Nays: 0

7.	**2025-598**	Approve Agreement with Volkert, Inc. for the initial inspection of the Hall Ave Overpass Bridges and authorize the Mayor to execute in duplicate. Attachment: Hattiesburg-Volkert Hall Av. Bridges Contract 07_10_2025

A MOTION was made by Council Vice President George and seconded by Council Member Vance

to APPROVE Agreement with Volkert, Inc. for the initial inspection of the Hall Ave Overpass Bridges

and AUTHORIZE the Mayor to execute in duplicate.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

**Council Member Brown was disconnected from the meeting via teleconference at 4:38 p.m. due to a dropped call.*

8.	**2025-611** [RES#2025-145]	Adopt the July 24, 2025 Amendments to the budget for the City of Hattiesburg for fiscal year ending September 30, 2025 and adopt the Resolution authorizing publication of amendments for funds in excess of 10% of the originally appropriated budget. Attachments: Resolution adopting budget amendments JULY 24 2025 Budget Amendments July 24 2025

A MOTION was made by Council Vice President George and seconded by Council Member Boney

to ADOPT the July 24, 2025 Amendments to the budget for the City of Hattiesburg for fiscal year ending September 30, 2025 and adopt **[RESOLUTION #2025-145]** authorizing publication of amendments for funds in excess of 10% of the originally appropriated budget.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 4 – George, Boney, Vance and Ware

Nays: 0

Absent: 1 – Brown

**Council Member Brown was reconnected via teleconference at 4:39 p.m., following the vote.*

9.	**2025-615**	Approve a Memorandum of Understanding with Mississippi State Fire Academy (MSFA) and the Hattiesburg Fire Department to administer the Driver/Operator NFPA 1002: Pumper Field Course and authorize the Mayor to execute the same. Attachment**:** Hattiesburg 1002 Pumper Field Del Aug-Sep 2025

A MOTION was made by Council Vice President George and seconded by Council Member Vance

to APPROVE a Memorandum of Understanding with Mississippi State Fire Academy (MSFA) and the Hattiesburg Fire Department to administer the Driver/Operator NFPA 1002: Pumper Field Course and

AUTHORIZE the Mayor to execute the same.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

10.	**2025-601**	Approve Contractor and Owner Agreements for the Emergency Roof Repair Initiative for an amount not to exceed $15,000 per project according to the Emergency Roof Repair Initiative Manual and authorize the Mayor to execute in triplicate. Attachments**:** 109 Montague Street - Roof Repair Agreements 441 Gasaway Loop - Roof Repair Agreements 13 Annie Christie Drive - Roof Repair Agreements

A MOTION was made by Council Vice President George and seconded by Council Member Boney

to <u>APPROVE</u> Contractor and Owner Agreements for the Emergency Roof Repair Initiative for an amount not to exceed $15,000 per project according to the Emergency Roof Repair Initiative Manual

and <u>AUTHORIZE</u> the Mayor to execute in triplicate.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

11.	**2025-604**	Ratify and confirm the Mayor's appointment of Lindsay Caminita (W1) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

A MOTION was made by Council Vice President George and seconded by Council Member Vance

to <u>RATIFY and CONFIRM</u> the Mayor's appointment of Lindsay Caminita (W1) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

12.	**2025-605**	Ratify and confirm the Mayor's appointment of Jennie Carroll (W2) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

A MOTION was made by Council Member Boney and seconded by Council Vice President George

to <u>RATIFY and CONFIRM</u> the Mayor's appointment of Jennie Carroll (W2) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

13.	**2025-606**	Ratify and confirm the Mayor's appointment of Jerry Bouie (W3) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

A MOTION was made by Council Member Vance and seconded by Council Vice President George

to <u>RATIFY and CONFIRM</u> the Mayor's appointment of Jerry Bouie (W3) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

14.	**2025-607**	Ratify and confirm the Mayor's appointment of Samone Wilson (W4) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

A MOTION was made by Council Vice President George and seconded by Council Member Vance

to <u>RATIFY and CONFIRM</u> the Mayor's appointment of Samone Wilson (W4) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

15.	**2025-608**	Ratify and confirm the Mayor's appointment of Jeff Rose (W5) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

A MOTION was made by Council Vice President George and seconded by Council Member Vance

to RATIFY and CONFIRM the Mayor's appointment of Jeff Rose (W5) to the Parks & Recreation Advisory Board for a term beginning July 25, 2025, and ending July 24, 2028.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

16.	**2025-609**	Ratify and confirm the Mayor's re-appointment of Brandon Williams (W2) to the Board of Adjustments for a trem beginning July 25, 2025, and ending July 24, 2028.

A MOTION was made by Council Member Boney and seconded by Council Member Vance

to RATIFY and CONFIRM the Mayor's re-appointment of Brandon Williams (W2) to the Board of Adjustments for a term beginning July 25, 2025, and ending July 24, 2028.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

17.	**2025-610**	Ratify and confirm the Mayor's re-appointment of Elayne Lockett (W5) to the Planning Commission for a term beginning July 25, 2025, and ending July 24, 2030.

A MOTION was made by Council Member Boney and seconded by Council Vice President George

to RATIFY and CONFIRM the Mayor's re-appointment of Elayne Lockett (W5) to the Planning Commission for a term beginning July 25, 2025, and ending July 24, 2030.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

18.	**2025-622**	Approve Contract Change Order No. 2 with M&P Construction for the Katie Dabbs Community Center Renovations Project for a contract increase of $13,256.99; Authorize the Mayor to execute the Change Order in duplicate. Attachments: 3823 25-07-02 Change Order #002 for signature CO ATTACHMENT - GC Proposal - RFP #5 HVAC Wiring Detectors - Rev1 CO ATTACHMENT - GC Proposal - RFP 06 - Lights & Receptacles Rev1 - Markup

A MOTION was made by Council Vice President George and seconded by Council Member Vance

to APPROVE Contract Change Order No. 2 with M&P Construction for the Katie Dabbs Community Center Renovations Project for a contract increase of $13,256.99;

and AUTHORIZE the Mayor to execute the Change Order in duplicate.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

ROUTINE AGENDA

The Council then considered the ROUTINE AGENDA.

A MOTION was made by Council Vice President George and seconded by Council Member Boney

to APPROVE the Routine Agenda, including the claims docket.

There being no discussion, the motion carried unanimously with the following vote:

Yeas: 5 – George, Boney, Vance, Ware and Brown

Nays: 0

1.	**2025-599**	Acknowledge receipt of the Fiscal Year 2026 budget for The Emergency Management District. Attachment: FY2026 EMD Budget
2.	**2025-618**	Acknowledge receipt of oaths of office for elected officials for the 2025 through 2029 term. Attachment: Mayor_Council - Oath of Office for June 30, 2025
3.	**2025-614**	Acknowledge receipt of the privilege tax license report for the month ending June 2025. Attachment: June report 2025
4.	**2025-619**	Acknowledge receipt of recorded deeds. Attachments: MEMO - Ratification of Recorded & Executed Easement Documents - Oakleigh Manor Estates Subdivision Easement - James A. Vaughn Easement - Justin Jordan Easement - Kelly R. Marzoni Easement - Janine Gares Easement - Victoria Loden Hopkins Easement - Kurt R. Brautigam Easement - Merle H. Coats Easement - Gary & Angela Lett Easement - Caroline Bradley & Matt Sykes Easement - Margaret F. Horton Easement - Kenneth Wayne Jett Easement - Dayne Carolyn Nichols Easement - Oakleigh Manor Estates Community Association, Inc.
5.	**2025-600**	Authorize the disposal of Code Enforcement records dated from 2010 through 2019 in accordance with Ordinance #3342 and the State of Mississippi Records Retention Schedule for Municipalities General Schedule as provided for in MS Code Ann. § 21-15-37. Attachment: Records Disposal Memo 07 24 2025
6.	**2025-602**	Approve and authorize issuance of manual checks for CDBG/HOME Claims per attached. Attachment: Terracon Invoices - 13 Annie Christie, 441 Gasaway Loop, 109 Montague
7.	**2025-612**	Approve Specifications and Authorize publication of an advertisement for term bid item for the City of Hattiesburg Transportation & Engineering Department. Attachments: Notice to Bidder_Polyurethane foam services MDOT Special Provision 907-420-4_2019.02.19
8.	**2025-603**	Approve claims docket for the period ending July 18, 2025. Attachments: DOCKET 25.0718 DT 25.0718
9.	**2025-620**	Acknowledge bids received on June 19, 2025, for one (1) 2024 or newer bucket truck for the Traffic Division for the City of Hattiesburg and accept the bid of Altec Inc. in the amount of $168,223.00 as the best and only bid received. Attachment: Bid Tabulation-Hattiesburg- New Bucket Truck

In Memoriam:

A MOTION was made by Council President Ware to Adjourn the meeting in *memory of*:

- *Mr. Richard Bryant*

Meeting Adjourn

THERE BEING NO FURTHER BUSINESS, Council President Ware declared the meeting adjourned at 4:45 p.m. on this 24th day of July 2025, by unanimous consent.

The next Council meeting had been duly scheduled for the 4th day of August 2025.

APPROVAL OF MINUTES AND CERTIFICATION

ATTEST:	**APPROVE:**
_____	_____
Clerk of Council	**Council President**
ATTEST AND CERTIFY:	**APPROVE:**
_____	_____
City Clerk	**Mayor**

****

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Wiley Quinn, Urban Development Director**

cc: **Ann Jones**

Date: **Tuesday, August 5, 2025**

Re: **Take from the Table: Accept the Planning Commission's recommendation to approve a request to close and vacate an alley located north of 3509 Hardy Street (Forrest County, Ward 1).**
File Number: 2025-574
Minute Book #

Summary
Accept the Planning Commission's recommendation to approve 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 as requested by LB Interest LLC, Applicant, and Robert F. Montgomery, Applicant, (Forrest County, Ward 1).

Recommendation Statement
The Planning Commission recommended to approve.

Please place this on the August 5, 2025 City Council meeting for consideration.

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.

Address of Property:	**Adjacent Tax Parcels**	**PPIN:**	**Ward:**
North of 3509 Hardy Street	2-028L-07-174.00	23227	1
	2-028L-07-172.00	23226	1
	2-028L-07-175.00	23228	1
	2-028L-07-163.00	33359	1

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

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).

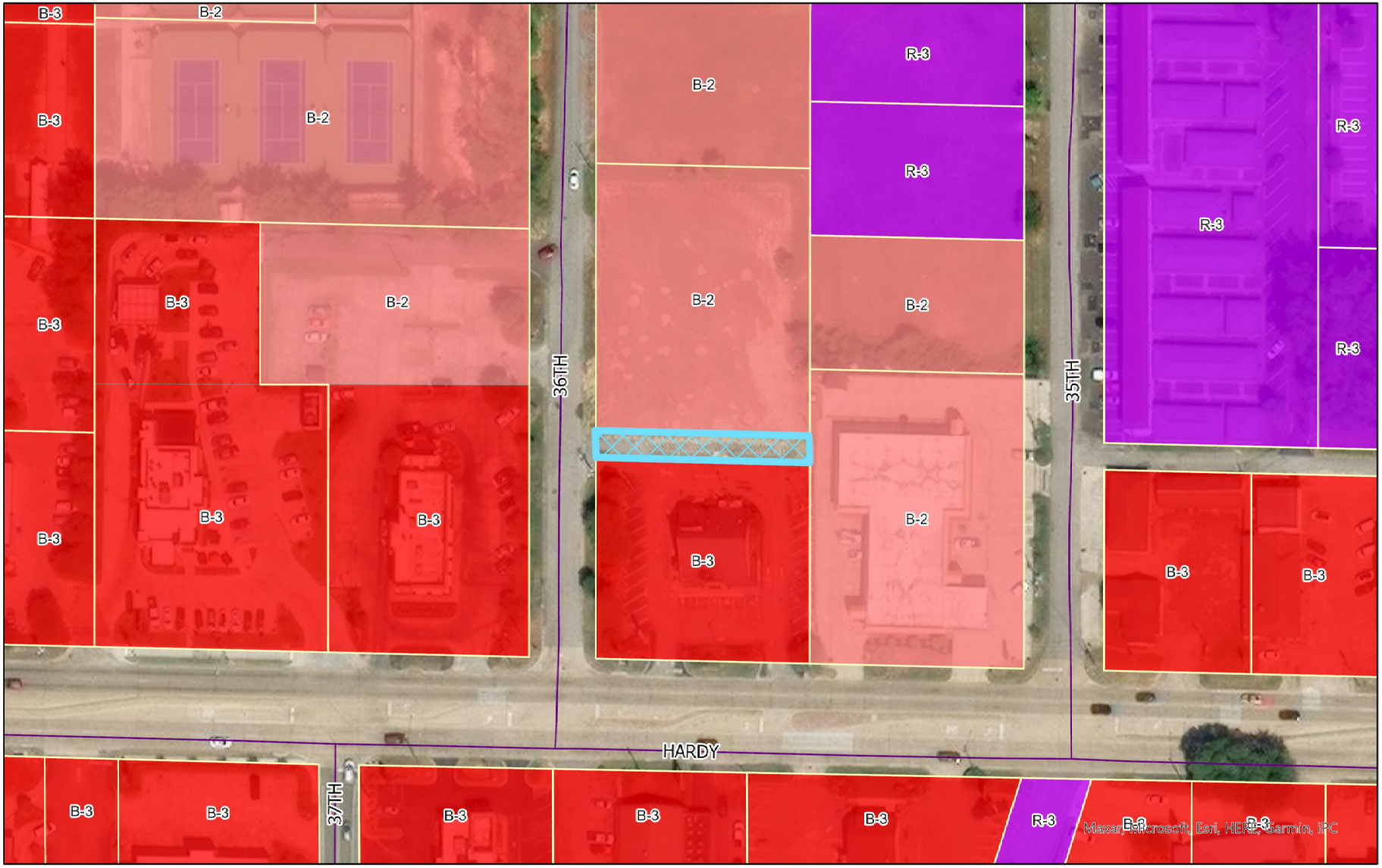
SUBJECT PARCEL

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).



HPC Item: A



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

0 300 Feet

N

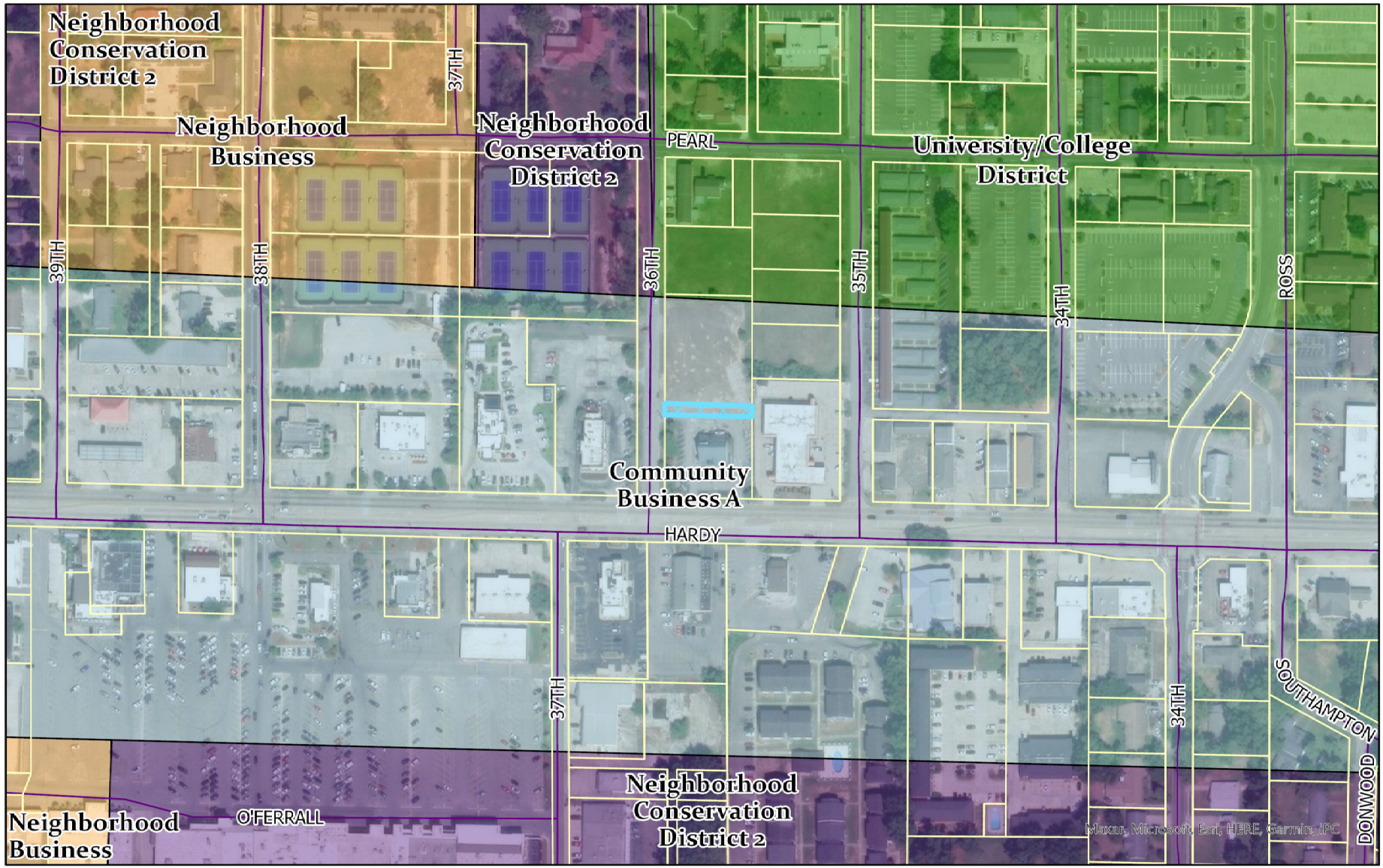
CITY OF HATTIESBURG MISSISSIPPI

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

HPC Item: A



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

0 500 Feet

N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°20'35"W 31°19'31"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 3:29 PM

Site Aerial


N 36th Ave
N 35th Ave
Hardy St
Hardy St
3700
3703
3601
3610
3608
3605
3509
3602
3501
3423
3421
3419
3407
101
109
106
104
119
119
N

Surrounding Area



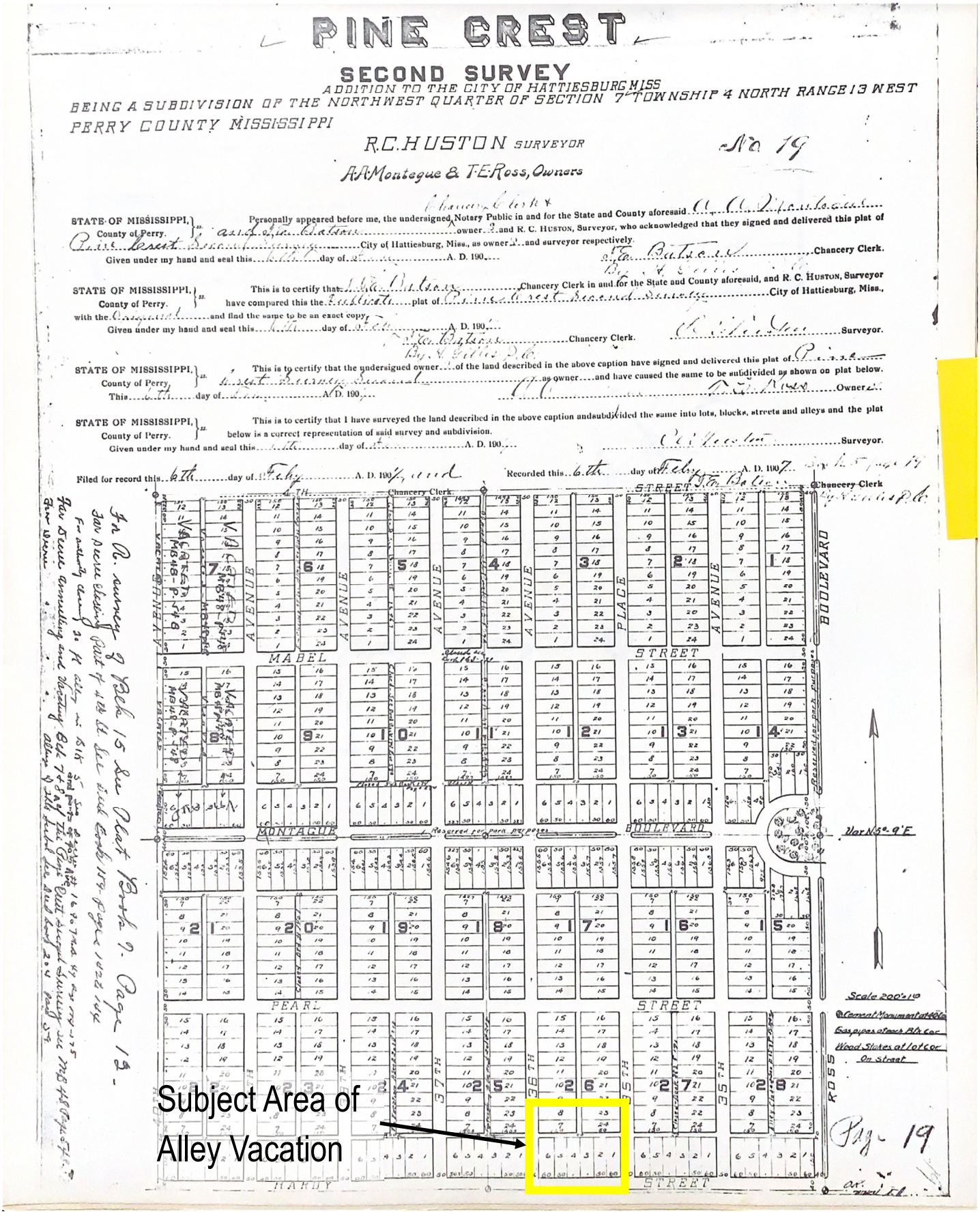


Surrounding Area

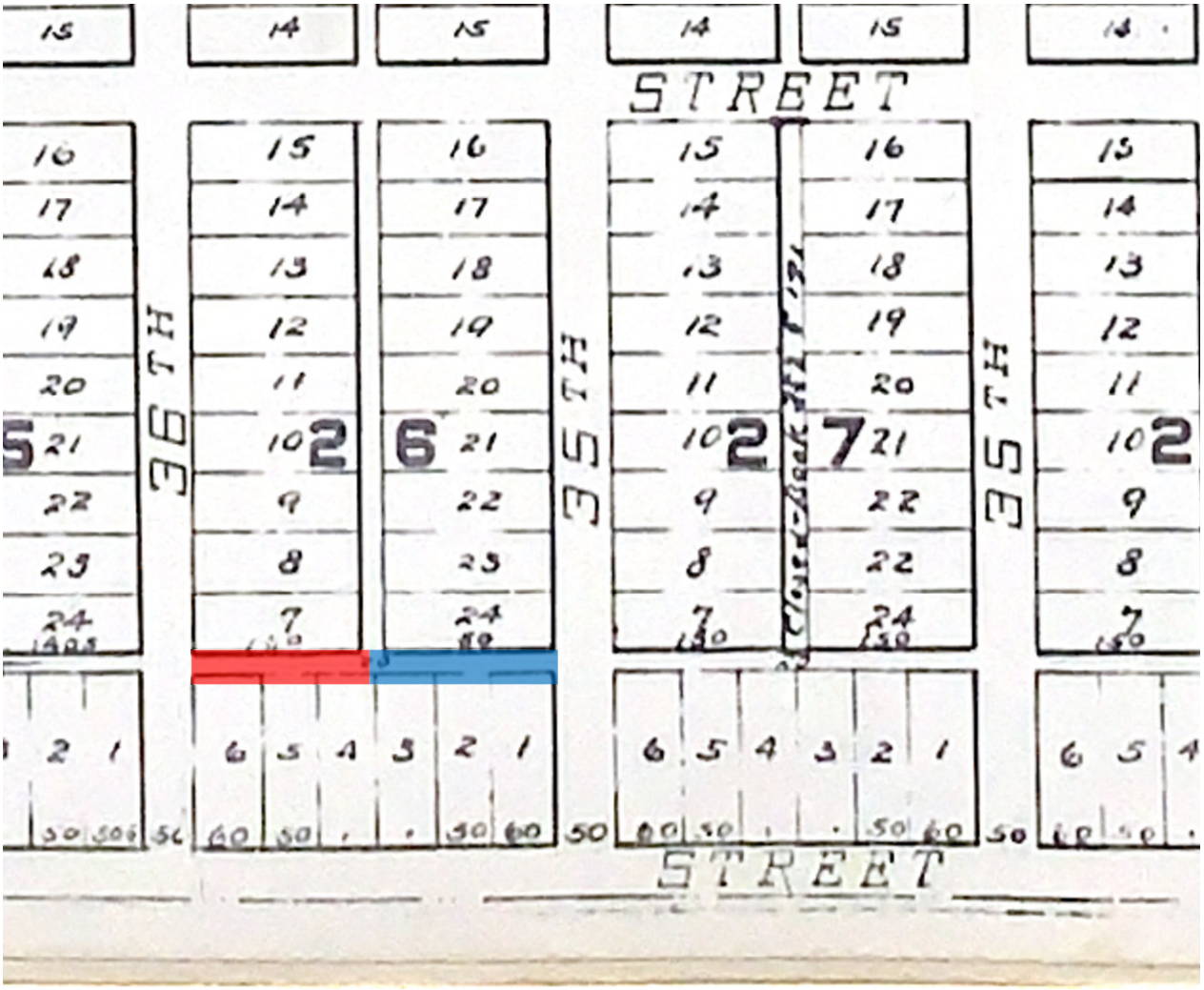




Pine Crest Subdivision, 2nd Survey



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

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

Updated Version 12/04/24

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 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

☐ 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 Daigrepont, Jr

Property Owner (Print)

Property Owner (Signature)

STATE OF Louisiana

COUNTY OF East Baton Rouge

Personally came and appeared before me, the within named Robert Daigrepont 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

STEPHANIE BIGNER
Notary Public
State of Louisiana
Livingston Parish
Notary ID # 168034
My Commission is for 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 Hutchins TX,
Street Address City State

on this the 14th 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 14th day of May, 2025.

Robert F. Montgomery
Applicant (Print)

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 14th day of May, 2025.

India King Ferguson
NOTARY PUBLIC

INDIA KING FERGUSON
Notary Public, State of Texas
Comm. Expires 06-01-2027
Notary ID 134387493

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.

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming *Fees for replacement street signs shall be paid after City Council approval but prior to the effective date. *	**$300.00** per application. **$100.00** per required street name sign *if approved*
Street / Alley Closing	**$200.00** per application.
Conditional Use	**$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: Robert F. Montgomery **Signature:**

Updated Version 03/25/2025

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.

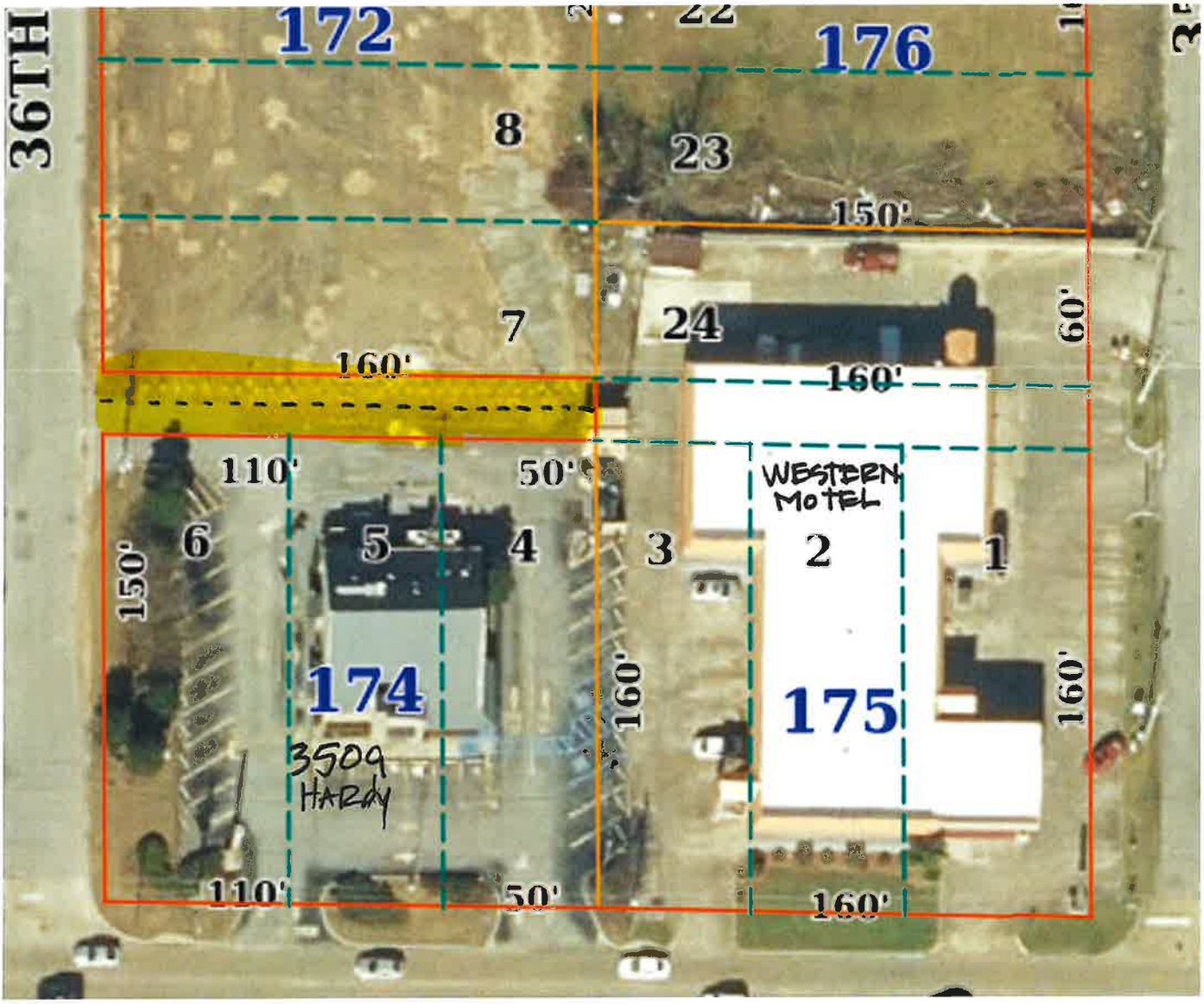
8. **Have applications for zoning, variance, building permit, or other applications been filed?**

   ☐ **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 BAKER 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 / www.raisingcanes.com

Legal Notice:

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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.

MINUTES OF THE

REGULAR MEETING OF THE

HATTIESBURG PLANNING COMMISSION

July 2nd, 2025

Board Members Roll Call:

Members Present:

1. Amy Hinton, Chair
2. Lee Anne Venable
3. Rebekah Ray, Secretary
4. Charles Dawe
5. Richard Conville
6. Carlos Wilson
7. Michael Dickerson
8. Rhoda Pickett, Vice Chair

Members Not Present:

1. Elayne Lockett
2. Vacant Seat
3. 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. David Miller, Esq.
6. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:00 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve July's agenda.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to approve July's agenda was passed by an 7-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Lee Anne Venable to approve the June 4th, 2025, meeting minutes.

Second:

Made by Commissioner Charles Dawe

Vote:

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

The motion to approve the meeting minutes on June 2nd, 2025, passed with a 8-0 vote.

BUILDING REPORT

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

PLANNING REPORT

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

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
  - Robert Montgomery
- Proponents:
  - Eric Lowery
- Opponents:
  - None.
- General Comments
  - Zach Mills

Motion:

Made by Commissioner Carlos Wilson 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		
Michael Dickerson	X		
Amy Hinton	X		

Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

The motion to recommend approval of the request passed with a 8-0 vote.

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

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

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

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

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Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

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

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

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

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

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

ORDINANCE NUMBER_____

OF THE

CITY OF HATTIESBURG, MISSISSIPPI

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HATTIESBURG, MISSISSIPPI, CLOSING A PORTION OF A PLATTED PUBLIC ALLEY IN BLOCK 26 OF THE PINE CREST, SECOND SURVEY ADDITION (FORREST COUNTY, WARD 1).

WHEREAS, the Mayor and City Council of the City of Hattiesburg, Mississippi, pursuant to Sections 21-37-7 and 17-1-23 of the Mississippi Code of 1972, Annotated, as amended, are authorized to close public streets and alleys no longer necessary for public use, including the modification of recorded subdivision plats; and

WHEREAS, a request has been submitted to close a portion of a platted public alley located in **Block 26 of the Pine Crest, Second Survey Addition**, within the City of Hattiesburg; and

WHEREAS, the subject alley is approximately **20 feet wide and 160 feet in length**, running east to west between **Lots 4, 5, and 6 to the south** and **Lot 7 to the north**, as shown on the recorded plat of said subdivision; and

WHEREAS, the alley is no longer necessary for public access, circulation, or utility use, and its closure will not impair access to any parcel or impact public services; and

WHEREAS, public notice has been provided in accordance with law, and no objections have been received from adjacent property owners or utility providers; and

WHEREAS, the Hattiesburg Planning Commission reviewed this request on Wednesday, July 2, 2025, and voted to recommend approval; and

WHEREAS, the Mayor and City Council find that the closure of the alley is in the public interest and consistent with applicable statutory requirements;

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

SECTION 1.

That the following described public right-of-way is hereby vacated and closed:

A 20-foot-wide alley running east to west approximately 160 feet in length, located in Block 26 of the Pine Crest, Second Survey Addition to the City of Hattiesburg, lying between Lots 4–6 on the south and Lot 7 on the north, as shown on the recorded subdivision plat in the Forrest County Chancery Clerk's Office.

SECTION 2.

This closure shall be deemed a modification to the recorded subdivision plat under **Section 17-1-23 of the Mississippi Code**, and the City Clerk is authorized to note this amendment accordingly in the official land records.

SECTION 3.

Upon closure, title to the vacated portion of the alley shall vest in accordance with Mississippi law, with ownership extending to the centerline of the alley from the adjacent lots.

SECTION 4.

The City retains all utility easements within the vacated right-of-way unless separately released.

SECTION 5.

This ordinance shall become effective thirty (30) days after its passage and publication as provided by law.

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

YEAS: NAYS:

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

(S E A L)

ATTEST: ADOPTED:

_____ _____

CLERK OF COUNCIL PRESIDENT

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

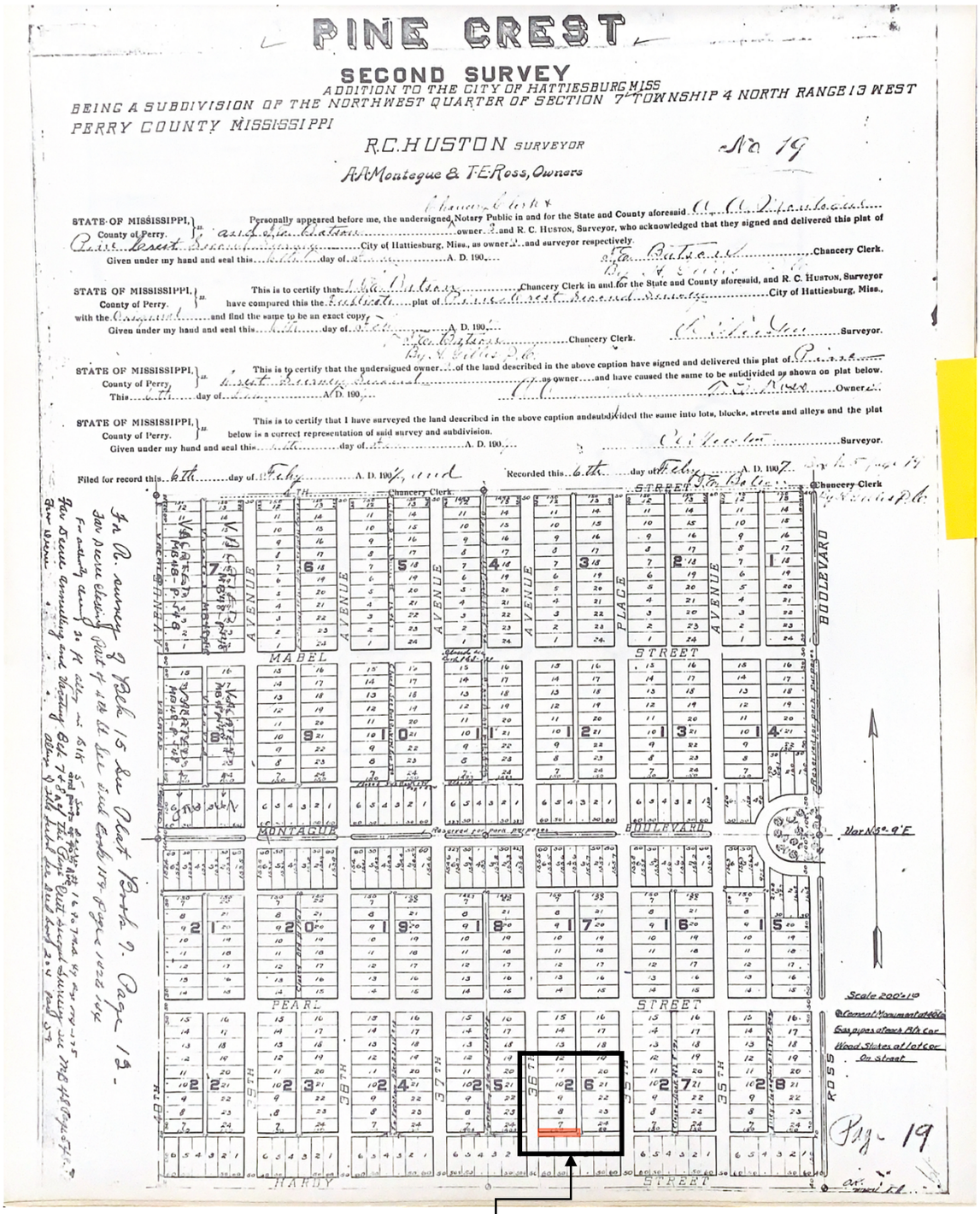
ATTEST: APPROVED:

_____ _____

CITY CLERK MAYOR

EXHIBIT A:

Original plat of the Pine Crest Second Survey Subdivision, illustrating the approximate location of the proposed alley closure (area boxed in, location of alley closure highlighted in box) — the remaining portion of the platted public alley located in Block 26, adjacent to Lots 4, 5, 6, and 7. The alley currently extends east–west and connects directly to North 36th Avenue, within the City of Hattiesburg, Mississippi.



Location of Alley closure in Block 26 of the Pine Crest Second Survey Subdivision

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Wiley Quinn, Urban Development Director**

cc: **Ann Jones**

Date: **Tuesday, August 5, 2025**

Re: **Take from the Table: Adopt an Ordinance to amending the Hattiesburg Comprehensive Plan 2008-2028, with the addition of the Lincoln Legacy Master Plan (Lamar County, Ward 3). The Planning Commission recommended to approve on July 2, 2025.**
File Number: 2025-575
Minute Book #

Summary
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.

Recommendation Statement

Please place this on the August 5, 2025 City Council meeting for consideration.

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

Address of Property:	**Parcel:**	**PPIN:**	**Ward:**
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

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

"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

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 *

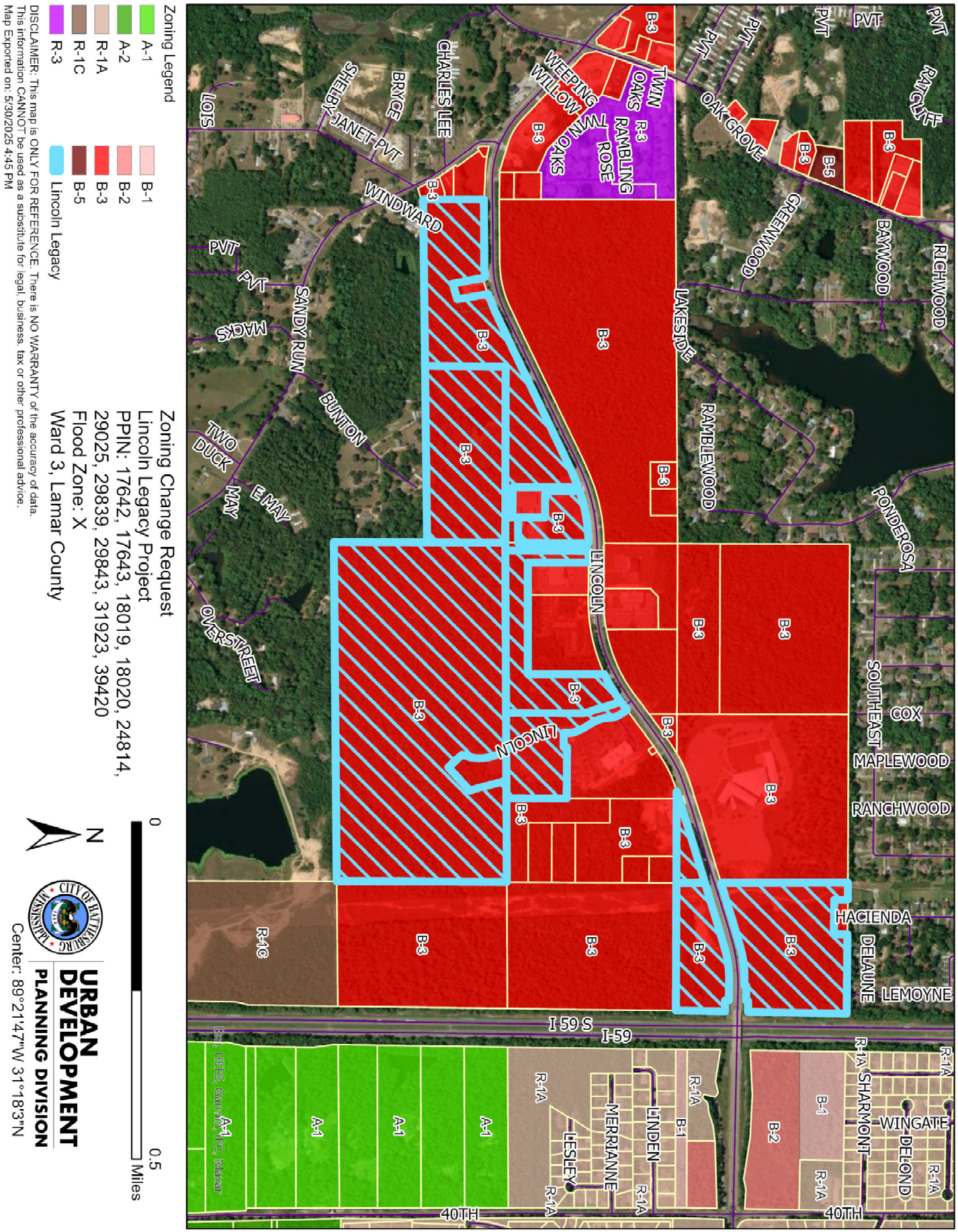
Letters or Concerns stated: The Planning Division has not received any letters or concerns as of finalizing this report.

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."

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

0 0.5 Miles

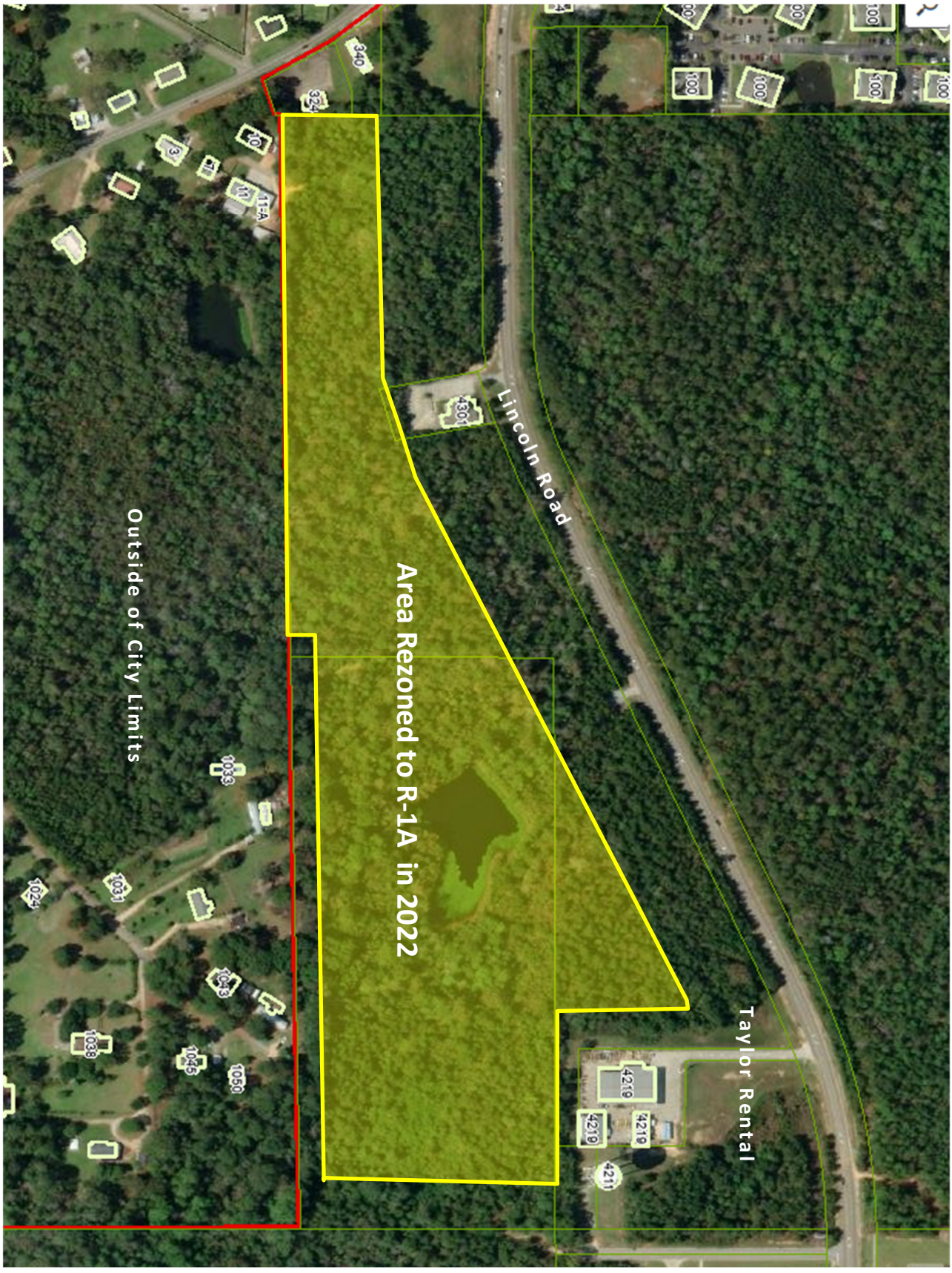
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URBAN DEVELOPMENT
PLANNING DIVISION

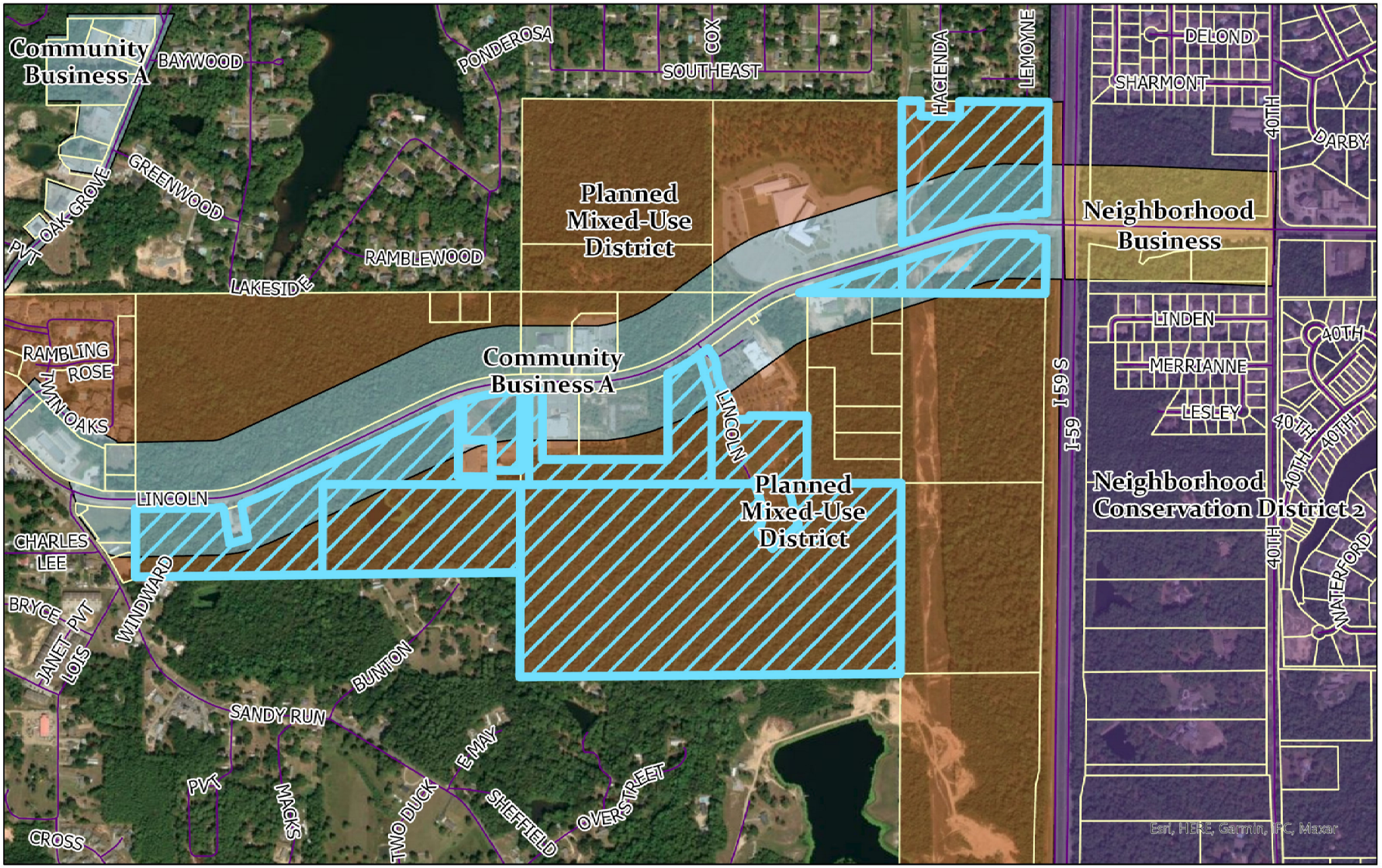
Center: 89°21'47"W 31°18'3"N

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: 5/30/2025 4:45 PM

Note: A portion of the property is not shown as R-1A in this map; shown in next page


Lincoln Road
Area Rezoned to R-1A in 2022
Outside of City Limits
Taylor Rental

HPC Item: B-E



Future Land Use Map

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

0 0.5 Miles

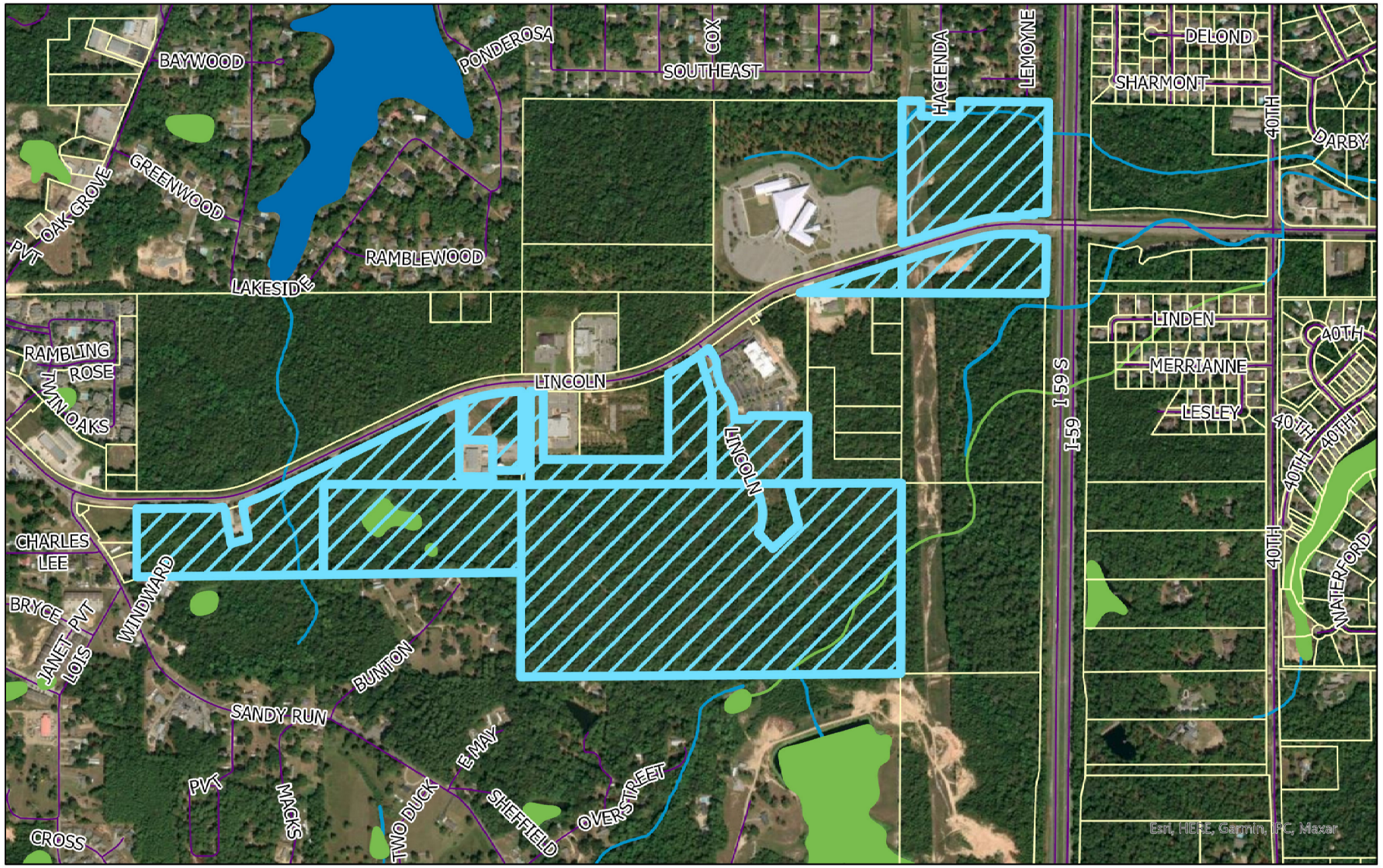
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URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°21'40"W 31°18'1"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
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Map Exported on: 5/30/2025 4:50 PM

HPC Item: B-E



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

0 0.5 Miles

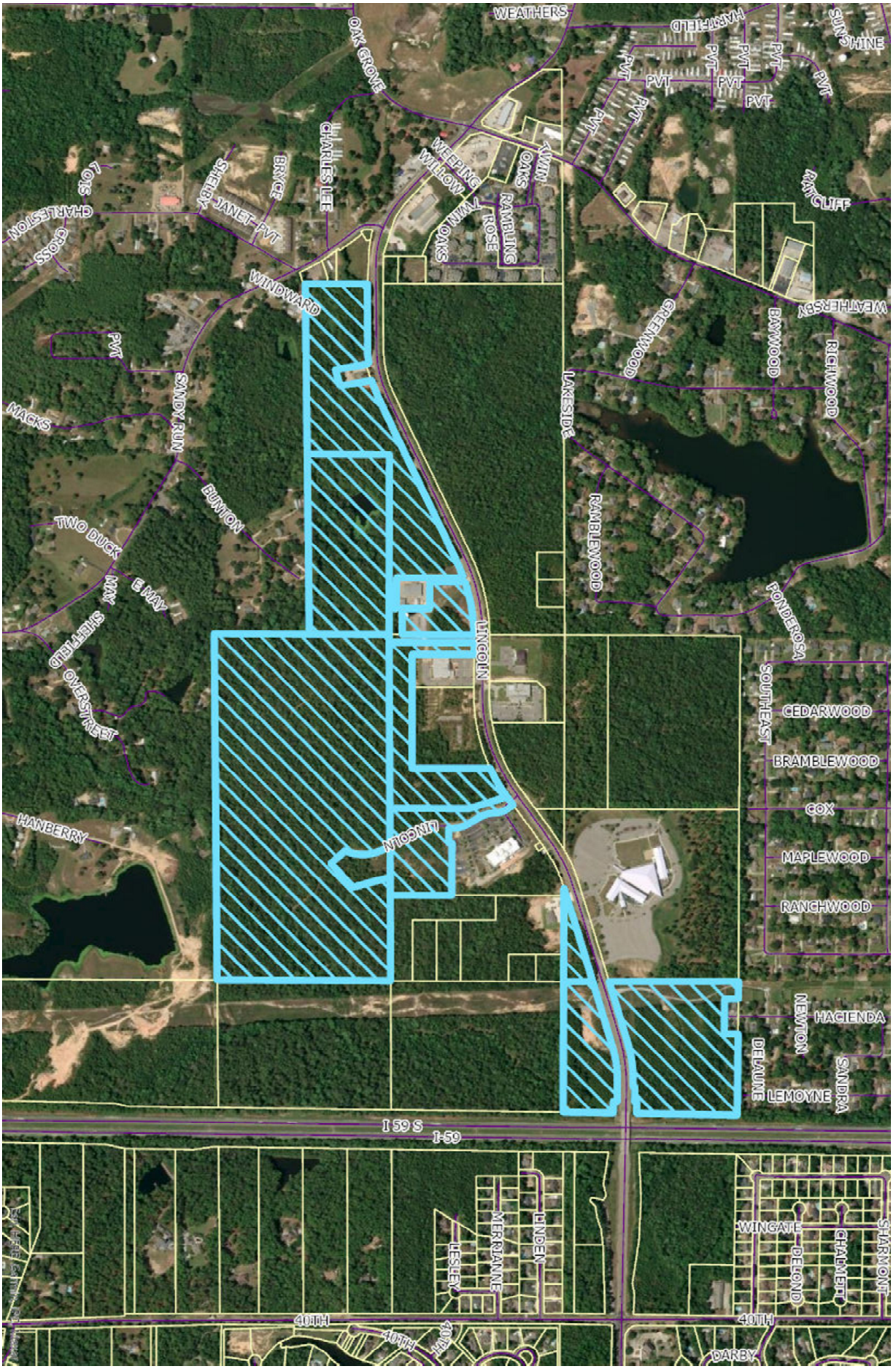
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URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°21'40"W 31°18'1"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.
Map Exported on: 5/30/2025 4:55 PM

Site Aerial


WEATHERS
OAK GROVE
CHARLESTON
CROSS
JANET PVT
BRYCE
CHARLES LEE
WINDWARD
WEEPING WILLOW
TWIN OAKS
ROSE
RAMBLING
PVT
SUNSHINE
RATCLIFF
WEATHERSBY
BAYWOOD
GREENWOOD
RICHWOOD
LAKESIDE
RAMBLEWOOD
PONDEROSA
SANDY RUN
MACKS
BUNION
TWO DUCK
E HAV
SHEFFIELD
OVERSTREET
HANBERRY
LINCOLN
SOUTHEAST
CEDARWOOD
BRAMBLEWOOD
COX
MAPLEWOOD
RANCHWOOD
HACIENDA
NEWTON
DELAUNE
LEMOYNE
SANDRA
I 59 S
I-59
MERRIANNE
LINDEN
LESLEY
WINGATE
CHALMETT
DELOND
SHARMONT
40TH
DARBY

Surrounding Area





Surrounding Area





Application for Public Hearing

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

NOTE:

- **Fill this application out IN FULL with what applies to your application**
- Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code

Applicant Information

Name Applicant: 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:
☐ Variance (fill out pages 7 & 8)	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
■ Rezoning (fill out page 11)	Existing Zoning: R-1A, B-3 Proposed Zoning: MX-3, RA-3, RD-2
☐ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____

Other Application types:

- ■ Subdividing of a lot, Parcel, or Tract (fill out page 12)
- ☐ Street or Alley Renaming (fill out pages 13 & 14)
- ☐ Vacating Street or Alley (fill out pages 13 & 14)
- ■ Text Amendment H'burg FBC ; Comp. Plan
- ☐ Overlay District
- ☐ Planned Mixed-Use District (PMU)

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

Updated Version 05/22/25

Application for Public Hearing

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

Contact Information

Primary Representative:

☐ Applicant ■ Property Owner ☐ Representative ☐ Contractor ☐ Agent ☐ Architect ☐ Engineer

Representative Name Dr. David Lee Representative Phone Number: _____

Representative Email Address: Dlspine68@yahoo.com

Representative Full Address: 1 Lincoln Parkway, Hattiesburg MS 39402

Secondary Representative:

☐ Applicant ☐ Property Owner ■ Representative ☐ Contractor ☐ Agent ☐ Architect ☐ Engineer

Representative Name Ginger M Lowrey, AICP Representative Phone Number: 662-822-3406

Representative Email Address: Ginger.m.Lowrey@gmail.com

Representative Full Address: 203 S 22nd Ave Hattiesburg MS 39401

Other Representative(s):

☐ Applicant ☐ Property Owner ☐ Representative ☐ Contractor ☐ Agent ☐ Architect ■ Engineer

Representative Name Forrest Dungan Representative Phone Number: 601-261-2609

Representative Email Address: forrest@clearpointengineers.com

Representative Full Address: 1051 Jackson Road Hattiesburg, Mississippi 39402

☐ Applicant ☐ Property Owner ■ Representative ☐ Contractor ☐ Agent ☐ Architect ☐ Engineer

Representative Name Charles M Dawe Representative Phone Number: _____

Representative Email Address: charlesmdawe@thecdgroup.com

Representative Full Address: 9 Plaza Drive, STE 100, Hattiesburg, MS 39402

☐ Applicant ☐ Property Owner ☐ Representative ☐ Contractor ☐ Agent ☐ Architect ☐ Engineer

Representative Name _____ Representative Phone Number: _____

Representative Email Address: _____

Representative Full Address: _____

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.
    - 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
- ■ 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.

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming	**$300.00** per application. **$100.00** per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.)
Street / Alley Closing	**$300.00** per application.
Conditional Use	**$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: Ginger Lowrey **Signature:** G M Lowrey

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)

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:

STATE OF MISSISSIPPI
CHRISTINA MCLEMORE
NOTARY PUBLIC
Lamar County
Commission Expires
August 7, 2026
COMMISSION NUMBER 124911

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.

_____

on this the 27 day of May, 2025.

Ginger M. Lowrey

Applicant (Print)

Applicant (Signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named Ginger M. Lowrey,

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

STATE OF MISSISSIPPI
CHRISTINA MCLEMORE
NOTARY PUBLIC
Lamar County
Commission Expires
August 7, 2026
COMMISSION NUMBER 124911

My Commission Expires:

_____

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:**

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

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

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

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

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

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

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

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

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

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:

~~See Attachments for detailed explanation of conditions.~~

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 of private road(s)	STAFF ONLY Lot area & frontage requirements comply?
1.	19.21	■Yes ☐ No	☐Yes ☐ No	Lincoln Rd Ext	☐Yes ☐ No
2.	34.07	☐Yes ☐ No	☐Yes ☐ No	PPIN 29671	☐Yes ☐ No
3.	25.6	■Yes ☐ No	☐Yes ☐ No	Lincoln Rd Ext	☐Yes ☐ No
4.	51.46	☐Yes ■ No	☐Yes ■ No	Easement to Lincoln Rd Ext	☐Yes ☐ No
5.	18.76	☐Yes ■ No	☐Yes ■ No	Easement to Lincoln Rd Ext	☐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
Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"					
Parent Parcel	See attached table				
		Total square footage of new lots (verify total matches existing parcel prior to splits)			

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)

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

1. Purpose/ About the Plan / Objective

The goal of the Lincoln Legacy Form-Based Code Master Plan, or Lincon 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

Hattiesburg Population with % increase from previous decade

2000	2010		2020	
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

Hattiesburg Housing Units

2000	2010	2020
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

Subdivision of Property

Year	Applications	Commercial	Residential
2019	7	1	6

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

Residential permits issued

Year	Number of permits
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

Housing Stock

Year	2018	2020	2023
New Houses on Market	1,335	1,220	1,060
Houses Sold	945	1,030	807

Average Days on Market	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
Under 1,000 Sq Ft	36.68
1,000 - 2,000 Sq Ft	41.65
Over 2,000 Sq Ft	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.

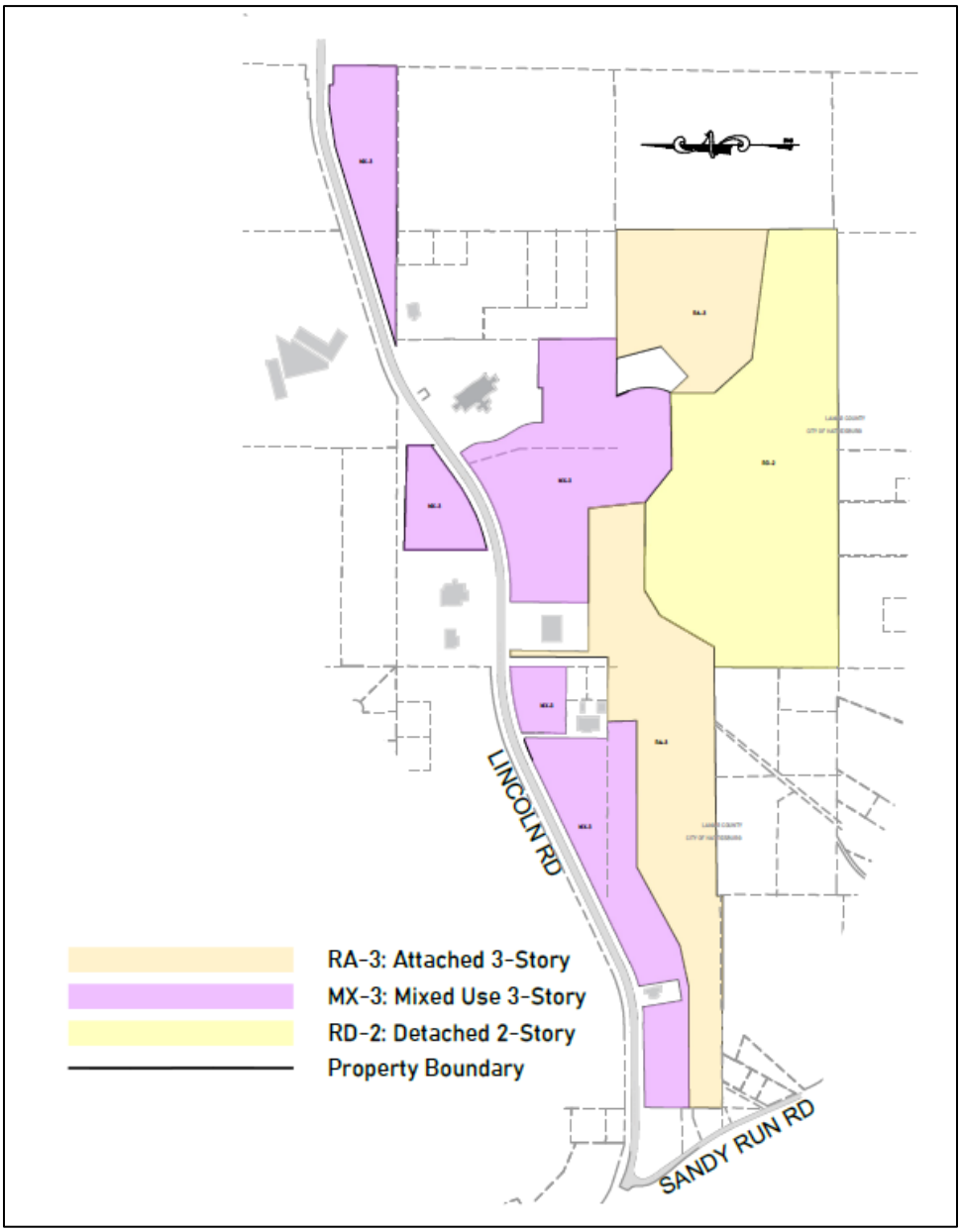
5. Environmental Impact

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

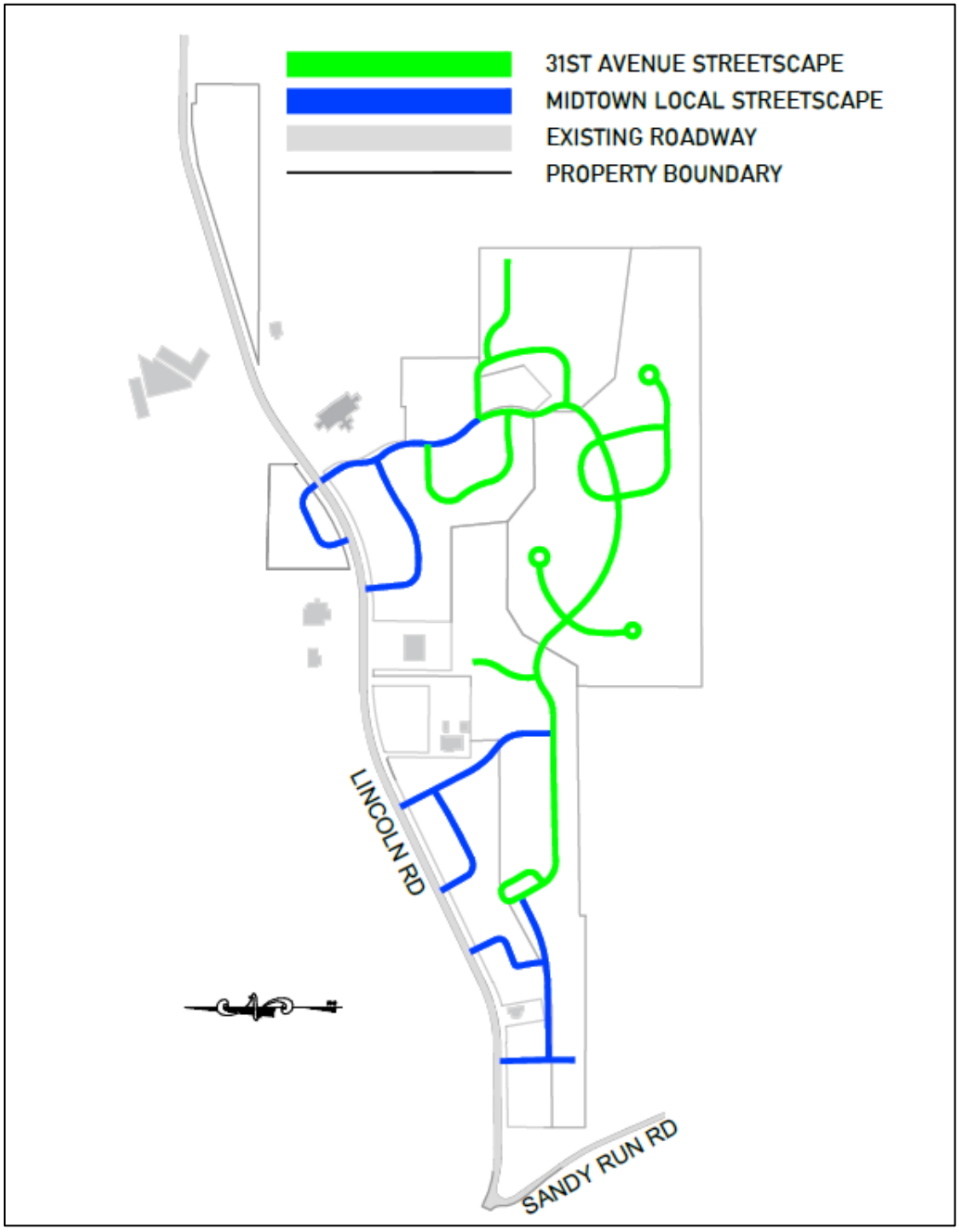
The Lincoln Legacy Plan will integrate the existing zoning districts previously established under the Hattiesburg Form-Based Code, as depicted in Zoning Map 6.1. This zoning

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 Lincon 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.

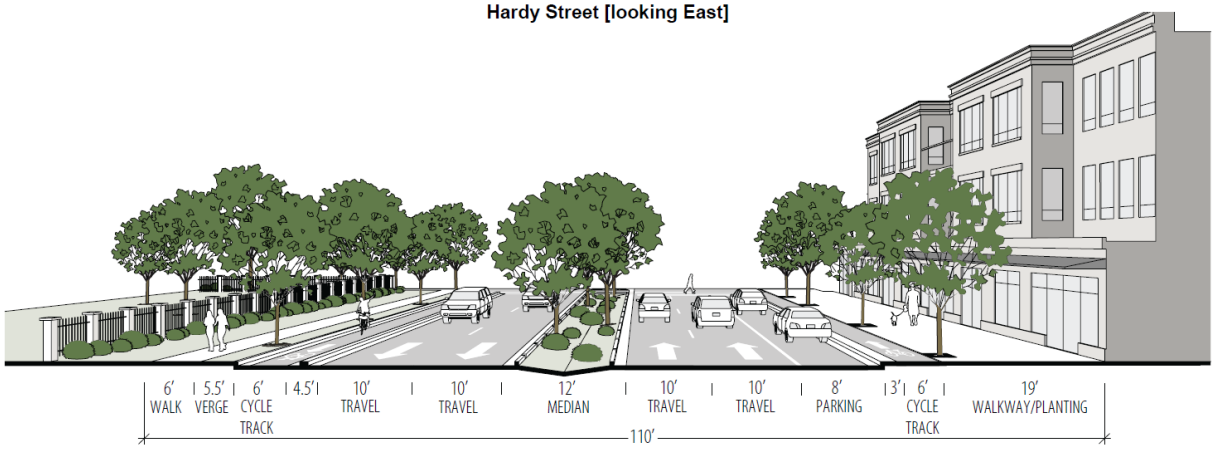
The transportation network proposed will, however, allow for the connection to existing right-of-way south of the development in Lamar County if necessary for future transportation access. These connections could serve as a tertiary connection to allow emergency ingress/egress through the property but 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.

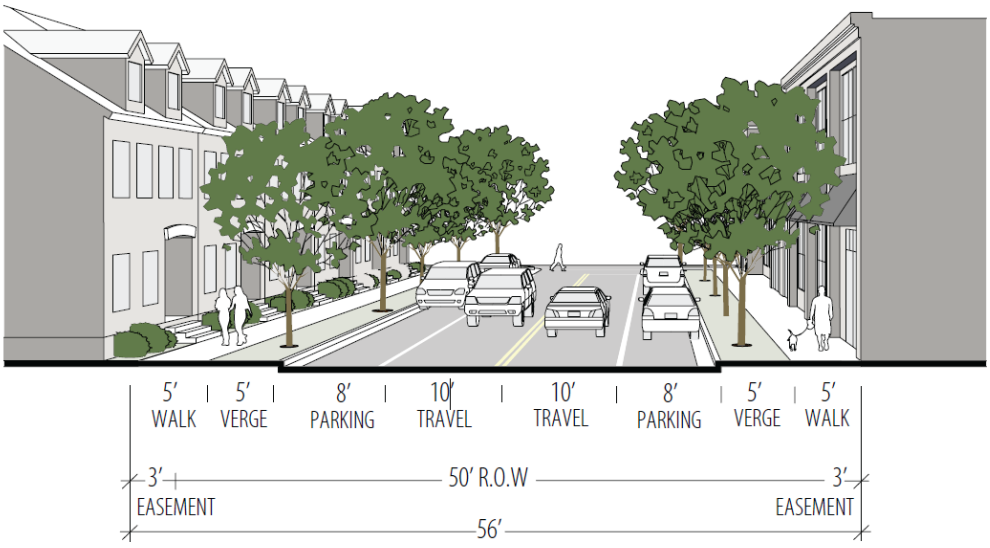
A. Hardy Street

Hardy Street [looking East]



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

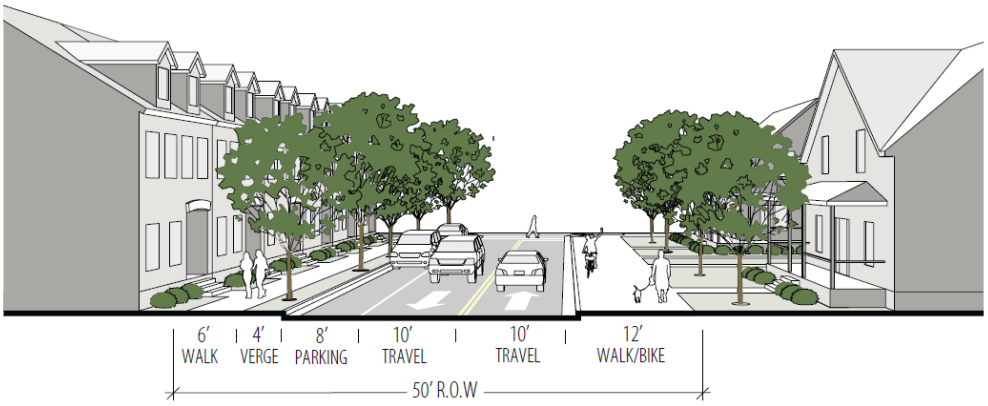
J. Midtown Local



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:

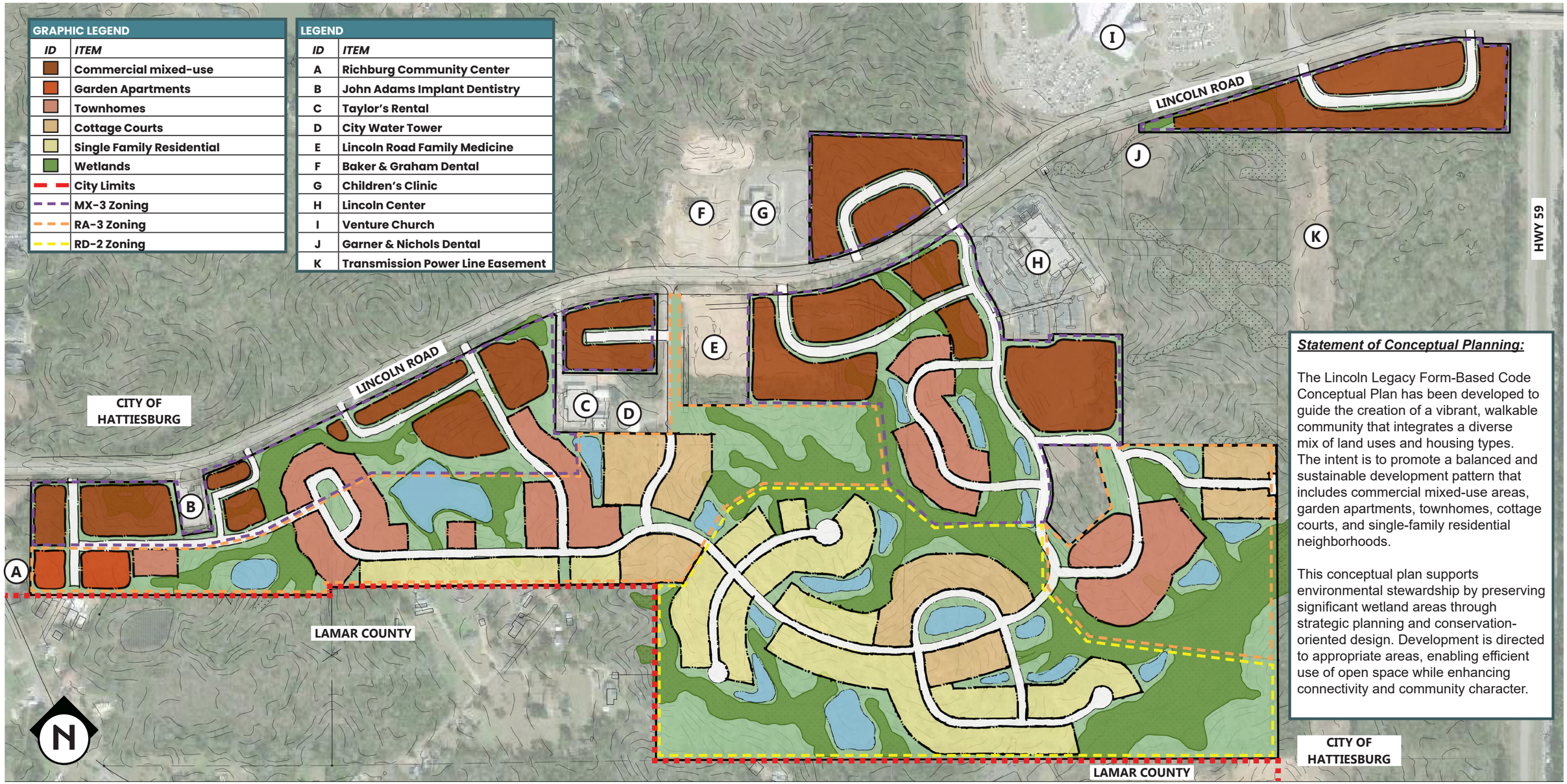
- MLS Supply & Demand report
- Sold properties
- Neighborhood Report for Hattiesburg, MS
- Municipality Statistics
- Year over Year Comparison

US Census

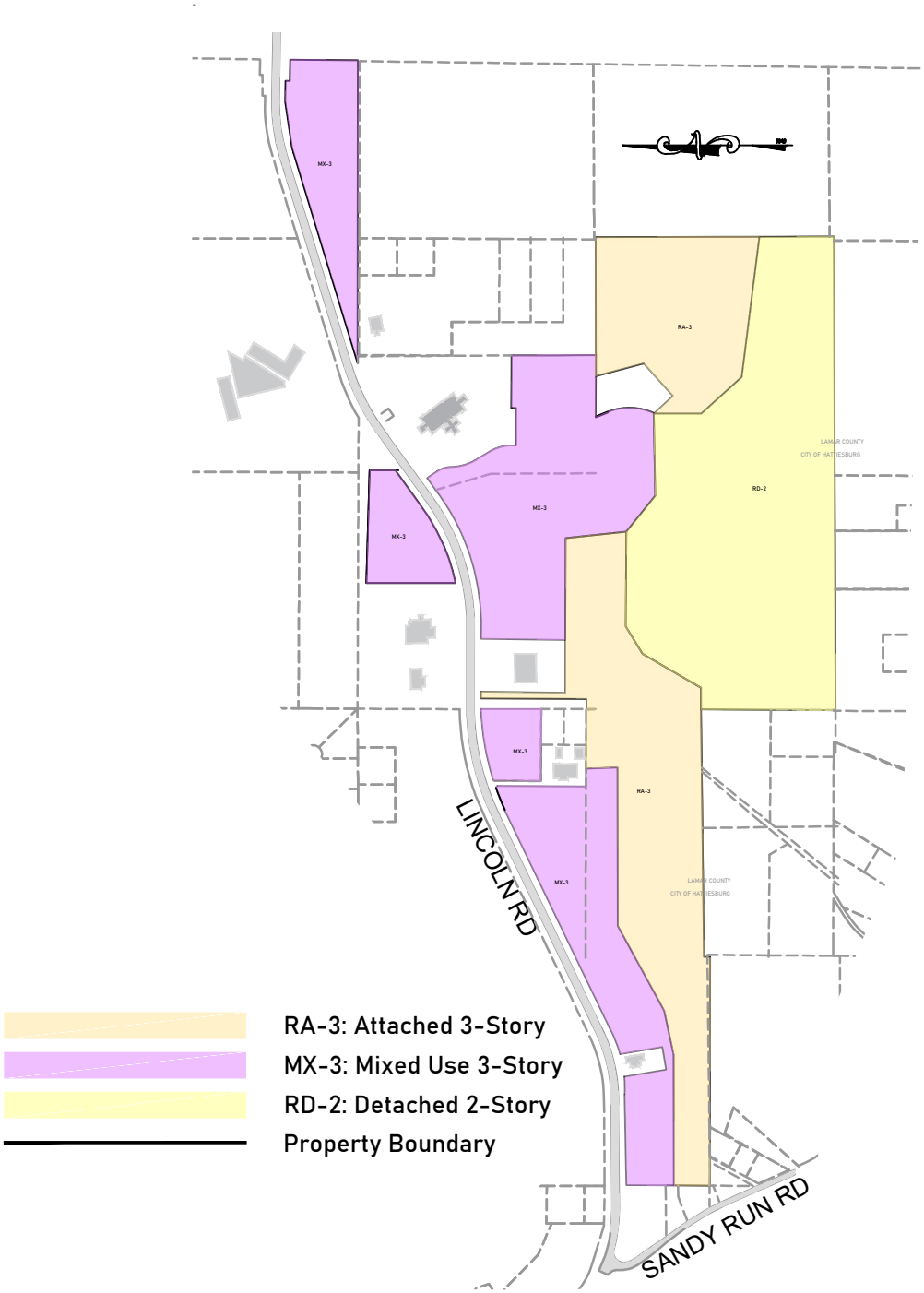
- Hattiesburg and Mississippi data
- https://www.census.gov/newsroom/press-releases/2022/pes-2020-undercount-overcount-by-state.html

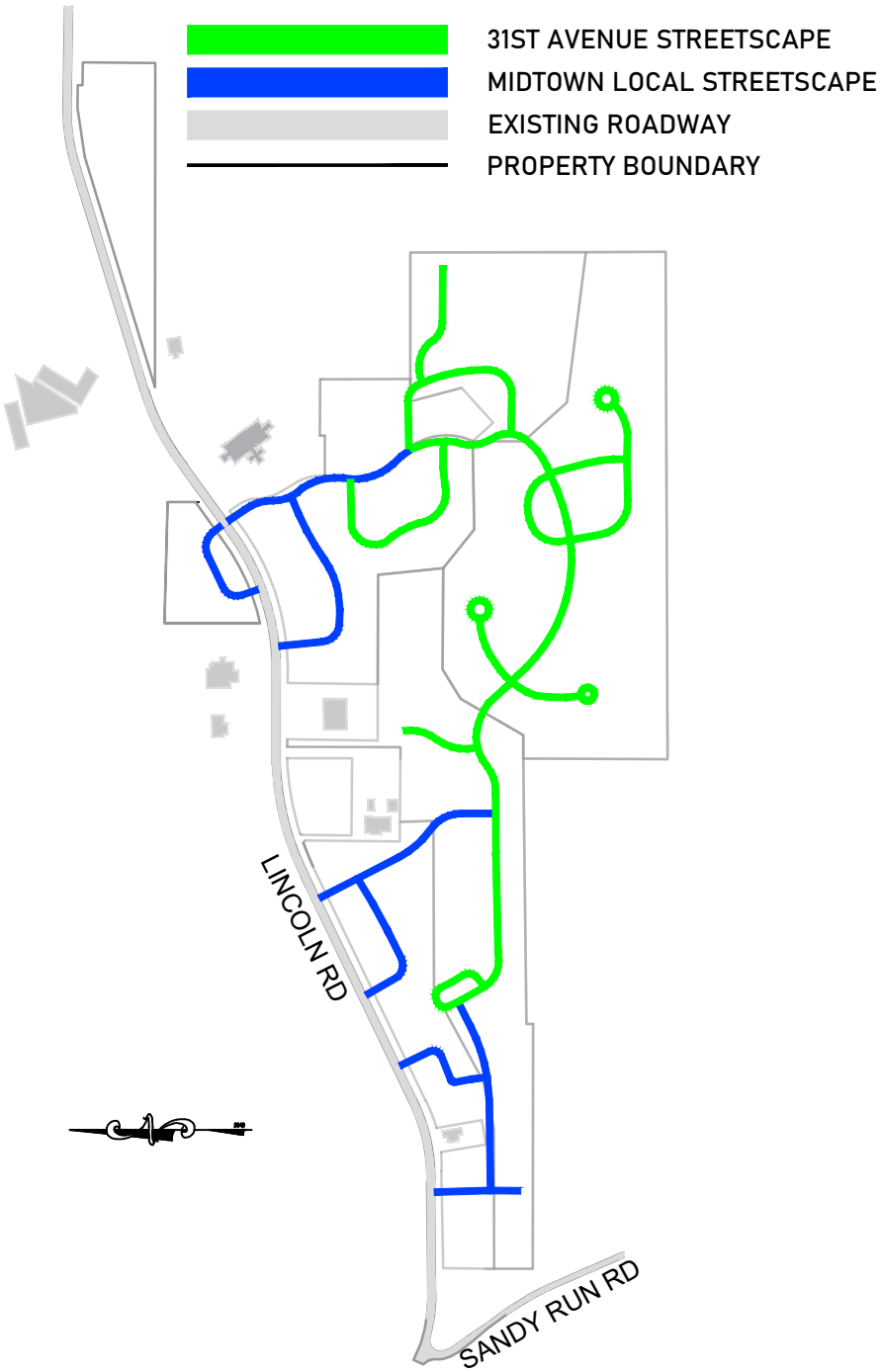
Transportation resources:

- 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



Lincoln Legacy Form-based Code Conceptual Plan


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


31ST AVENUE STREETSCAPE
MIDTOWN LOCAL STREETSCAPE
EXISTING ROADWAY
PROPERTY BOUNDARY
LINCOLN RD
SANDY RUN RD

HATTIESBURG CLINIC

June 26, 2025

Charles Dawe
Keller Williams Realty
9 Plaza Drive
Hattiesburg MS 39402

RE: Letter of Support – Lincoln Legacy Development and Zoning Change

Charles,

Thank you for taking the time to meet with our team and provide valuable insight into the upcoming Lincoln Legacy Development. We appreciate the opportunity to be informed and involved in a project that will shape the future of our community.

As we discussed, Hattiesburg Clinic would like to explore the idea of a land swap involving our vacant two-acre parcel (PPIN 29598) for an equivalent portion of David Lee's parcel, which would create a direct connection to our Lincoln Center facility. We believe this would benefit access for our patients, David Lee's use, and the broader development.

We are also encouraged to hear that the City of Hattiesburg plans to assume responsibility for the private entry driveway that David Lee currently owns, as part of the internal roadway within the development.

Hattiesburg Clinic supports the proposed zoning change that aligns with the Lincoln Legacy form-based code pattern you shared. We believe this development will bring a great benefit to the City of Hattiesburg.

Sincerely,

Bryan N. Batson, M.D.
Chief Executive Officer
Hattiesburg Clinic

State of Mississippi
Lamar County

1. On the **9th** day of **June**, **2025**, I mailed, via **United States Postal Service first-class mail**, a copy of the attached notice regarding a proposed zoning change to the following property owners whose property is located adjacent to or within the required notification area of the subject property.
2. The notices were mailed to the last known address of each property owner as listed in the official tax records of **Lamar County, Mississippi.**
3. A true and accurate copy of the notice sent is attached.
4. A list of the names and addresses to which the notices were mailed is attached.

Signature: Christina McLemore

Printed Name: Christina McLemore

Date: June 9, 2025

Charles Dawe, Broker Associate

Keller Williams Realty

9 Plaza Dr.

Hattiesburg, MS 39402

June 9, 2025

RE: Notice of Proposed Zoning Change – Lincoln Road Extension

Dear Neighbor,

We are writing to inform you of a forthcoming zoning request for a property located adjacent or near yours. Our team is requesting that approximately 157 acres of undeveloped land along Lincoln Road Extension be rezoned to Form-Based Zoning under the City of Hattiesburg's zoning code.

This type of zoning is already in use in The District at Midtown and recently adopted for Longleaf Village in The Avenues along Highway 49. Form-based zoning emphasizes the quality and appearance of buildings rather than the type of use. It supports mixed-use developments, walkable environments, and cohesive architectural standards—contributing to attractive, thoughtfully designed communities.

We believe this zoning change will benefit not only future development on the property, but also surrounding property owners by encouraging higher quality construction and long-term property value.

Key Information:

- Current Zoning: The site is currently zoned B-3 (Community Business District) and R-1A (single-family residential).
- What B-3 Allows: Under existing B-3 zoning, a wide variety of uses are already permitted—including shopping centers, hospitals, offices, restaurants, and auto repair facilities.
- Limitations of Current Zoning: B-3 has minimal design requirements, meaning new construction is not held to consistent architectural standards. It encourages sprawl and discourages mixed-use buildings.
- What the New Zoning Will Do:
    - Allow a mix of housing types—such as single-family homes, townhomes, cottage courts, and buildings with both residential and commercial uses.
    - Require higher design standards for all development, regardless of owner or builder.
    - Promote predictable, high-quality development through clear guidelines in the City's form-based code.

- Next Steps: The City of Hattiesburg will post signs on the property before the scheduled public hearing, which is scheduled for July 2. The hearing will take place before the Planning Commission and then proceed to the City Council.

While we cannot specify the exact businesses or buildings that will eventually occupy the site, the proposed zoning ensures they will meet a consistent and elevated design standard.

If you would like more information, please feel free to contact our planning representative, Ginger M. Lowrey, AICP, at Ginger.M.Lowrey@gmail.com .

Thank you for your attention and for being part of our shared community.

Sincerely,

Charles Dawe

Alfred and Lynda Roper
3256 Nottingham Rd.
Ocean Springs, MS 39564

Terry Garner
4127 Lincoln Rd.
Hattiesburg, MS 39402

W.R. and Judy Sheffield
32 Sheffield Lane
Hattiesburg, MS 39402

Southern Oil Company
340 Sandy Run Rd.
Hattiesburg, MS 39402

Warren Hawkins
4127 Lincoln Rd.
Hattiesburg, MS 39402

Sara Switzer
PO Box 434
Purvis, MS 39475

Sybil Westrope
1046 Bunton Rd.
Hattiesburg, MS 39402

JAC Development, LLC
2 Deer Valley Ct.
Hattiesburg, MS 39402

Mary Rogers
10 Windward Lane
Hattiesburg, MS 39402

Deborah Kinney
1048 Bunton Rd.
Hattiesburg, MS 39402

Trimac Investments LLC
PO Box 15099
Hattiesburg, MS 39404

First Baptist Church of Hattiesburg
4142 Lincoln Rd.
Hattiesburg, MS 39402

Mary Edwards
4406 Oak Forrest Dr.
Hattiesburg, MS 39402

R.M. Holliman
PO Box 15099
Hattiesburg, MS 39404

Hernandez LLC
132 Sandy Run Rd.
Hattiesburg, MS 39402

Mary Edwards
304 Sandy Run Rd.
Hattiesburg, MS 39402

Patrick Bond
11 Windward Lane
Hattiesburg, MS 39402

H & M Capital Holdings LLC
6696 Center Grove Rd. Suite 256
Edwardsville, IN 62025

Gulf Forestry Associates, Inc.
P.O. Box 15396
Hattiesburg, MS 39403-5396

Earl Overstreet
34 Overstreet Rd.
Hattiesburg, MS 39402

X Earl, LLC
4219 Lincoln Rd.
Hattiesburg, MS 39402

Charles Hartfield
1035 Bunton Rd.
Hattiesburg, MS 39402

Marty Overstreet
38 Overstreet
Hattiesburg, MS 39402

Hattiesburg Clinic Professional Development
415 S. 28th Ave.
Hattiesburg, MS 39401

David and Raquel Spangler
96 Long Meadow Rd.
Brandon, MS 39042

Larry Brinkley
1043 Bunton Rd.
Hattiesburg, MS 39402

Garner Property and Development
4127 Lincoln Rd.
Hattiesburg, MS 39402

Hulett Winstead Funeral Home
PO Box 1687
Hattiesburg, MS 39403-1687

Aaron Sheffield
361 Buccaneer Dr.
Hattiesburg, MS 39402

Lincoln Legacy
Form-Based Code Master Plan

Hattiesburg Planning Commission
Public Hearing Presentation
7-2-2025

Dr. David Lee, Applicant & Property Owner
Ginger M. Lowrey, AICP, Project Representative
Charles Dawe, Project Representative
Forrest Dungan, PE, SI, Project Engineer
Jared L. Acy, PLA, Landscape Architect

Lincoln Legacy – New FBC District

This application seeks to amend the City's Comprehensive Plan and Form-Based Code to allow for the creation of a new area in Hattiesburg for mixed-use development—on land previously identified in the 2008 Comprehensive Plan as optimal for this type of growth.

Agenda Items:

B) Amend Comprehensive Plan to support zoning change
C) Amend Form-Based Code to support change
D) Approve Major Subdivision to support new zoning
E) Rezone property to FBC zoning

Project Boundary – Concept



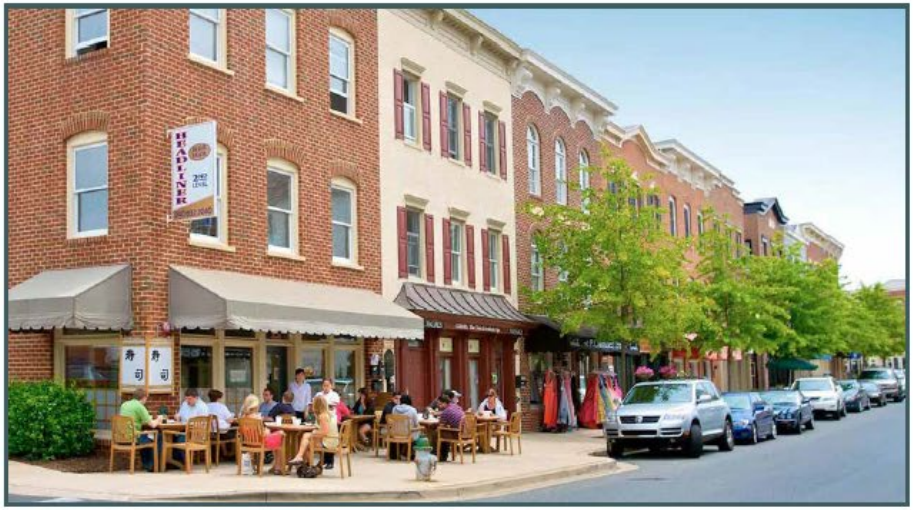
Lincoln Legacy Form-based Code Conceptual Plan

Project Boundary – Concept









Lincoln Legacy Form-based Code Inspirational Images

Project Boundary – Concept











Lincoln Legacy Form-based Code Inspirational Images

Project Boundary – Concept













Lincoln Legacy Form-based Code Inspirational Images

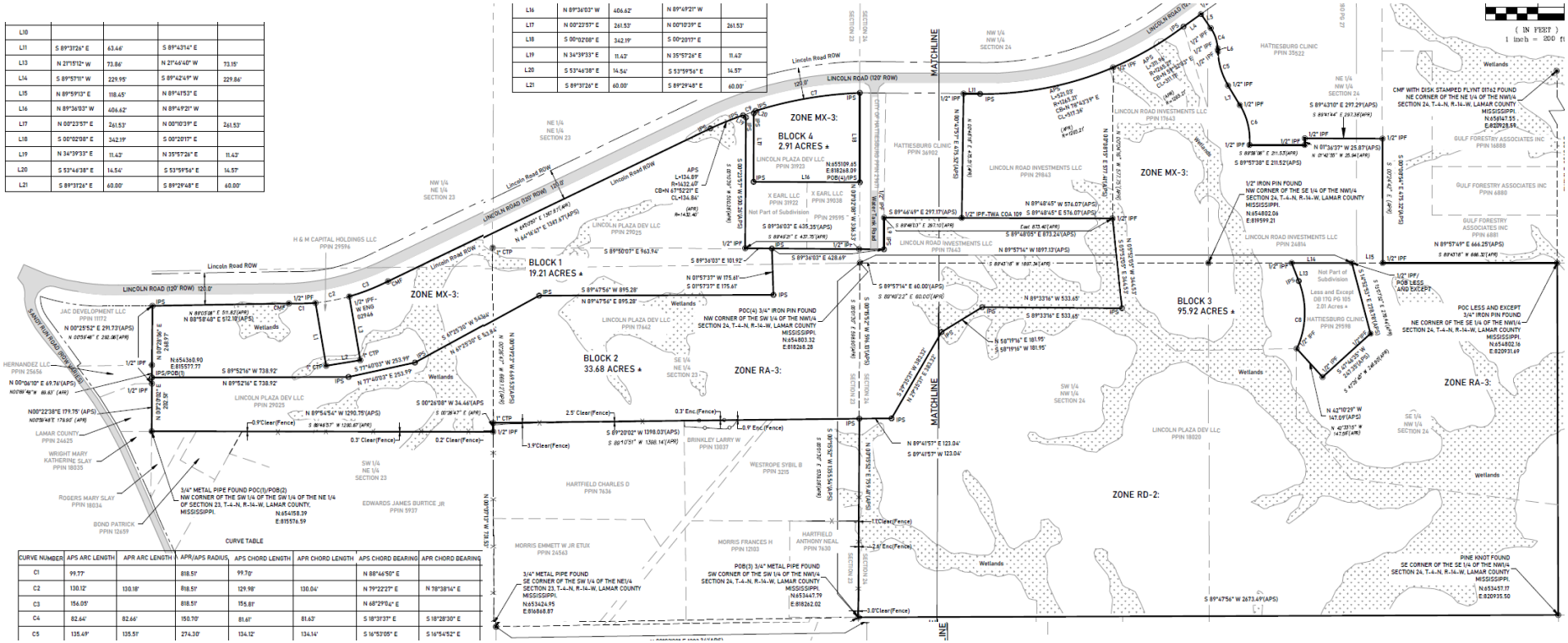
Existing Context & Intent; History

- Undeveloped land long Lincoln Rd Ext
  - 157.9 acres south
  - 6.8 acres north

- Long-term plan for phased mixed-use development identified in the 2008 Comprehensive Plan

- Under ownership and development consideration since 2005 originally envisioned as a mix of medical, commercial, and residential

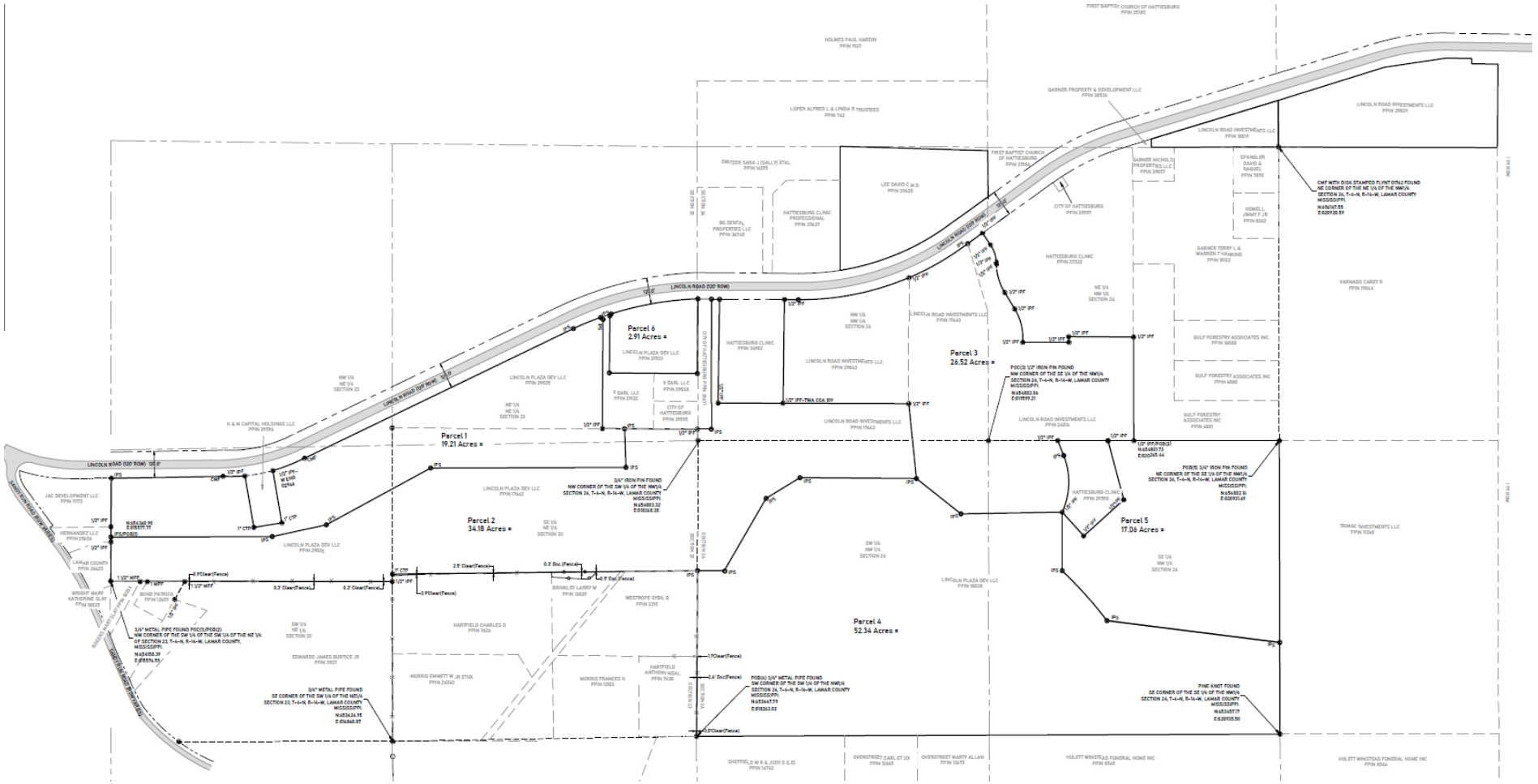
Project Boundary – Major Subdivision



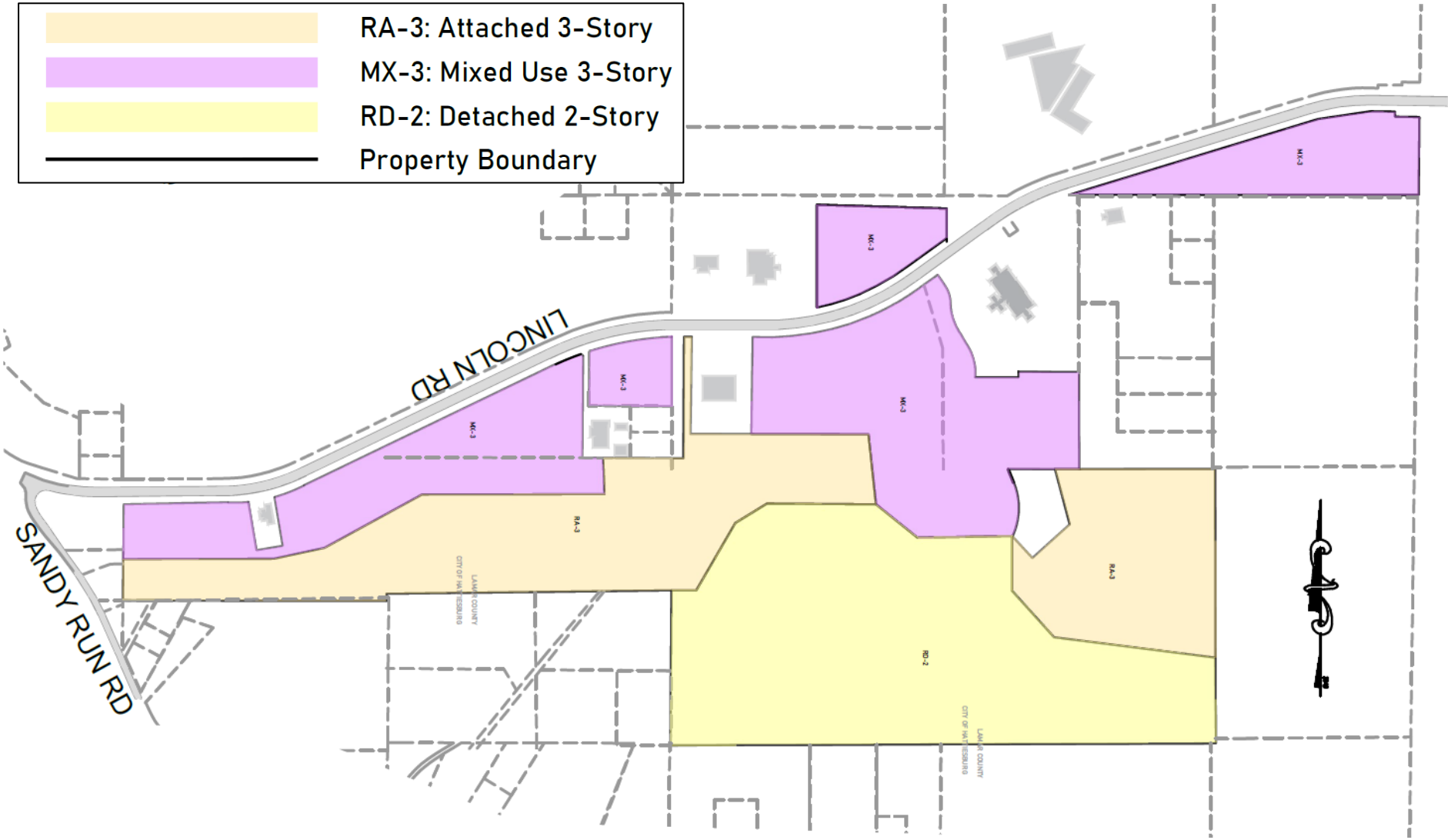
L10				
L11	S 89°37'26" E	63.44'	S 89°43'14" E	
L13	N 21°51'12" W	73.86'	N 21°46'40" W	73.15'
L14	S 89°57'11" W	229.95'	S 89°42'49" W	229.86'
L15	N 89°59'13" E	118.45'	N 89°41'53" E	
L16	N 89°36'03" W	406.62'	N 89°49'21" W	
L17	N 00°22'57" E	261.53'	N 00°10'39" E	261.53'
L18	S 00°02'08" E	342.19'	S 00°20'17" E	
L19	N 34°39'33" E	11.43'	N 35°57'26" E	11.43'
L20	S 53°44'38" E	14.54'	S 53°59'56" E	14.57'
L21	S 89°37'26" 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

Project Boundary – Zoning Boundaries (all lots)



Project Boundary – Zoning



Comprehensive Plan Alignment

- *This would fulfill the 2008 Comp Plan FLU Map for Planned Mixed-Use in this location*

- *Reinforces FBC precedent: Midtown --> Longleaf*

Supportive Growth Trends

- *Demographics*
  - Population growth in the last two decades
- *Housing*
  - Housing increased consistently since 2000
- *Subdivisions*
  - Upward trend since 2019 of subdivision applications
- *Housing stock not meeting needs of citizens*
  - Fewer houses are on the market but houses that are on the market are moving faster. Stock is currently less than needed for an average market
  - Smaller homes are on the market fewer days, indicating demand.

FBC Text Amendments

- *Form-Based Code amendments incorporate Lincoln Legacy.*

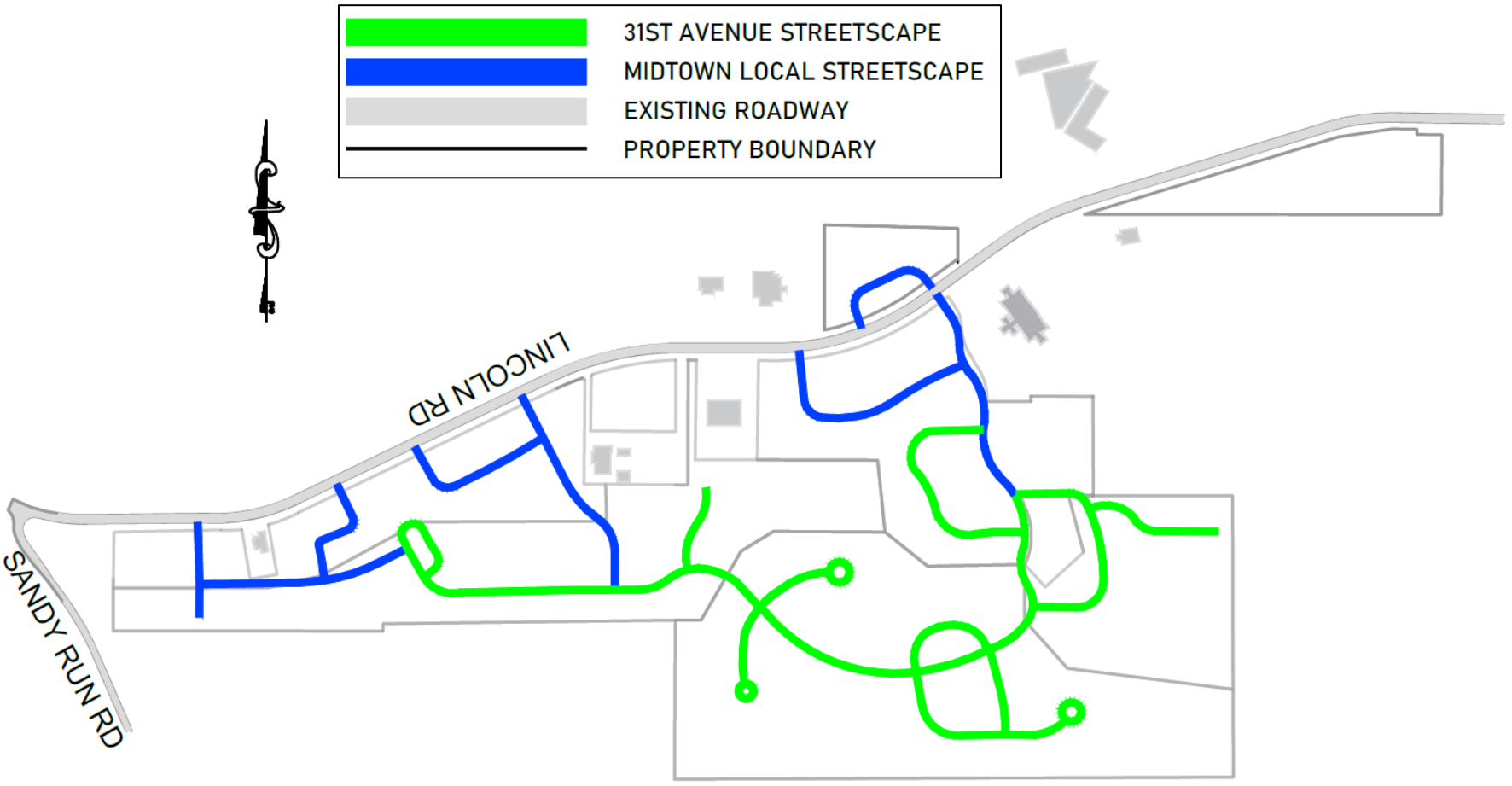
- *No edits to the code are proposed other than what is necessary to incorporate Lincon Legacy.*

  - Sec. 1.1 – Add Lincoln Legacy Plan
  - Sec. 2.2 & 6.2 – Add maps of Lincoln Legacy
  - Sec. 6.3 – Street names to existing streetscapes
  - Sec. 7.1 – Steering Committee appointee

Mobility & Environment

- *Local street layout considered in our design*
  - Lincoln Rd Ext AADT: 11,000
  - Existing streetscapes proposed
- *Wetland protection measures*

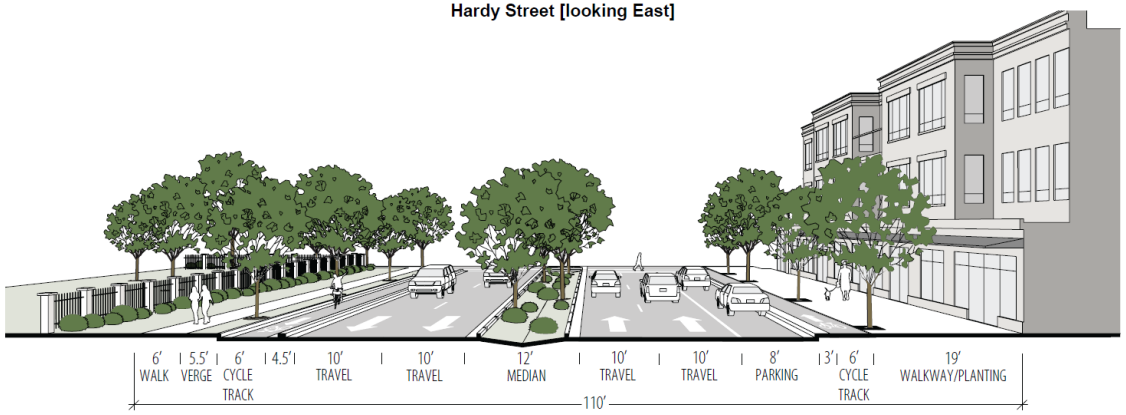
Project Boundary – Future Street Map



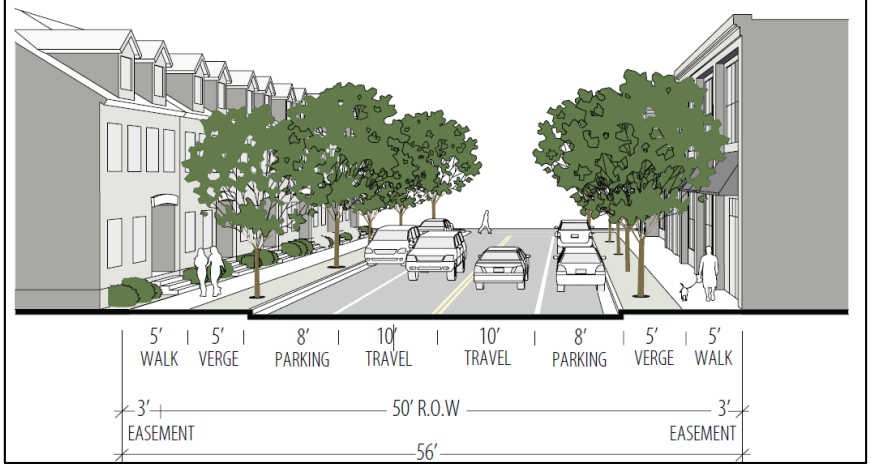
Mobility & Environment

A. Hardy Street

Hardy Street [looking East]

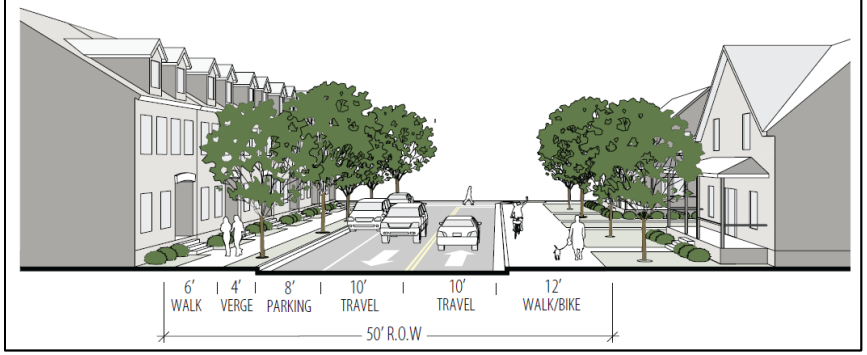


J. Midtown Local



G. 31st Avenue (North of Arlington Loop)

31st [looking South]

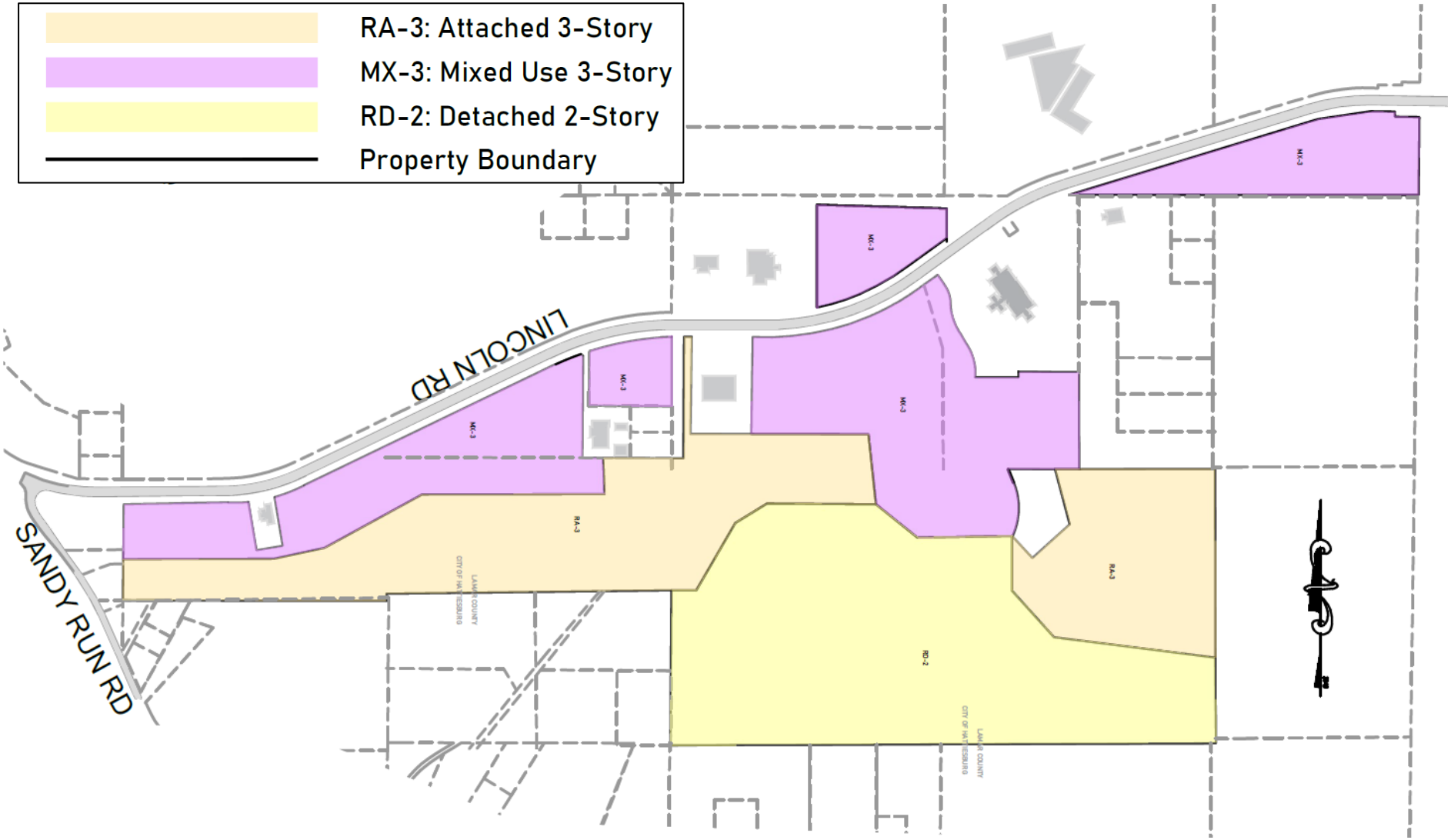


Wetland Considerations



Lincoln Legacy Form-based Code Conceptual Plan

Project Boundary – Zoning



Implementation & Summary

- *Outreach*
  - Letters were sent to all properties within the City which are within 160 ft
  - Letter of Support provided by Hattiesburg Clinic
- *Implementation*
  - Integrates seamlessly with existing FBC admin processes

Implementation & Summary

We respectfully request:

✓ Approval of Comp Plan amendment to support Lincon Legacy
✓ Approval of FBC text edits to incorporate Lincoln Legacy
✓ Approval of Major Subdivision
✓ Approval of Rezoning to FBC Zones MX-3, RD-2, RA-3 as presented

Team Member Comments

Questions?

MINUTES OF THE

REGULAR MEETING OF THE

HATTIESBURG PLANNING COMMISSION

July 2nd, 2025

Board Members Roll Call:

Members Present:

1. Amy Hinton, Chair
2. Lee Anne Venable
3. Rebekah Ray, Secretary
4. Charles Dawe
5. Richard Conville
6. Carlos Wilson
7. Michael Dickerson
8. Rhoda Pickett, Vice Chair

Members Not Present:

1. Elayne Lockett
2. Vacant Seat
3. 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. David Miller, Esq.
6. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:00 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve July's agenda.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to approve July's agenda was passed by an 7-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Lee Anne Venable to approve the June 4th, 2025, meeting minutes.

Second:

Made by Commissioner Charles Dawe

Vote:

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

The motion to approve the meeting minutes on June 2nd, 2025, passed with a 8-0 vote.

BUILDING REPORT

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

PLANNING REPORT

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

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
  - Robert Montgomery
- Proponents:
  - Eric Lowery
- Opponents:
  - None.
- General Comments
  - Zach Mills

Motion:

Made by Commissioner Carlos Wilson 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		
Michael Dickerson	X		
Amy Hinton	X		

Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

The motion to recommend approval of the request passed with a 8-0 vote.

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

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

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

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

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Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

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

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

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

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

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

INDEXING INSTRUCTIONS:

ORDINANCE NUMBER _____

OF THE

CITY OF HATTIESBURG, MISSISSIPPI

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HATTIESBURG AMENDING THE COMPREHENSIVE PLAN 2008-2028 ADOPTED BY RESOLUTION DECEMBER 16, 2008, AS AMENDED, TO ADOPT THE LINCOLN LEGACY FORM-BASED CODE MASTER PLAN.

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

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

WHEREAS, the Statutes of the State of Mississippi, Sections 17-1-1 to 17-1-27, inclusive, of the Mississippi Code of 1972, Annotated, as amended, empower the City of Hattiesburg, Mississippi, to enact zoning ordinances and to provide for their administration, enforcement, and amendment; and

WHEREAS, Section 17-1-9 of the Mississippi Code of 1972, Annotated, as amended, states that zoning regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and general welfare; and to provide adequate light, air, transportation, water, sewerage, and other public requirements; and

WHEREAS, Section 17-1-1 of the Mississippi Code of 1972, Annotated, defines a "comprehensive plan" as a statement of public policy for the physical development of the municipality, including at minimum the elements of goals and objectives, land use, transportation, and community facilities; and

WHEREAS, pursuant to Section 17-1-11 of the Mississippi Code of 1972, Annotated, the City

of Hattiesburg has established a Planning Commission to prepare and recommend plans and ordinances for the orderly growth and development of the city; and

WHEREAS, the Lincoln Road Extension corridor west of Interstate 59 was previously designated in the City of Hattiesburg Comprehensive Plan as a "Planned Mixed-Use District" and "Community Business Corridor"; and

WHEREAS, the Lincoln Legacy Form-Based Code Master Plan, encompassing approximately 165 acres on the north and south sides of Lincoln Road Extension, builds upon these designations to guide the creation of a walkable, mixed-use district using a Form-Based Code framework; and

WHEREAS, the Mayor and City Council have reviewed the Lincoln Legacy Form-Based Code Master Plan as prepared and recommended by the Hattiesburg Planning Commission, and have determined that the Plan is in alignment with the long-range vision, land use, and transportation objectives of the City of Hattiesburg; and

WHEREAS, a public hearing was duly noticed and held on Wednesday, July 2, 2025, in accordance with Section 17-1-15 of the Mississippi Code of 1972, Annotated, to receive comment on the proposed amendment to the Comprehensive Plan;

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

SECTION 1. That the Lincoln Legacy Form-Based Code Master Plan, as attached hereto and marked "Exhibit A," is hereby adopted as an official Special Area Plan and amendment to the Comprehensive Plan 2008–2028, as amended, for the City of Hattiesburg, Mississippi. This plan supersedes prior planning recommendations for the area it covers.

SECTION 2. Except as hereby expressly changed and amended, the aforesaid Comprehensive Plan 2008-2028, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 3. That this Ordinance take effect and be in force thirty (30) days from and after passage as provided by law.

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

YEAS: NAYS:

THE President thereby declared the motion carried and the foregoing Ordinance adopted and approved, this the_____day of_____ A.D., 2023.

(S E A L)

ATTEST: ADOPTED:

_____ _____
CLERK OF COUNCIL PRESIDENT

THE above and foregoing Ordinance having been submitted to and approved by the Mayor, this the_____day of_____ A.D., 2023.

ATTEST: APPROVED:

_____ _____
CITY CLERK MAYOR

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

Purpose/ About the Plan / Objective

The goal of the Lincoln Legacy Form-Based Code Master Plan, or Lincon 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.

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.

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.

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

Hattiesburg Population with % increase from previous decade

2000	2010		2020	
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

Hattiesburg Housing Units

2000	2010	2020
19,183	20,977	21,228

Source : US Census

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

Subdivision of Property

Year	Applications	Commercial	Residential
2019	7	1	6

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

Source: City of Hattiesburg

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

Residential permits issued

Year	Number of permits
2021 - 2022	213
2022 - 2023	304
2023 - 2024	285

Source: City of Hattiesburg Building Official Reports

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

Housing Stock

Year	2018	2020	2023
New Houses on Market	1,335	1,220	1,060
Houses Sold	945	1,030	807

Average Days on Market	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
Under 1,000 Sq Ft	36.68
1,000 - 2,000 Sq Ft	41.65
Over 2,000 Sq Ft	52.69

Source: MLS data

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.

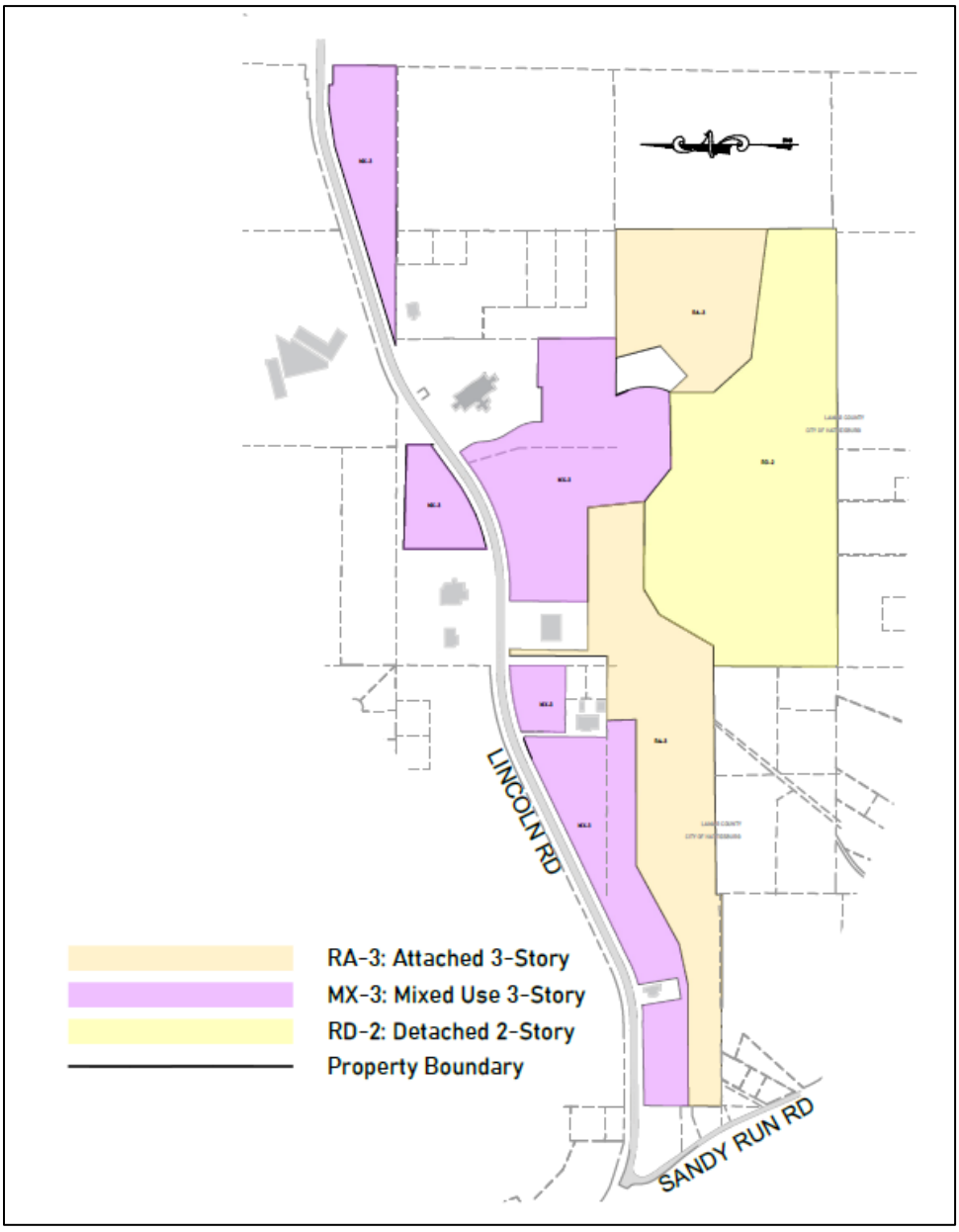
Environmental Impact

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.

Land Use

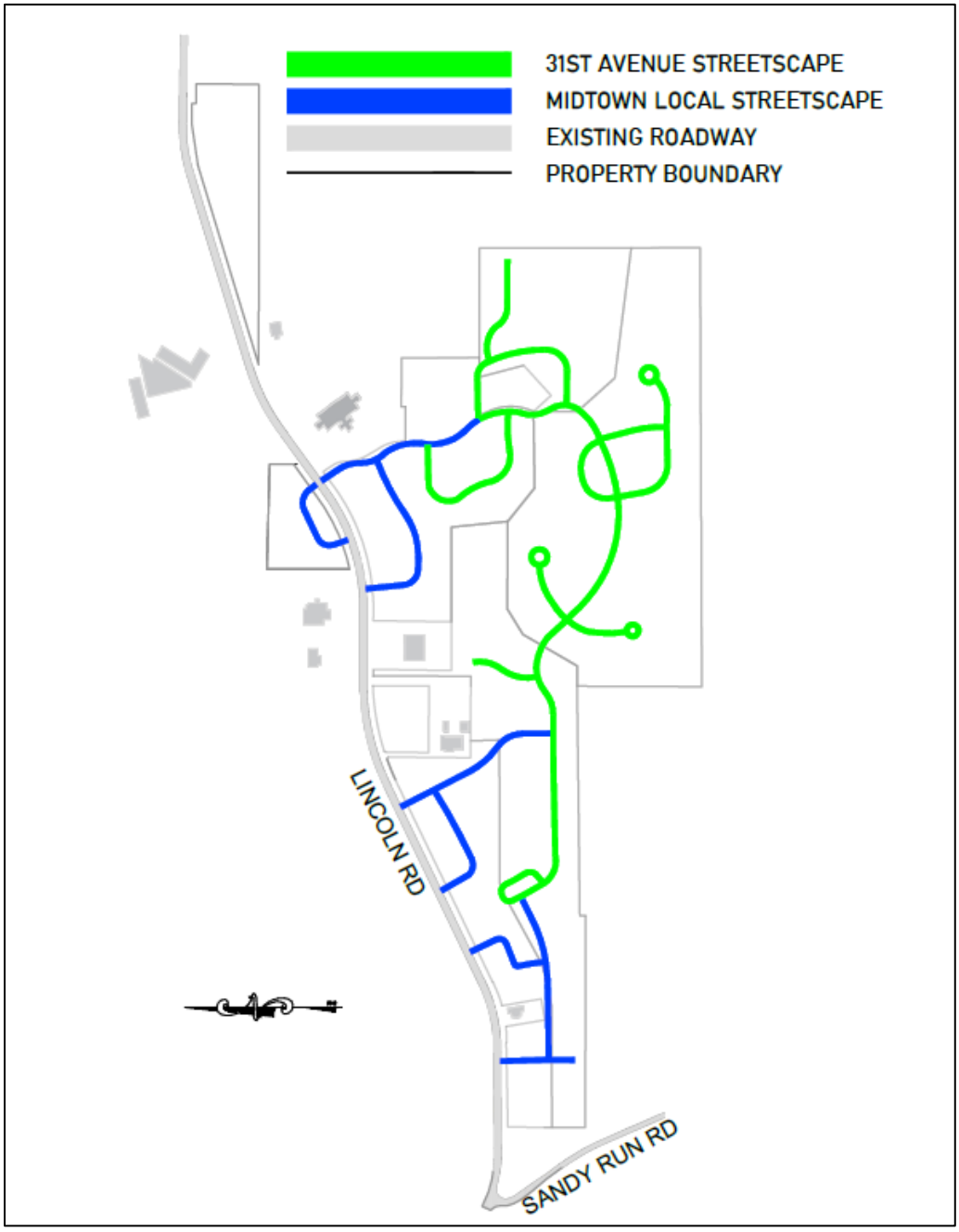
The Lincoln Legacy Plan will integrate the existing zoning districts previously established under the Hattiesburg Form-Based Code, as depicted in Zoning Map 6.1. This zoning

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.

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 Lincon 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.

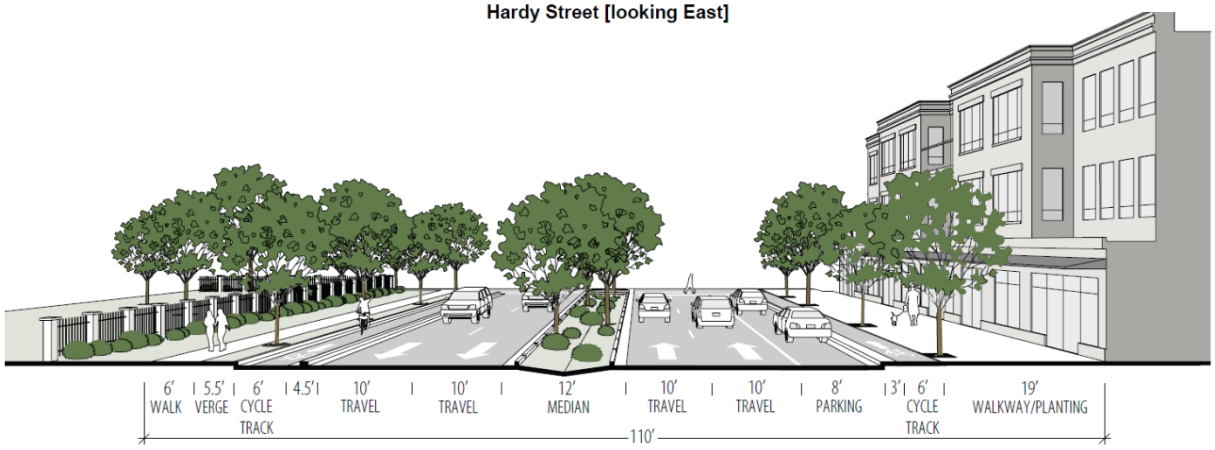
The transportation network proposed will, however, allow for the connection to existing right-of-way south of the development in Lamar County if necessary for future transportation access. These connections could serve as a tertiary connection to allow emergency ingress/egress through the property but 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.

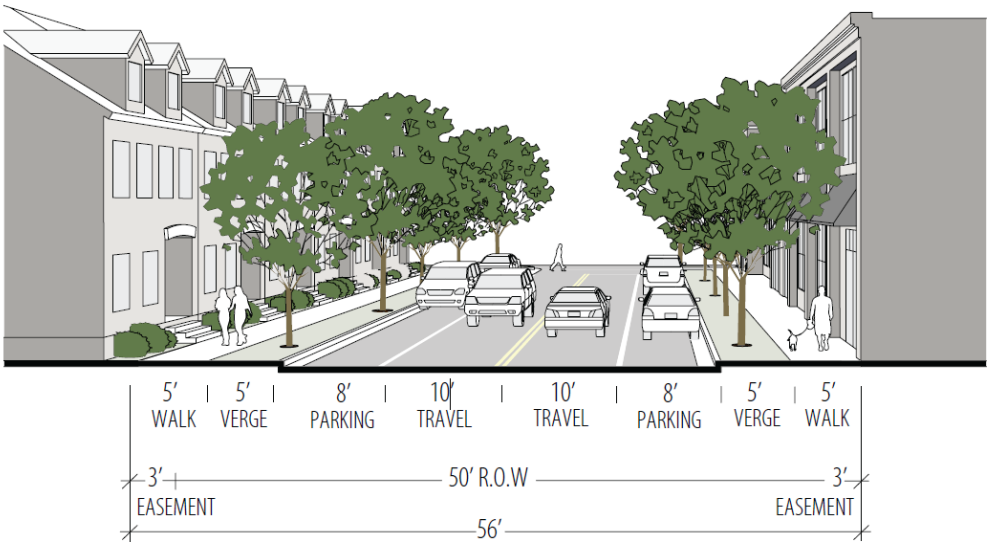
A. Hardy Street

Hardy Street [looking East]



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

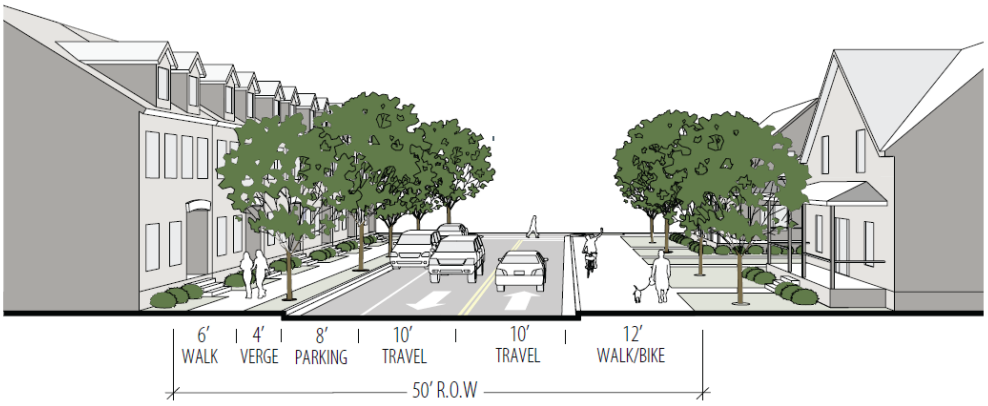
J. Midtown Local



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

G. 31st Avenue (North of Arlington Loop)

31st [looking South]



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.

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

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Wiley Quinn, Urban Development Director**

cc: **Ann Jones**

Date: **Tuesday, August 5, 2025**

Re: **Take from the Table: Adopt an Ordinance amending the Hattiesburg Form Based Code, Ord. No. 3325, and make changes to Sections 1, 2, 6, and 7, to include the addition of a new district, the Lincoln Legacy Master Plan to the Form-Based Code. The Planning Commission recommended to approve on July 2, 2025.**
File Number: 2025-576
Minute Book #

Summary
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.

Recommendation Statement

Please place this on the August 5, 2025 City Council meeting for consideration.

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

Address of Property:	**Parcel:**	**PPIN:**	**Ward:**
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

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

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

areas.

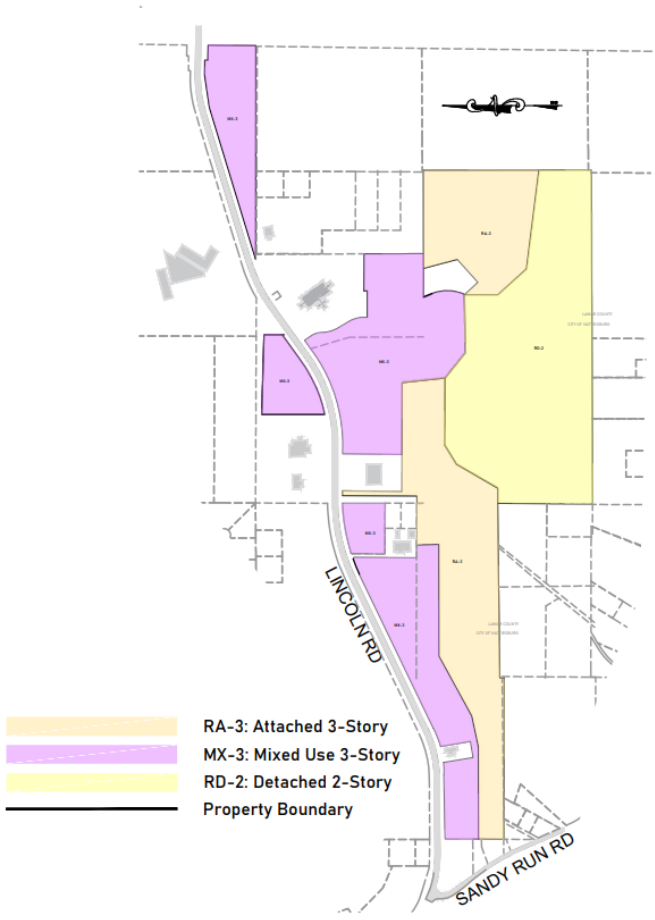
Proposed text:

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.

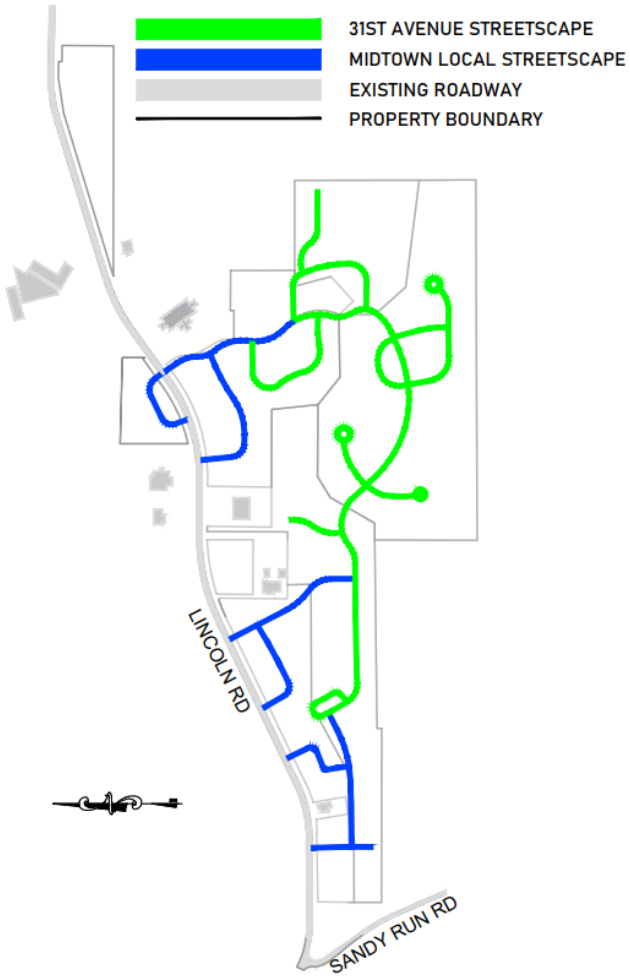
Amend the following sections:

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”.

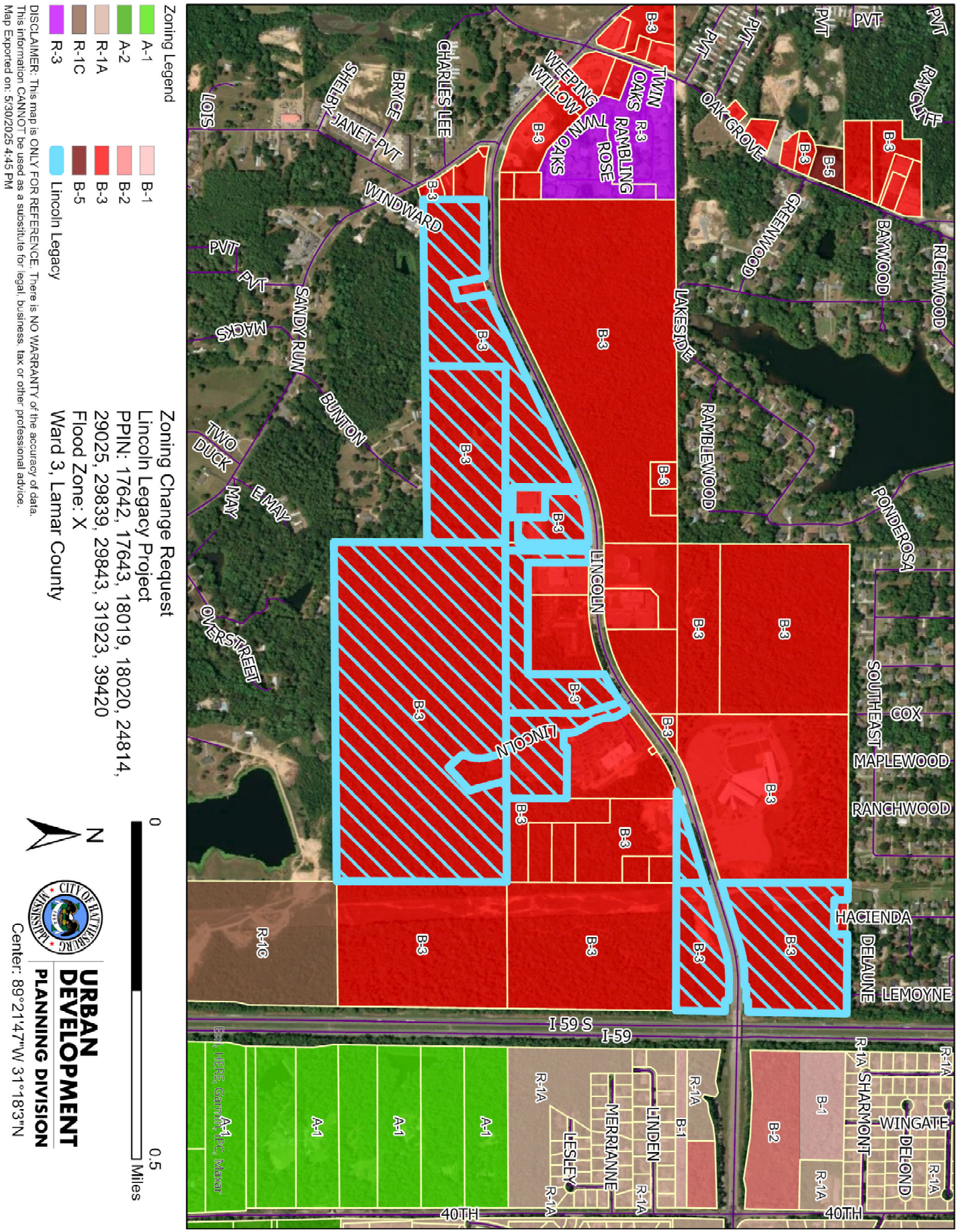
Article 7 Sec 7.1 B
Amend to add “Lincoln Legacy Steering Committee Appointee(s);”

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

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

0 0.5 Miles

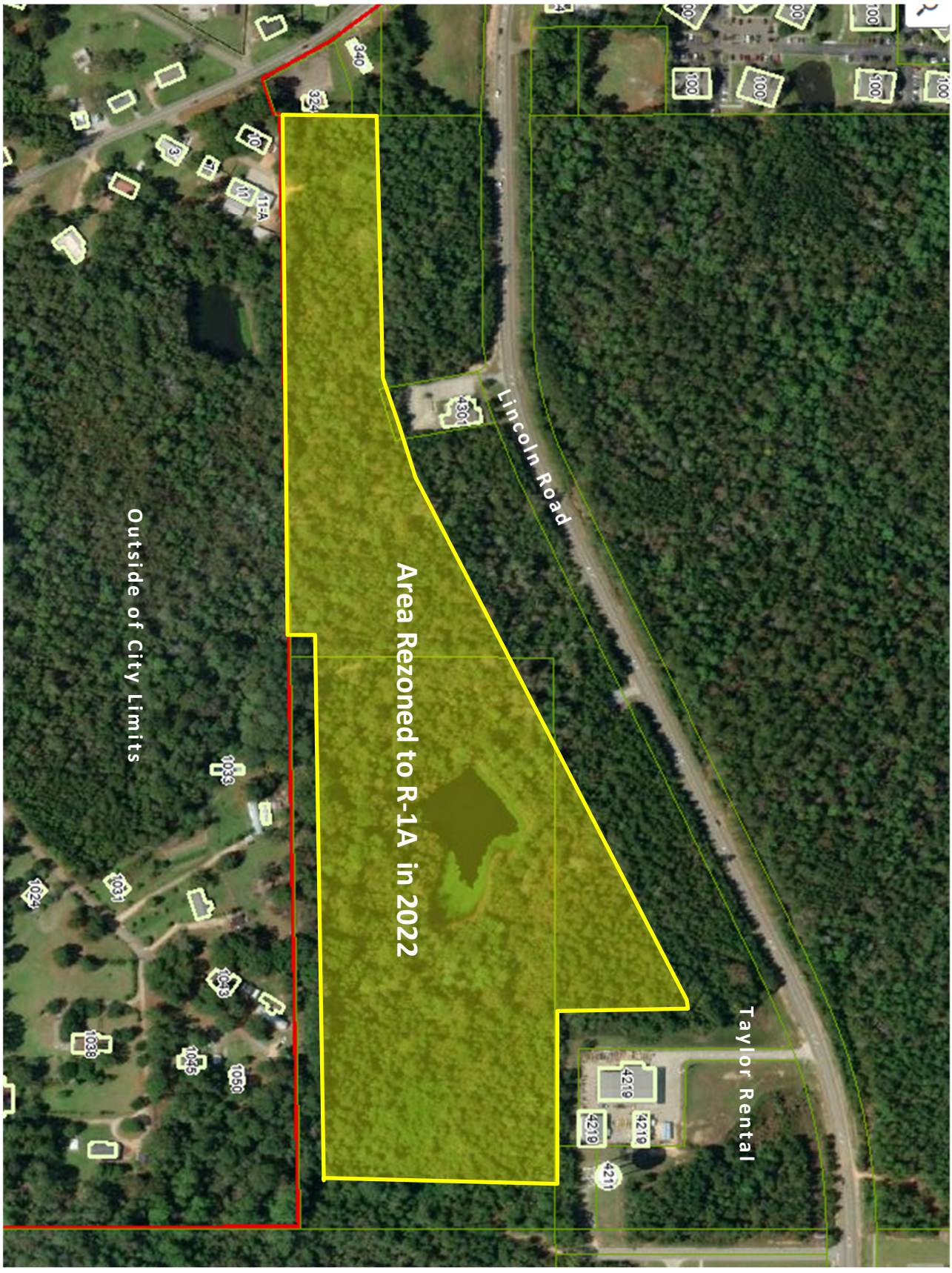
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URBAN DEVELOPMENT
PLANNING DIVISION

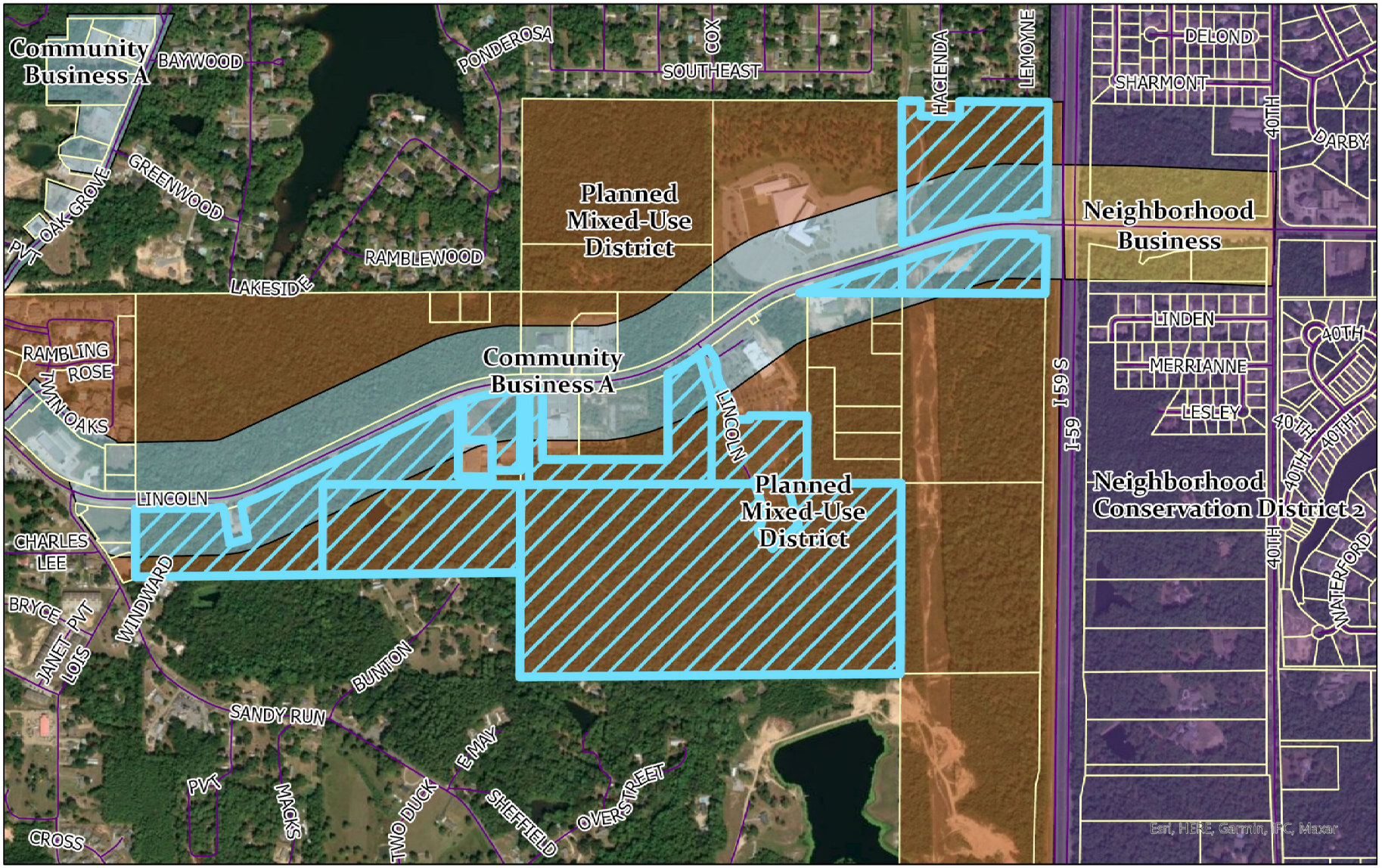
Center: 89°21'47"W 31°18'3"N

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: 5/30/2025 4:45 PM

Note: A portion of the property is not shown as R-1A in this map; shown in next page


Lincoln Road
Area Rezoned to R-1A in 2022
Outside of City Limits
Taylor Rental

HPC Item: B-E



Future Land Use Map

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

0 0.5 Miles

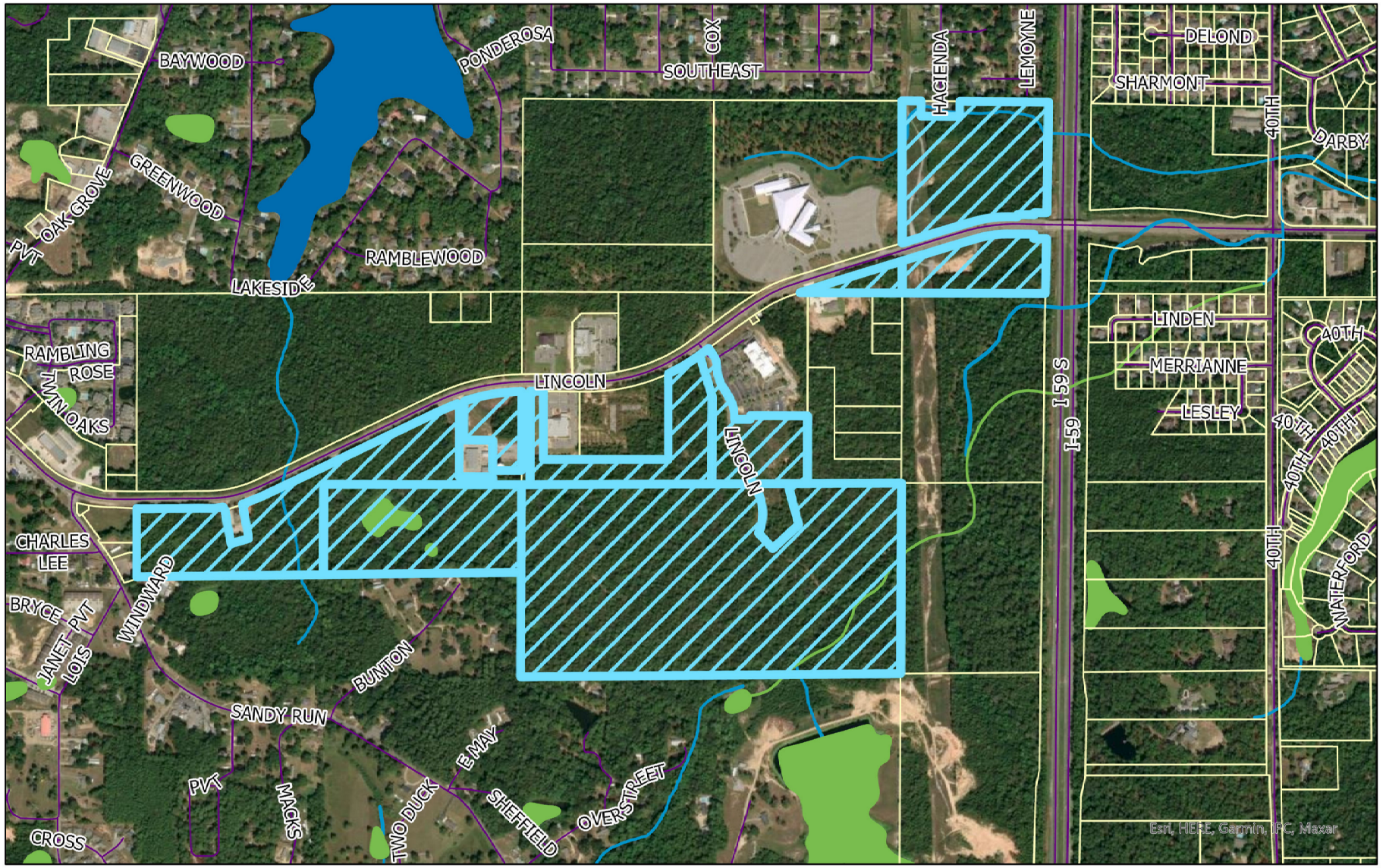
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URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°21'40"W 31°18'1"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
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Map Exported on: 5/30/2025 4:50 PM

HPC Item: B-E



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

0 0.5 Miles

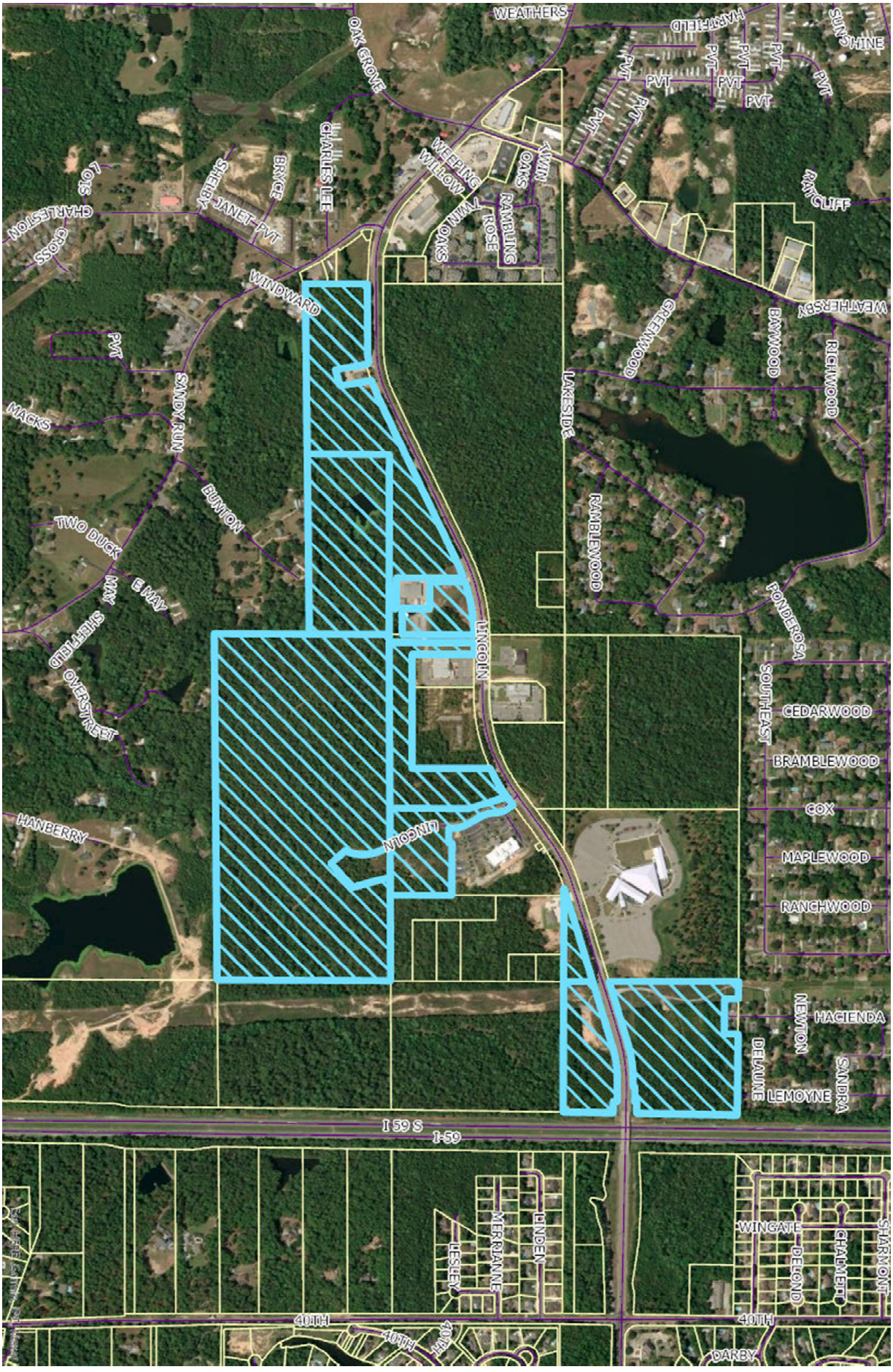
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URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°21'40"W 31°18'1"N

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Map Exported on: 5/30/2025 4:55 PM

Site Aerial


WEATHERS
OAK GROVE
CHARLESTON
CROSS
JANET PVT
BRYCE
CHARLES LEE
WINDWARD
WEEPING WILLOW
TWIN OAKS
ROSE
RAMBLING
PVT
SUNSHINE
RATCLIFF
WEATHERSBY
BAYWOOD
GREENWOOD
RICHWOOD
LAKESIDE
RAMBLEWOOD
PONDEROSA
SANDY RUN
MACKS
BUNION
TWO DUCK
E HAV
SHEFFIELD
OVERSTREET
HANBERRY
LINCOLN
SOUTHEAST
CEDARWOOD
BRAMBLEWOOD
COX
MAPLEWOOD
RANCHWOOD
HACIENDA
NEWTON
DELAUNE
LEMOYNE
SANDRA
I 59 S
I-59
MERRIANNE
LINDEN
LESLEY
WINGATE
CHALMETT
DELOND
SHARMONT
40TH
DARBY

Surrounding Area





Surrounding Area





Application for Public Hearing

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

NOTE:

- **Fill this application out IN FULL with what applies to your application**
- Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code

Applicant Information

Name Applicant: 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:
☐ Variance (fill out pages 7 & 8)	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
■ Rezoning (fill out page 11)	Existing Zoning: R-1A, B-3 Proposed Zoning: MX-3, RA-3, RD-2
☐ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____

Other Application types:

- ■ Subdividing of a lot, Parcel, or Tract (fill out page 12)
- ☐ Street or Alley Renaming (fill out pages 13 & 14)
- ☐ Vacating Street or Alley (fill out pages 13 & 14)
- ■ Text Amendment H'burg FBC ; Comp. Plan
- ☐ Overlay District
- ☐ Planned Mixed-Use District (PMU)

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

Updated Version 05/22/25

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.
    - 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
- ■ 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.

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming	**$300.00** per application. **$100.00** per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.)
Street / Alley Closing	**$300.00** per application.
Conditional Use	**$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: Ginger Lowrey **Signature:** G M Lowrey

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)

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:

STATE OF MISSISSIPPI
CHRISTINA MCLEMORE
NOTARY PUBLIC
Lamar County
Commission Expires
August 7, 2026
COMMISSION NUMBER 124911

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.

_____

on this the 27 day of May, 2025.

Ginger M. Lowrey

Applicant (Print)

Applicant (Signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named Ginger M. Lowrey,

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

STATE OF MISSISSIPPI
CHRISTINA MCLEMORE
NOTARY PUBLIC
Lamar County
Commission Expires
August 7, 2026
COMMISSION NUMBER 124911

My Commission Expires:

_____

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:

~~See Attachments for detailed explanation of conditions.~~

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 of private road(s)	STAFF ONLY Lot area & frontage requirements comply?
1.	19.21	■Yes ☐ No	☐Yes ☐ No	Lincoln Rd Ext	☐Yes ☐ No
2.	34.07	☐Yes ☐ No	☐Yes ☐ No	PPIN 29671	☐Yes ☐ No
3.	25.6	■Yes ☐ No	☐Yes ☐ No	Lincoln Rd Ext	☐Yes ☐ No
4.	51.46	☐Yes ■ No	☐Yes ■ No	Easement to Lincoln Rd Ext	☐Yes ☐ No
5.	18.76	☐Yes ■ No	☐Yes ■ No	Easement to Lincoln Rd Ext	☐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
Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"					
Parent Parcel	See attached table				
		Total square footage of new lots (verify total matches existing parcel prior to splits)			

Infrastructure required: (Check all that apply)

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

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.

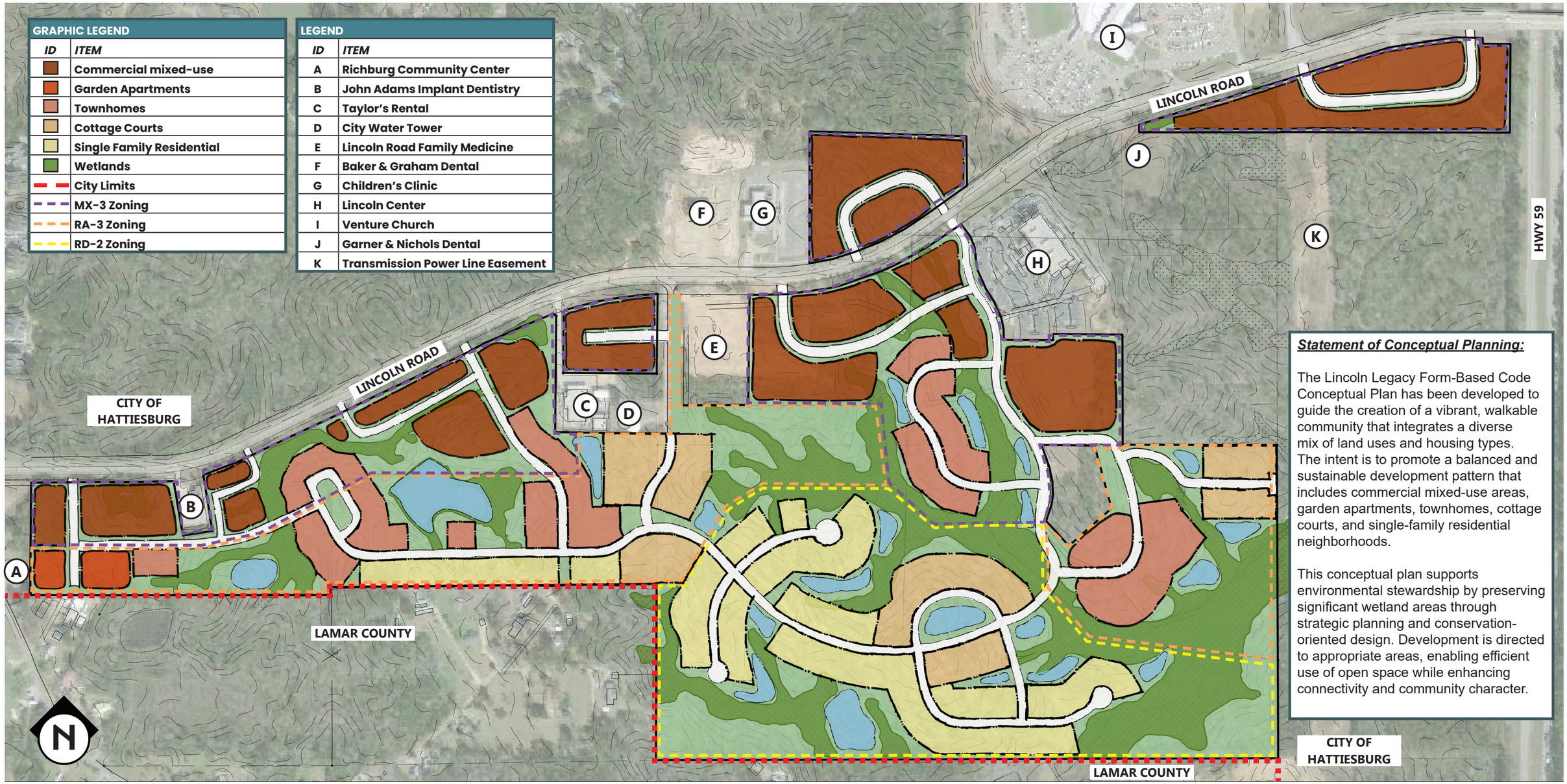
Amend to add Future Street map as submitted.

d) Sec 6.3

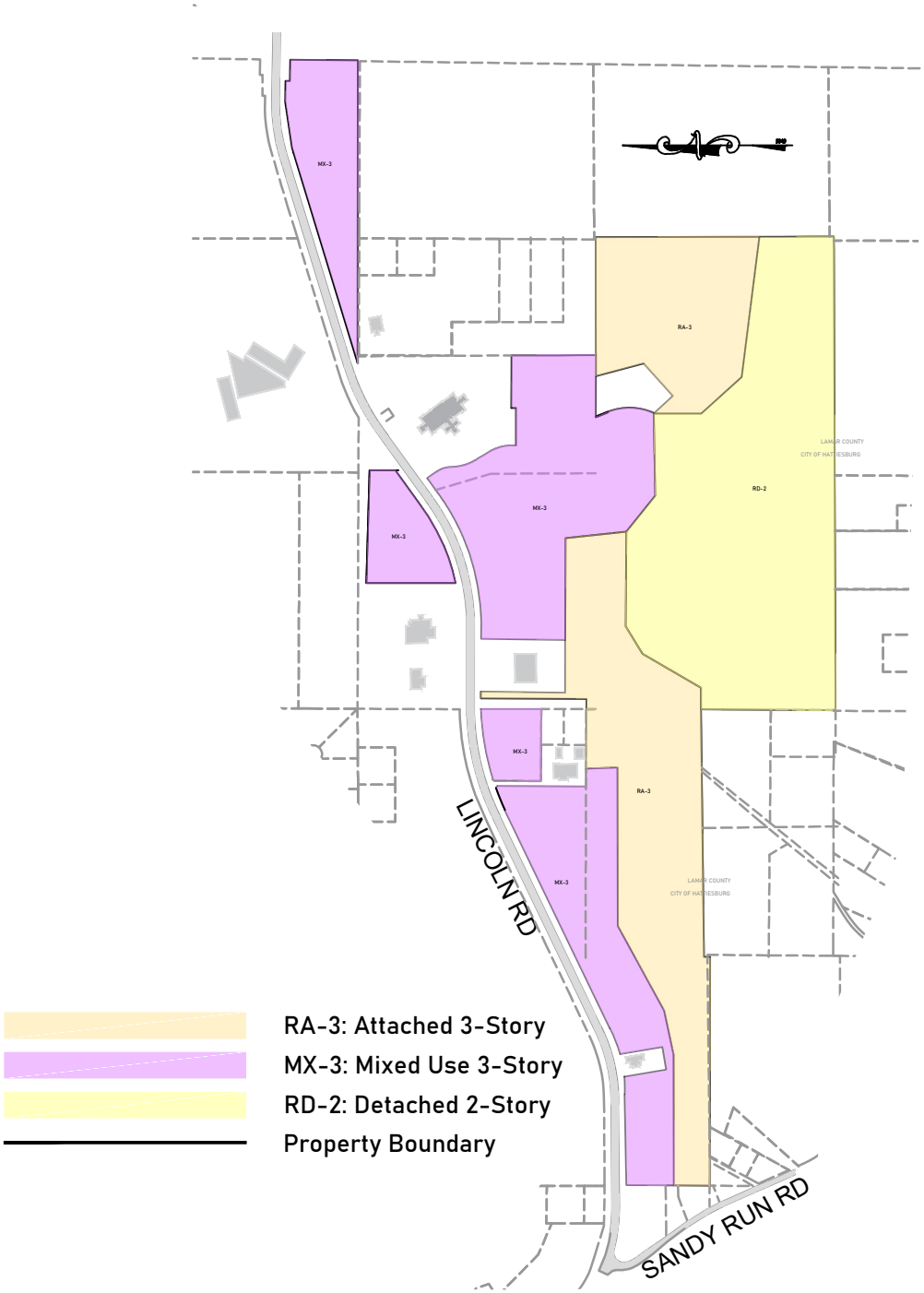
1. 6.3.A “Hardy Street” amend to read “Hardy Street, Lincoln Road Ext.”.
2. 6.3.G “31st Avenue (North of Arlington Loop)” amend to read “31st Avenue (North of Arlington Loop), Lincoln Legacy Residential”.
3. 6.3.J “Midtown Local” amend to read “Midtown local, Lincoln Legacy Commercial”.

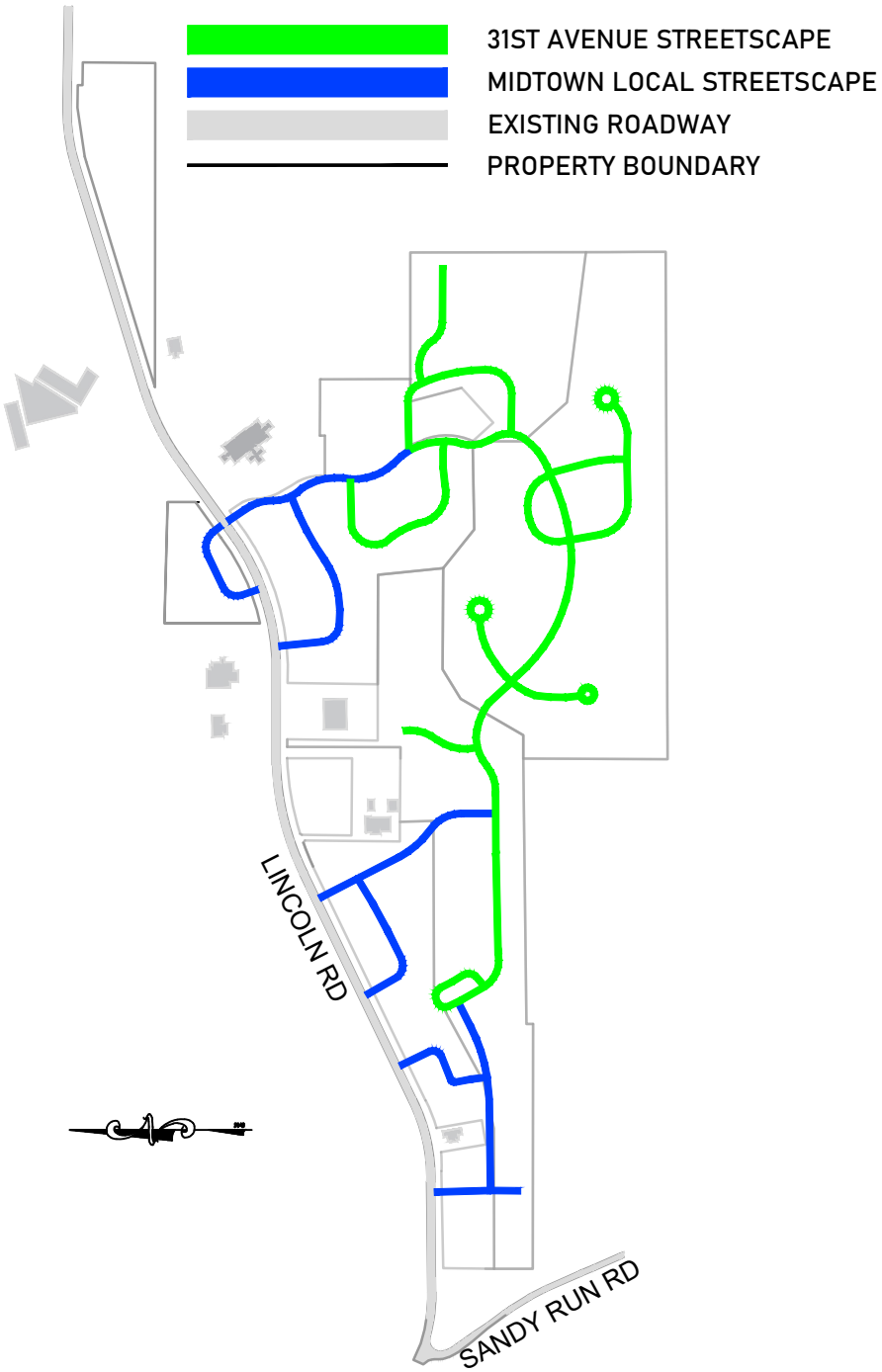
e) Article 7 Sec 7.1 B

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



Lincoln Legacy Form-based Code Conceptual Plan


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


31ST AVENUE STREETSCAPE
MIDTOWN LOCAL STREETSCAPE
EXISTING ROADWAY
PROPERTY BOUNDARY
LINCOLN RD
SANDY RUN RD

MINUTES OF THE

REGULAR MEETING OF THE

HATTIESBURG PLANNING COMMISSION

July 2nd, 2025

Board Members Roll Call:

Members Present:

1. Amy Hinton, Chair
2. Lee Anne Venable
3. Rebekah Ray, Secretary
4. Charles Dawe
5. Richard Conville
6. Carlos Wilson
7. Michael Dickerson
8. Rhoda Pickett, Vice Chair

Members Not Present:

1. Elayne Lockett
2. Vacant Seat
3. 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. David Miller, Esq.
6. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:00 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve July's agenda.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to approve July's agenda was passed by an 7-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Lee Anne Venable to approve the June 4th, 2025, meeting minutes.

Second:

Made by Commissioner Charles Dawe

Vote:

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

The motion to approve the meeting minutes on June 2nd, 2025, passed with a 8-0 vote.

BUILDING REPORT

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

PLANNING REPORT

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

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
  - Robert Montgomery
- Proponents:
  - Eric Lowery
- Opponents:
  - None.
- General Comments
  - Zach Mills

Motion:

Made by Commissioner Carlos Wilson 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		
Michael Dickerson	X		
Amy Hinton	X		

Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

The motion to recommend approval of the request passed with a 8-0 vote.

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

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

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

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

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Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

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

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

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

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ORDINANCE NUMBER _____

OF THE

CITY OF HATTIESBURG, MISSISSIPPI

AN ORDINANCE OF THE CITY OF HATTIESBURG, MISSISSIPPI, AMENDING THE TEXT OF THE HATTIESBURG FORM-BASED CODE, (ORDINANCE NO. 3325) TO INCORPORATE THE LINCOLN LEGACY MASTER PLAN AS A DESIGNATED DISTRICT AND TO MAKE RELATED REVISIONS

WHEREAS, the Mayor and City Council of the City of Hattiesburg, Mississippi, pursuant to Miss. Code Ann. §17-1-1 et seq., have adopted a Land Development Code and associated Form-Based Code (FBC) to guide the use, form, and design of development within certain areas of the city; and

WHEREAS, the Form-Based Code currently applies to the Midtown Master Plan and Longleaf Village in the Avenues Master Plan, and the City desires to amend the code to incorporate the Lincoln Legacy Master Plan as a new designated district; and

WHEREAS, these amendments are necessary to guide implementation of the Lincoln Legacy vision, zoning map, future street network, and street typologies; and

WHEREAS, the Planning Commission held a duly advertised public hearing on Wednesday, July 2, 2025, and voted to recommend approval of the proposed text amendments; and

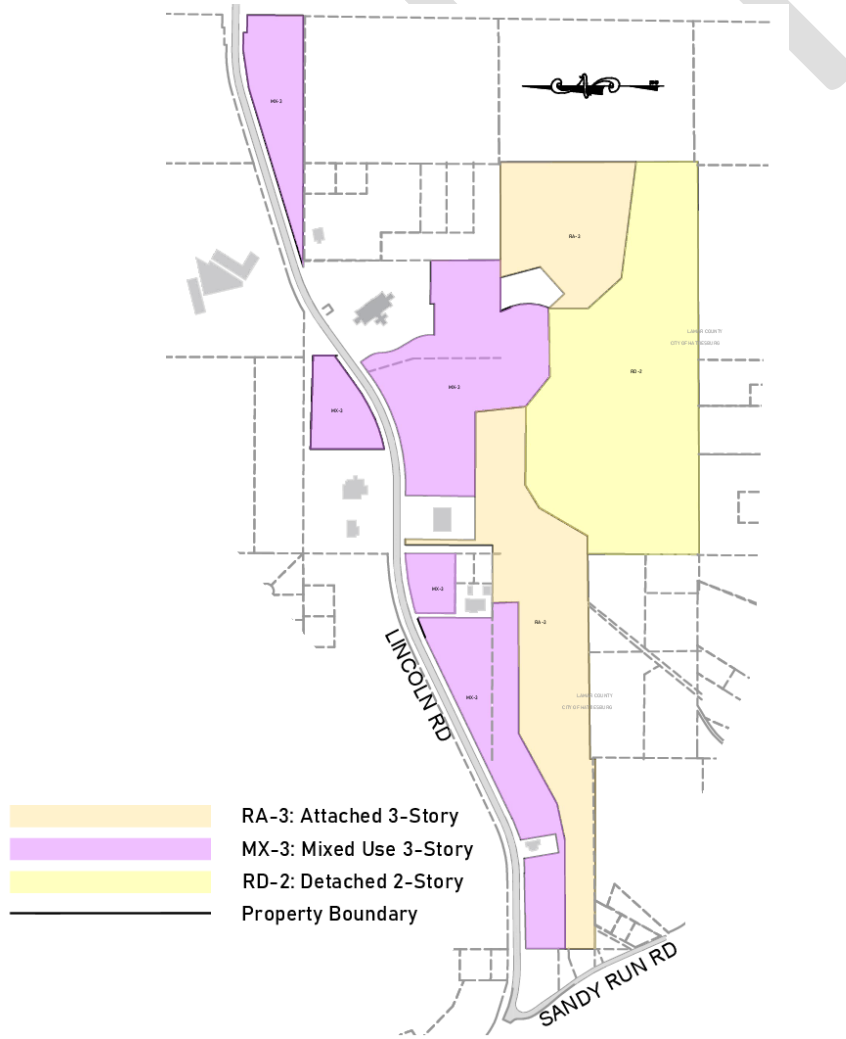
WHEREAS, the Mayor and City Council have determined that the proposed amendments are consistent with the adopted Comprehensive Plan and further the purpose and intent of the Hattiesburg Form-Based Code;

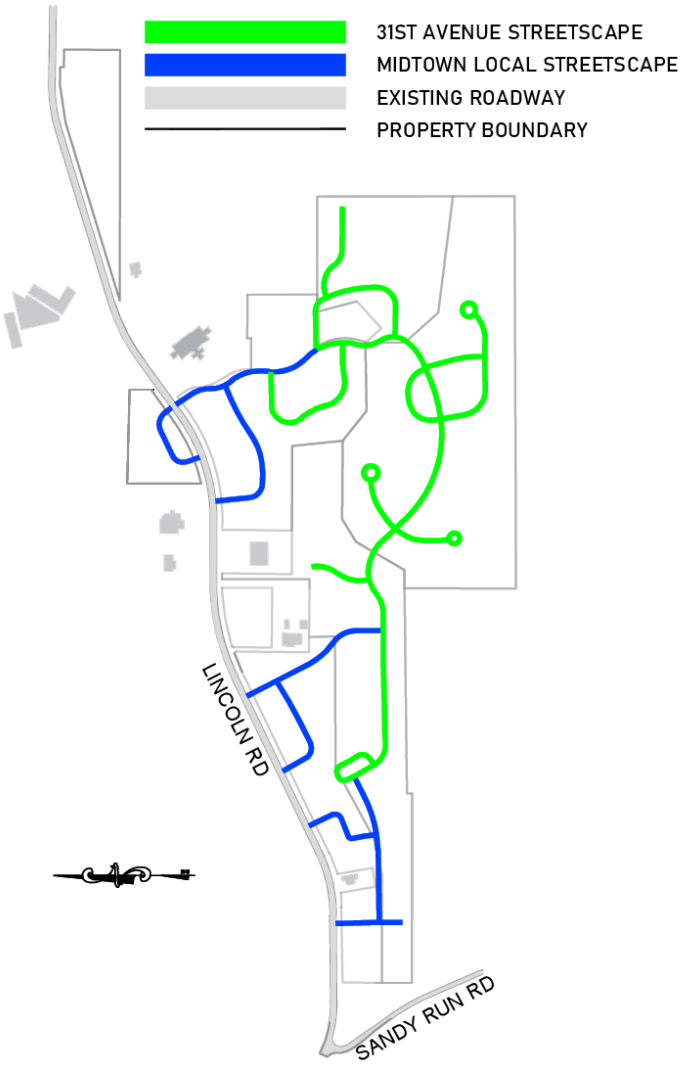
NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HATTIESBURG, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the Hattiesburg Form-Based Code, Ordinance Number 3325, as amended, of the City of Hattiesburg, Mississippi, be further amended as follows:

Code Section	**Amendment** *Explanation of amendment in italics*

DRAFT

Section 1.1.A	*Amend to read as follows:* 1.1.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.
Section 1.1.B	*Amend to read as follows:* 1.1.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.
Section 2.2.C	*Add the following map to create section 2.2.C* 2.2.C Lincoln Legacy Form-Based Code Zoning Map 

Section 6.2.C	*Add the following to create section 4.20.3.* 6.2.C Lincoln Legacy Future Street Map 
Section 6.3.A	*Amend to read as follows:* 6.3.A - Hardy Street, Lincoln Road Ext
Section 6.3.G	*Amend to read as follows:* 6.3.G - 31st Avenue (North of Arlington Loop), Lincoln Legacy Residential
Section 6.3.J	*Amend to read as follows:*

	6.3.J - Midtown local, Lincoln Legacy Commercial
Section 7.1.B.11	*Amend to add the following and number accordingly:* 7.1.B.X – Lincoln Legacy Steering Committee Appointee(s);

SECTION 2. Except as hereby expressly changed and amended, the aforesaid Hattiesburg Form-Based Code, Ordinance Number 3325, adopted February 2, 2023, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

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

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

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

YEAS: NAYS:

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

(S E A L)

ATTEST: ADOPTED:

_____ _____

CLERK OF COUNCIL PRESIDENT

DRAFT

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

ATTEST:

_____
CITY CLERK

APPROVED:

_____
MAYOR

DRAFT

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Wiley Quinn, Urban Development Director**

cc: **Ann Jones**

Date: **Tuesday, August 5, 2025**

Re: **Take from the Table: Accept the Planning Commission's recommendation to approve a Major Subdivision Request, known as Lincoln Legacy Development, for properties located along Lincoln Road Extension (Lamar County, Ward 3).**
File Number: 2025-578
Minute Book #

Summary
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).

Recommendation Statement
The Planning Commission recommended to approve

Please place this on the August 5, 2025 City Council meeting for consideration.

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

Address of Property:	**Parcel:**	**PPIN:**	**Ward:**
Lincoln Road Extension	056L-23- 015.000	17642	3
	056K-24- 012.000	17643	3
	056K-24- 010.000	18020	3
	056K-24- 013.000	24814	3
	056L-23- 004.000	29025	3
	056K-24- 012.001	29843	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, 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

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

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

SECTION 12 **Process and Procedures**

Categories of Development Approvals

12.3.2 Preliminary Plat Approval for Major Subdivisions

12.3.2.1 Approval Criteria.

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

12.3.2.4 Final Plat.

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

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

12.3.2.6 Duration

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

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

12.3.2.7 Improvement Guarantees

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

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

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

Sidewalk Bond: If sidewalks are required for the development,

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

Maintenance Bond: The subdivider must assure that the installation and construction of streets and other improvements are satisfactory, and that the standards prescribed in these regulations have been fulfilled. A maintenance bond is required upon completion of these improvements guaranteeing to the City the reasonable costs resulting from defective workmanship and/or materials. The maintenance bond shall equal ten (10) percent of the construction cost of all improvements as determined by the engineering department. This maintenance bond shall be in effect for one (1) year after acceptance of these improvements by the Governing Authorities.
Sixty (60) to forty-five (45) days prior to the conclusion of the warranty period the City Engineer will perform a final inspection of all improvements.

1. If all improvements are deemed to be satisfactory, written notice of acceptance from the city engineer shall be provided. The city council may release the maintenance bond and the city shall assume perpetual maintenance of all improvements in the subdivision.
2. Improvements that need repairs shall be noticed to the subdivider and city council. The city council may then extend the maintenance bond or draw funds from the bond to complete the necessary repairs.

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

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

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

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

12.3.2.8 Utilities

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

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

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.

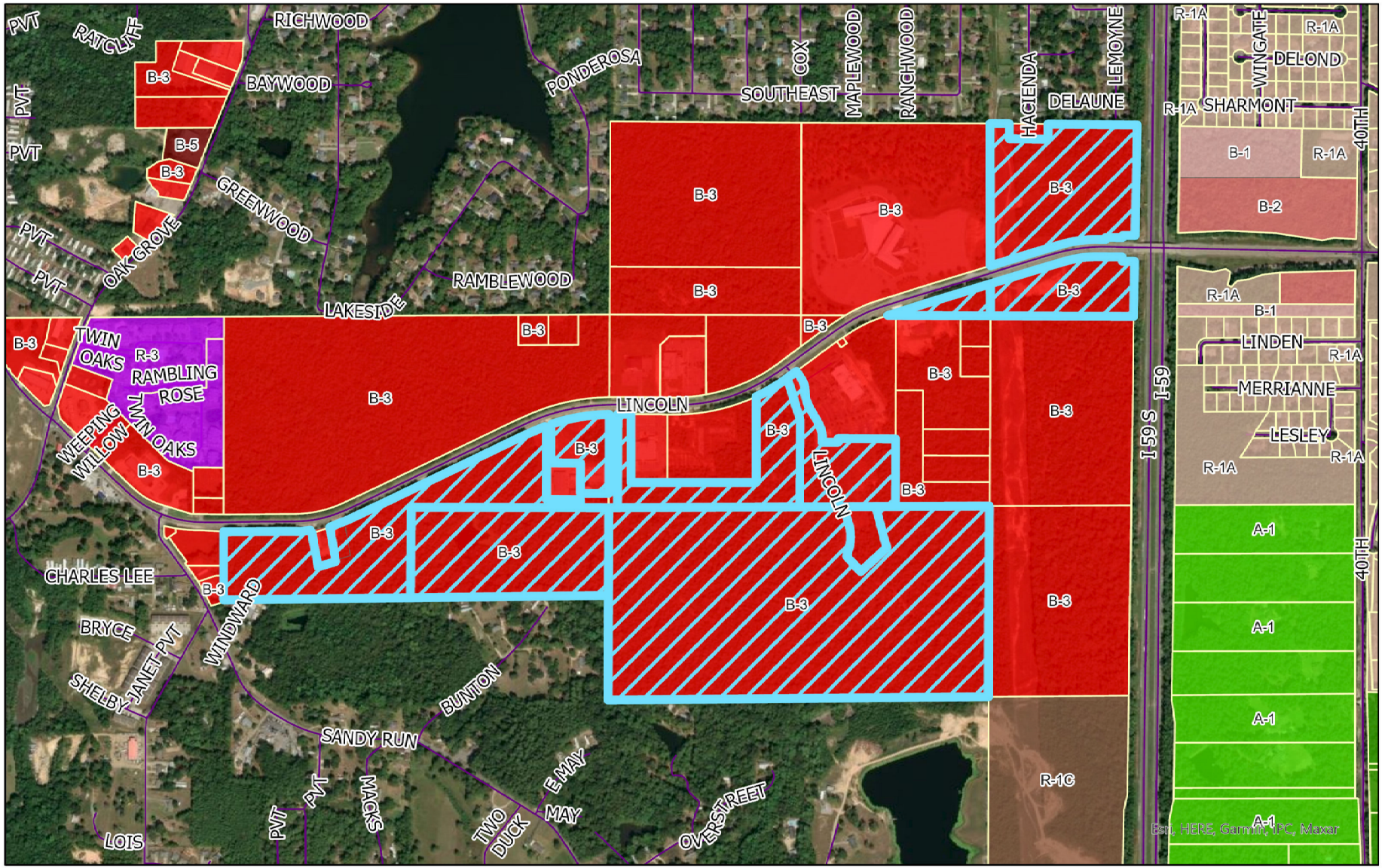
i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide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

SUBJECT PARCEL

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



HPC Item: B-E



Zoning Legend

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

0 0.5 Miles

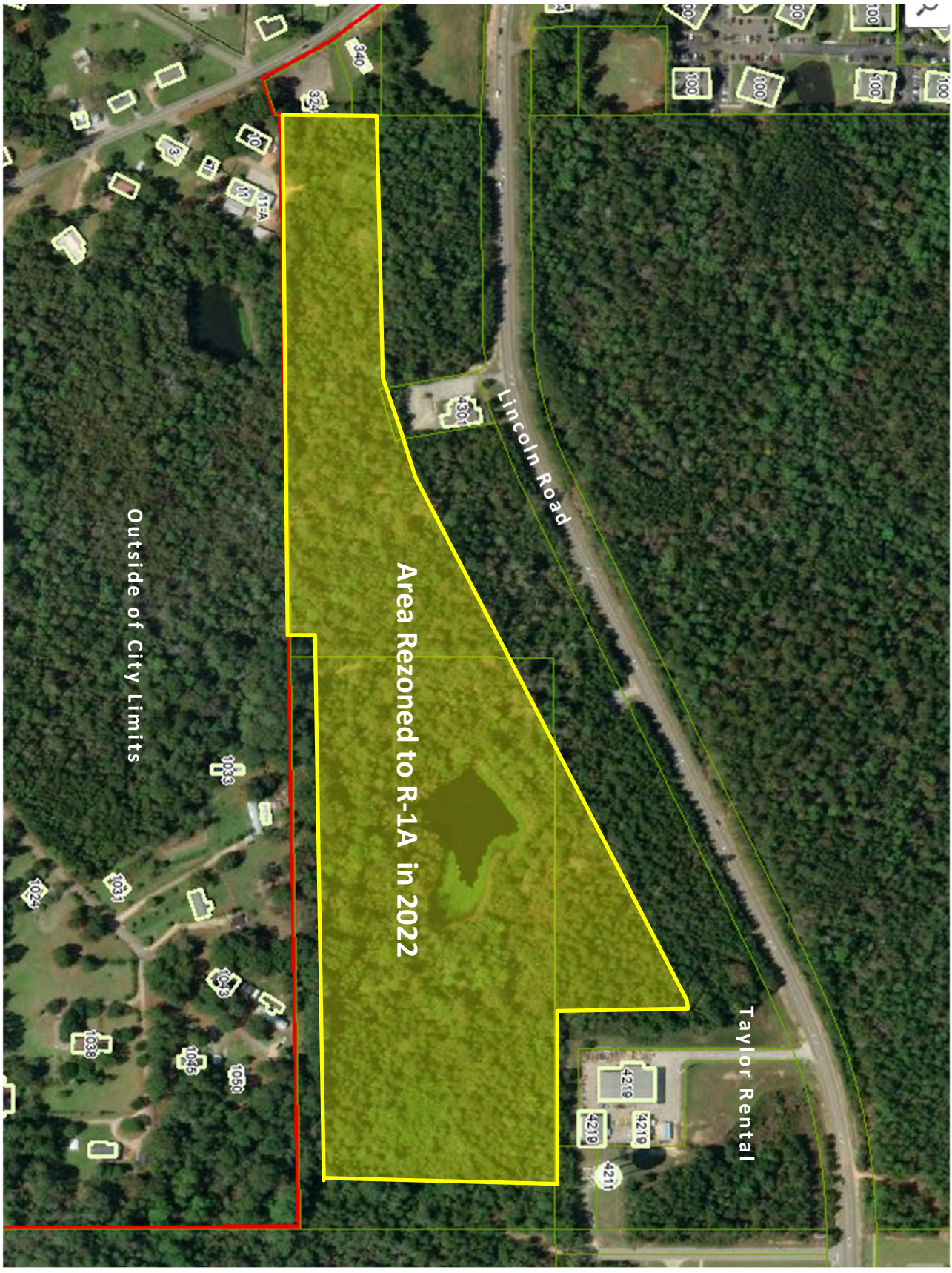
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URBAN DEVELOPMENT
PLANNING DIVISION

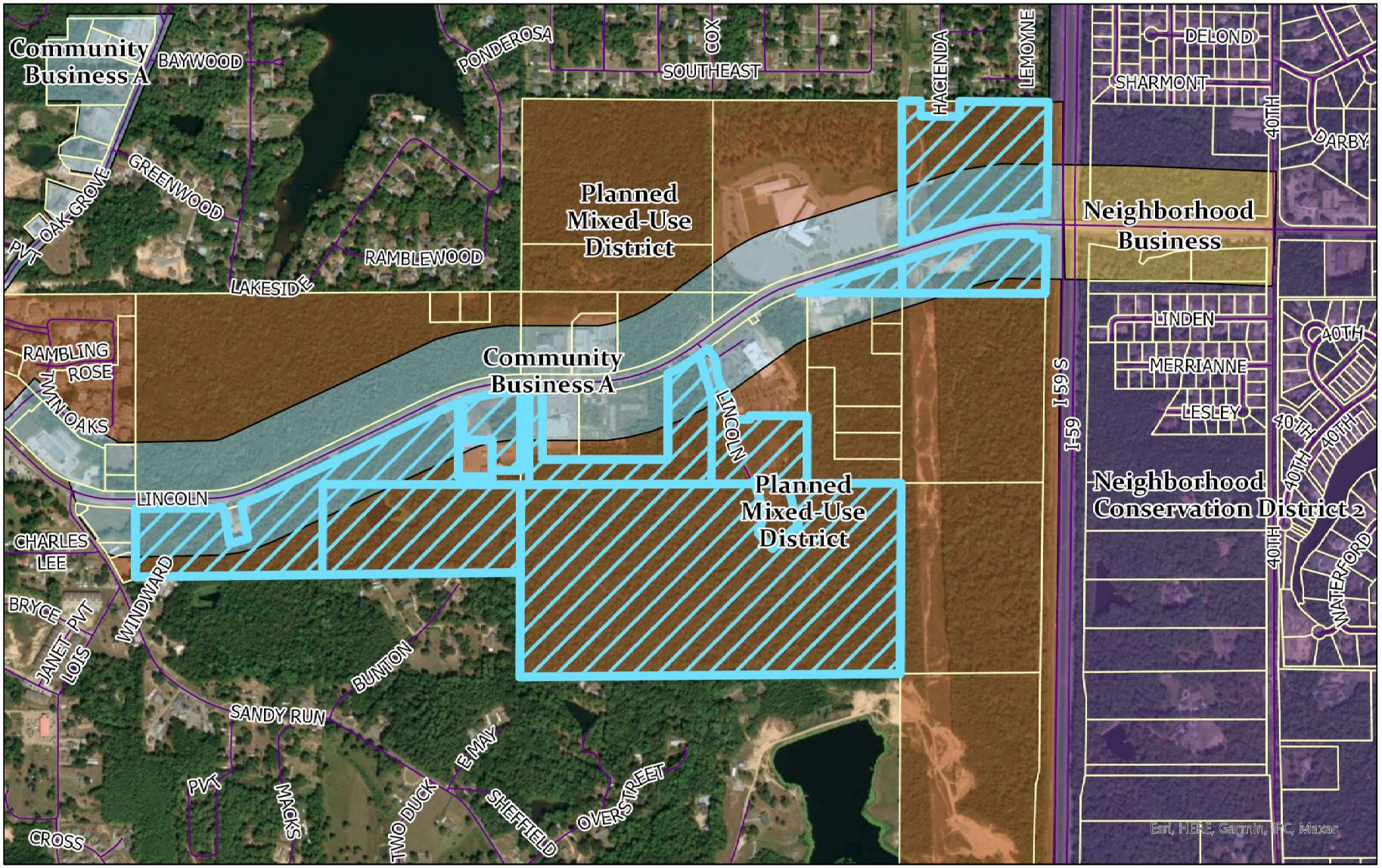
Center: 89°21'47"W 31°18'3"N

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: 5/30/2025 4:45 PM

Note: A portion of the property is not shown as R-1A in this map; shown in next page


Lincoln Road
Area Rezoned to R-1A in 2022
Outside of City Limits
Taylor Rental

HPC Item: B-E



Future Land Use Map

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

0 0.5 Miles

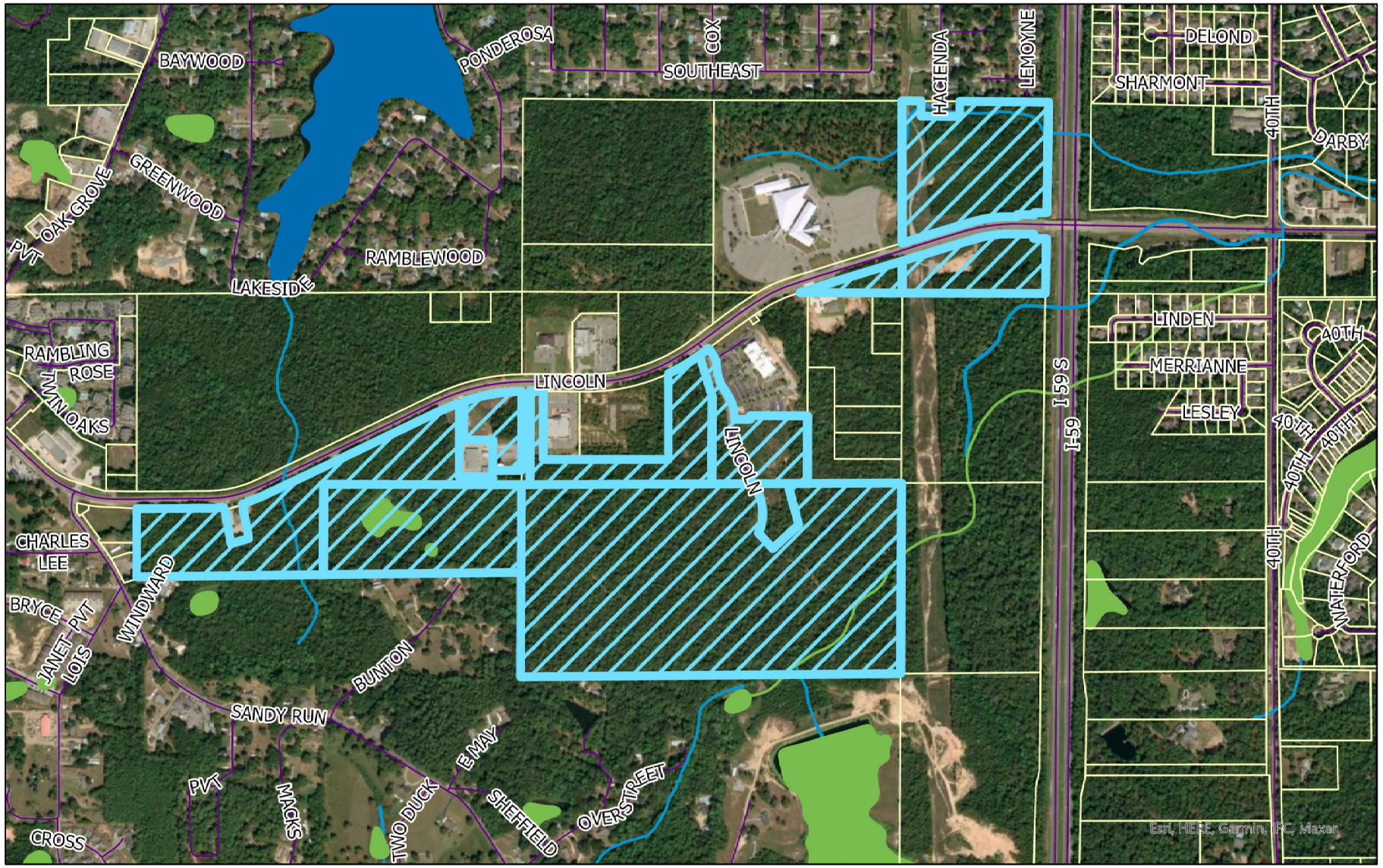
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°21'40"W 31°18'1"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.
Map Exported on: 5/30/2025 4:50 PM

HPC Item: B-E



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

0 0.5 Miles

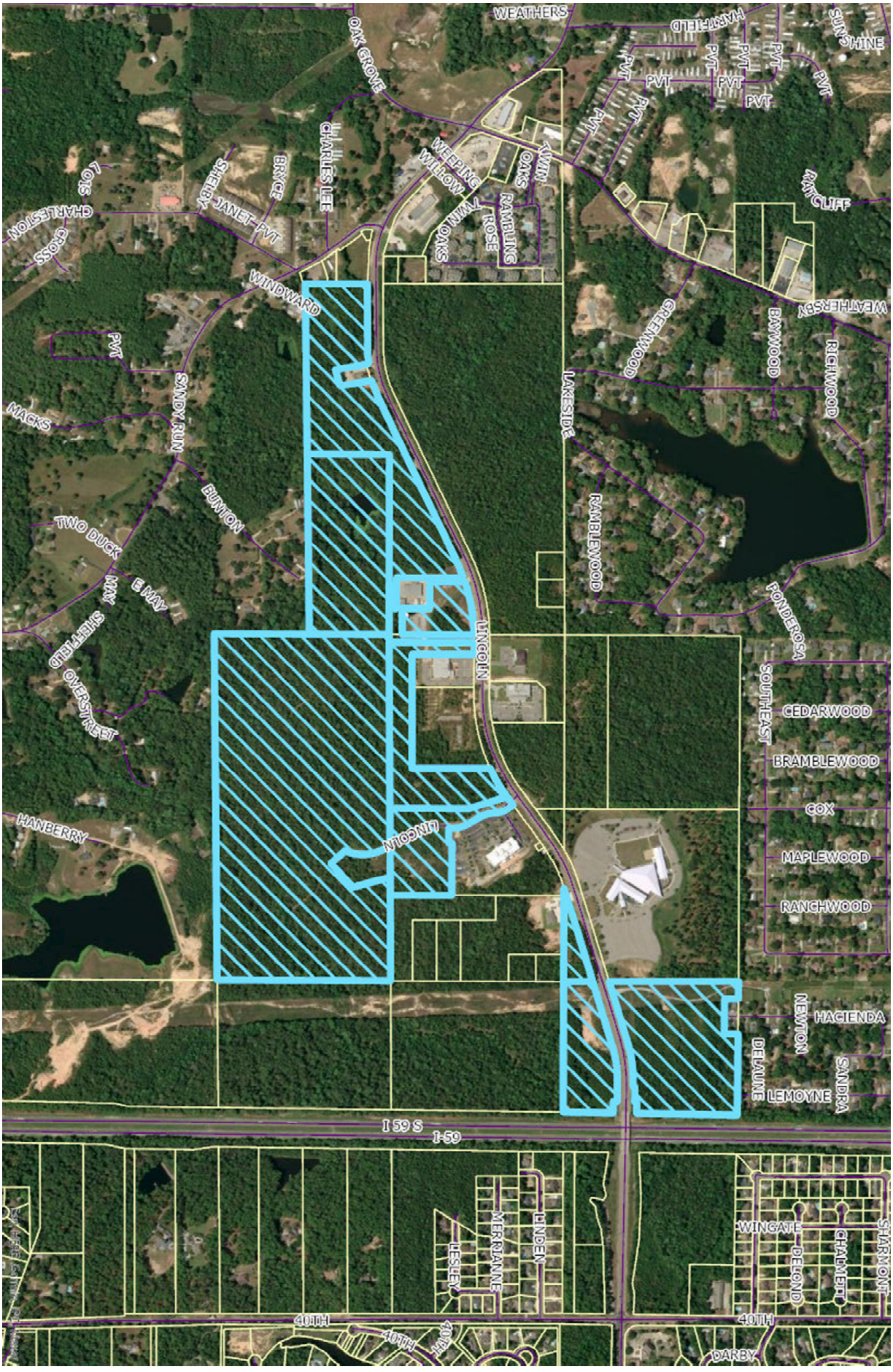
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°21'40"W 31°18'1"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
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Map Exported on: 5/30/2025 4:55 PM

Site Aerial


WEATHERS
OAK GROVE
CHARLESTON
CROSS
JANET PVT
BRYCE
CHARLES LEE
WINDWARD
WEEPING WILLOW
TWIN OAKS
ROSE
RAMBLING
PVT
SUNSHINE
RATCLIFF
WEATHERSBY
BAYWOOD
GREENWOOD
RICHWOOD
LAKESIDE
RAMBLEWOOD
PONDEROSA
SANDY RUN
MACKS
BUNION
TWO DUCK
E HAV
SHEFFIELD
OVERSTREET
HANBERRY
LINCOLN
SOUTHEAST
CEDARWOOD
BRAMBLEWOOD
COX
MAPLEWOOD
RANCHWOOD
HACIENDA
NEWTON
DELAUNE
LEMOYNE
SANDRA
I 59 S
I-59
MERRIANNE
LINDEN
LESLEY
WINGATE
CHALMETT
DELOND
SHARMONT
40TH
DARBY

Surrounding Area





Surrounding Area





Application for Public Hearing

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

NOTE:

- **Fill this application out IN FULL with what applies to your application**
- Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code

Applicant Information

Name Applicant: 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:
☐ Variance (fill out pages 7 & 8)	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
■ Rezoning (fill out page 11)	Existing Zoning: R-1A, B-3 Proposed Zoning: MX-3, RA-3, RD-2
☐ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____

Other Application types:

- ■ Subdividing of a lot, Parcel, or Tract (fill out page 12)
- ☐ Street or Alley Renaming (fill out pages 13 & 14)
- ☐ Vacating Street or Alley (fill out pages 13 & 14)
- ■ Text Amendment H'burg FBC ; Comp. Plan
- ☐ Overlay District
- ☐ Planned Mixed-Use District (PMU)

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

Updated Version 05/22/25

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.
    - 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
- ■ 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.

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming	**$300.00** per application. **$100.00** per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.)
Street / Alley Closing	**$300.00** per application.
Conditional Use	**$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: Ginger Lowrey **Signature:** G M Lowrey

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)

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:

STATE OF MISSISSIPPI
CHRISTINA MCLEMORE
NOTARY PUBLIC
Lamar County
Commission Expires
August 7, 2026
COMMISSION NUMBER 124911

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.

_____

on this the 27 day of May, 2025.

Ginger M. Lowrey

Applicant (Print)

Applicant (Signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named Ginger M. Lowrey,

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

STATE OF MISSISSIPPI
CHRISTINA MCLEMORE
NOTARY PUBLIC
Lamar County
Commission Expires
August 7, 2026
COMMISSION NUMBER 124911

My Commission Expires:

_____

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:

~~See Attachments for detailed explanation of conditions.~~

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 of private road(s)	STAFF ONLY Lot area & frontage requirements comply?
1.	19.21	■Yes ☐ No	☐Yes ☐ No	Lincoln Rd Ext	☐Yes ☐ No
2.	34.07	☐Yes ☐ No	☐Yes ☐ No	PPIN 29671	☐Yes ☐ No
3.	25.6	■Yes ☐ No	☐Yes ☐ No	Lincoln Rd Ext	☐Yes ☐ No
4.	51.46	☐Yes ■ No	☐Yes ■ No	Easement to Lincoln Rd Ext	☐Yes ☐ No
5.	18.76	☐Yes ■ No	☐Yes ■ No	Easement to Lincoln Rd Ext	☐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
Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"					
Parent Parcel	See attached table				
		Total square footage of new lots (verify total matches existing parcel prior to splits)			

Infrastructure required: (Check all that apply)

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

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 Aultman, 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

NOTES

1. Class "B" Survey.
2. Date of field survey: May 15, 2025
3. Water supply by The City of Hattiesburg
4. Sewer provided by The City of Hattiesburg
5. Total area of Surveyed property: Block 1= 19.21 Acres ±, Block 2= 33.68 Acres ±, Block 3= 95.92 Acres ±, Block 4= 2.91 Acres ±, Total= 151.72 Acres ±
6. Monuments set are ½" x 18" rebar with cap stamped CLEARPOINT COA 165 unless noted otherwise.
7. North is based upon GPS observation, referenced to Mississippi State Plane Coordinate system.

State Plane Zone:	MS East-2254
Datums:	NAD 1983 / NAVD 1988
Combined Factor:	0.99998259
Convergence Angle:	(-)00° 16' 49.94"
Reference Point:	NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T-4-N, R-14-W, LAMAR COUNTY, MS.

8. Property shown is located in Flood Zone "X" according to Flood Insurance Rate Map (FIRM) Number 28035C0111D with an effective date of March 2, 2010..
9. The location of utilities are limited to above ground structures and facilities observed during the conducting of the field work. Additional underground utilities exist which are not shown on this survey plat. Excavations should be done with caution. The surveyor assumes no responsibility for the accuracy of the location of underground utilities shown. The Mississippi one call network (MS 811 or 1-800-227-6477) should be notified prior to commencing with excavation activities.
10. No record search of Easements was preformed.

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

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 OHE	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" E 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.

Lincoln Legacy
Preliminary Plat

Name of Owner:
LINCOLN ROAD INVESTMENTS , LLC

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 28O 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 ¼ of the NW ¼ 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 comer of the SE ¼ of the NW ¼, 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 ¼ of the NW ¼ 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 ¼ of the NE ¼ of Section 24; thence N 89°42'49" E along the said North line of the SE ¼ of the NW ¼ 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

200 0 100 200

(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 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
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

Sheet 2 of 3 (18X24)
06/10/2025
Plat not Valid unless all Sheets are Present

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	N 89°57'11" E	229.95'	N 89°42'49" E	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 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
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

GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

BLOCK 1
19.21 ACRES ±

BLOCK 2
33.68 ACRES ±

BLOCK 3
95.92 ACRES ±

BLOCK 4
2.91 ACRES ±

ZONE MX-3:

ZONE RA-3:

ZONE RD-2:

LINCOLN ROAD (120' ROW)

Lincoln Road ROW

120.0'

MATCHLINE

SECTION 23

SECTION 24

CITY OF HATTIESBURG PPIN 2761

Water Tank Road

DB 16K PG 73 Overlaps DB 280 PG 27 Deed Overlap

Wetlands

1" CTP

1/2" IPF

IPS

APS L=134.89' R=1432.40' CB=N 67°52'21" E CL=134.84'
(APR) R=1432.40'

APS L=311.98' R=1265.21' CB=N 51°52'33" E CL=311.11'
(APR) R=1265.21'

APS L=521.03' R=1265.21' CB=N 78°43'39" E CL=517.36'
(APR) R=1265.21'

N:655109.65
E:818268.09
POB(4)/IPS

POC(4) 3/4" IRON PIN FOUND
NW CORNER OF THE SW 1/4 OF THE NW1/4
SECTION 24, T-4-N, R-14-W, LAMAR COUNTY
MISSISSIPPI.
N:654803.32
E:818268.28

1/2" IRON PIN FOUND
NW CORNER OF THE SE 1/4 OF THE NW1/4
SECTION 24, T-4-N, R-14-W, LAMAR COUNTY
MISSISSIPPI.
N:654802.06
E:819599.21

CMF WITH DISK STAMPED FLYNT 01762 FOUND
NE CORNER OF THE NE 1/4 OF THE NW1/4
SECTION 24, T-4-N, R-14-W, LAMAR COUNTY
MISSISSIPPI.
N:656147.55
E:820928.59

POC LESS AND EXCEPT
3/4" IRON PIN FOUND
NE CORNER OF THE SE 1/4 OF THE NW1/4
SECTION 24, T-4-N, R-14-W, LAMAR COUNTY
MISSISSIPPI.
N:654802.16
E:820931.69

1/2" IPF/
POB LESS
AND EXCEPT

Not Part of Subdivision
Less and Except
DB 17Q PG 105
2.01 Acres ±

POB(3) 3/4" METAL PIPE FOUND
SW CORNER OF THE SW 1/4 OF THE NW1/4
SECTION 24, T-4-N, R-14-W, LAMAR COUNTY
MISSISSIPPI.
N:653447.79
E:818262.02

3/4" METAL PIPE FOUND
SE CORNER OF THE SW 1/4 OF THE NE1/4
SECTION 23, T-4-N, R-14-W, LAMAR COUNTY
MISSISSIPPI.
N:653424.95
E:816868.87

PINE KNOT FOUND
SE CORNER OF THE SE 1/4 OF THE NW1/4
SECTION 24, T-4-N, R-14-W, LAMAR COUNTY
MISSISSIPPI.
N:653457.17
E:820935.50

HATTIESBURG CLINIC PPIN 35522

LINCOLN ROAD INVESTMENTS LLC PPIN 17643

LINCOLN ROAD INVESTMENTS LLC PPIN 29843

LINCOLN ROAD INVESTMENTS LLC PPIN 24814

LINCOLN ROAD INVESTMENTS LLC PPIN 17643

HATTIESBURG CLINIC PPIN 36902

HATTIESBURG CLINIC PPIN 29598

LINCOLN PLAZA DEV LLC PPIN 31923

LINCOLN PLAZA DEV LLC PPIN 29025

LINCOLN PLAZA DEV LLC PPIN 17642

LINCOLN PLAZA DEV LLC PPIN 18020

X EARL LLC PPIN 31922

X EARL LLC PPIN 39038

Not Part of Subdivision PPIN 29595

GULF FORESTRY ASSOCIATES INC PPIN 16888

GULF FORESTRY ASSOCIATES INC PPIN 6880

GULF FORESTRY ASSOCIATES INC PPIN 6881

TRIMAC INVESTMENTS LLC PPIN 11248

HULETT WINSTEAD FUNERAL HOME INC PPIN 8564

HULETT WINSTEAD FUNERAL HOME INC PPIN 8565

BRINKLEY LARRY W PPIN 13037

WESTROPE SYBIL B PPIN 3215

HARTFIELD CHARLES D PPIN 7636

MORRIS EMMETT W JR ETUX PPIN 24563

MORRIS FRANCES H PPIN 12103

HARTFIELD ANTHONY NEAL PPIN 7630

SHEFFIELD AARON PPIN 14738

SHEFFIELD W R & JUDY O (LE) PPIN 14742

OVERSTREET EARL ET UX PPIN 12665

OVERSTREET MARTY ALLAN PPIN 12675

S 89°50'07" E 963.94'

S 89°36'03" E 101.92'

S 89°36'03" E 428.69'

N 01°57'37" W 175.61'

S 01°57'37" E 175.61'

S 89°47'56" W 895.28'

N 89°47'56" E 895.28'

S 89°57'14" E 60.00'(APS)
S 89°49'22" E 60.00'(APR)

N 89°33'16" W 533.65'

S 89°33'16" E 533.65'

N 58°19'16" E 181.95'
S 58°19'16" W 181.95'

N 89°41'57" E 123.04'
S 89°41'57" W 123.04'

S 89°20'02" W 1398.03'(APS)
S 89°10'51" W 1398.14'(APR)

N 89°03'39" E 1393.34'(APS)

S 89°47'56" W 2673.49'(APS)

N 89°57'14" W 1897.13'(APS)
S 89°49'18" W 1897.34'(APR)

S 89°48'45" W 576.07'(APS)
S 89°48'05" E 873.24'(APS)
East 873.40'(APR)
S 89°48'03" E 297.10'(APR)
S 89°46'49" E 297.17'(APS)

S 89°49'21" E 437.75'(APR)
S 89°36'03" E 435.35'(APS)

S 89°43'10" E 297.29'(APS)
S 89°41'44" E 297.38'(APR)

S 89°56'08" E 211.53'(APR)
S 89°57'38" E 211.52'(APS)

N 01°36'37" W 25.87'(APS)
N 01°42'55" W 25.94'(APR)

N 89°57'49" E 666.25'(APS)
S 89°43'18" W 666.32'(APR)

S 00°07'56" E 1345.40'

S 00°08'54" E 475.32'(APS)
S 00°24'42" E (APR)

S 00°07'44" E 1344.59'(APS)
S 00°25'54" E 1346.34'(APR)

S 00°23'57" W 500.26'(APS)
S 00°10'39" W 500.28'(APR)

N 64°00'50" E 1367.67'(APR)
N 64°16'47" E 1367.67'(APS)

N 00°09'23" W 669.53'(APS)
N 00°26'47" W 669.12'(APR)

N 00°07'13" W 731.53'

N 00°47'57" E 475.52'(APS)
N 00°48'18" E 475.51'(APR)

N 00°19'15" E 577.41'(APS)
N 00°04'16" W 577.75'(APR)

N 00°02'08" W 306.33'

N 05°52'05" W 344.53'
S 05°52'05" E 344.53'

S 00°15'52" W 556.13'(APS)
S 00°01'30" E 598.90'(APR)

S 00°15'52" W 1355.54'(APS)
S 00°01'30" E 1338.28'(APR)

N 00°15'52" E 759.41'(APS)

S 29°35'31" W 383.32'
N 29°35'31" E 383.32'

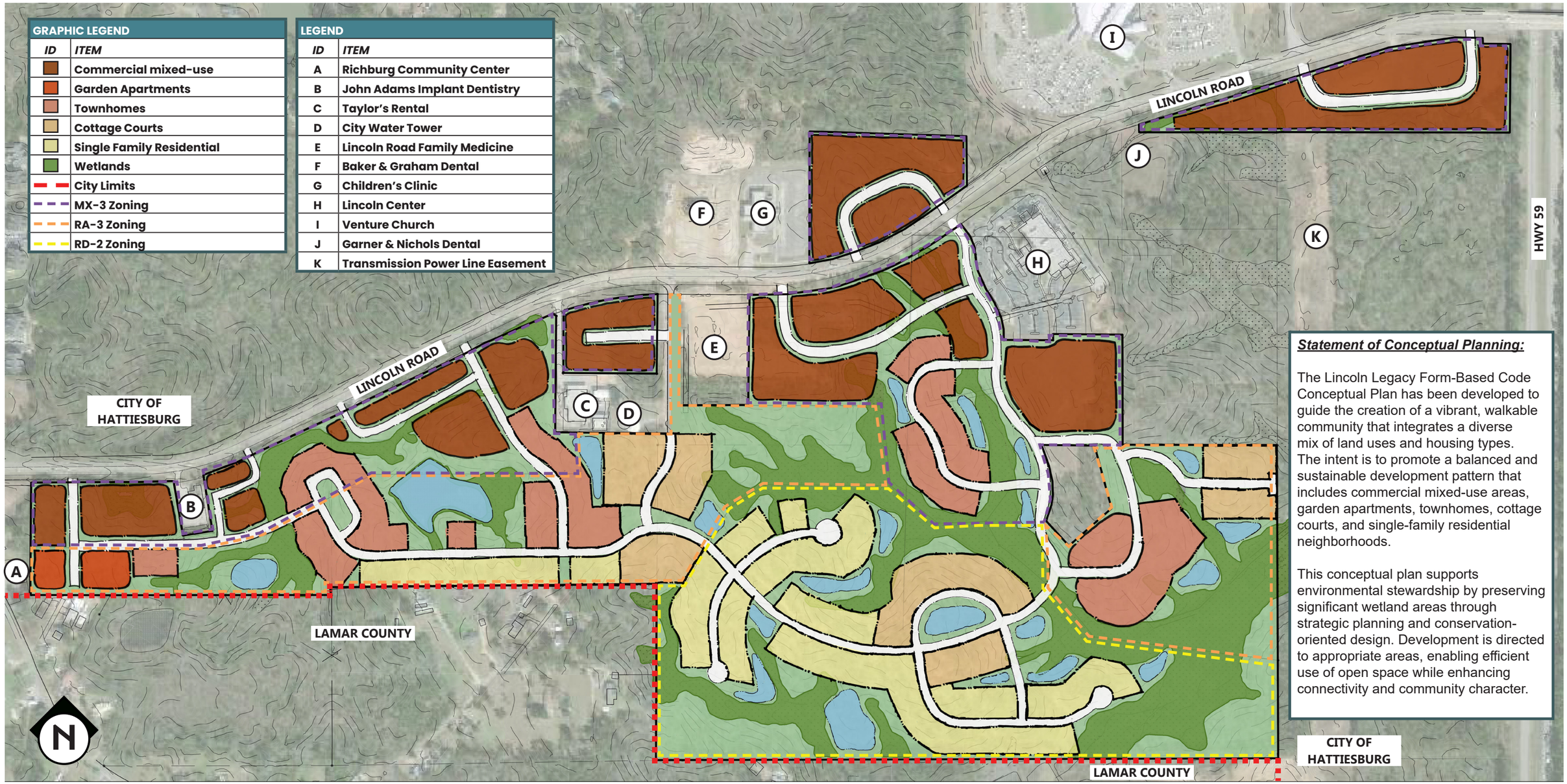
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N 42°33'15" W 147.56'(APR)

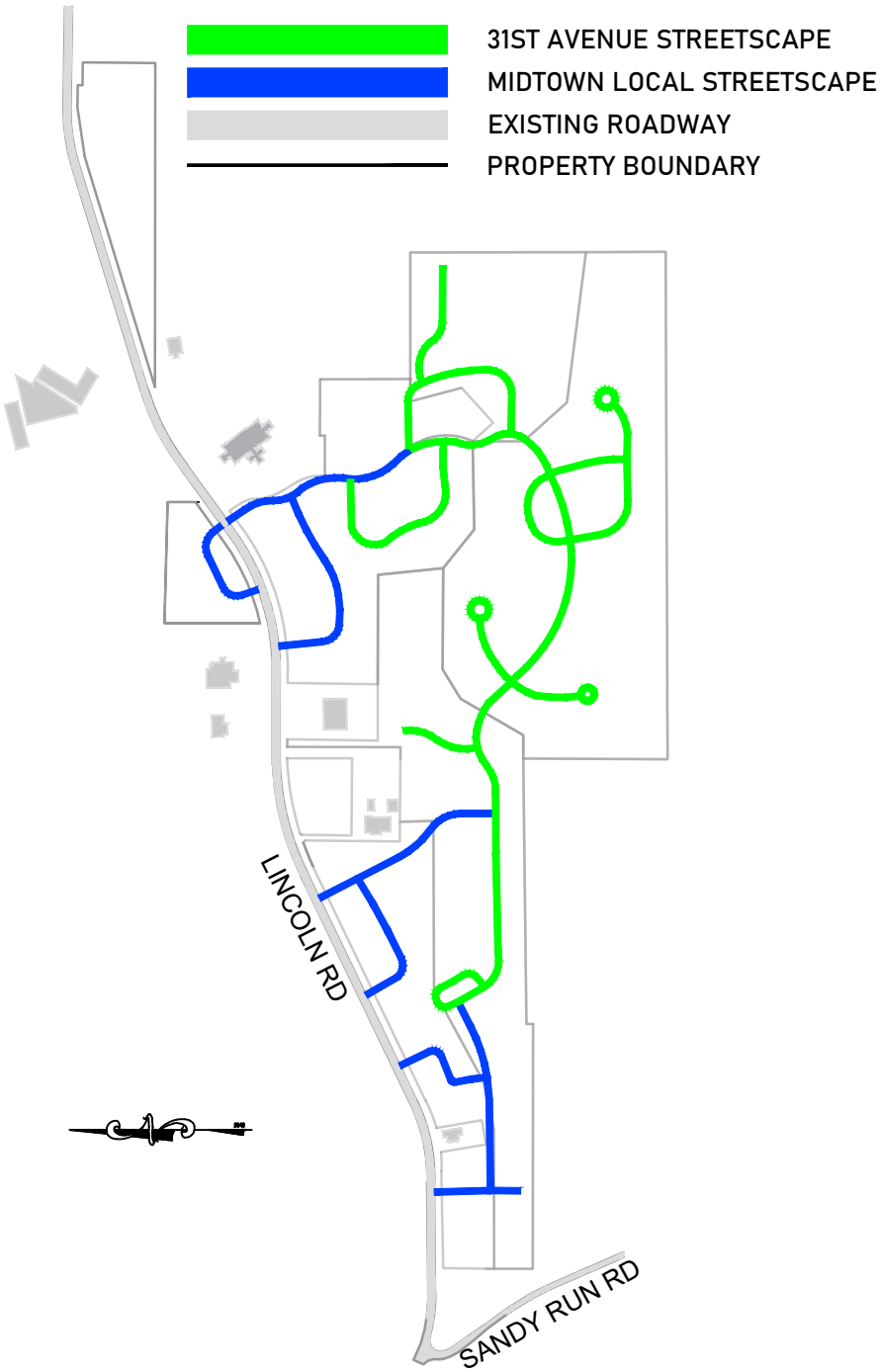
S 47°46'35" W 247.35'(APS)
S 47°28'45" W 246.90'(APR)

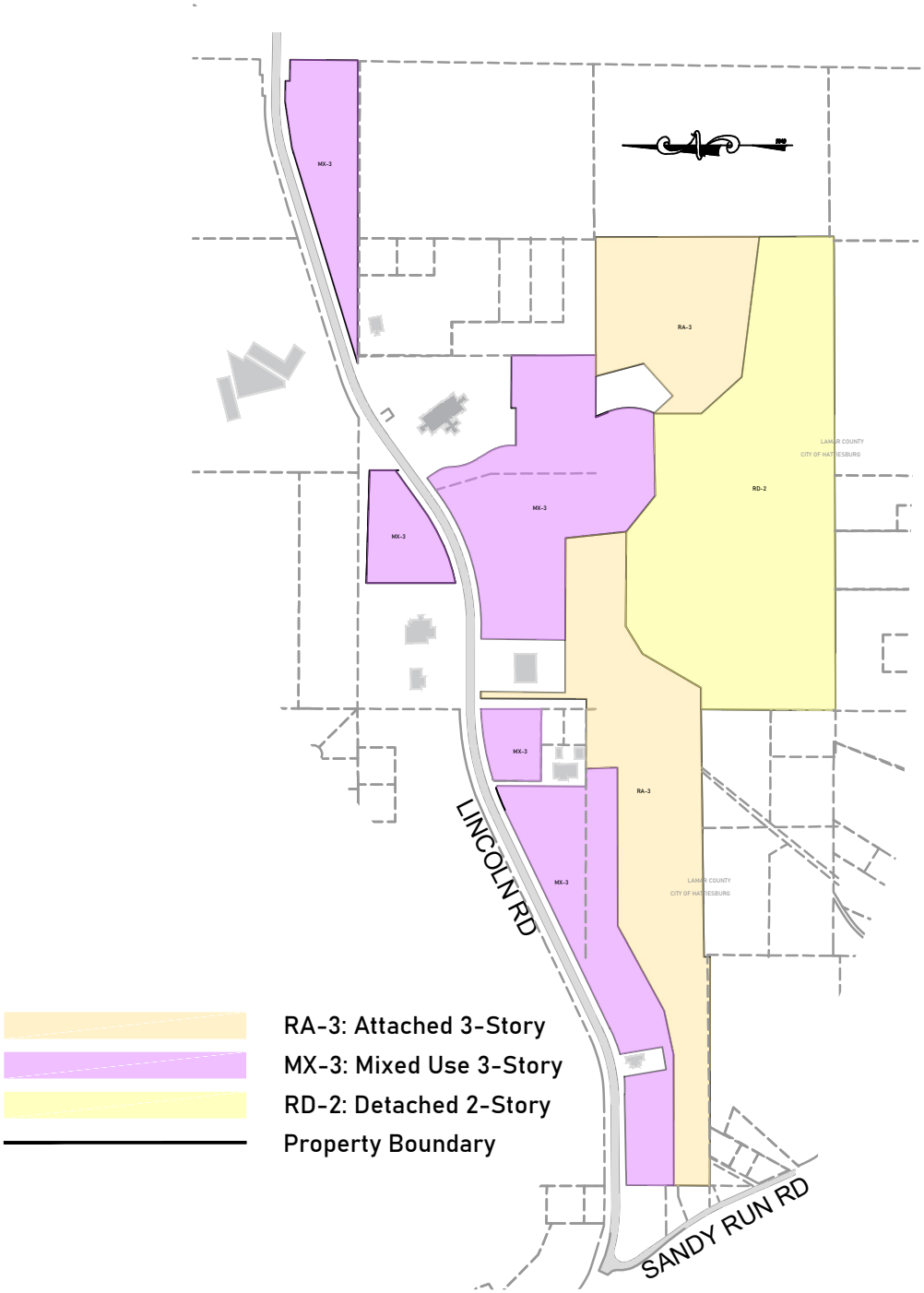
3.9'Clear(Fence)
2.5' Clear(Fence)
0.3' Enc.(Fence)
0.9' Enc.(Fence)
1.1'Clear(Fence)
2.6' Enc(Fence)
3.0'Clear(Fence)

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



Lincoln Legacy Form-based Code Conceptual Plan


31ST AVENUE STREETSCAPE
MIDTOWN LOCAL STREETSCAPE
EXISTING ROADWAY
PROPERTY BOUNDARY
LINCOLN RD
SANDY RUN RD


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

Lincoln Legacy Propert list with requested actions

PPIN	Tax Acres	Description	Ownership	Current Zoning	Parcel ID	Note
17642	20	Main area	Lincoln Plaza Development LLC	B-3, R-1A	056L-23-015.000	Re-zone, Major Subdiv.
17643	8.7	"U" shape	Lincoln Road Investments LLC	B-3	056K-24-012.000	Re-zone, Major Subdiv.
18019	1.43	NE Triangle near I-59	Lincoln Road Investments LLC	B-3	056G-13-145.000	Re-zone only
18020	78.5	Main area	Lincoln Plaza Development LLC	B-3	056K-24-010.000	Re-zone, Major Subdiv.
24814	8.4	Main area, "Idaho" shape	Lincoln Road Investments LLC	B-3	056K-24-013.000	Re-zone, Major Subdiv.
29025	23	Main area	Lincoln Plaza Development LLC	B-3, R-1A	056L-23-004.000	Re-zone, Major Subdiv.
29839	8	By I-59	Lincoln Road Investments LLC	B-3	056H-13-097.001	Re-zone only
29843	6.66	By Clinic	LINCOLN ROAD INVESTMENTS II LLC	B-3	056K-24-012.001	Re-zone, Major Subdiv.
31923	3.3	By Taylor/31922	LINCOLN PLAZA DEVELOPMENT LLC	B-3	056L-23-004.002	Re-zone only
39420	6.8	North Lot	Lee David C M.D.	B-3	056K-24-012.003	Re-zone only, City Map PPIN need update
TOTAL	**164.79**					

Attachment for Lincoln Legacy public hearing documents.

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FILED

2006 JUL 12 AM 9 43

WAYNE SMITH
CHANCERY CLERK

STATE OF MISSISSIPPI
COUNTY OF LAMAR

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **MARTHA JANE SMITH and LINDA ANN DeLEEBECK**, Grantors herein, do hereby grant, bargain, sell, convey and warrant unto **LINCOLN PLAZA DEVELOPMENT, LLC, a Mississippi limited liability company**, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

All real property located in the N ½ of the SE ¼ of the NE ¼ of Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi.

ALSO BEING DESCRIBED AS:

SE ¼ of NE ¼ of Section 23, Township 4 North, Range 14 West; less 10 acres formerly sold to M. L. Crabtree and less 10 acres formerly sold to R. E. Hartfield, both exceptions being of record in Lamar County, Mississippi; also less 5 acres sold to J. G. Hartfield described as: N ½ of SE ¼ of SE ¼ of NE ¼ of Section 23, Township 4 North, Range 14 West. The above described property containing 15 acres, more or less, together with all improvements thereon and appurtenances thereunto belonging; LESS and excepting therefrom an undivided ½ interest in the mineral rights in, on and under said lands, which were reserved by J. A. Griffith and Mrs. Pearl Griffith in Deed dated October 8, 1945.

ALSO, the land described as: Begin at the NW Corner of the SE ¼ of NE ¼, Section 23, Township 4 North, Range 14 West, and run South 220 yards, thence run East 110 yards, thence run North 220 yards, thence run West along said quarter section line 110 yards to the point of beginning, containing 5 acres, more or less, being part and parcel of said SE ¼ of NE ¼; and all said lands being in Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi.

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Grantors herein, do hereby grant, convey and quitclaim unto Grantee herein, any interest which they may have in the following described real property lying and being situated in the County of Lamar and State of Mississippi, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

WITNESS THE SIGNATURE of the Grantors on this, the 28 day of June, A.D., 2006.

Martha Jane Smith
MARTHA JANE SMITH

Linda Ann DeLeebeck
LINDA ANN DeLEEBECK

559

STATE OF MISSISSIPPI
COUNTY OF LAMAR

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 28 day of June, 2006, within my jurisdiction, the within named **MARTHA JANE SMITH and LINDA ANN DeLEEBECK**, who acknowledged that they executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

MICHELLE M. ROBINSON JONES COUNTY, MS NOTARY PUBLIC My Commission Expires September 17, 2009

Grantors' Address:
MARTHA JANE SMITH
309 S 40th Ave.
Hattiesburg, MS 39402
Telephone: (601) 264-3309

LINDA ANN DeLEEBECK
309 S 40th Ave
Hattiesburg, MS 39402
Telephone: (601) 264-3309

Grantees' Address:
PO Box 1470
Hattiesburg, MS 39403
Telephone: (601) 544-5601

THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

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INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

SE ¼ of NE ¼, Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi

EXHIBIT "A"

A part of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 14 West, in the County of Lamar, State of Mississippi and being more particularly described as Beginning at the Northeast Corner of the Southeast 1/4 of the Northeast 1/4, thence run S00°01'30"E along the East Line of the Southeast 1/4 of the Northeast 1/4 for 598.90 feet, thence run S89°10'51"W for 1,398.14 feet to the East Line of the Southeast 1/4 of the Northeast 1/4, thence run N00°26'47"W and along said East Line and the East Line of the Northeast 1/4 of the Northeast 1/4 for 669.12 feet, thence run S89°48'43"E for 1,402.87 feet to the East Line of the Northeast 1/4 of the Northeast 1/4, thence run S00°20'17"E and along said East Line for 45.60 feet to the Point of Beginning, comprising 21.12 Acres, more or less.

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 18-N PAGE 557
INDEXED ✓ RECORDED ✓ ABSTRACTED
Ann Davis D.C.

CHANCERY CLERK ★ LAMAR COUNTY, MISSISSIPPI ★

FILED

2003 JUL 18 AM 8 48

[illegible] SMITH
[illegible] CLERK

STATE OF MISSISSIPPI

COUNTY OF LAMAR

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 Dollars ($10.00), and other good and valuable considerations, not herein mentioned, the receipt and sufficiency of all of which is hereby acknowledged, **SUSAN FLOY CURRIE SUTHON**, the Grantor herein, does hereby grant, bargain, sell, convey and warrant an undivided 10.7742% interest in the following described real property unto, **Lincoln Road Investments, LLC**, the Grantee herein, together with any and all improvements thereon and appurtenances thereunto belonging, said lands being more particularly described as follows, to-wit:

87.06 acres, more or less, located in part of the South ½ of the Northwest ¼ and part of the Northeast ¼ of the Northwest 1/4 of Section 24 and a part of the Southeast ¼ of the Southwest ¼ of Section 13, all Township 4 North, Range 14 West, in the County of Lamar, State of Mississippi and more particularly described in Exhibit A attached hereto.

INDEXING INSTRUCTIONS:

Part of the South ½ of the Northwest ¼ and part of the Northeast ¼ of the Northwest 1/4 of Section 24 and a part of the Southeast ¼ of the Southwest ¼ of Section 13, all Township 4 North, Range 14 West, in the County of Lamar, State of Mississippi.

Subject to that certain easement right of way from Mildred Elizabeth Currie et al to Lamar County, Mississippi filed for record May 4, 1998 in Book 131 at Page 489, in the office of the Chancery Clerk of Lamar County, Mississippi. Said easement is still in full force and effect and the Grantor hereby conveys any reversionary interest it may have in said easement.

Subject to the subdivision regulations adopted by the Board of Supervisors of Lamar County filed of record in Minute Book 59 at Page 202 and amended in Minute Book 82 at Page 282 and further amended in Minute Book 112 at Pages 144 and 290 in the office of the Chancery Clerk of Lamar County, Mississippi.

Subject to that certain easement from Edward A. Currie, Jr. et al to Lamar Park Water and Sewerage Association, Inc. dated April 25, 1985 and filed of record on May 1, 1985 in Book 7D at Page 150 in the office of the Chancery Clerk of Lamar County, Mississippi.

Subject to Declaration of Restrictions in Book 14-F at page 376 dated November 10, 1999 in the office of the Chancery Clerk of Lamar County, Mississippi.

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

Subject to prior reservations of oil, gas, and other minerals by former owners.

WITNESS MY SIGNATURE on this the 9 day of July, A.D., 2003.

Susan Floy Currie Suthon

SUSAN FLOY CURRIE SUTHON

I:wd\SUTHON-LincolnRdwd

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STATE OF LOUISIANA

COUNTY OF Jefferson

PERSONALLY came and appeared before me, the undersigned authority in and for said County and State, on the 9th day of July, 2003, within my jurisdiction, the within named **SUSAN FLOY CURRIE SUTHON**, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

At Death

GRANTOR'S ADDRESS Ste 318
3608 Veterans Memorial Dr
Hattiesburg MS 39401
Phone: 543-2300

GRANTEE'S ADDRESS
233 Peachtree St., NE, Ste. 2705
Atlanta, Georgia 30303
Phone: (404) 222-9106

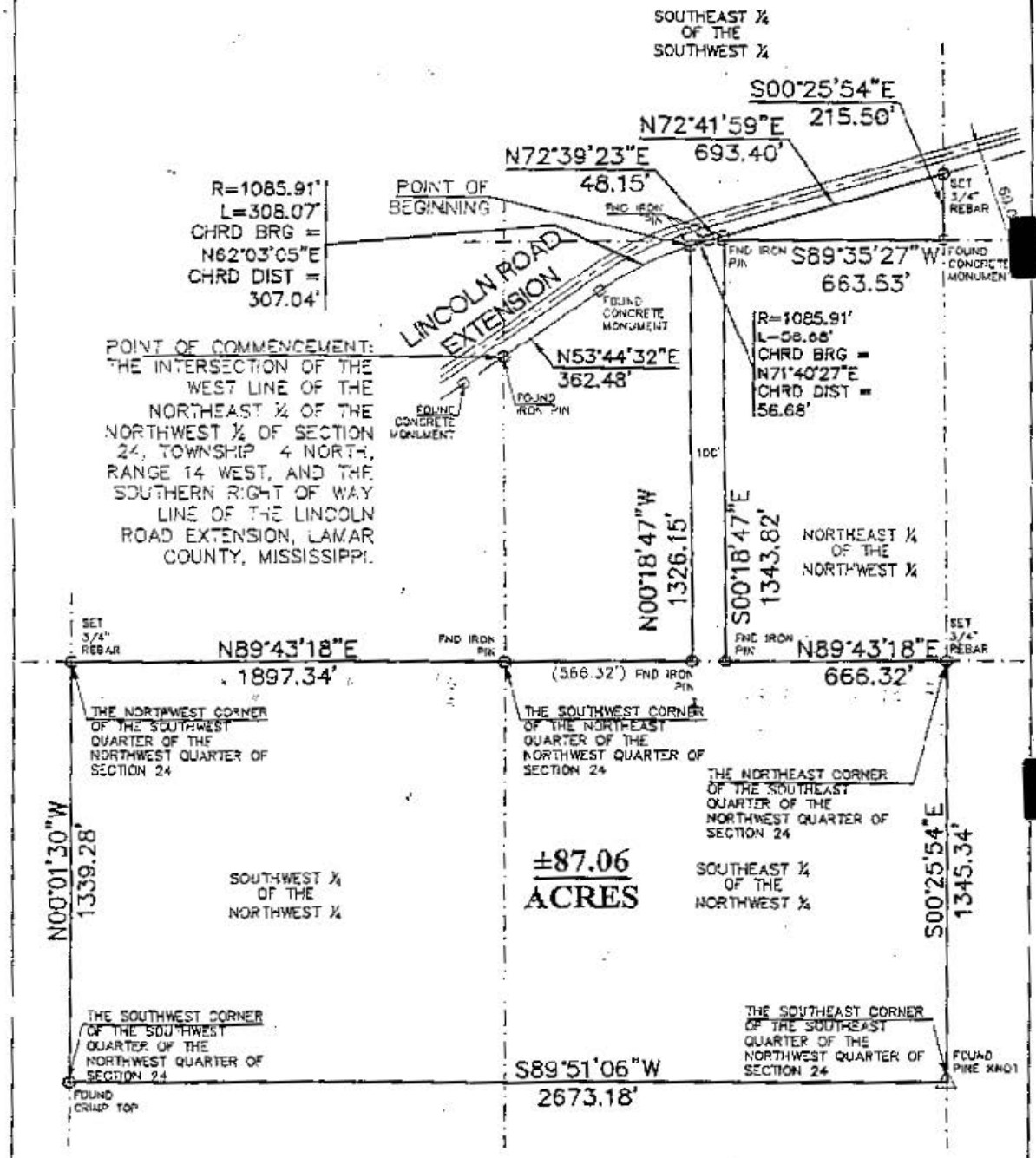
PREPARED BY:
T.S.I.
7 Woodstone Plaza, Suite 7
HATTIESBURG, MS 39402
601-264-3500

EXHIBIT A

A part of the South ½ of the Northwest ¼ and a part of the Northeast ¼ of the Northwest ¼ of Section 24 and a part of the Southeast ¼ of the Southwest ¼ of Section 13, all Township 4 North, Range 14 West, in the County of Lamar, State of Mississippi and being more particularly described as Commencing at the intersection of the West Line of the said Northeast ¼ of the Northwest ¼ of Section 24 and the Southern Right of Way Line of Lincoln Road Extension, thence run N53°44'32"E along the said Southern Right of Way Line of Lincoln Road Extension for 362.48 feet to a Concrete Monument, thence run Northeasterly along said Southern Right of Way Line and Arc to the Right for 308.07 feet to the Point of Beginning, said Arc having a Radius of 1085.91 feet, a Chord Bearing of N62°03'05"E and a Chord Distance of 307.04 feet: Thence continue Northeasterly along said Southern Right of Way Line and Arc to the Right for 56.68 feet, said Arc having a Radius of 1085.91 feet, a Chord Bearing of N71°40'27"E and a Chord Distance of 56.68 feet to the Intersection of the North Line of the said Northeast ¼ of the Northwest ¼ and the said Southern Right of Way Line, thence run N72°39'23"E along said Southern Right of Way Line for 48.15 feet, thence run N72°41'59"E along said Southern Right of Way Line for 693.40 feet to a Point on the East Line of the said Southeast ¼ of the Southwest ¼ of Section 13, thence run S00°25'54"E along the said East Line of the Southeast ¼ of the Southwest ¼ for 215.50 feet to a Concrete Monument on the said North Line of the Northeast ¼ of the Northwest ¼, thence run S89°35'27"W along the said North Line of the Northeast ¼ of the Northwest ¼ for 663.53 feet, thence run S00°18'47"E for 1343.82 feet to a Point on the South Line of the said Northeast ¼ of the Northwest ¼, thence run N89°43'18"E along the said South Line of the Northeast ¼ of the Northwest ¼ for 666.32 feet to the Northeast Corner of the Southeast ¼ of the Northwest ¼ of said Section 24, thence run S00°25'54"E along the East Line of the said Southeast ¼ of the Northwest ¼ for 1345.34 feet to the Southeast Corner of the Southeast ¼ of the Northwest ¼, thence run S89°51'06"W along the South Line of the said South ½ of the Northwest ¼ for 2673.18 feet to the Southwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 24, thence run N00°01'30"W along the West Line of the Southwest ¼ of the Northwest ¼ for 1339.28 feet to the Northwest Corner of the said South ½ of the Northwest ¼, thence run N89°43'18"E along the North Line of the said South ½ of the Northwest ¼ for 1897.34 feet, thence run N00°18'47"W for 1326.15 feet to the Point of Beginning, comprising 87.06 Acres, more or less.

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STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 604 PAGE 73
INDEXED ✓ RECORDED ✓ ABSTRACTED
D.C

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LEGEND:

BRG – BEARING
CHRD – CHORD
DIST – DISTANCE
L – LENGTH
R – RADIUS

BEARINGS BASED ON SOLAR OBSERVATION

SHEET No. 1 OF 2

PREPARED BY:
WAITS ENGINEERING CONSULTANTS, L.L.C.
CIVIL ENGINEERING AND LAND SURVEYING
2009 HARDY STREET, SUITE C
HATTIESBURG, MISSISSIPPI 39401
PHONE: (601) 450-3847 FAX: (601) 544-4009

Date:	06-30-03
Scale:	1" = 400'
Survey Class:	"B"
Project No.:	03-030
Drawn by:	WFW

STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED

2003 DEC 30 PM 1 10

WAYNE SMITH
CHANCERY CLERK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt, adequacy and sufficiency of which being hereby irrevocably acknowledged and confessed, **LINCOLN ROAD INVESTMENTS, LLC,** a Mississippi limited liability company, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN PLAZA DEVELOPMENT, LLC,** a Mississippi limited liability company, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF COPIED AT LENGTH HEREIN.

This conveyance and the warranty hereof are subject to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 663 among the land deed records of Lamar County, Mississippi, and also to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 667 among the land deed records of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to those certain Subdivision Regulations set forth by the Board of Supervisors of Lamar County, Mississippi, filed of record in the office of the Chancery Clerk of Lamar County, Mississippi, on January 1, 1979, and recorded in Board of Supervisors' Minute Book 59, at Page 202, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, filed for record on December 4, 1989, in the office of the Chancery Clerk of Lamar County, Mississippi, and recorded in Board of Supervisors' Minute Book 82 at Page 282, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 290, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 144, as amended.

This conveyance and the warranty hereof are subject to any and all easements of record or of use affecting the above-described property, including but not limited to (1) that certain easement right-of-way from Mildred Elizabeth Currie et al to Lamar County, Mississippi, filed for record on May 4, 1998 in Book 13-I at Page 489, in the office of the Chancery Clerk of Lamar County, Mississippi; (2) that certain easement from Edward A. Currie, Jr., et al to Lamar Park Water and Sewage Association, Inc., dated April 25, 1985 and filed of record on May 1, 1985 in Book 7-P at Page 160 in the office of the Chancery Clerk of Lamar County, Mississippi; (3) that certain easement from Mrs. Alexander Currie, Sr., et al to Lamar County, Mississippi, dated August 29, 1959 and filed for record in Book 3-X at Page 47 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to that certain Declaration of Restrictions dated November 10, 1999 and filed for record in Book 14-F at Page 376 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals lying in, on and under the above-described real property.

The above-described property does not constitute any part of the Grantor's homestead nor is it contiguous thereto.

All county and state ad valorem taxes for the year 2003 are to be paid by Grantee.

WITNESS THE SIGNATURE of the Grantor on this, the 15th day of December, A.D., 2003.

LINCOLN ROAD INVESTMENTS, LLC, a Mississippi limited liability company

BY: _____

DAVID C. LEE, M.D., Member

STATE OF MISSISSIPPI
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of December, 2003, within my jurisdiction, the within named **DAVID C. LEE, M.D.,** who acknowledged that he is **Member of Lincoln Road Investments, LLC, a Mississippi limited liability company,** and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Helen D. Maitland
NOTARY PUBLIC

My commission expires:

Notary Public State of Mississippi At Large
My Commission Expires: March 16, 2007
Bonded Thru Heiden, Brooks & Garland, Inc.

7.00pd

Grantor's Address:
3688 Veterans Memorial Drive
Suite 318
Hattiesburg, MS 39402
(601) 583-2800

Grantee's Address:
P. O. Box 1470
Hattiesburg, MS 39403
(601) 544-5601

PREPARED BY:
Robert T. Jackson, Sr.
Jackson and Jackson, PLLC
P. O. Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309
MSB#2972

INDEXING INSTRUCTIONS TO CHANCERY CLERK:

PLEASE RECORD AND INDEX ON THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI.

Part of the NE ¼ of the NW ¼ and the NW ¼ of NW ¼ of Section 24, Township 4 North, Range 14 West, Lamar County, MS

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Exhibit "A"

A SURVEY OF A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

THENCE NORTH ZERO (00) DEGREES, EIGHTEEN (18) MINUTES, THIRTEEN (13) SECONDS WEST, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 593.24 FEET;

THENCE NORTH SEVENTEEN (17) DEGREES, TWENTY-SIX (26) MINUTES, TWELVE (12) SECONDS, WEST, 324.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE LINCOLN ROAD EXTENSION;

THENCE NORTH FIFTY-THREE (53) DEGREES, FIFTY-THREE (53) MINUTES, THIRTY-EIGHT (38) SECONDS EAST AND ALONG THE SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION 479.92 FEET; AND TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1087.24 FEET, A DELTA ANGLE OF EIGHTEEN (18) DEGREES, FORTY-TWO (42) MINUTES, FORTY-FIVE (45) SECONDS, A CHORD DISTANCE OF 353.51 FEET, A CHORD BEARING OF SOUTH SIXTY-THREE (63) DEGREES, SEVENTEEN (17) MINUTES, ONE (01) SECONDS WEST;

THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT NORTHEASTERLY 355.09 FEET TO A POINT OF INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION AND THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH EIGHTY-NINE (89) DEGREES, EIGHT (08) MINUTES, FIFTY-EIGHT (58) SECONDS EAST, 54.35 FEET;

THENCE SOUTH ZERO (00) DEGREES, TWENTY-FOUR (24) MINUTES, FORTY-TWO (42) SECONDS EAST, 1341.78 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH EIGHTY-NINE (89) DEGREES, FORTY-ONE (41) MINUTES, FIFTY-THREE (53) SECONDS WEST AND ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 667.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS AND CONTAINS 18.66 ACRES MORE OR LESS.

CHANCERY CLERK
LAMAR COUNTY MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
LD BOOK 16-S PAGE 93
INDEXED ✓ RECORDED ✓ ABSTRACTED
Shirley Broome D.C.

STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED

2003 DEC 30 PM 1 10

WAYNE SMITH
CHANCERY CLERK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt, adequacy and sufficiency of which being hereby irrevocably acknowledged and confessed, **LINCOLN ROAD INVESTMENTS, LLC,** a Mississippi limited liability company, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN PLAZA DEVELOPMENT, LLC,** a Mississippi limited liability company, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF COPIED AT LENGTH HEREIN.

This conveyance and the warranty hereof are subject to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 663 among the land deed records of Lamar County, Mississippi, and also to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 667 among the land deed records of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to those certain Subdivision Regulations set forth by the Board of Supervisors of Lamar County, Mississippi, filed of record in the office of the Chancery Clerk of Lamar County, Mississippi, on January 1, 1979, and recorded in Board of Supervisors' Minute Book 59, at Page 202, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, filed for record on December 4, 1989, in the office of the Chancery Clerk of Lamar County, Mississippi, and recorded in Board of Supervisors' Minute Book 82 at Page 282, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 290, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 144, as amended.

This conveyance and the warranty hereof are subject to any and all easements of record or of use affecting the above-described property, including but not limited to (1) that certain easement right-of-way from Mildred Elizabeth Currie et al to Lamar County, Mississippi, filed for record on May 4, 1998 in Book 13-I at Page 489, in the office of the Chancery Clerk of Lamar County, Mississippi; (2) that certain easement from Edward A. Currie, Jr., et al to Lamar Park Water and Sewage Association, Inc., dated April 25, 1985 and filed of record on May 1, 1985 in Book 7-P at Page 160 in the office of the Chancery Clerk of Lamar County, Mississippi; (3) that certain easement from Mrs. Alexander Currie, Sr., et al to Lamar County, Mississippi, dated August 29, 1959 and filed for record in Book 3-X at Page 47 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to that certain Declaration of Restrictions dated November 10, 1999 and filed for record in Book 14-F at Page 376 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals lying in, on and under the above-described real property.

The above-described property does not constitute any part of the Grantor's homestead nor is it contiguous thereto.

All county and state ad valorem taxes for the year 2003 are to be paid by Grantee.

WITNESS THE SIGNATURE of the Grantor on this, the 15th day of December, A.D., 2003.

LINCOLN ROAD INVESTMENTS, LLC, a Mississippi limited liability company

BY: _____

DAVID C. LEE, M.D., Member

STATE OF MISSISSIPPI
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of December, 2003, within my jurisdiction, the within named **DAVID C. LEE, M.D.,** who acknowledged that he is **Member of Lincoln Road Investments, LLC, a Mississippi limited liability company,** and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Helen D. Maitland
NOTARY PUBLIC

My commission expires:

Notary Public State of Mississippi At Large
My Commission Expires: March 16, 2007
Bonded Thru Heiden, Brooks & Garland, Inc.

7.00pd

Grantor's Address:
3688 Veterans Memorial Drive
Suite 318
Hattiesburg, MS 39402
(601) 583-2800

Grantee's Address:
P. O. Box 1470
Hattiesburg, MS 39403
(601) 544-5601

PREPARED BY:
Robert T. Jackson, Sr.
Jackson and Jackson, PLLC
P. O. Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309
MSB#2972

INDEXING INSTRUCTIONS TO CHANCERY CLERK:

PLEASE RECORD AND INDEX ON THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI.

Part of the NE ¼ of the NW ¼ and the NW ¼ of NW ¼ of Section 24, Township 4 North, Range 14 West, Lamar County, MS

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Exhibit "A"

A SURVEY OF A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

THENCE NORTH ZERO (00) DEGREES, EIGHTEEN (18) MINUTES, THIRTEEN (13) SECONDS WEST, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 593.24 FEET;

THENCE NORTH SEVENTEEN (17) DEGREES, TWENTY-SIX (26) MINUTES, TWELVE (12) SECONDS, WEST, 324.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE LINCOLN ROAD EXTENSION;

THENCE NORTH FIFTY-THREE (53) DEGREES, FIFTY-THREE (53) MINUTES, THIRTY-EIGHT (38) SECONDS EAST AND ALONG THE SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION 479.92 FEET; AND TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1087.24 FEET, A DELTA ANGLE OF EIGHTEEN (18) DEGREES, FORTY-TWO (42) MINUTES, FORTY-FIVE (45) SECONDS, A CHORD DISTANCE OF 353.51 FEET, A CHORD BEARING OF SOUTH SIXTY-THREE (63) DEGREES, SEVENTEEN (17) MINUTES, ONE (01) SECONDS WEST;

THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT NORTHEASTERLY 355.09 FEET TO A POINT OF INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION AND THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH EIGHTY-NINE (89) DEGREES, EIGHT (08) MINUTES, FIFTY-EIGHT (58) SECONDS EAST, 54.35 FEET;

THENCE SOUTH ZERO (00) DEGREES, TWENTY-FOUR (24) MINUTES, FORTY-TWO (42) SECONDS EAST, 1341.78 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH EIGHTY-NINE (89) DEGREES, FORTY-ONE (41) MINUTES, FIFTY-THREE (53) SECONDS WEST AND ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 667.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS AND CONTAINS 18.66 ACRES MORE OR LESS.

CHANCERY CLERK
LAMAR COUNTY MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
LD BOOK 16-S PAGE 93
INDEXED ✓ RECORDED ✓ ABSTRACTED
Shirley Broome D.C.

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FILED

2004 APR 13 AM 11 23

CHANCERY CLERK

STATE OF MISSISSIPPI

COUNTY OF LAMAR

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt, adequacy and sufficiency of which being hereby irrevocably acknowledged and confessed, **LINCOLN PLAZA DEVELOPMENT, LLC,** a Mississippi limited liability company, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN ROAD INVESTMENTS, LLC,** a Mississippi limited liability company, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF COPIED AT LENGTH HEREIN.

This conveyance and the warranty hereof are subject to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 663 among the land deed records of Lamar County, Mississippi, and also to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 667 among the land deed records of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to those certain Subdivision Regulations set forth by the Board of Supervisors of Lamar County, Mississippi, filed of record in the office of the Chancery Clerk of Lamar County, Mississippi, on January 1, 1979, and recorded in Board of Supervisors' Minute Book 59, at Page 202, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, filed for record on December 4, 1989, in the office of the Chancery Clerk of Lamar County, Mississippi, and recorded in Board of Supervisors' Minute Book 82 at Page 282, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 290, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 144, as amended.

This conveyance and the warranty hereof are subject to any and all easements of record or of use affecting the above-described property, including but not limited to (1) that certain easement right-of-way from Mildred Elizabeth Currie et al to Lamar County, Mississippi, filed for record on May 4, 1998 in Book 13-I at Page 489, in the office of the Chancery Clerk of Lamar County, Mississippi; (2) that certain easement from Edward A. Currie, Jr., et al to Lamar Park Water and Sewage Association, Inc., dated April 25, 1985 and filed of record on May 1, 1985 in Book 7-P at Page 160 in the office of the Chancery Clerk of Lamar County, Mississippi; (3) that certain easement from Mrs. Alexander Currie, Sr., et al to Lamar County, Mississippi, dated August 29, 1959 and filed for record in Book 3-X at Page 47 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to that certain Declaration of Restrictions dated November 10, 1999 and filed for record in Book 14-F at Page 376 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals lying in, on and under the above-described real property.

The above-described property does not constitute any part of the Grantor's homestead nor is it contiguous thereto.

All county and state ad valorem taxes for the year 2004 are to be paid by Grantee.

WITNESS THE SIGNATURE of the Grantor on this, the 10th day of April, A.D., 2004.

LINCOLN PLAZA DEVELOPMENT, LLC, a Mississippi limited liability company

BY: John W. Lee
JOHN W. LEE, JR., Manager

STATE OF MISSISSIPPI
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of April, 2004, within my jurisdiction, the within named **JOHN W. LEE, JR.**, who acknowledged that he is **Manager of Lincoln Plaza Development, LLC, a Mississippi limited liability company,** and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Helen D. Merchant
NOTARY PUBLIC

My commission expires:
Notary Public State of Mississippi At Large
My Commission Expires: March 16, 2007
Bonded Thru Heiden, Brooks & Garland, Inc.

Mail Rec'd to 7.00 pd

Grantor's Address:
P. O. Box 1470
Hattiesburg, MS 39403
(601) 544-5601

Grantee's Address:
3688 Veterans Memorial Drive
Suite 318, Hattiesburg, MS 39402
(601) 583-2800

PREPARED BY:
Robert T. Jackson, Sr.
Jackson, Bowman & Blumentritt, PLLC
P. O. Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309
MSB#2972

INDEXING INSTRUCTIONS TO CHANCERY CLERK:

PLEASE RECORD AND INDEX ON THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI.

Part of the NE ¼ of the NW ¼ and the NW ¼ of NW ¼ of Section 24, Township 4 North, Range 14 West, Lamar County, MS

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Exhibit "A"

A SURVEY OF A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

THENCE NORTH ZERO (00) DEGREES, EIGHTEEN (18) MINUTES, THIRTEEN (13) SECONDS WEST, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 593.24 FEET;

THENCE NORTH SEVENTEEN (17) DEGREES, TWENTY-SIX (26) MINUTES, TWELVE (12) SECONDS, WEST, 324.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE LINCOLN ROAD EXTENSION;

THENCE NORTH FIFTY-THREE (53) DEGREES, FIFTY-THREE (53) MINUTES, THIRTY-EIGHT (38) SECONDS EAST AND ALONG THE SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION 479.92 FEET; AND TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1087.24 FEET, A DELTA ANGLE OF EIGHTEEN (18) DEGREES, FORTY-TWO (42) MINUTES, FORTY-FIVE (45) SECONDS, A CHORD DISTANCE OF 353.51 FEET, A CHORD BEARING OF SOUTH SIXTY-THREE (63) DEGREES, SEVENTEEN (17) MINUTES, ONE (01) SECONDS WEST;

THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT NORTHEASTERLY 355.09 FEET TO A POINT OF INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION AND THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH EIGHTY-NINE (89) DEGREES, EIGHT (08) MINUTES, FIFTY-EIGHT (58) SECONDS EAST, 54.35 FEET;

THENCE SOUTH ZERO (00) DEGREES, TWENTY-FOUR (24) MINUTES, FORTY-TWO (42) SECONDS EAST, 1341.78 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH EIGHTY-NINE (89) DEGREES, FORTY-ONE (41) MINUTES, FIFTY-THREE (53) SECONDS WEST AND ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 667.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS AND CONTAINS 18.66 ACRES MORE OR LESS.

CHANCERY CLERK
LAMAR COUNTY, MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH, CHANCERY CLERK
BOOK 16X PAGE 289
INDEXED ✓ RECORDED ✓ ABSTRACTED
Rob Travis D.C.

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STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED
2005 FEB 17 AM 9 49
WAYNE SMITH
CHANCERY CLERK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **TERRY CURRIE BANTA, being one and the same as IVA TERRY CURRIE, O. ANDERSON CURRIE, JR., being one and the same as OVERTON A. CURRIE, JR., MARTHA CURRIE DELUCA, being one and the same as MARTHA LAVONA CURRIE and LUCY CURRIE BUSH, being one and the same as LUCY FLORA CURRIE**, Grantors herein, do hereby grant, bargain, sell, convey and warrant unto **LINCOLN PLAZA DEVELOPMENT, LLC, a Mississippi Limited Liability Company** Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

For the same consideration, **TERRY CURRIE BANTA, being one and the same as IVA TERRY CURRIE, O. ANDERSON CURRIE, JR., being one and the same as OVERTON A. CURRIE, JR., MARTHA CURRIE DELUCA, being one and the same as MARTHA LAVONA CURRIE and LUCY CURRIE BUSH, being one and the same as LUCY FLORA CURRIE**, Grantors, do hereby grant, bargain, sell, convey and quitclaim unto **LINCOLN PLAZA DEVELOPMENT, LLC,** Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

A part of the NE 1/4 of Section 23, T-4-N, R-14-W, in the City of Hattiesburg, County of Lamar, State of Mississippi, and being more particularly described as beginning at the NE Corner of the SE 1/4 of the NE 1/4 of said Section 23, and thence run N89°23'07"W for 1402.76 feet, thence run N00°26'47"W for 36.67 feet, more or less, to a fence corner, thence run Easterly along said fence for 1402.76 feet, more a less, to a point on the East line of said Section 23, and to a point which bears S00°20'17"E

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from the Point of Beginning, thence run S00°20'17"E for 42.91 feet, more or less to the Point of Beginning, and comprising 1.28 acres, more or less.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed, including but not limited to that certain Right of Way Easement to Pearl River Valley Electric Power Association dated July 13, 2004 and recorded in Book 17-D at Page 558, in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

WITNESS THE SIGNATURES of the Grantors on this, the 9th day of February A.D., 2005.

Terry Currie Banta
TERRY CURRIE BANTA

O. Anderson Currie, Jr.
O. ANDERSON CURRIE, JR.

Martha Currie Deluca
MARTHA CURRIE DELUCA

Lucy Currie Bush
LUCY CURRIE BUSH

JUDY CURRIE HELLMANN

STATE OF Georgia

COUNTY OF DeKalb

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 4th day of February, 2005, within my jurisdiction, the within named **TERRY CURRIE BANTA**, who acknowledged that he/she executed the above and foregoing instrument.

Shari H. Clackum
NOTARY PUBLIC

SHARI H. CLACKUM NOTARY PUBLIC CHEROKEE CO., GA My Comm. Expires Sept. 22, 2007

My Commission Expires:

STATE OF Georgia

COUNTY OF DeKalb

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 4th day of February, 2005, within my jurisdiction, the within named **O. ANDERSON CURRIE, JR.**, who acknowledged that he/she executed the above and foregoing instrument.

Shari H. Clackum
NOTARY PUBLIC

My Commission Expires:

SHARI H. CLACKUM NOTARY PUBLIC CHEROKEE CO., GA My Comm. Expires Sept. 22, 2007

STATE OF Georgia

COUNTY OF DeKalb

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 4th day of February, 2005, within my jurisdiction, the within named **MARTHA CURRIE DELUCA,** who acknowledged that he/she executed the above and foregoing instrument.

Shari H. Clackum
NOTARY PUBLIC

My Commission Expires:

SHARI H. CLACKUM NOTARY PUBLIC CHEROKEE CO., GA My Comm. Expires Sept. 22, 2007

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STATE OF Georgia

COUNTY OF DeKalb

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 9th day of February, 2005, within my jurisdiction, the within named **LUCY CURRIE BUSH,** who acknowledged that he/she executed the above and foregoing instrument.

Shari H. Clackum
NOTARY PUBLIC

My Commission Expires:

SHARI H. CLACKUM NOTARY PUBLIC CHEROKEE CO. GA My Comm. Expires Sept. 22, 2007

Grantors' Address:
2705 Peachtree Center - Harris Tower
233 Peachtree Street, NE
Atlanta, GA 30303
Telephone: (404) 223-9106

Grantee's Address:
P. O. Box 1470
Hattiesburg, MS 39403
Telephone: (601) 544-5601

THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

1100 pd

INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

NE 1/4 of Section 23, T-4-N, R-14-W, City of Hattiesburg, Lamar County, Mississippi.

EXHIBIT "A"

STATE OF MISSISSIPPI
COUNTY OF LAMAR
CITY OF HATTIESBURG

PARCEL NO. 1

A part of the NE 1/4 of Section 23, T-4-N, R-14-W in the City of Hattiesburg, County of Lamar, State of Mississippi, and being more particularly described as beginning at the NE corner of the SE 1/4 of the NE 1/4 of said Section 23, thence run N00°20'17"W along the East line of said NE 1/4 for 648.53 feet to the South Right-of-Way line of Lincoln Road, thence run Southwesterly along said Right-of-Way line and along an arc to the left for 591.52 feet, said arc having a radius of 1432.40 feet, a chord bearing of S76°14'28'W and a chord distance of 587.32 feet, thence continue along said Right-of-Way line and S64°00'50"W for 1367.67 feet, thence run Southwesterly along said Right-of-Way line and along an arc to the right for 386.12 feet, said arc having a radius of 818.51 feet, a chord bearing of S 76°33'40"W and a chord distance of 382.55 feet, thence continue along said Right-of-Way line and S89°05'08"W for 511.82 feet to a point on the West line of the SW 1/4 of the NE 1/4 of said Section 23; thence run S00°04'22'W along said West line for 471.47 feet, thence run N89°46'57"E for 1290.67 feet, thence run N00°26'47"W for 669.13 feet, thence run S89°23'07"E for 1402.76 feet to the Point of Beginning; and comprising 29.51 acres, more or less.

LESS AND EXCEPT:

A parcel described as beginning at the NE corner of the SE 1/4 of the NE 1/4 of said Section 23, and thence run N89'23'07"W for 1402.76 feet, thence run N00'26'47"W for 36.67 feet, more or less, to a fence corner; thence run Easterly along said fence for 1402.76 feet, more or less, to a point on the East line of said Section 23, and to a point which bears S00°20'17"E from the Point of Beginning, thence run S00°20'17"E for 42.91 feet, more or less to the Point of Beginning, and comprising 1.28 acres, more or less.

CHANCERY CLERK
LAMAR COUNTY, MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 17-M PAGE 229
INDEXED RECORDED ABSTRACTED
Rose Travis D.C.

588

FILED

2006 JUL 13 AM 9 15

WAYNE SMITH
CHANCERY CLERK

STATE OF MISSISSIPPI

COUNTY OF LAMAR

CORRECTIVE WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **MOCKINGBIRD INVESTMENTS, INC., a Mississippi Corporation**, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN ROAD INVESTMENTS, LLC, a Mississippi limited liability company**, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed, including but not limited to that certain Communications Systems Right of Way and Easement Agreement to American Telephone and Telegraph Company, recorded in Deed Book 8-C at Page 333, that certain Easement for Right of Way to Mississippi Power Company, recorded in Deed Boo 13-I at Page 24

and that certain Quitclaim and Easement to Lamar Park Water and Sewer Association, recorded in Book 6-K at Page 425, in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

This Corrective Warranty Deed is being filed in order to correct the legal description in that certain Warranty Deed from Mockingbird Investments, Inc. to Lincoln Road Investments, LLC dated April 10, 2006 and filed in Book 18-I at Page 416, in the office of the Chancery Clerk of Lamar County, Mississippi.

WITNESS THE SIGNATURE of the Grantor on this, the 14th day of June, A.D., 2006.

MOCKINGBIRD INVESTMENTS, INC.,
a Mississippi Corporation

BY: KIM KIRKWOOD, PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF LAMAR

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 14th day of June, 2006, within my jurisdiction, the within named Kim Kirkwood, who acknowledged that he is President of Mockingbird Investments, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Sue S. Denson
NOTARY PUBLIC

SUE S. DENSON, LAMAR COUNTY, MS NOTARY PUBLIC My Commission Expires: Aug. 11, 2007

My Commission Expires:

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Grantors' Address:

112 Carrie Road
Hattiesburg, MS 39402
Telephone: (601) 268-2957

Grantees' Address:

PO Box 1470
Hattiesburg MS 39403
Telephone: (601) 544-5001

THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

SW ¼ of SE ¼, Section 13, Township 4 North, Range 14 West, Lamar County, Mississippi

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EXHIBIT "A"

MOCKINGBIRD INVESTMENTS, INC.

SECTION 13, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI

DESCRIPTION:
COMMENCE AT A 4" x 4" CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI FOR THE POINT OF BEGINNING AND RUN N00°33'31"W FOR 214.40 FEET TO A CONCRETE MONUMENT AT THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD EXTENSION; THENCE RUN THE FOLLOWING 5 COURSES AND DISTANCES ALONG SAID SOUTH RIGHT-OF-WAY LINE: N72°36'39"E FOR 509.77 FEET TO A CONCRETE RIGHT-OF-WAY MARKER; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE WHICH CURVES TO THE RIGHT AND HAS A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 18°05'01", A LONG CHORD OF N81°39'16"E FOR 286.02 FEET, FOR AN ARC LENGTH OF 287.21 FEET TO A 1/2" REBAR; THENCE RUN S89°11'29"E FOR 118.38 FEET TO A 1/2" REBAR; THENCE RUN S00°48'31"W FOR 24.15 FEET TO A CONCRETE RIGHT-OF-WAY MARKER; THENCE RUN S89°11'29"E FOR 120.15 FEET TO A CONCRETE MONUMENT AND THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD EXTENSION WITH THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #59; THENCE RUN S00°29'42"W ALONG SAID WEST RIGHT-OF-WAY LINE FOR 382.41 FEET TO A 4" x 4" CONCRETE MONUMENT; THENCE RUN N89°50'54"W FOR 1002.23 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI AND CONTAINS 7.976 ACRES, MORE OR LESS.

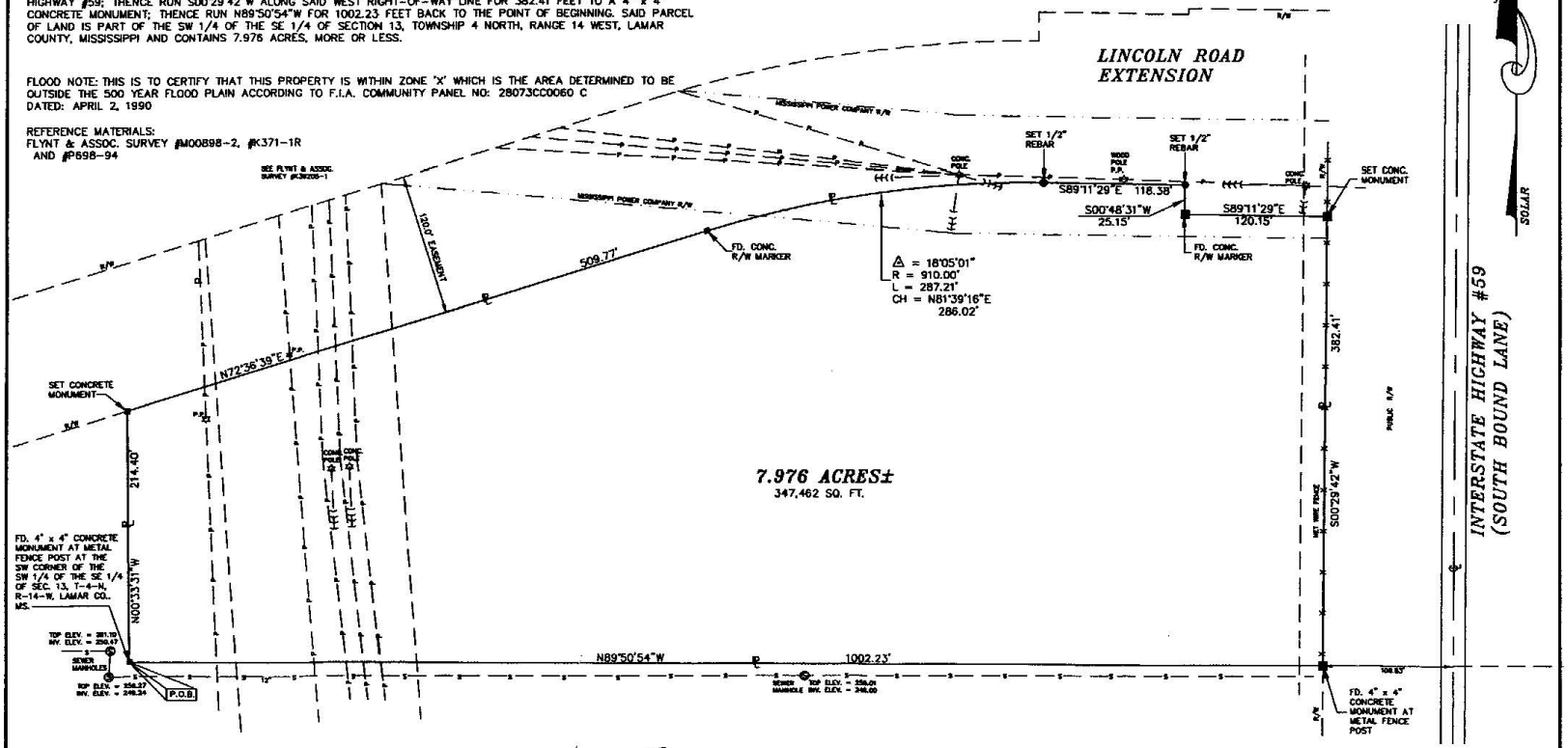
FLOOD NOTE: THIS IS TO CERTIFY THAT THIS PROPERTY IS WITHIN ZONE 'X' WHICH IS THE AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO F.I.A. COMMUNITY PANEL NO: 28073CC0060 C
DATED: APRIL 2, 1990

REFERENCE MATERIALS:
FLYNT & ASSOC. SURVEY #M00898-2, #K371-1R
AND #P698-94

SURVEY NOTES:
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS OR OTHER ENCROACHMENTS MAY EXIST ON PUBLIC RECORD THAT ARE NOT SHOWN

2. A SURVEY LOCATION OF UNDERGROUND UTILITIES WAS NOT REQUESTED OR PERFORMED FOR THIS SITE THEREFORE, THIS SURVEY DOES NOT CERTIFY TOT HE EXISTENCE OR NON-EXISTENCE OF ANY UTILITY.

3. POWER LINES, POWER POLES AND RIGHT-OF-WAY LINES WERE TAKEN FROM PREVIOUS SURVEYS, AND THIS SURVEY DOES NOT CERTIFY TO THEIR LOCATION.



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

REDUCED COPY

LEGEND	
A.P.S.	= AS PER SURVEY
A.P.R.	= AS PER RECORD
FD	= FOUND
—o—	= PROPERTY LINE
—x—	= CENTERLINE
—#—	= FENCE
—P—	= POWER LINE

CERTIFICATE: THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY HEREIN SHOWN AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD ALLEN FLYNT
PROFESSIONAL LAND SURVEYOR
NO. LS-01782
STATE OF MISSISSIPPI

REV.	DATE	DESCRIPTION	REV. BY	CHK. BY
1	06-14-06	CORRECTED ERROR IN LEGAL DESCRIPTION	R.A.F.	K.A.K.

REVISIONS

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FLYNT & ASSOCIATES, PLLC.1999. ALL RIGHTS RESERVED. COPIES OF THIS PLAT WITHOUT AN ORIGINAL SIGNATURE IN RED INK AND AN IMPRESSION SEAL ARE NOT VALID. REPRODUCTION AND/OR ALTERATION BY ANY MEANS IN WHOLE OR PART WITHOUT PRIOR WRITTEN PERMISSION OF FLYNT & ASSOCIATES, PLLC IS PROHIBITED.

KIM KIRKWOOD
FLYNT & ASSOCIATES, PLLC
PROFESSIONAL SURVEYORS
511 SOUTH MAIN STREET
PETAL, MISSISSIPPI 39465
PHONE: (601) 582-1818

SURVEY CLASSIFICATION		
	X	A
		B
		C
		D

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

X	SOLAR OBSERVATION
	G P S
	RECORD BEARING

DATE:	PARTY CHIEF:	TECHNICIAN:	DRAWN BY:	DRAWING NO.:
02-16-06	ADAM SMITH	B. BURRIS	KIM SHIRELAND	K3620S-2

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 18-N PAGE 588
RECORDED ABSTRACTED
INDEXED D.C.

STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED

2006 APR 21 AM 11 24

WAYNE SMITH
CHANCERY CLERK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **LINCOLN ROAD INVESTMENTS, LLC, a Mississippi limited liability company**, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN ROAD INVESTMENTS II, LLC**, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed, including but not limited to that certain Easement from Lincoln Road Investments to Pearl River Valley

738

Electric Power Association, dated December 12, 2003 and recorded in Book 16-X at Page 303 on April 13, 2004 in the office of the Chancery Clerk of Lamar County, Mississippi. .

This conveyance and the warranty hereof is subject to that certain Lease and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15-A, Page 663, in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

WITNESS THE SIGNATURE of the Grantors on this, the 10th day of April, A.D., 2006.

LINCOLN ROAD INVESTMENTS, LLC
a Mississippi limited liability company

By: John W. Lee, Jr.
John W. Lee, Jr., Member

By:
David C. Lee, Member

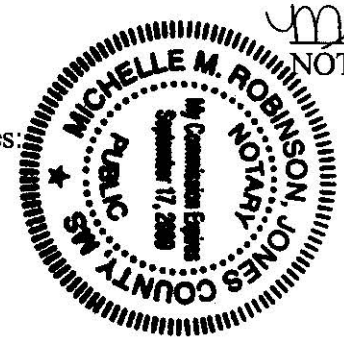
STATE OF MISSISSIPPI

COUNTY OF LAMAR

This day **John W. Lee, Jr.** and **David C. Lee**, members of **Lincoln Road Investments, LLC**, a Mississippi limited liability company, personally appeared before me, in my capacity as notary public in and for the jurisdiction indicated, and acknowledged that, as such official and with full authority in the premises, they freely and voluntarily signed, executed, and delivered the foregoing instrument for and on behalf of and as the act and deed of such company on the date and for the purposes there set forth.

Given under my hand and seal of office on this 10th day of April, 2006.

Michelle M. Robinson
NOTARY PUBLIC



My commission expires:

Grantors' Address:

Post Office Box 1470
Hattiesburg, MS 39403
Telephone: (601) 544-5601

Grantees' Address:

1 Lincoln Parkway, Ste. 300
Hattiesburg, MS 39402
Telephone: (601) 583-2800

THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

NW ¼ of NW ¼, Section 24, Township 4 North, Range 14 West, Lamar County, MS

740

EXHIBIT "A"

A part of the Northwest 1/4 of the Northwest 1/4, of Section 24, Township 4 North, Range 14 West in the City of Hattiesburg, County of Lamar, State of Mississippi, and being more particularly described as Commencing at the Southeast Corner of said Northwest 1/4 of the Northwest 1/4, thence run N00°12'07"W for 648.00 feet to a Point on an Arc to the Right, having a Radius of 1432.40 feet, a Chord Bearing of N89°32'11"E, and a Chord Distance of 37.15 feet, said Point being on the Southern Right-of-Way Line of Lincoln Road, thence run along said Arc and said Southern Right-of-Way Line for 37.15 feet, thence run S89°43'14"E and said Southern Right-of-Way Line for 56.33 feet to the Point of Beginning; thence continue S89°43'14"E and said Southern Right-of-Way Line for 366.20 feet to a Point on an Arc to the Left having a Radius of 1265.21 feet, a Chord Bearing of N78°29'36"E, and a Chord Distance of 517.48 feet, thence run along said Arc and said Southern Right-of-Way Line for 521.16 feet, thence run S00°04'16"E for 577.75 feet, thence run West for 873.40 feet, thence run N00°04'16"W for 476.31 feet to the Point of Beginning, comprising 9.91 Acres, more or less.

CHANCERY CLERK
LAMAR COUNTY, MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 181 PAGE 737
INDEXED RECORDED ABSTRACTED
D.C.

395

STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED
2007 MAY 16 AM 9 57
WAYNE SMITH
CHANCERY CLERK

CORRECTIVE WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **LINCOLN PLAZA DEVELOPMENT, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **KIMBERLY S. BRADLEY**, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

For the same consideration, Grantor herein does hereby grant unto Grantee a Construction Easement encompassing the right to extend 50 feet from any property line of the property conveyed herein for the purposes of construction of improvements on said property. When the initial improvements (absent any additions) are complete, then this easement shall terminate. By his acceptance hereof, grantee agrees to repair any damage created on the property on which the easement is established.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

396

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed, including but not limited to that certain Right of Way Easement to Pearl River Valley Electric Power Association, dated July 13, 2004 and recorded in Book 17-D at Page 558, in the office of the Chancery Clerk of Lamar County, Mississippi.

This Corrective Warranty Deed is filed in order to correct that certain Warranty Deed from Lincoln Plaza Development, LLC to Kim Bradley, filed March 19, 2007 in Deed Book 19-C at Page 322.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

WITNESS THE SIGNATURE of the Grantors on this, the 3rd day of May, A.D., 2007.

LINCOLN PLAZA DEVELOPMENT, LLC,
a Mississippi limited liability company

BY: JOHN W. LEE, JR., MEMBER AND MANAGER

BY: DAVID C. LEE, M.D., MEMBER

ACCEPTED BY GRANTEE on this, the 7th day of May, A.D., 2007.

KIMBERLY S. BRADLEY

STATE OF MISSISSIPPI
COUNTY OF Lamar

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, on this 3rd day of May, 2007, within my jurisdiction, the within named **JOHN W. LEE, JR. and DAVID C. LEE, M.D.**, who acknowledged that they are members of **LINCOLN PLAZA DEVELOPMENT, LLC,** a Mississippi Limited Liability Company, and that for and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

NOTARY PUBLIC

My Commission Expires:

MICHELLE M. ROBINSON, JONES COUNTY, MS NOTARY PUBLIC My Commission Expires September 17, 2009

STATE OF MISSISSIPPI
COUNTY OF Lamar

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 7th day of May, 2007, within my jurisdiction, the within named **KIMBERLY S. BRADLEY**, who acknowledged that he executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

MICHELLE M. ROBINSON, JONES COUNTY, MS NOTARY PUBLIC My Commission Expires September 17, 2009

398

Grantor's Address:

P. O. Box 1470
Hattiesburg, MS 39403-1470
(601) 544-5601

Grantee's Address:

44 Alex Lane
Hattiesburg, MS 39402
(601) 296-7916

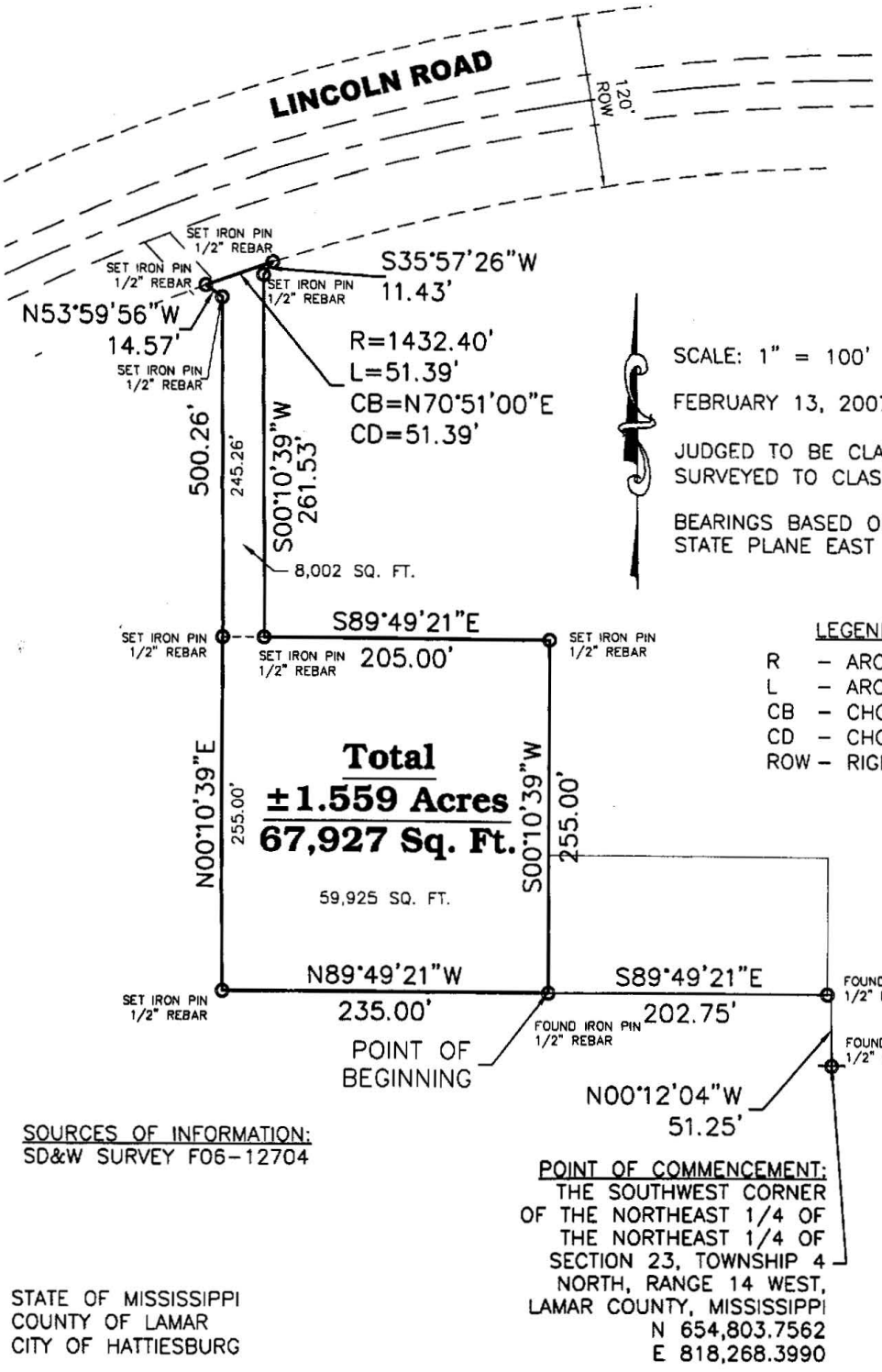
THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 14 West

399



SOURCES OF INFORMATION:
SD&W SURVEY F06-12704

POINT OF COMMENCEMENT:
THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI
N 654,803.7562
E 818,268.3990

STATE OF MISSISSIPPI
COUNTY OF LAMAR
CITY OF HATTIESBURG

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

A part of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 14 West in the City of Hattiesburg, County of Lamar, State of Mississippi, and being more particularly described as Commencing at the Southwest Corner of said Northeast 1/4 of the Northeast 1/4, thence run N00°12'04"W for 51.25 feet, thence run N89°49'21"W for 202.75 feet to the Point of Beginning; thence continue N89°49'21"W for 235.00 feet, thence run N00°10'39"E for 500.26 feet, thence run N53°59'56"W for 14.57 feet to the Southern Right–of–Way Line of Lincoln Road, said Point being a Point on an Arc to the Right having a Radius of 1,432.40 feet, a Chord Bearing of N70°51'00"E, and a Chord Distance of 51.39 feet, thence run along said Arc and said Right–of–Way Line for 51.39 feet, thence run S35°57'26"W for 11.43 feet, thence run S00°10'39"W for 261.53 feet, thence run S89°49'21"E for 205.00 feet, thence run S00°10'39"W for 255.00 feet to the Point of Beginning, comprising 1.559 Acres (67,927 Square Feet), more or less.

SD&W
SHOWS, DEARMAN & WAITS, INC.
CONSULTING ENGINEERS
P.O. BOX 1711
HATTIESBURG, MISSISSIPPI, 39403-1711
301 SECOND AVENUE
HATTIESBURG, MISSISSIPPI, 39401
HTTP://WWW.SDW.COM
P: (601) 544 - 1821
F: (601) 544 - 0501

ENGINEER AND LAND SURVEYOR
P.E. 12791
L. S. 2973

Nicholas M. Connolly, P.E., P.L.S.
Civil Engineer No. 12791
Land Surveyor No. 2973

4/17/07

400

OMB NO. 2502-0265

A.

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

SETTLEMENT STATEMENT

B. TYPE OF LOAN:

1. ☐ FHA 2. ☐ FmHA 3. ☐ CONV. UNINS. 4. ☐ VA 5. ☐ CONV. INS.

6. FILE NUMBER: BRADLEY - LINCOLN #2

7. LOAN NUMBER:

8. MORTGAGE INS CASE NUMBER:

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

1.0 3/98 (BRADLEY - LINCOLN #2.PFD/BRADLEY - LINCOLN #2/1)

D. NAME AND ADDRESS OF BORROWER:	E. NAME AND ADDRESS OF SELLER:	F. NAME AND ADDRESS OF LENDER:
Kimberly S. Bradley 44 Alex Lane Hattiesburg, MS 39402	Lincoln Plaza Development, LLC	

G. PROPERTY LOCATION:	H. SETTLEMENT AGENT: 64-0833376 Jackson, Bowman & Blumentritt, PLLC PLACE OF SETTLEMENT 309 South 40th Avenue Hattiesburg, MS 39402	I. SETTLEMENT DATE:
Lamar County		May 3, 2007

J. SUMMARY OF BORROWER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION		
100. GROSS AMOUNT DUE FROM BORROWER:			**400. GROSS AMOUNT DUE TO SELLER:**		
101. Contract Sales Price		600.00	401. Contract Sales Price		600.00
102. Personal Property			402. Personal Property		
103. Settlement Charges to Borrower (Line 1400)		150.00	403.		
104.			404.		
105.			405.		
Adjustments For Items Paid By Seller in advance			*Adjustments For Items Paid By Seller in advance*		
106. City/Town Taxes	to		406. City/Town Taxes	to	
107. County Taxes	to		407. County Taxes	to	
108. Assessments	to		408. Assessments	to	
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER		750.00	*420. GROSS AMOUNT DUE TO SELLER*		600.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:			**500. REDUCTIONS IN AMOUNT DUE TO SELLER:**		
201. Deposit or earnest money			501. Excess Deposit (See Instructions)		
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)		
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of first Mortgage		
205.			505. Payoff of second Mortgage		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments For Items Unpaid By Seller			*Adjustments For Items Unpaid By Seller*		
210. City/Town Taxes	to		510. City/Town Taxes	to	
211. County Taxes	to		511. County Taxes	to	
212. Assessments	to		512. Assessments	to	
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517. Release Fee to BancorpSouth Bank		600.00
218.			518.		
219.			519.		
220. TOTAL PAID BY/FOR BORROWER			*520. TOTAL REDUCTION AMOUNT DUE SELLER*		600.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:			**600. CASH AT SETTLEMENT TO/FROM SELLER:**		
301. Gross Amount Due From Borrower (Line 120)		750.00	601. Gross Amount Due To Seller (Line 420)		600.00
302. Less Amount Paid By/For Borrower (Line 220)		( )	602. Less Reductions Due Seller (Line 520)		(600.00)
303. CASH (X FROM) (TO) BORROWER		750.00	*603. CASH (TO) (FROM) SELLER*		0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Kimberly S. Bradley

Seller

BY: John W. Lee, Jr., Member

BY: David C. Lee, M.D., Member

L. SETTLEMENT CHARGES

401

	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price $ @ %		
Division of Commission (line 700) as Follows:		
701. $ to Lee Property and Development		
702. $ to		
703. Commission Paid at Settlement		
704. to		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
801. Loan Origination Fee % to		
802. Loan Discount % to		
803. Release Fee to		
804. Credit Report to		
805. Lender's Inspection Fee to		
806. Appraisal Fee to		
807. Assumption Fee to		
808.		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From to @ $ /day (days %)		
902. MIP Totlns. for LifeOfLoan for months to		
903. Hazard Insurance Premium for 1.0 years to		
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER		
1001. Hazard Insurance months @ $ per month		
1002. Mortgage Insurance months @ $ per month		
1003. City/Town Taxes months @ $ per month		
1004. County Taxes months @ $ per month		
1005. Assessments months @ $ per month		
1006. months @ $ per month		
1007. months @ $ per month		
1008. months @ $ per month		
1100. TITLE CHARGES		
1101. Settlement or Closing Fee to		
1102. Title Examination to		
1103. Final Title Examination to		
1104. Title Insurance Binder to		
1105. Document Preparation to Jackson, Bowman & Blumentritt, PLLC	150.00	
1106. Notary Fees to		
1107. Attorney's Fees to		
(includes above item numbers:)		
1108. Title Insurance to		
(includes above item numbers:)		
1109. Lender's Coverage $		
1110. Owner's Coverage $		
1111.		
1112.		
1113.		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees: Deed $; Mortgage $; Releases $		
1202. City/County Tax/Stamps: Deed ; Mortgage		
1203. State Tax/Stamps: Revenue Stamps ; Mortgage		
1204. Lamar County Register of Deeds		
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey to		
1302. Pest Inspection to		
1303. Express Mail Fee		
1304.		
1305.		
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)	150.00	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Jackson, Bowman & Blumentritt, PLLC
Settlement Agent

Certified to be a true copy.

CHANCERY CLERK
LAMAR COUNTY, MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 19-G PAGE 395
INDEXED RECORDED ABSTRACTED
Rose Travis D.C.

482 FILED CHC '21 APR 28
JAMES AULTMAN AM 11:37

Prepared by:
Robert T. Jackson, Sr.
Jackson, Tullos, Rogers & Morgan, PLLC
Attorney at Law
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

Return to:
Robert T. Jackson, Sr.
Jackson, Tullos, Rogers & Morgan, PLLC
Attorney at Law
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

STATE OF MISSISSIPPI
COUNTY OF LAMAR

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed,

LINCOLN ROAD INVESTMENTS, LLC,
A Mississippi limited liability company
1 Lincoln Parkway, Ste. 300
Hattiesburg, MS 39402
(601) 606-4111

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

David C. Lee, M.D.
18 Waterford Dr.
Hattiesburg, MS 39402
(601) 543-8999

the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

(See Exhibit "A" attached) (Page 4)

INDEXING INSTRUCTIONS: Pt. NW ¼ of NW ¼, Sec. 24, T4N, R14W

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

The Grantor herein reserves and retains the rights to any and all oil, gas, and other minerals in, on, and under the herein described real property.

Title to the above property has not been examined by the preparer of this instrument. No request for title examination certificate, insurance, or opinion has been made and no title examination, certificate, insurance, or opinion regarding the state of the title to the above property is furnished, offered, or given to anyone or for any purpose.

WITNESS THE SIGNATURE of the Grantors on this, the 26 day of April, A.D., 2021.

LINCOLN ROAD INVESTMENTS, LLC,
A Mississippi limited liability company

John W. Lee, Jr.

By: John W. Lee, Jr., Member

By: David C. Lee, M.D., Member

STATE OF MISSISSIPPI

COUNTY OF Lamar

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, John W. Lee, Jr., who states that he is a Member of Lincoln Road Investments, LLC, and that he signed and delivered the above and foregoing SPECIAL WARRANTY DEED on the day and year herein shown in said representative capacity, he being authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of April, 2021.

STATE OF MISSISSIPPI
DEBORAH A. ELLIOTT
NOTARY PUBLIC
ID No. 29677
Commission Expires
June 29, 2022
FORREST COUNTY

Deborah A. Elliott

NOTARY PUBLIC

My Commission Expires:

484

STATE OF MISSISSIPPI

COUNTY OF Lamar

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, David C. Lee, M.D., who states that he is a Member of Lincoln Road Investments, LLC, and that he signed and delivered the above and foregoing SPECIAL WARRANTY DEED on the day and year herein shown in said representative capacity, he being authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of April, 2021.

Deborah A. Elliott
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
DEBORAH A. ELLIOTT
NOTARY PUBLIC
ID No. 29677
Commission Expires
May 30, 2022
FORREST COUNTY

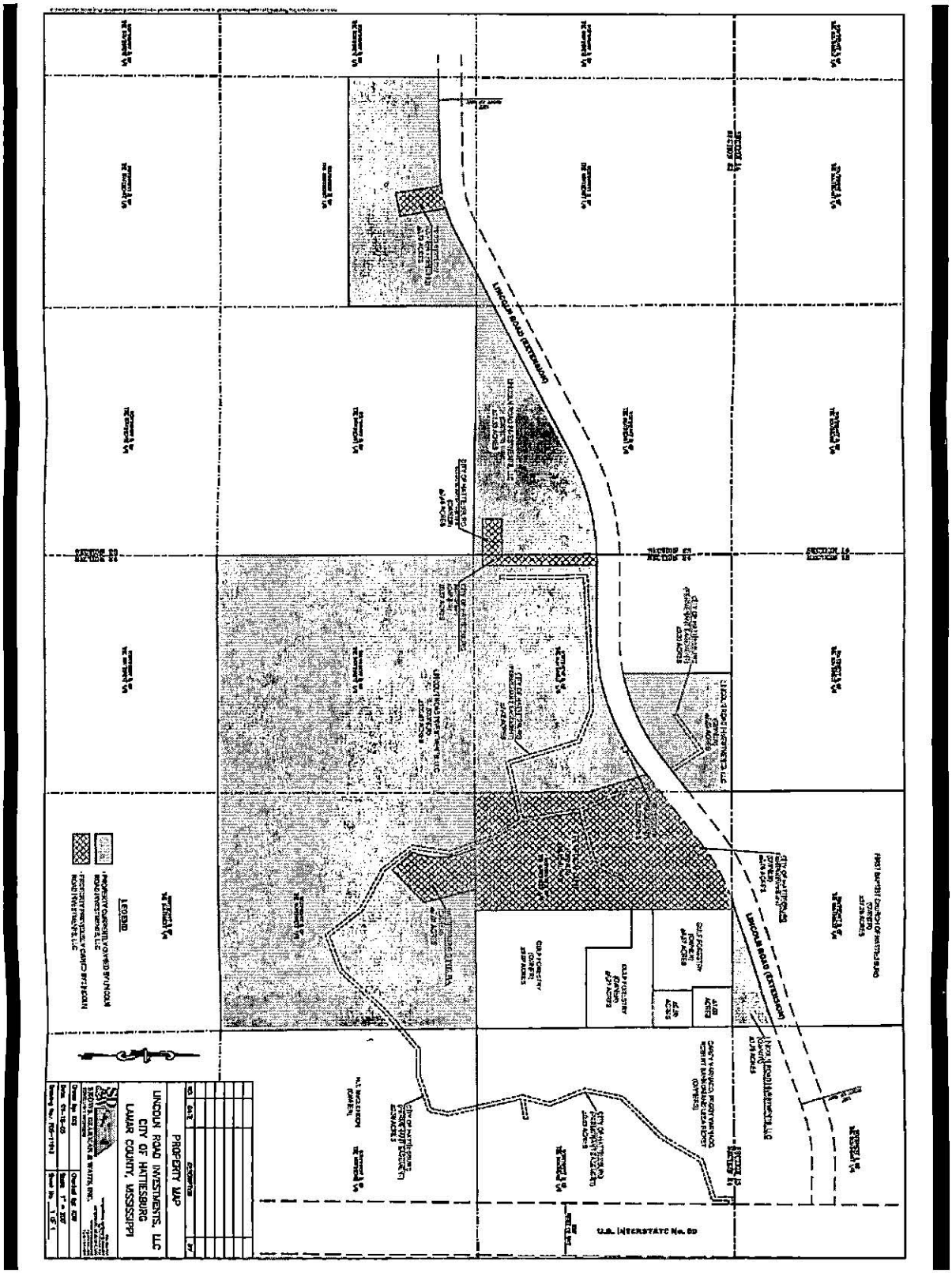
Exhibit "A"

A part of the NW ¼ of the NW ¼ of Section 24, Township 4 North, Range 14 West, Lamar County, Mississippi, more particularly described as follows: Commence at a concrete monument that represents the Northeast corner of the NW ¼ of the NW ¼ of Section 24, T4N, R14W as the Point of Beginning; thence S 00°27'08"E a distance of 221.12 feet along the East line of said NW ¼ of NW ¼ to a concrete monument on the North right-of-way line of Lincoln Road Extension; thence S54°03'27"W along said North right-of-way line a distance of 239.28 feet to a concrete monument and a point of curvature; thence in a Southwesterly direction along a curve to the right with a radius of 1259.92 feet along said North right-of-way line a distance of 530.04 feet (chord bearing and distance of S66°49'29"W, 526.14 feet) to the West line of the NE ¼ of NW ¼ of NW ¼ of Section 24; thence N00°00'13"W along the West line of said NE ¼ of NW ¼ of NW ¼ a distance of 588.59 feet to the NW corner of said NE ¼ of NW ¼ of NW ¼; thence S88°18'27"E a distance of 675.99 feet along the north line of said NW ¼ of NW ¼ back to the concrete monument that represents the Northeast corner of said NW ¼ of NW ¼ and the point of beginning; said property containing 6.83 acres (297,712 sq. ft.), more or less.

CHANCERY CLERK OF LAMAR COUNTY, MS. ★IN GOD WE TRUST★

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI
LAMAR COUNTY
JAMES D. AULTMAN, CHANCERY CLERK
LD Book 29-A Page 482-486
Indexed — Recorded — Abstracted
Daphne Jones D.C.

486


LINCOLN ROAD EXTENSION
U.S. INTERSTATE No. 59
LEGEND
PROPERTY OWNED BY LINCOLN ROAD INVESTMENTS, LLC
PROPERTY PROVIDED BY CITY OF HATTIESBURG FOR LINCOLN ROAD EXTENSION
PROPERTY OWNED BY LINCOLN ROAD INVESTMENTS, LLC
PROPERTY MAP
LINCOLN ROAD INVESTMENTS, LLC
CITY OF HATTIESBURG
LAMAR COUNTY, MISSISSIPPI

MINUTES OF THE

REGULAR MEETING OF THE

HATTIESBURG PLANNING COMMISSION

July 2nd, 2025

Board Members Roll Call:

Members Present:

1. Amy Hinton, Chair
2. Lee Anne Venable
3. Rebekah Ray, Secretary
4. Charles Dawe
5. Richard Conville
6. Carlos Wilson
7. Michael Dickerson
8. Rhoda Pickett, Vice Chair

Members Not Present:

1. Elayne Lockett
2. Vacant Seat
3. 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. David Miller, Esq.
6. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:00 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve July's agenda.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to approve July's agenda was passed by an 7-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Lee Anne Venable to approve the June 4th, 2025, meeting minutes.

Second:

Made by Commissioner Charles Dawe

Vote:

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

The motion to approve the meeting minutes on June 2nd, 2025, passed with a 8-0 vote.

BUILDING REPORT

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

PLANNING REPORT

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

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
  - Robert Montgomery
- Proponents:
  - Eric Lowery
- Opponents:
  - None.
- General Comments
  - Zach Mills

Motion:

Made by Commissioner Carlos Wilson 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		
Michael Dickerson	X		
Amy Hinton	X		

Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

The motion to recommend approval of the request passed with a 8-0 vote.

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

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

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

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

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Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

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

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

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

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Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Wiley Quinn, Urban Development Director**

cc: **Ann Jones**

Date: **Tuesday, August 5, 2025**

Re: **Take from the Table: Adopt an Ordinance to a request 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 (Lamar County, Ward 3). The Planning Commission recommended to approve on July 2, 2025.**
File Number: 2025-579
Minute Book #

Summary
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).

Recommendation Statement
The Planning Commission recommended to approve.

Please place this on the August 5, 2025 City Council meeting for consideration.

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

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

Address of Property:	**Parcel:**	**PPIN:**	**Ward:**
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

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).

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

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

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):

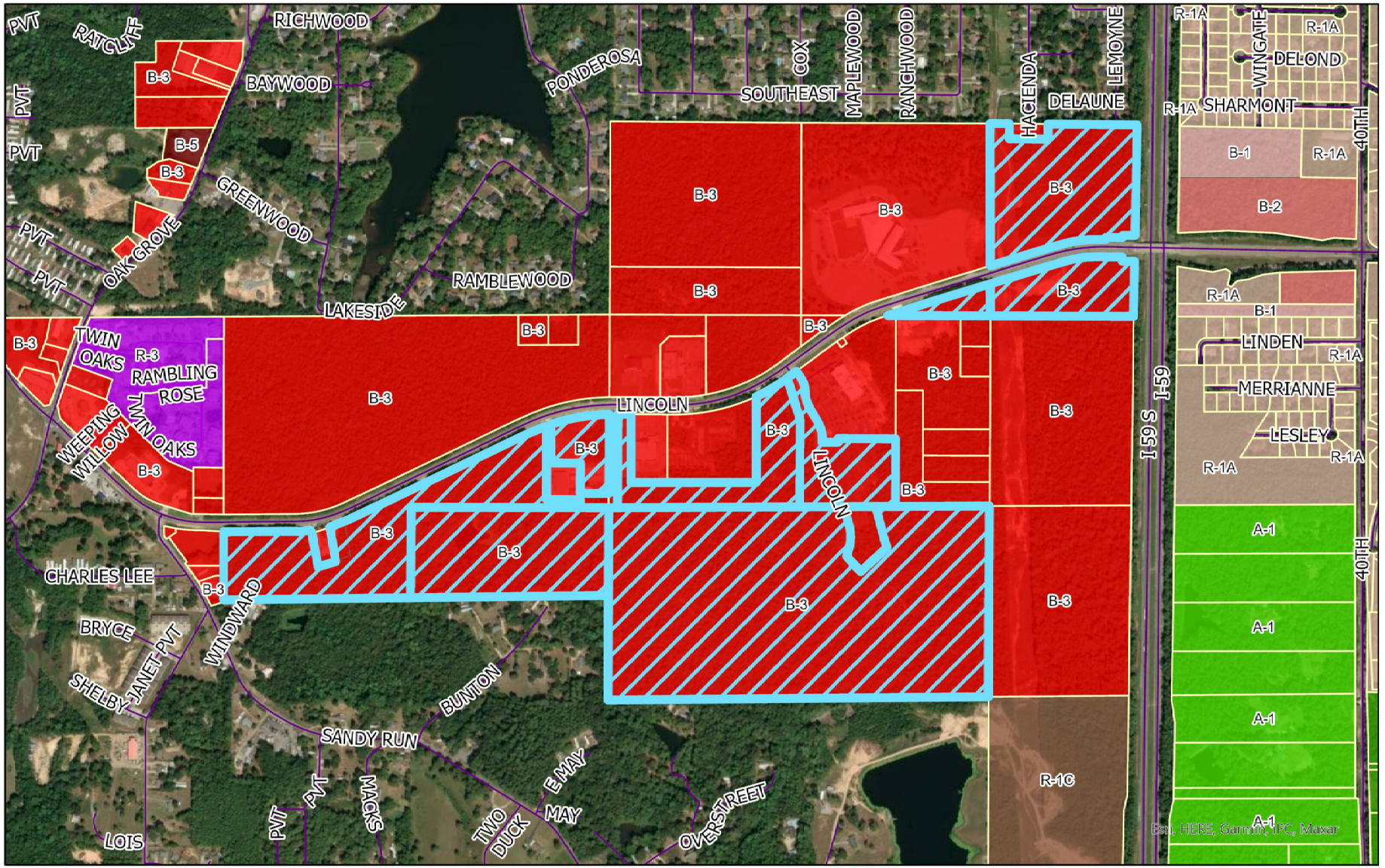
I. There was a mistake in the original zoning
II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning
III. Annexation

SUBJECT PARCEL

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



HPC Item: B-E



Zoning Legend

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

0 0.5 Miles

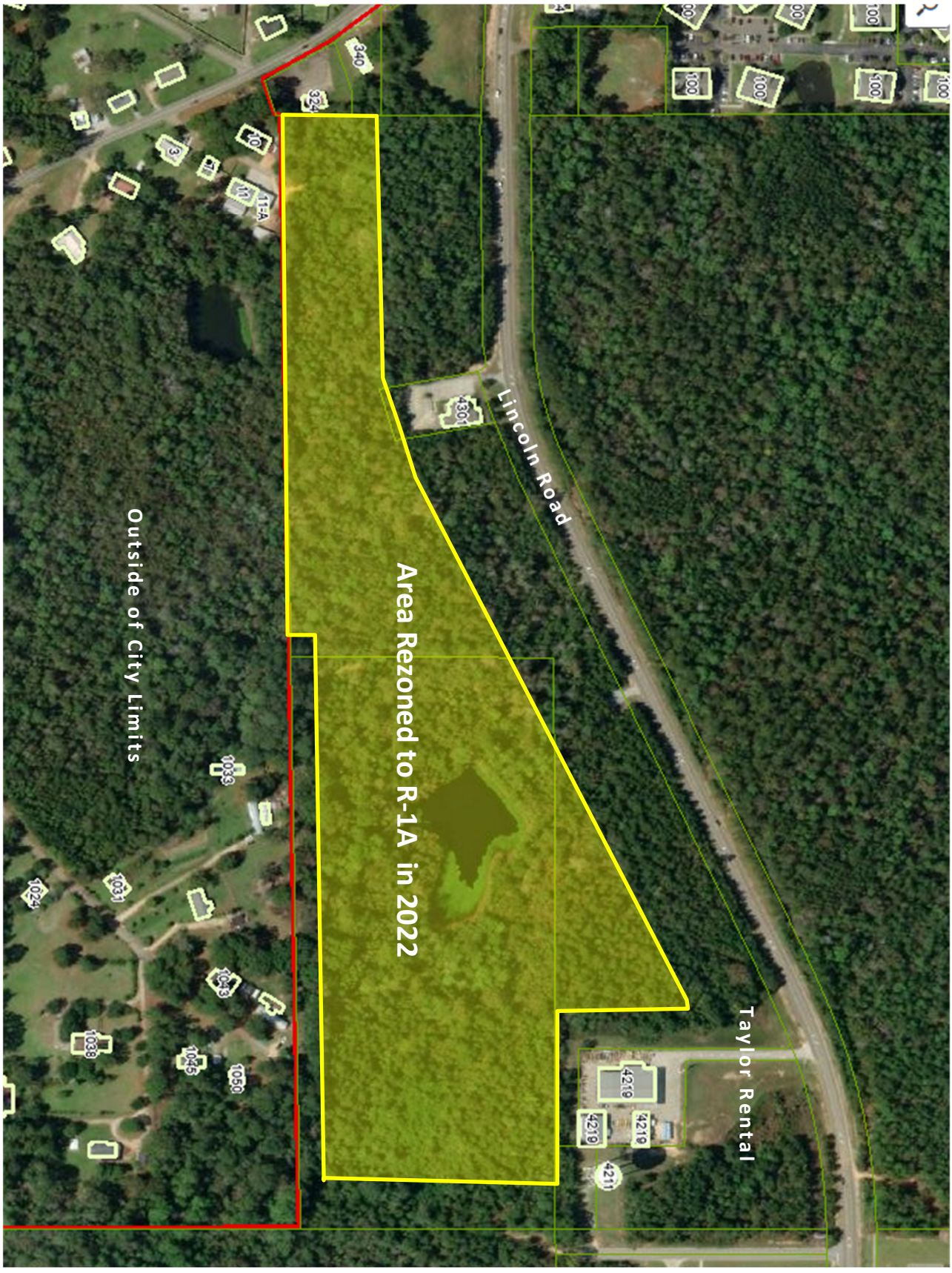
N

URBAN DEVELOPMENT
PLANNING DIVISION

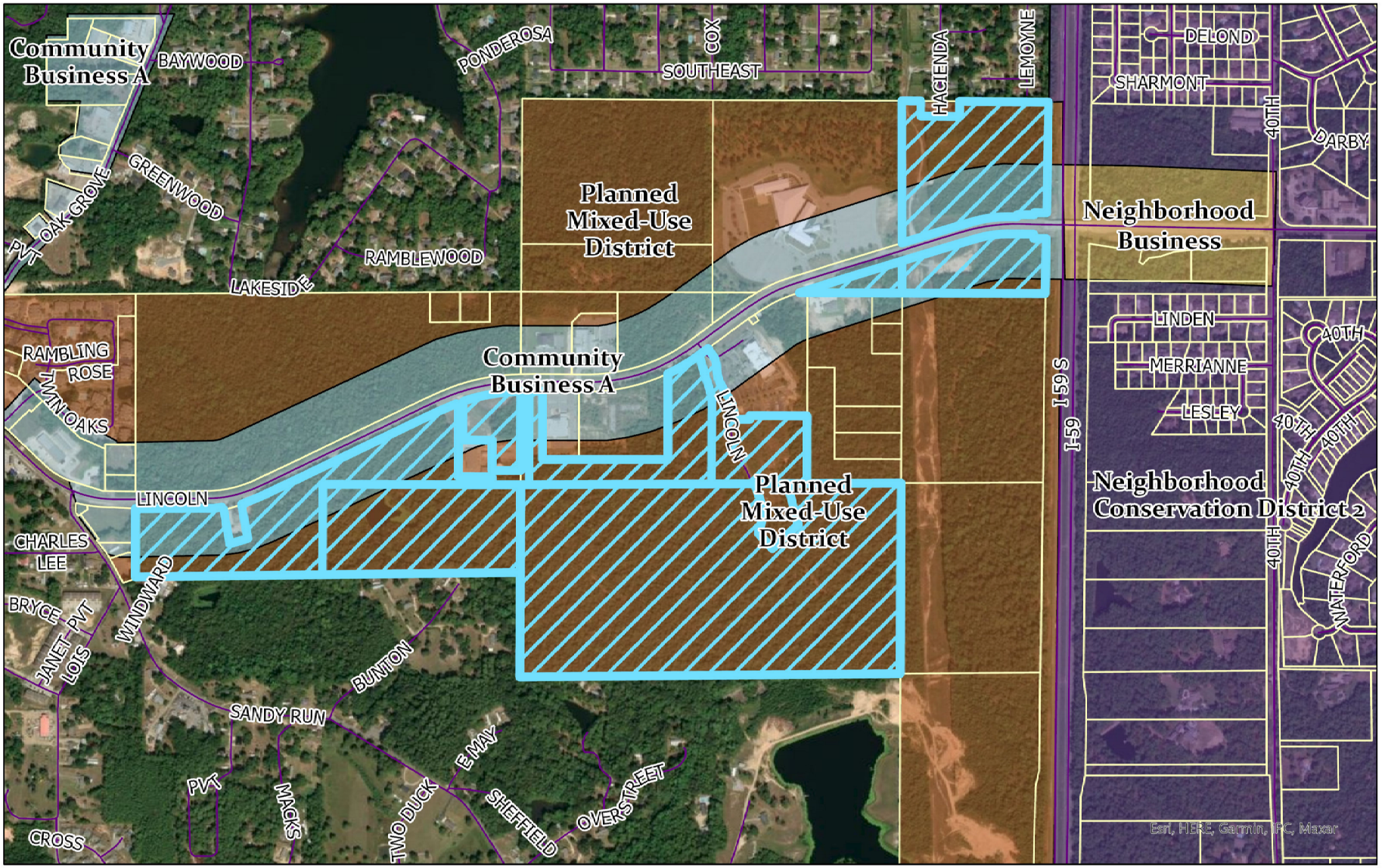
Center: 89°21'47"W 31°18'3"N

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: 5/30/2025 4:45 PM

Note: A portion of the property is not shown as R-1A in this map; shown in next page


Lincoln Road
Area Rezoned to R-1A in 2022
Outside of City Limits
Taylor Rental

HPC Item: B-E



Future Land Use Map

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

0 0.5 Miles

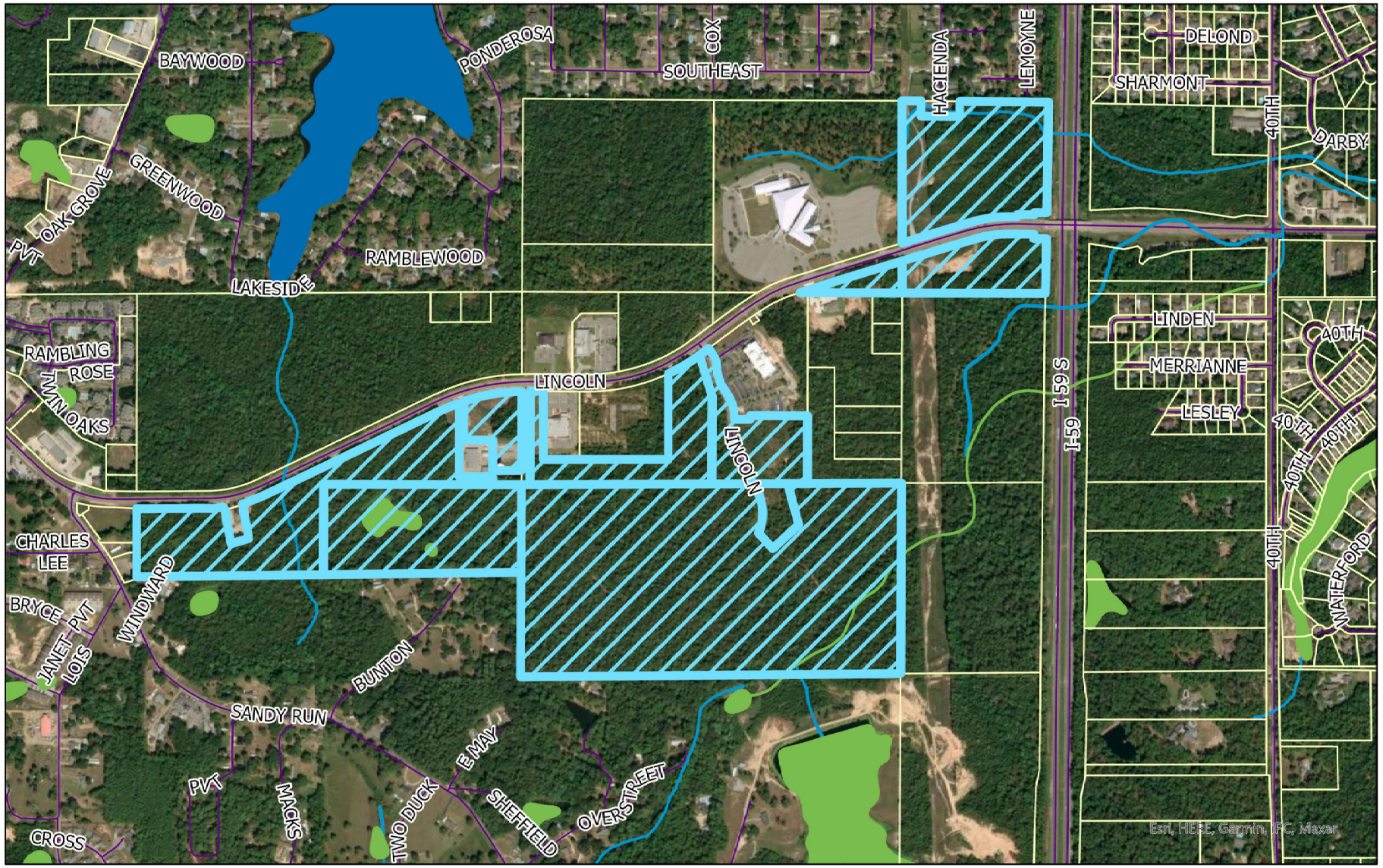
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°21'40"W 31°18'1"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
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Map Exported on: 5/30/2025 4:50 PM

HPC Item: B-E



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

0 0.5 Miles

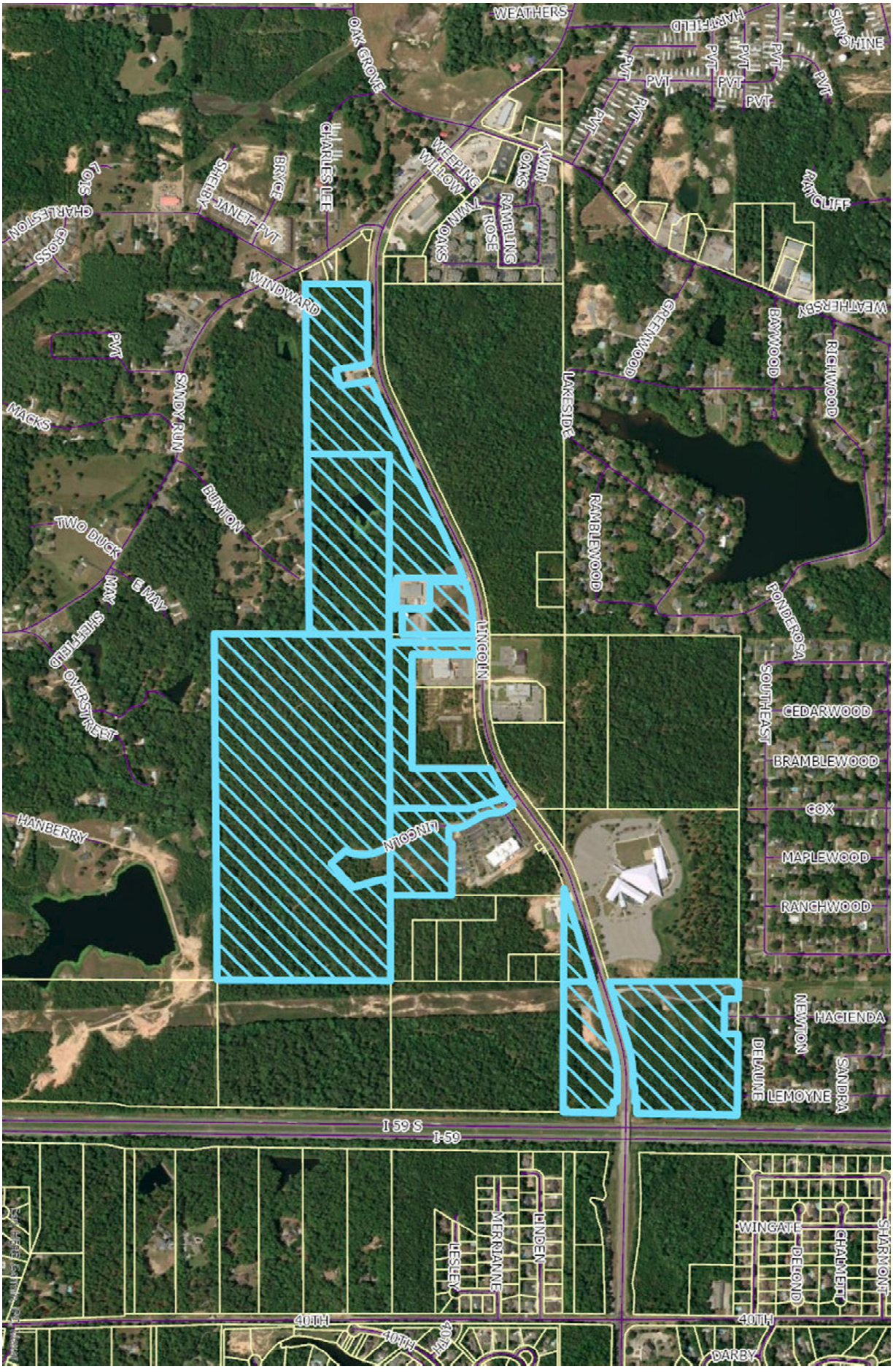
N

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°21'40"W 31°18'1"N

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Map Exported on: 5/30/2025 4:55 PM

Site Aerial


WEATHERS
OAK GROVE
CHARLESTON
CROSS
JANET PVT
BRYCE
CHARLES LEE
WINDWARD
WEEPING WILLOW
TWIN OAKS
ROSE
RAMBLING
PVT
SUNSHINE
RATCLIFF
WEATHERSBY
BAYWOOD
GREENWOOD
RICHWOOD
LAKESIDE
RAMBLEWOOD
PONDEROSA
SANDY RUN
MACKS
BUNION
TWO DUCK
E HAV
SHEFFIELD
OVERSTREET
HANBERRY
LINCOLN
SOUTHEAST
CEDARWOOD
BRAMBLEWOOD
COX
MAPLEWOOD
RANCHWOOD
HACIENDA
NEWTON
DELAUNE
LEMOYNE
SANDRA
I 59 S
I-59
MERRIANNE
LINDEN
LESLEY
WINGATE
CHALMETT
DELOND
SHARMONT
40TH
DARBY

Surrounding Area





Surrounding Area





Application for Public Hearing

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

NOTE:

- **Fill this application out IN FULL with what applies to your application**
- Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code

Applicant Information

Name Applicant: 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:
☐ Variance (fill out pages 7 & 8)	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
■ Rezoning (fill out page 11)	Existing Zoning: R-1A, B-3 Proposed Zoning: MX-3, RA-3, RD-2
☐ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____

Other Application types:

- ■ Subdividing of a lot, Parcel, or Tract (fill out page 12)
- ☐ Street or Alley Renaming (fill out pages 13 & 14)
- ☐ Vacating Street or Alley (fill out pages 13 & 14)
- ■ Text Amendment H'burg FBC ; Comp. Plan
- ☐ Overlay District
- ☐ Planned Mixed-Use District (PMU)

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

Updated Version 05/22/25

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.
    - 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
- ■ 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.

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming	**$300.00** per application. **$100.00** per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.)
Street / Alley Closing	**$300.00** per application.
Conditional Use	**$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: Ginger Lowrey **Signature:** G M Lowrey

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)

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:

STATE OF MISSISSIPPI
CHRISTINA MCLEMORE
NOTARY PUBLIC
Lamar County
Commission Expires
August 7, 2026
COMMISSION NUMBER 124911

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.

_____

on this the 27 day of May, 2025.

Ginger M. Lowrey

Applicant (Print)

Applicant (Signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named Ginger M. Lowrey,

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

STATE OF MISSISSIPPI
CHRISTINA MCLEMORE
NOTARY PUBLIC
Lamar County
Commission Expires
August 7, 2026
COMMISSION NUMBER 124911

My Commission Expires:

_____

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:

~~See Attachments for detailed explanation of conditions.~~

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

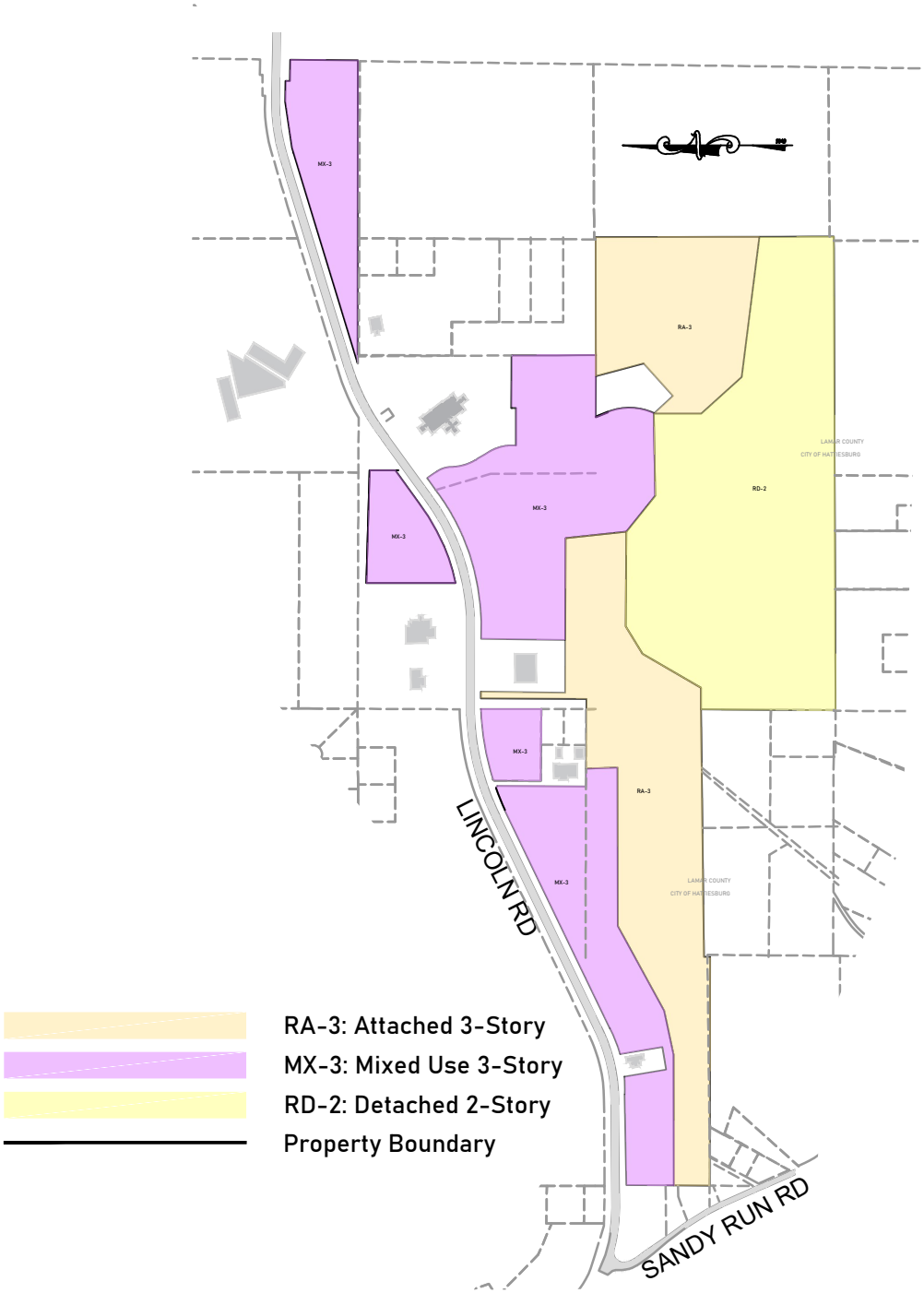
- Parent Parcel / Existing lot/parcel/tract contains: 149.1 Square Footage/Acres
- Lot Area Requirement:
- Lot Frontage Requirement:
- Existing use of lot/parcel/tract
- To be subdivided into 5 lots/parcels (including parent parcel) – outlined below.

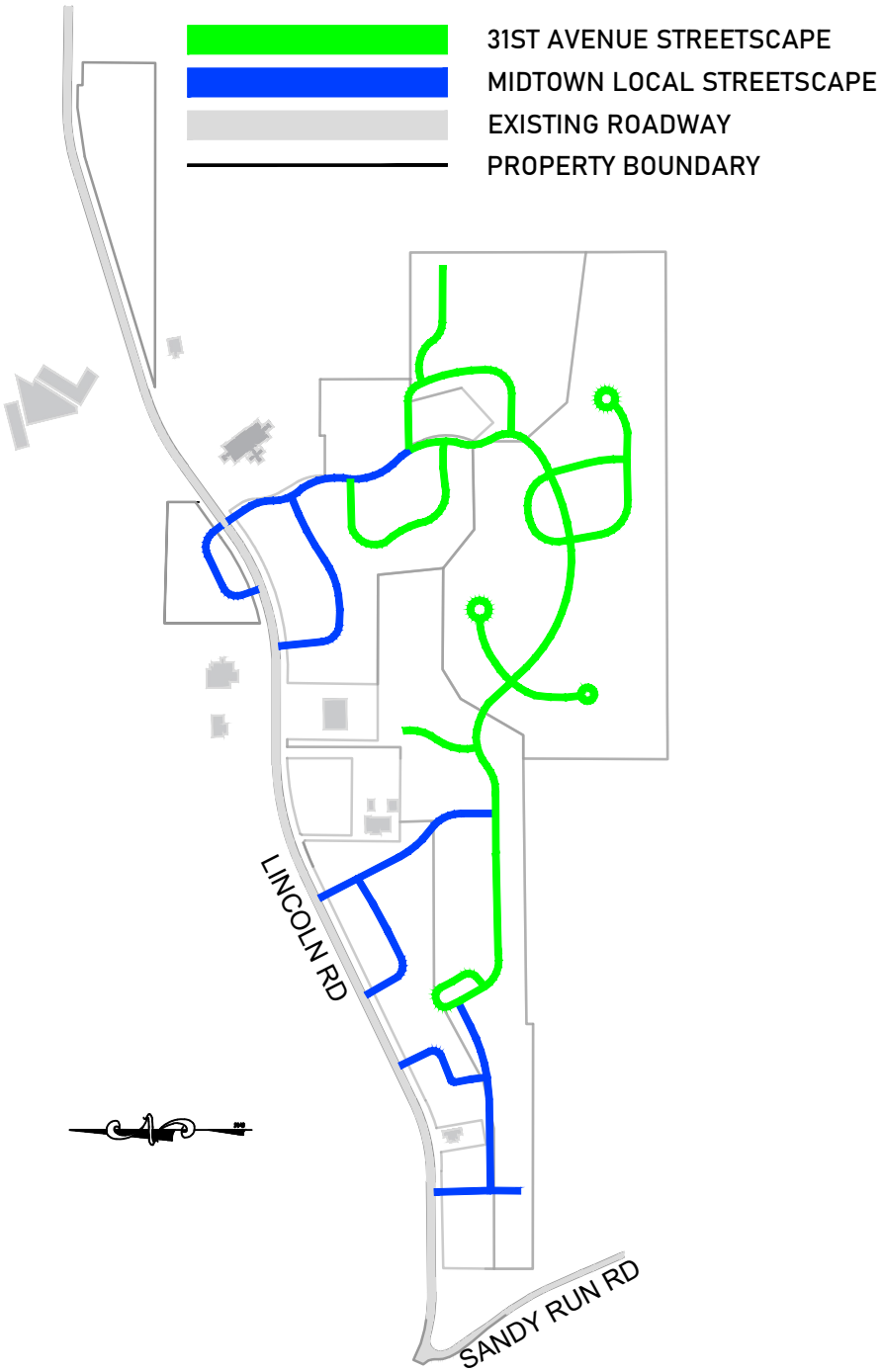
Use extra copies of this form if needed for additional lots

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 of private road(s)	STAFF ONLY Lot area & frontage requirements comply?
1.	19.21	■Yes ☐ No	☐Yes ☐ No	Lincoln Rd Ext	☐Yes ☐ No
2.	34.07	☐Yes ☐ No	☐Yes ☐ No	PPIN 29671	☐Yes ☐ No
3.	25.6	■Yes ☐ No	☐Yes ☐ No	Lincoln Rd Ext	☐Yes ☐ No
4.	51.46	☐Yes ■ No	☐Yes ■ No	Easement to Lincoln Rd Ext	☐Yes ☐ No
5.	18.76	☐Yes ■ No	☐Yes ■ No	Easement to Lincoln Rd Ext	☐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
Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"					
Parent Parcel	See attached table				
		Total square footage of new lots (verify total matches existing parcel prior to splits)			

Infrastructure required: (Check all that apply)

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

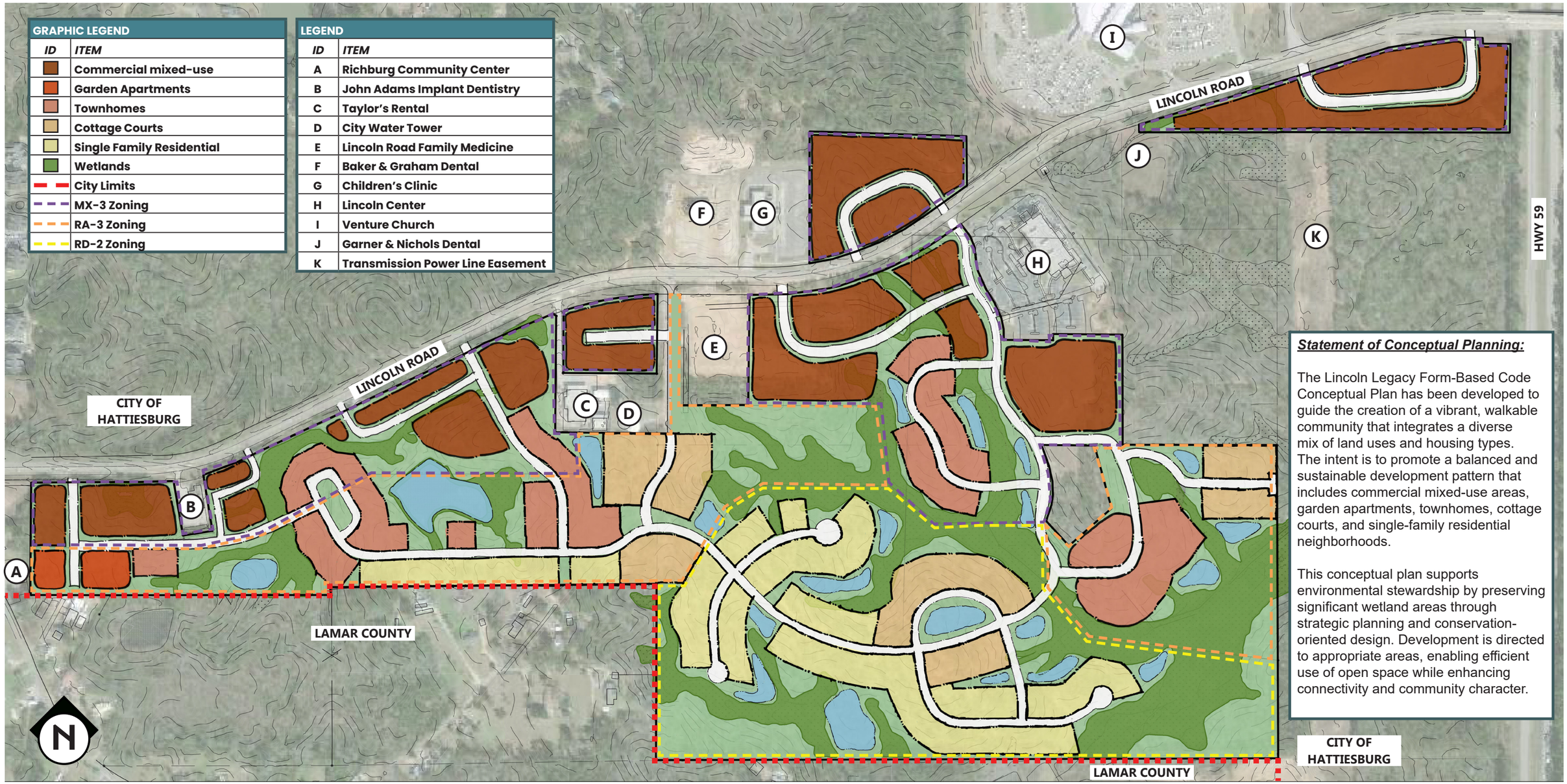

MX-3
RA-3
RD-2
MX-3
MX-3
MX-3
RA-3
MX-3
LINCOLN RD
SANDY RUN RD
RA-3: Attached 3-Story
MX-3: Mixed Use 3-Story
RD-2: Detached 2-Story
Property Boundary


31ST AVENUE STREETSCAPE
MIDTOWN LOCAL STREETSCAPE
EXISTING ROADWAY
PROPERTY BOUNDARY
LINCOLN RD
SANDY RUN RD

Lincoln Legacy Propert list with requested actions

PPIN	Tax Acres	Description	Ownership	Current Zoning	Parcel ID	Note
17642	20	Main area	Lincoln Plaza Development LLC	B-3, R-1A	056L-23-015.000	Re-zone, Major Subdiv.
17643	8.7	"U" shape	Lincoln Road Investments LLC	B-3	056K-24-012.000	Re-zone, Major Subdiv.
18019	1.43	NE Triangle near I-59	Lincoln Road Investments LLC	B-3	056G-13-145.000	Re-zone only
18020	78.5	Main area	Lincoln Plaza Development LLC	B-3	056K-24-010.000	Re-zone, Major Subdiv.
24814	8.4	Main area, "Idaho" shape	Lincoln Road Investments LLC	B-3	056K-24-013.000	Re-zone, Major Subdiv.
29025	23	Main area	Lincoln Plaza Development LLC	B-3, R-1A	056L-23-004.000	Re-zone, Major Subdiv.
29839	8	By I-59	Lincoln Road Investments LLC	B-3	056H-13-097.001	Re-zone only
29843	6.66	By Clinic	LINCOLN ROAD INVESTMENTS II LLC	B-3	056K-24-012.001	Re-zone, Major Subdiv.
31923	3.3	By Taylor/31922	LINCOLN PLAZA DEVELOPMENT LLC	B-3	056L-23-004.002	Re-zone only
39420	6.8	North Lot	Lee David C M.D.	B-3	056K-24-012.003	Re-zone only, City Map PPIN need update
TOTAL	**164.79**					

Attachment for Lincoln Legacy public hearing documents.



Lincoln Legacy Form-based Code Conceptual Plan

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FILED

2006 JUL 12 AM 9 43

WAYNE SMITH
CHANCERY CLERK

STATE OF MISSISSIPPI
COUNTY OF LAMAR

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **MARTHA JANE SMITH and LINDA ANN DeLEEBECK**, Grantors herein, do hereby grant, bargain, sell, convey and warrant unto **LINCOLN PLAZA DEVELOPMENT, LLC, a Mississippi limited liability company**, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

All real property located in the N ½ of the SE ¼ of the NE ¼ of Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi.

ALSO BEING DESCRIBED AS:

SE ¼ of NE ¼ of Section 23, Township 4 North, Range 14 West; less 10 acres formerly sold to M. L. Crabtree and less 10 acres formerly sold to R. E. Hartfield, both exceptions being of record in Lamar County, Mississippi; also less 5 acres sold to J. G. Hartfield described as: N ½ of SE ¼ of SE ¼ of NE ¼ of Section 23, Township 4 North, Range 14 West. The above described property containing 15 acres, more or less, together with all improvements thereon and appurtenances thereunto belonging; LESS and excepting therefrom an undivided ½ interest in the mineral rights in, on and under said lands, which were reserved by J. A. Griffith and Mrs. Pearl Griffith in Deed dated October 8, 1945.

ALSO, the land described as: Begin at the NW Corner of the SE ¼ of NE ¼, Section 23, Township 4 North, Range 14 West, and run South 220 yards, thence run East 110 yards, thence run North 220 yards, thence run West along said quarter section line 110 yards to the point of beginning, containing 5 acres, more or less, being part and parcel of said SE ¼ of NE ¼; and all said lands being in Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi.

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Grantors herein, do hereby grant, convey and quitclaim unto Grantee herein, any interest which they may have in the following described real property lying and being situated in the County of Lamar and State of Mississippi, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

WITNESS THE SIGNATURE of the Grantors on this, the 28 day of June, A.D., 2006.

Martha Jane Smith
MARTHA JANE SMITH

Linda Ann DeLeebeck
LINDA ANN DeLEEBECK

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STATE OF MISSISSIPPI
COUNTY OF LAMAR

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 28 day of June, 2006, within my jurisdiction, the within named **MARTHA JANE SMITH and LINDA ANN DeLEEBECK**, who acknowledged that they executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

MICHELLE M. ROBINSON JONES COUNTY, MS NOTARY PUBLIC My Commission Expires September 17, 2009

Grantors' Address:
MARTHA JANE SMITH
309 S 40th Ave.
Hattiesburg, MS 39402
Telephone: (601) 264-3309

LINDA ANN DeLEEBECK
309 S 40th Ave
Hattiesburg, MS 39402
Telephone: (601) 264-3309

Grantees' Address:
PO Box 1470
Hattiesburg, MS 39403
Telephone: (601) 544-5601

THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

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INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

SE ¼ of NE ¼, Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi

EXHIBIT "A"

A part of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 14 West, in the County of Lamar, State of Mississippi and being more particularly described as Beginning at the Northeast Corner of the Southeast 1/4 of the Northeast 1/4, thence run S00°01'30"E along the East Line of the Southeast 1/4 of the Northeast 1/4 for 598.90 feet, thence run S89°10'51"W for 1,398.14 feet to the East Line of the Southeast 1/4 of the Northeast 1/4, thence run N00°26'47"W and along said East Line and the East Line of the Northeast 1/4 of the Northeast 1/4 for 669.12 feet, thence run S89°48'43"E for 1,402.87 feet to the East Line of the Northeast 1/4 of the Northeast 1/4, thence run S00°20'17"E and along said East Line for 45.60 feet to the Point of Beginning, comprising 21.12 Acres, more or less.

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 18-N PAGE 557
INDEXED ✓ RECORDED ✓ ABSTRACTED
Ann Davis D.C.

CHANCERY CLERK ★ LAMAR COUNTY, MISSISSIPPI ★

FILED

2003 JUL 18 AM 8 48

[illegible] SMITH
[illegible] CLERK

STATE OF MISSISSIPPI

COUNTY OF LAMAR

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 Dollars ($10.00), and other good and valuable considerations, not herein mentioned, the receipt and sufficiency of all of which is hereby acknowledged, **SUSAN FLOY CURRIE SUTHON**, the Grantor herein, does hereby grant, bargain, sell, convey and warrant an undivided 10.7742% interest in the following described real property unto, **Lincoln Road Investments, LLC**, the Grantee herein, together with any and all improvements thereon and appurtenances thereunto belonging, said lands being more particularly described as follows, to-wit:

87.06 acres, more or less, located in part of the South ½ of the Northwest ¼ and part of the Northeast ¼ of the Northwest 1/4 of Section 24 and a part of the Southeast ¼ of the Southwest ¼ of Section 13, all Township 4 North, Range 14 West, in the County of Lamar, State of Mississippi and more particularly described in Exhibit A attached hereto.

INDEXING INSTRUCTIONS:

Part of the South ½ of the Northwest ¼ and part of the Northeast ¼ of the Northwest 1/4 of Section 24 and a part of the Southeast ¼ of the Southwest ¼ of Section 13, all Township 4 North, Range 14 West, in the County of Lamar, State of Mississippi.

Subject to that certain easement right of way from Mildred Elizabeth Currie et al to Lamar County, Mississippi filed for record May 4, 1998 in Book 131 at Page 489, in the office of the Chancery Clerk of Lamar County, Mississippi. Said easement is still in full force and effect and the Grantor hereby conveys any reversionary interest it may have in said easement.

Subject to the subdivision regulations adopted by the Board of Supervisors of Lamar County filed of record in Minute Book 59 at Page 202 and amended in Minute Book 82 at Page 282 and further amended in Minute Book 112 at Pages 144 and 290 in the office of the Chancery Clerk of Lamar County, Mississippi.

Subject to that certain easement from Edward A. Currie, Jr. et al to Lamar Park Water and Sewerage Association, Inc. dated April 25, 1985 and filed of record on May 1, 1985 in Book 7D at Page 150 in the office of the Chancery Clerk of Lamar County, Mississippi.

Subject to Declaration of Restrictions in Book 14-F at page 376 dated November 10, 1999 in the office of the Chancery Clerk of Lamar County, Mississippi.

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

Subject to prior reservations of oil, gas, and other minerals by former owners.

WITNESS MY SIGNATURE on this the 9 day of July, A.D., 2003.

Susan Floy Currie Suthon

SUSAN FLOY CURRIE SUTHON

I:wd\SUTHON-LincolnRdwd

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STATE OF LOUISIANA

COUNTY OF Jefferson

PERSONALLY came and appeared before me, the undersigned authority in and for said County and State, on the 9th day of July, 2003, within my jurisdiction, the within named **SUSAN FLOY CURRIE SUTHON**, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

At Death

GRANTOR'S ADDRESS Ste 318
3608 Veterans Memorial Dr
Hattiesburg MS 39401
Phone: 543-2300

GRANTEE'S ADDRESS
233 Peachtree St., NE, Ste. 2705
Atlanta, Georgia 30303
Phone: (404) 222-9106

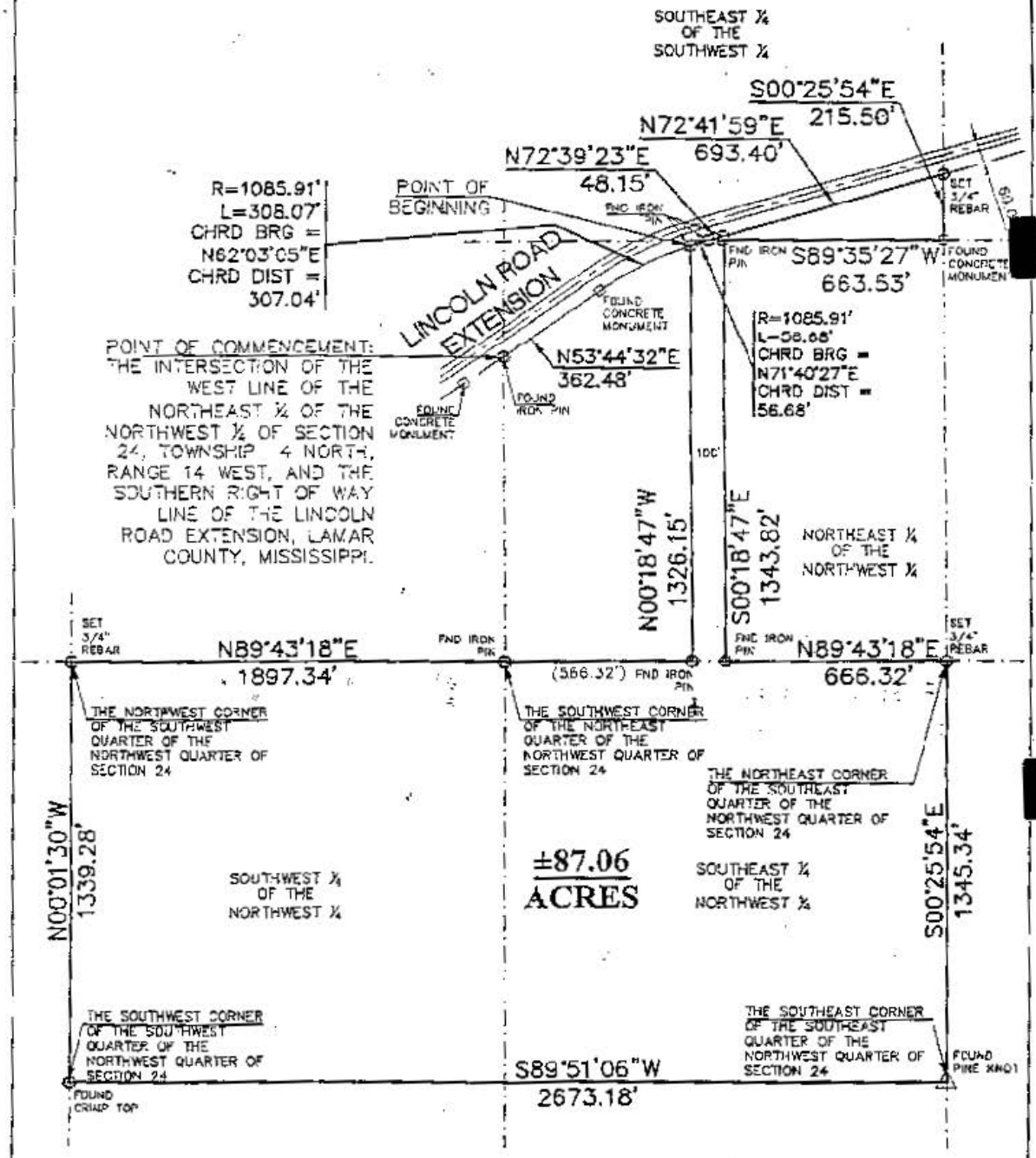
PREPARED BY:
T.S.I.
7 Woodstone Plaza, Suite 7
HATTIESBURG, MS 39402
601-264-3500

EXHIBIT A

A part of the South ½ of the Northwest ¼ and a part of the Northeast ¼ of the Northwest ¼ of Section 24 and a part of the Southeast ¼ of the Southwest ¼ of Section 13, all Township 4 North, Range 14 West, in the County of Lamar, State of Mississippi and being more particularly described as Commencing at the intersection of the West Line of the said Northeast ¼ of the Northwest ¼ of Section 24 and the Southern Right of Way Line of Lincoln Road Extension, thence run N53°44'32"E along the said Southern Right of Way Line of Lincoln Road Extension for 362.48 feet to a Concrete Monument, thence run Northeasterly along said Southern Right of Way Line and Arc to the Right for 308.07 feet to the Point of Beginning, said Arc having a Radius of 1085.91 feet, a Chord Bearing of N62°03'05"E and a Chord Distance of 307.04 feet: Thence continue Northeasterly along said Southern Right of Way Line and Arc to the Right for 56.68 feet, said Arc having a Radius of 1085.91 feet, a Chord Bearing of N71°40'27"E and a Chord Distance of 56.68 feet to the Intersection of the North Line of the said Northeast ¼ of the Northwest ¼ and the said Southern Right of Way Line, thence run N72°39'23"E along said Southern Right of Way Line for 48.15 feet, thence run N72°41'59"E along said Southern Right of Way Line for 693.40 feet to a Point on the East Line of the said Southeast ¼ of the Southwest ¼ of Section 13, thence run S00°25'54"E along the said East Line of the Southeast ¼ of the Southwest ¼ for 215.50 feet to a Concrete Monument on the said North Line of the Northeast ¼ of the Northwest ¼, thence run S89°35'27"W along the said North Line of the Northeast ¼ of the Northwest ¼ for 663.53 feet, thence run S00°18'47"E for 1343.82 feet to a Point on the South Line of the said Northeast ¼ of the Northwest ¼, thence run N89°43'18"E along the said South Line of the Northeast ¼ of the Northwest ¼ for 666.32 feet to the Northeast Corner of the Southeast ¼ of the Northwest ¼ of said Section 24, thence run S00°25'54"E along the East Line of the said Southeast ¼ of the Northwest ¼ for 1345.34 feet to the Southeast Corner of the Southeast ¼ of the Northwest ¼, thence run S89°51'06"W along the South Line of the said South ½ of the Northwest ¼ for 2673.18 feet to the Southwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 24, thence run N00°01'30"W along the West Line of the Southwest ¼ of the Northwest ¼ for 1339.28 feet to the Northwest Corner of the said South ½ of the Northwest ¼, thence run N89°43'18"E along the North Line of the said South ½ of the Northwest ¼ for 1897.34 feet, thence run N00°18'47"W for 1326.15 feet to the Point of Beginning, comprising 87.06 Acres, more or less.

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WAYNE SMITH • CHANCERY CLERK
BOOK 604 PAGE 73
INDEXED ✓ RECORDED ✓ ABSTRACTED
D.C

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LEGEND:

BRG – BEARING
CHRD – CHORD
DIST – DISTANCE
L – LENGTH
R – RADIUS

BEARINGS BASED ON SOLAR OBSERVATION

SHEET No. 1 OF 2

PREPARED BY:
WAITS ENGINEERING CONSULTANTS, L.L.C.
CIVIL ENGINEERING AND LAND SURVEYING
2009 HARDY STREET, SUITE C
HATTIESBURG, MISSISSIPPI 39401
PHONE: (601) 450-3847 FAX: (601) 544-4009

Date:	06-30-03
Scale:	1" = 400'
Survey Class:	"B"
Project No.:	03-030
Drawn by:	WFW

STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED

2003 DEC 30 PM 1 10

WAYNE SMITH
CHANCERY CLERK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt, adequacy and sufficiency of which being hereby irrevocably acknowledged and confessed, **LINCOLN ROAD INVESTMENTS, LLC,** a Mississippi limited liability company, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN PLAZA DEVELOPMENT, LLC,** a Mississippi limited liability company, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF COPIED AT LENGTH HEREIN.

This conveyance and the warranty hereof are subject to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 663 among the land deed records of Lamar County, Mississippi, and also to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 667 among the land deed records of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to those certain Subdivision Regulations set forth by the Board of Supervisors of Lamar County, Mississippi, filed of record in the office of the Chancery Clerk of Lamar County, Mississippi, on January 1, 1979, and recorded in Board of Supervisors' Minute Book 59, at Page 202, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, filed for record on December 4, 1989, in the office of the Chancery Clerk of Lamar County, Mississippi, and recorded in Board of Supervisors' Minute Book 82 at Page 282, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 290, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 144, as amended.

This conveyance and the warranty hereof are subject to any and all easements of record or of use affecting the above-described property, including but not limited to (1) that certain easement right-of-way from Mildred Elizabeth Currie et al to Lamar County, Mississippi, filed for record on May 4, 1998 in Book 13-I at Page 489, in the office of the Chancery Clerk of Lamar County, Mississippi; (2) that certain easement from Edward A. Currie, Jr., et al to Lamar Park Water and Sewage Association, Inc., dated April 25, 1985 and filed of record on May 1, 1985 in Book 7-P at Page 160 in the office of the Chancery Clerk of Lamar County, Mississippi; (3) that certain easement from Mrs. Alexander Currie, Sr., et al to Lamar County, Mississippi, dated August 29, 1959 and filed for record in Book 3-X at Page 47 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to that certain Declaration of Restrictions dated November 10, 1999 and filed for record in Book 14-F at Page 376 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals lying in, on and under the above-described real property.

The above-described property does not constitute any part of the Grantor's homestead nor is it contiguous thereto.

All county and state ad valorem taxes for the year 2003 are to be paid by Grantee.

WITNESS THE SIGNATURE of the Grantor on this, the 15th day of December, A.D., 2003.

LINCOLN ROAD INVESTMENTS, LLC, a Mississippi limited liability company

BY: _____

DAVID C. LEE, M.D., Member

STATE OF MISSISSIPPI
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of December, 2003, within my jurisdiction, the within named **DAVID C. LEE, M.D.,** who acknowledged that he is **Member of Lincoln Road Investments, LLC, a Mississippi limited liability company,** and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Helen D. Maitland
NOTARY PUBLIC

My commission expires:

Notary Public State of Mississippi At Large
My Commission Expires: March 16, 2007
Bonded Thru Heiden, Brooks & Garland, Inc.

7.00pd

Grantor's Address:
3688 Veterans Memorial Drive
Suite 318
Hattiesburg, MS 39402
(601) 583-2800

Grantee's Address:
P. O. Box 1470
Hattiesburg, MS 39403
(601) 544-5601

PREPARED BY:
Robert T. Jackson, Sr.
Jackson and Jackson, PLLC
P. O. Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309
MSB#2972

INDEXING INSTRUCTIONS TO CHANCERY CLERK:

PLEASE RECORD AND INDEX ON THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI.

Part of the NE ¼ of the NW ¼ and the NW ¼ of NW ¼ of Section 24, Township 4 North, Range 14 West, Lamar County, MS

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Exhibit "A"

A SURVEY OF A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

THENCE NORTH ZERO (00) DEGREES, EIGHTEEN (18) MINUTES, THIRTEEN (13) SECONDS WEST, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 593.24 FEET;

THENCE NORTH SEVENTEEN (17) DEGREES, TWENTY-SIX (26) MINUTES, TWELVE (12) SECONDS, WEST, 324.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE LINCOLN ROAD EXTENSION;

THENCE NORTH FIFTY-THREE (53) DEGREES, FIFTY-THREE (53) MINUTES, THIRTY-EIGHT (38) SECONDS EAST AND ALONG THE SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION 479.92 FEET; AND TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1087.24 FEET, A DELTA ANGLE OF EIGHTEEN (18) DEGREES, FORTY-TWO (42) MINUTES, FORTY-FIVE (45) SECONDS, A CHORD DISTANCE OF 353.51 FEET, A CHORD BEARING OF SOUTH SIXTY-THREE (63) DEGREES, SEVENTEEN (17) MINUTES, ONE (01) SECONDS WEST;

THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT NORTHEASTERLY 355.09 FEET TO A POINT OF INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION AND THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH EIGHTY-NINE (89) DEGREES, EIGHT (08) MINUTES, FIFTY-EIGHT (58) SECONDS EAST, 54.35 FEET;

THENCE SOUTH ZERO (00) DEGREES, TWENTY-FOUR (24) MINUTES, FORTY-TWO (42) SECONDS EAST, 1341.78 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH EIGHTY-NINE (89) DEGREES, FORTY-ONE (41) MINUTES, FIFTY-THREE (53) SECONDS WEST AND ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 667.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS AND CONTAINS 18.66 ACRES MORE OR LESS.

CHANCERY CLERK
LAMAR COUNTY MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
LD BOOK 16-S PAGE 93
INDEXED ✓ RECORDED ✓ ABSTRACTED
Shirley Broome D.C.

STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED

2003 DEC 30 PM 1 10

WAYNE SMITH
CHANCERY CLERK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt, adequacy and sufficiency of which being hereby irrevocably acknowledged and confessed, **LINCOLN ROAD INVESTMENTS, LLC,** a Mississippi limited liability company, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN PLAZA DEVELOPMENT, LLC,** a Mississippi limited liability company, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF COPIED AT LENGTH HEREIN.

This conveyance and the warranty hereof are subject to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 663 among the land deed records of Lamar County, Mississippi, and also to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 667 among the land deed records of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to those certain Subdivision Regulations set forth by the Board of Supervisors of Lamar County, Mississippi, filed of record in the office of the Chancery Clerk of Lamar County, Mississippi, on January 1, 1979, and recorded in Board of Supervisors' Minute Book 59, at Page 202, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, filed for record on December 4, 1989, in the office of the Chancery Clerk of Lamar County, Mississippi, and recorded in Board of Supervisors' Minute Book 82 at Page 282, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 290, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 144, as amended.

This conveyance and the warranty hereof are subject to any and all easements of record or of use affecting the above-described property, including but not limited to (1) that certain easement right-of-way from Mildred Elizabeth Currie et al to Lamar County, Mississippi, filed for record on May 4, 1998 in Book 13-I at Page 489, in the office of the Chancery Clerk of Lamar County, Mississippi; (2) that certain easement from Edward A. Currie, Jr., et al to Lamar Park Water and Sewage Association, Inc., dated April 25, 1985 and filed of record on May 1, 1985 in Book 7-P at Page 160 in the office of the Chancery Clerk of Lamar County, Mississippi; (3) that certain easement from Mrs. Alexander Currie, Sr., et al to Lamar County, Mississippi, dated August 29, 1959 and filed for record in Book 3-X at Page 47 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to that certain Declaration of Restrictions dated November 10, 1999 and filed for record in Book 14-F at Page 376 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals lying in, on and under the above-described real property.

The above-described property does not constitute any part of the Grantor's homestead nor is it contiguous thereto.

All county and state ad valorem taxes for the year 2003 are to be paid by Grantee.

WITNESS THE SIGNATURE of the Grantor on this, the 15th day of December, A.D., 2003.

LINCOLN ROAD INVESTMENTS, LLC, a Mississippi limited liability company

BY: _____

DAVID C. LEE, M.D., Member

STATE OF MISSISSIPPI
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of December, 2003, within my jurisdiction, the within named **DAVID C. LEE, M.D.,** who acknowledged that he is **Member of Lincoln Road Investments, LLC, a Mississippi limited liability company,** and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Helen D. Maitland
NOTARY PUBLIC

My commission expires:

Notary Public State of Mississippi At Large
My Commission Expires: March 16, 2007
Bonded Thru Heiden, Brooks & Garland, Inc.

7.00pd

Grantor's Address:
3688 Veterans Memorial Drive
Suite 318
Hattiesburg, MS 39402
(601) 583-2800

Grantee's Address:
P. O. Box 1470
Hattiesburg, MS 39403
(601) 544-5601

PREPARED BY:
Robert T. Jackson, Sr.
Jackson and Jackson, PLLC
P. O. Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309
MSB#2972

INDEXING INSTRUCTIONS TO CHANCERY CLERK:

PLEASE RECORD AND INDEX ON THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI.

Part of the NE ¼ of the NW ¼ and the NW ¼ of NW ¼ of Section 24, Township 4 North, Range 14 West, Lamar County, MS

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Exhibit "A"

A SURVEY OF A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

THENCE NORTH ZERO (00) DEGREES, EIGHTEEN (18) MINUTES, THIRTEEN (13) SECONDS WEST, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 593.24 FEET;

THENCE NORTH SEVENTEEN (17) DEGREES, TWENTY-SIX (26) MINUTES, TWELVE (12) SECONDS, WEST, 324.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE LINCOLN ROAD EXTENSION;

THENCE NORTH FIFTY-THREE (53) DEGREES, FIFTY-THREE (53) MINUTES, THIRTY-EIGHT (38) SECONDS EAST AND ALONG THE SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION 479.92 FEET; AND TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1087.24 FEET, A DELTA ANGLE OF EIGHTEEN (18) DEGREES, FORTY-TWO (42) MINUTES, FORTY-FIVE (45) SECONDS, A CHORD DISTANCE OF 353.51 FEET, A CHORD BEARING OF SOUTH SIXTY-THREE (63) DEGREES, SEVENTEEN (17) MINUTES, ONE (01) SECONDS WEST;

THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT NORTHEASTERLY 355.09 FEET TO A POINT OF INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION AND THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH EIGHTY-NINE (89) DEGREES, EIGHT (08) MINUTES, FIFTY-EIGHT (58) SECONDS EAST, 54.35 FEET;

THENCE SOUTH ZERO (00) DEGREES, TWENTY-FOUR (24) MINUTES, FORTY-TWO (42) SECONDS EAST, 1341.78 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH EIGHTY-NINE (89) DEGREES, FORTY-ONE (41) MINUTES, FIFTY-THREE (53) SECONDS WEST AND ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 667.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS AND CONTAINS 18.66 ACRES MORE OR LESS.

CHANCERY CLERK
LAMAR COUNTY MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
LD BOOK 16-S PAGE 93
INDEXED ✓ RECORDED ✓ ABSTRACTED
Shirley Broome D.C.

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FILED

2004 APR 13 AM 11 23

CHANCERY CLERK

STATE OF MISSISSIPPI

COUNTY OF LAMAR

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt, adequacy and sufficiency of which being hereby irrevocably acknowledged and confessed, **LINCOLN PLAZA DEVELOPMENT, LLC,** a Mississippi limited liability company, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN ROAD INVESTMENTS, LLC,** a Mississippi limited liability company, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF COPIED AT LENGTH HEREIN.

This conveyance and the warranty hereof are subject to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 663 among the land deed records of Lamar County, Mississippi, and also to that certain Lease, and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15A at Page 667 among the land deed records of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to those certain Subdivision Regulations set forth by the Board of Supervisors of Lamar County, Mississippi, filed of record in the office of the Chancery Clerk of Lamar County, Mississippi, on January 1, 1979, and recorded in Board of Supervisors' Minute Book 59, at Page 202, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, filed for record on December 4, 1989, in the office of the Chancery Clerk of Lamar County, Mississippi, and recorded in Board of Supervisors' Minute Book 82 at Page 282, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 290, as amended, and those certain Subdivision Regulations of Lamar County, Mississippi, of 1996 filed in Board of Supervisors' Minute Book 112 at Page 144, as amended.

This conveyance and the warranty hereof are subject to any and all easements of record or of use affecting the above-described property, including but not limited to (1) that certain easement right-of-way from Mildred Elizabeth Currie et al to Lamar County, Mississippi, filed for record on May 4, 1998 in Book 13-I at Page 489, in the office of the Chancery Clerk of Lamar County, Mississippi; (2) that certain easement from Edward A. Currie, Jr., et al to Lamar Park Water and Sewage Association, Inc., dated April 25, 1985 and filed of record on May 1, 1985 in Book 7-P at Page 160 in the office of the Chancery Clerk of Lamar County, Mississippi; (3) that certain easement from Mrs. Alexander Currie, Sr., et al to Lamar County, Mississippi, dated August 29, 1959 and filed for record in Book 3-X at Page 47 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to that certain Declaration of Restrictions dated November 10, 1999 and filed for record in Book 14-F at Page 376 in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof are subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals lying in, on and under the above-described real property.

The above-described property does not constitute any part of the Grantor's homestead nor is it contiguous thereto.

All county and state ad valorem taxes for the year 2004 are to be paid by Grantee.

WITNESS THE SIGNATURE of the Grantor on this, the 10th day of April, A.D., 2004.

LINCOLN PLAZA DEVELOPMENT, LLC, a Mississippi limited liability company

BY: John W. Lee
JOHN W. LEE, JR., Manager

STATE OF MISSISSIPPI
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of April, 2004, within my jurisdiction, the within named **JOHN W. LEE, JR.**, who acknowledged that he is **Manager of Lincoln Plaza Development, LLC, a Mississippi limited liability company,** and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Helen D. Merchant
NOTARY PUBLIC

My commission expires:
Notary Public State of Mississippi At Large
My Commission Expires: March 16, 2007
Bonded Thru Heiden, Brooks & Garland, Inc.

Mail Rec'd to 7.00 pd

Grantor's Address:
P. O. Box 1470
Hattiesburg, MS 39403
(601) 544-5601

Grantee's Address:
3688 Veterans Memorial Drive
Suite 318, Hattiesburg, MS 39402
(601) 583-2800

PREPARED BY:
Robert T. Jackson, Sr.
Jackson, Bowman & Blumentritt, PLLC
P. O. Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309
MSB#2972

INDEXING INSTRUCTIONS TO CHANCERY CLERK:

PLEASE RECORD AND INDEX ON THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI.

Part of the NE ¼ of the NW ¼ and the NW ¼ of NW ¼ of Section 24, Township 4 North, Range 14 West, Lamar County, MS

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Exhibit "A"

A SURVEY OF A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS

THENCE NORTH ZERO (00) DEGREES, EIGHTEEN (18) MINUTES, THIRTEEN (13) SECONDS WEST, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 593.24 FEET;

THENCE NORTH SEVENTEEN (17) DEGREES, TWENTY-SIX (26) MINUTES, TWELVE (12) SECONDS, WEST, 324.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE LINCOLN ROAD EXTENSION;

THENCE NORTH FIFTY-THREE (53) DEGREES, FIFTY-THREE (53) MINUTES, THIRTY-EIGHT (38) SECONDS EAST AND ALONG THE SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION 479.92 FEET; AND TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1087.24 FEET, A DELTA ANGLE OF EIGHTEEN (18) DEGREES, FORTY-TWO (42) MINUTES, FORTY-FIVE (45) SECONDS, A CHORD DISTANCE OF 353.51 FEET, A CHORD BEARING OF SOUTH SIXTY-THREE (63) DEGREES, SEVENTEEN (17) MINUTES, ONE (01) SECONDS WEST;

THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT NORTHEASTERLY 355.09 FEET TO A POINT OF INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE OF THE LINCOLN ROAD EXTENSION AND THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH EIGHTY-NINE (89) DEGREES, EIGHT (08) MINUTES, FIFTY-EIGHT (58) SECONDS EAST, 54.35 FEET;

THENCE SOUTH ZERO (00) DEGREES, TWENTY-FOUR (24) MINUTES, FORTY-TWO (42) SECONDS EAST, 1341.78 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH EIGHTY-NINE (89) DEGREES, FORTY-ONE (41) MINUTES, FIFTY-THREE (53) SECONDS WEST AND ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 667.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T-4-N, R-14-W, LAMAR COUNTY, MS AND CONTAINS 18.66 ACRES MORE OR LESS.

CHANCERY CLERK
LAMAR COUNTY, MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH, CHANCERY CLERK
BOOK 16X PAGE 289
INDEXED ✓ RECORDED ✓ ABSTRACTED
Rob Travis D.C.

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STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED
2005 FEB 17 AM 9 49
WAYNE SMITH
CHANCERY CLERK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **TERRY CURRIE BANTA, being one and the same as IVA TERRY CURRIE, O. ANDERSON CURRIE, JR., being one and the same as OVERTON A. CURRIE, JR., MARTHA CURRIE DELUCA, being one and the same as MARTHA LAVONA CURRIE and LUCY CURRIE BUSH, being one and the same as LUCY FLORA CURRIE**, Grantors herein, do hereby grant, bargain, sell, convey and warrant unto **LINCOLN PLAZA DEVELOPMENT, LLC, a Mississippi Limited Liability Company** Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

For the same consideration, **TERRY CURRIE BANTA, being one and the same as IVA TERRY CURRIE, O. ANDERSON CURRIE, JR., being one and the same as OVERTON A. CURRIE, JR., MARTHA CURRIE DELUCA, being one and the same as MARTHA LAVONA CURRIE and LUCY CURRIE BUSH, being one and the same as LUCY FLORA CURRIE**, Grantors, do hereby grant, bargain, sell, convey and quitclaim unto **LINCOLN PLAZA DEVELOPMENT, LLC,** Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

A part of the NE 1/4 of Section 23, T-4-N, R-14-W, in the City of Hattiesburg, County of Lamar, State of Mississippi, and being more particularly described as beginning at the NE Corner of the SE 1/4 of the NE 1/4 of said Section 23, and thence run N89°23'07"W for 1402.76 feet, thence run N00°26'47"W for 36.67 feet, more or less, to a fence corner, thence run Easterly along said fence for 1402.76 feet, more a less, to a point on the East line of said Section 23, and to a point which bears S00°20'17"E

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from the Point of Beginning, thence run S00°20'17"E for 42.91 feet, more or less to the Point of Beginning, and comprising 1.28 acres, more or less.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed, including but not limited to that certain Right of Way Easement to Pearl River Valley Electric Power Association dated July 13, 2004 and recorded in Book 17-D at Page 558, in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

WITNESS THE SIGNATURES of the Grantors on this, the 9th day of February A.D., 2005.

Terry Currie Banta
TERRY CURRIE BANTA

O. Anderson Currie, Jr.
O. ANDERSON CURRIE, JR.

Martha Currie Deluca
MARTHA CURRIE DELUCA

Lucy Currie Bush
LUCY CURRIE BUSH

JUDY CURRIE HELLMANN

STATE OF Georgia

COUNTY OF DeKalb

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 4th day of February, 2005, within my jurisdiction, the within named **TERRY CURRIE BANTA**, who acknowledged that he/she executed the above and foregoing instrument.

Shari H. Clackum
NOTARY PUBLIC

SHARI H. CLACKUM NOTARY PUBLIC CHEROKEE CO., GA My Comm. Expires Sept. 22, 2007

My Commission Expires:

STATE OF Georgia

COUNTY OF DeKalb

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 4th day of February, 2005, within my jurisdiction, the within named **O. ANDERSON CURRIE, JR.**, who acknowledged that he/she executed the above and foregoing instrument.

Shari H. Clackum
NOTARY PUBLIC

My Commission Expires:

SHARI H. CLACKUM NOTARY PUBLIC CHEROKEE CO., GA My Comm. Expires Sept. 22, 2007

STATE OF Georgia

COUNTY OF DeKalb

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 4th day of February, 2005, within my jurisdiction, the within named **MARTHA CURRIE DELUCA,** who acknowledged that he/she executed the above and foregoing instrument.

Shari H. Clackum
NOTARY PUBLIC

My Commission Expires:

SHARI H. CLACKUM NOTARY PUBLIC CHEROKEE CO., GA My Comm. Expires Sept. 22, 2007

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STATE OF Georgia

COUNTY OF DeKalb

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 9th day of February, 2005, within my jurisdiction, the within named **LUCY CURRIE BUSH,** who acknowledged that he/she executed the above and foregoing instrument.

Shari H. Clackum
NOTARY PUBLIC

My Commission Expires:

SHARI H. CLACKUM NOTARY PUBLIC CHEROKEE CO. GA My Comm. Expires Sept. 22, 2007

Grantors' Address:
2705 Peachtree Center - Harris Tower
233 Peachtree Street, NE
Atlanta, GA 30303
Telephone: (404) 223-9106

Grantee's Address:
P. O. Box 1470
Hattiesburg, MS 39403
Telephone: (601) 544-5601

THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

1100 pd

INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

NE 1/4 of Section 23, T-4-N, R-14-W, City of Hattiesburg, Lamar County, Mississippi.

EXHIBIT "A"

STATE OF MISSISSIPPI
COUNTY OF LAMAR
CITY OF HATTIESBURG

PARCEL NO. 1

A part of the NE 1/4 of Section 23, T-4-N, R-14-W in the City of Hattiesburg, County of Lamar, State of Mississippi, and being more particularly described as beginning at the NE corner of the SE 1/4 of the NE 1/4 of said Section 23, thence run N00°20'17"W along the East line of said NE 1/4 for 648.53 feet to the South Right-of-Way line of Lincoln Road, thence run Southwesterly along said Right-of-Way line and along an arc to the left for 591.52 feet, said arc having a radius of 1432.40 feet, a chord bearing of S76°14'28'W and a chord distance of 587.32 feet, thence continue along said Right-of-Way line and S64°00'50"W for 1367.67 feet, thence run Southwesterly along said Right-of-Way line and along an arc to the right for 386.12 feet, said arc having a radius of 818.51 feet, a chord bearing of S 76°33'40"W and a chord distance of 382.55 feet, thence continue along said Right-of-Way line and S89°05'08"W for 511.82 feet to a point on the West line of the SW 1/4 of the NE 1/4 of said Section 23; thence run S00°04'22'W along said West line for 471.47 feet, thence run N89°46'57"E for 1290.67 feet, thence run N00°26'47"W for 669.13 feet, thence run S89°23'07"E for 1402.76 feet to the Point of Beginning; and comprising 29.51 acres, more or less.

LESS AND EXCEPT:

A parcel described as beginning at the NE corner of the SE 1/4 of the NE 1/4 of said Section 23, and thence run N89'23'07"W for 1402.76 feet, thence run N00'26'47"W for 36.67 feet, more or less, to a fence corner; thence run Easterly along said fence for 1402.76 feet, more or less, to a point on the East line of said Section 23, and to a point which bears S00°20'17"E from the Point of Beginning, thence run S00°20'17"E for 42.91 feet, more or less to the Point of Beginning, and comprising 1.28 acres, more or less.

CHANCERY CLERK
LAMAR COUNTY, MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 17-M PAGE 229
INDEXED RECORDED ABSTRACTED
Rose Travis D.C.

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FILED

2006 JUL 13 AM 9 15

WAYNE SMITH
CHANCERY CLERK

STATE OF MISSISSIPPI

COUNTY OF LAMAR

CORRECTIVE WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **MOCKINGBIRD INVESTMENTS, INC., a Mississippi Corporation**, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN ROAD INVESTMENTS, LLC, a Mississippi limited liability company**, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed, including but not limited to that certain Communications Systems Right of Way and Easement Agreement to American Telephone and Telegraph Company, recorded in Deed Book 8-C at Page 333, that certain Easement for Right of Way to Mississippi Power Company, recorded in Deed Boo 13-I at Page 24

and that certain Quitclaim and Easement to Lamar Park Water and Sewer Association, recorded in Book 6-K at Page 425, in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

This Corrective Warranty Deed is being filed in order to correct the legal description in that certain Warranty Deed from Mockingbird Investments, Inc. to Lincoln Road Investments, LLC dated April 10, 2006 and filed in Book 18-I at Page 416, in the office of the Chancery Clerk of Lamar County, Mississippi.

WITNESS THE SIGNATURE of the Grantor on this, the 14th day of June, A.D., 2006.

MOCKINGBIRD INVESTMENTS, INC.,
a Mississippi Corporation

BY: KIM KIRKWOOD, PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF LAMAR

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 14th day of June, 2006, within my jurisdiction, the within named Kim Kirkwood, who acknowledged that he is President of Mockingbird Investments, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Sue S. Denson
NOTARY PUBLIC

SUE S. DENSON, LAMAR COUNTY, MS NOTARY PUBLIC My Commission Expires: Aug. 11, 2007

My Commission Expires:

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Grantors' Address:

112 Carrie Road
Hattiesburg, MS 39402
Telephone: (601) 268-2957

Grantees' Address:

PO Box 1470
Hattiesburg MS 39403
Telephone: (601) 544-5001

THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

SW ¼ of SE ¼, Section 13, Township 4 North, Range 14 West, Lamar County, Mississippi

591

EXHIBIT "A"

MOCKINGBIRD INVESTMENTS, INC.

SECTION 13, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI

DESCRIPTION:
COMMENCE AT A 4" x 4" CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI FOR THE POINT OF BEGINNING AND RUN N00°33'31"W FOR 214.40 FEET TO A CONCRETE MONUMENT AT THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD EXTENSION; THENCE RUN THE FOLLOWING 5 COURSES AND DISTANCES ALONG SAID SOUTH RIGHT-OF-WAY LINE: N72°36'39"E FOR 509.77 FEET TO A CONCRETE RIGHT-OF-WAY MARKER; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE WHICH CURVES TO THE RIGHT AND HAS A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 18°05'01", A LONG CHORD OF N81°39'16"E FOR 286.02 FEET, FOR AN ARC LENGTH OF 287.21 FEET TO A 1/2" REBAR; THENCE RUN S89°11'29"E FOR 118.38 FEET TO A 1/2" REBAR; THENCE RUN S00°48'31"W FOR 24.15 FEET TO A CONCRETE RIGHT-OF-WAY MARKER; THENCE RUN S89°11'29"E FOR 120.15 FEET TO A CONCRETE MONUMENT AND THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD EXTENSION WITH THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #59; THENCE RUN S00°29'42"W ALONG SAID WEST RIGHT-OF-WAY LINE FOR 382.41 FEET TO A 4" x 4" CONCRETE MONUMENT; THENCE RUN N89°50'54"W FOR 1002.23 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI AND CONTAINS 7.976 ACRES, MORE OR LESS.

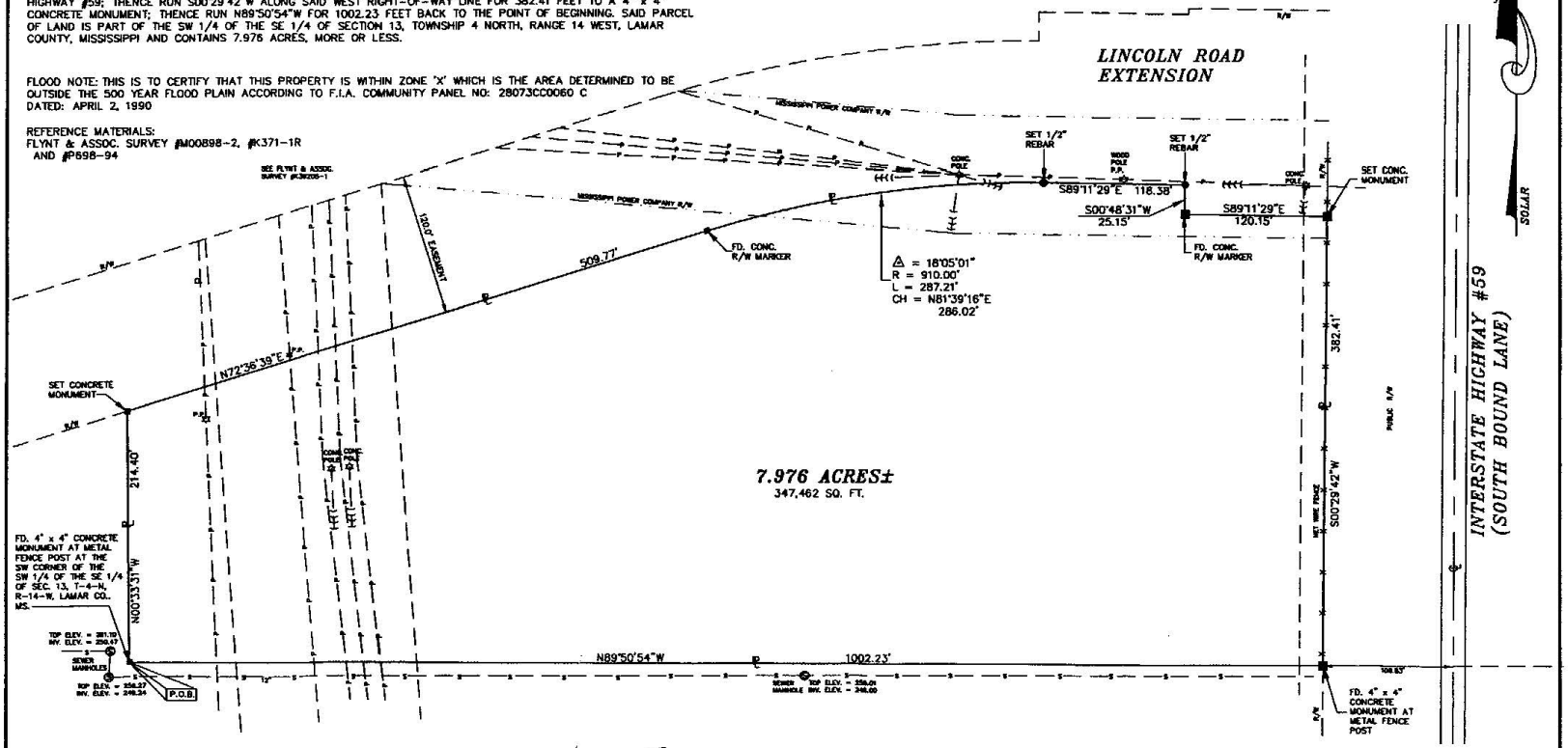
FLOOD NOTE: THIS IS TO CERTIFY THAT THIS PROPERTY IS WITHIN ZONE 'X' WHICH IS THE AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO F.I.A. COMMUNITY PANEL NO: 28073CC0060 C
DATED: APRIL 2, 1990

REFERENCE MATERIALS:
FLYNT & ASSOC. SURVEY #M00898-2, #K371-1R
AND #P698-94

SURVEY NOTES:
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS OR OTHER ENCROACHMENTS MAY EXIST ON PUBLIC RECORD THAT ARE NOT SHOWN

2. A SURVEY LOCATION OF UNDERGROUND UTILITIES WAS NOT REQUESTED OR PERFORMED FOR THIS SITE THEREFORE, THIS SURVEY DOES NOT CERTIFY TOT HE EXISTENCE OR NON-EXISTENCE OF ANY UTILITY.

3. POWER LINES, POWER POLES AND RIGHT-OF-WAY LINES WERE TAKEN FROM PREVIOUS SURVEYS, AND THIS SURVEY DOES NOT CERTIFY TO THEIR LOCATION.



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

REDUCED COPY

LEGEND	
A.P.S.	= AS PER SURVEY
A.P.R.	= AS PER RECORD
FD	= FOUND
—o—	= PROPERTY LINE
—x—	= CENTERLINE
—#—	= FENCE
—P—	= POWER LINE

CERTIFICATE: THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY HEREIN SHOWN AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD ALLEN FLYNT
PROFESSIONAL LAND SURVEYOR
NO. LS-01782
STATE OF MISSISSIPPI

REV.	DATE	DESCRIPTION	REV. BY	CHK. BY
1	06-14-06	CORRECTED ERROR IN LEGAL DESCRIPTION	R.A.F.	K.A.K.

REVISIONS

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KIM KIRKWOOD
FLYNT & ASSOCIATES, PLLC
PROFESSIONAL SURVEYORS
511 SOUTH MAIN STREET
PETAL, MISSISSIPPI 39465
PHONE: (601) 582-1818

SURVEY CLASSIFICATION		
	X	A
		B
		C
		D

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

X	SOLAR OBSERVATION
	G P S
	RECORD BEARING

DATE:	PARTY CHIEF:	TECHNICIAN:	DRAWN BY:	DRAWING NO.:
02-16-06	ADAM SMITH	B. BURRIS	KIM SHIRELAND	K3620S-2

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 18-N PAGE 588
RECORDED ABSTRACTED
INDEXED D.C.

STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED

2006 APR 21 AM 11 24

WAYNE SMITH
CHANCERY CLERK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **LINCOLN ROAD INVESTMENTS, LLC, a Mississippi limited liability company**, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **LINCOLN ROAD INVESTMENTS II, LLC**, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed, including but not limited to that certain Easement from Lincoln Road Investments to Pearl River Valley

738

Electric Power Association, dated December 12, 2003 and recorded in Book 16-X at Page 303 on April 13, 2004 in the office of the Chancery Clerk of Lamar County, Mississippi. .

This conveyance and the warranty hereof is subject to that certain Lease and Memorandum of Lease, dated May 1, 2001, by and between William W. Wicht, Jr. and York Outdoor II, LLC, said Memorandum of Lease being recorded in Land Deed Book 15-A, Page 663, in the office of the Chancery Clerk of Lamar County, Mississippi.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

WITNESS THE SIGNATURE of the Grantors on this, the 10th day of April, A.D., 2006.

LINCOLN ROAD INVESTMENTS, LLC
a Mississippi limited liability company

By: John W. Lee, Jr.
John W. Lee, Jr., Member

By:
David C. Lee, Member

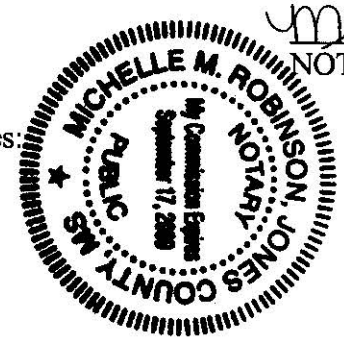
STATE OF MISSISSIPPI

COUNTY OF LAMAR

This day **John W. Lee, Jr.** and **David C. Lee**, members of **Lincoln Road Investments, LLC**, a Mississippi limited liability company, personally appeared before me, in my capacity as notary public in and for the jurisdiction indicated, and acknowledged that, as such official and with full authority in the premises, they freely and voluntarily signed, executed, and delivered the foregoing instrument for and on behalf of and as the act and deed of such company on the date and for the purposes there set forth.

Given under my hand and seal of office on this 10th day of April, 2006.

Michelle M. Robinson
NOTARY PUBLIC



My commission expires:

Grantors' Address:

Post Office Box 1470
Hattiesburg, MS 39403
Telephone: (601) 544-5601

Grantees' Address:

1 Lincoln Parkway, Ste. 300
Hattiesburg, MS 39402
Telephone: (601) 583-2800

THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

NW ¼ of NW ¼, Section 24, Township 4 North, Range 14 West, Lamar County, MS

740

EXHIBIT "A"

A part of the Northwest 1/4 of the Northwest 1/4, of Section 24, Township 4 North, Range 14 West in the City of Hattiesburg, County of Lamar, State of Mississippi, and being more particularly described as Commencing at the Southeast Corner of said Northwest 1/4 of the Northwest 1/4, thence run N00°12'07"W for 648.00 feet to a Point on an Arc to the Right, having a Radius of 1432.40 feet, a Chord Bearing of N89°32'11"E, and a Chord Distance of 37.15 feet, said Point being on the Southern Right-of-Way Line of Lincoln Road, thence run along said Arc and said Southern Right-of-Way Line for 37.15 feet, thence run S89°43'14"E and said Southern Right-of-Way Line for 56.33 feet to the Point of Beginning; thence continue S89°43'14"E and said Southern Right-of-Way Line for 366.20 feet to a Point on an Arc to the Left having a Radius of 1265.21 feet, a Chord Bearing of N78°29'36"E, and a Chord Distance of 517.48 feet, thence run along said Arc and said Southern Right-of-Way Line for 521.16 feet, thence run S00°04'16"E for 577.75 feet, thence run West for 873.40 feet, thence run N00°04'16"W for 476.31 feet to the Point of Beginning, comprising 9.91 Acres, more or less.

CHANCERY CLERK
LAMAR COUNTY, MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 181 PAGE 737
INDEXED RECORDED ABSTRACTED
D.C.

395

STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED
2007 MAY 16 AM 9 57
WAYNE SMITH
CHANCERY CLERK

CORRECTIVE WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, **LINCOLN PLAZA DEVELOPMENT, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto **KIMBERLY S. BRADLEY**, Grantee herein, the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

For the same consideration, Grantor herein does hereby grant unto Grantee a Construction Easement encompassing the right to extend 50 feet from any property line of the property conveyed herein for the purposes of construction of improvements on said property. When the initial improvements (absent any additions) are complete, then this easement shall terminate. By his acceptance hereof, grantee agrees to repair any damage created on the property on which the easement is established.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

396

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed, including but not limited to that certain Right of Way Easement to Pearl River Valley Electric Power Association, dated July 13, 2004 and recorded in Book 17-D at Page 558, in the office of the Chancery Clerk of Lamar County, Mississippi.

This Corrective Warranty Deed is filed in order to correct that certain Warranty Deed from Lincoln Plaza Development, LLC to Kim Bradley, filed March 19, 2007 in Deed Book 19-C at Page 322.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

WITNESS THE SIGNATURE of the Grantors on this, the 3rd day of May, A.D., 2007.

LINCOLN PLAZA DEVELOPMENT, LLC,
a Mississippi limited liability company

BY: JOHN W. LEE, JR., MEMBER AND MANAGER

BY: DAVID C. LEE, M.D., MEMBER

ACCEPTED BY GRANTEE on this, the 7th day of May, A.D., 2007.

KIMBERLY S. BRADLEY

STATE OF MISSISSIPPI
COUNTY OF Lamar

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, on this 3rd day of May, 2007, within my jurisdiction, the within named **JOHN W. LEE, JR. and DAVID C. LEE, M.D.**, who acknowledged that they are members of **LINCOLN PLAZA DEVELOPMENT, LLC,** a Mississippi Limited Liability Company, and that for and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

NOTARY PUBLIC

My Commission Expires:

MICHELLE M. ROBINSON, JONES COUNTY, MS NOTARY PUBLIC My Commission Expires September 17, 2009

STATE OF MISSISSIPPI
COUNTY OF Lamar

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 7th day of May, 2007, within my jurisdiction, the within named **KIMBERLY S. BRADLEY**, who acknowledged that he executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

MICHELLE M. ROBINSON, JONES COUNTY, MS NOTARY PUBLIC My Commission Expires September 17, 2009

398

Grantor's Address:

P. O. Box 1470
Hattiesburg, MS 39403-1470
(601) 544-5601

Grantee's Address:

44 Alex Lane
Hattiesburg, MS 39402
(601) 296-7916

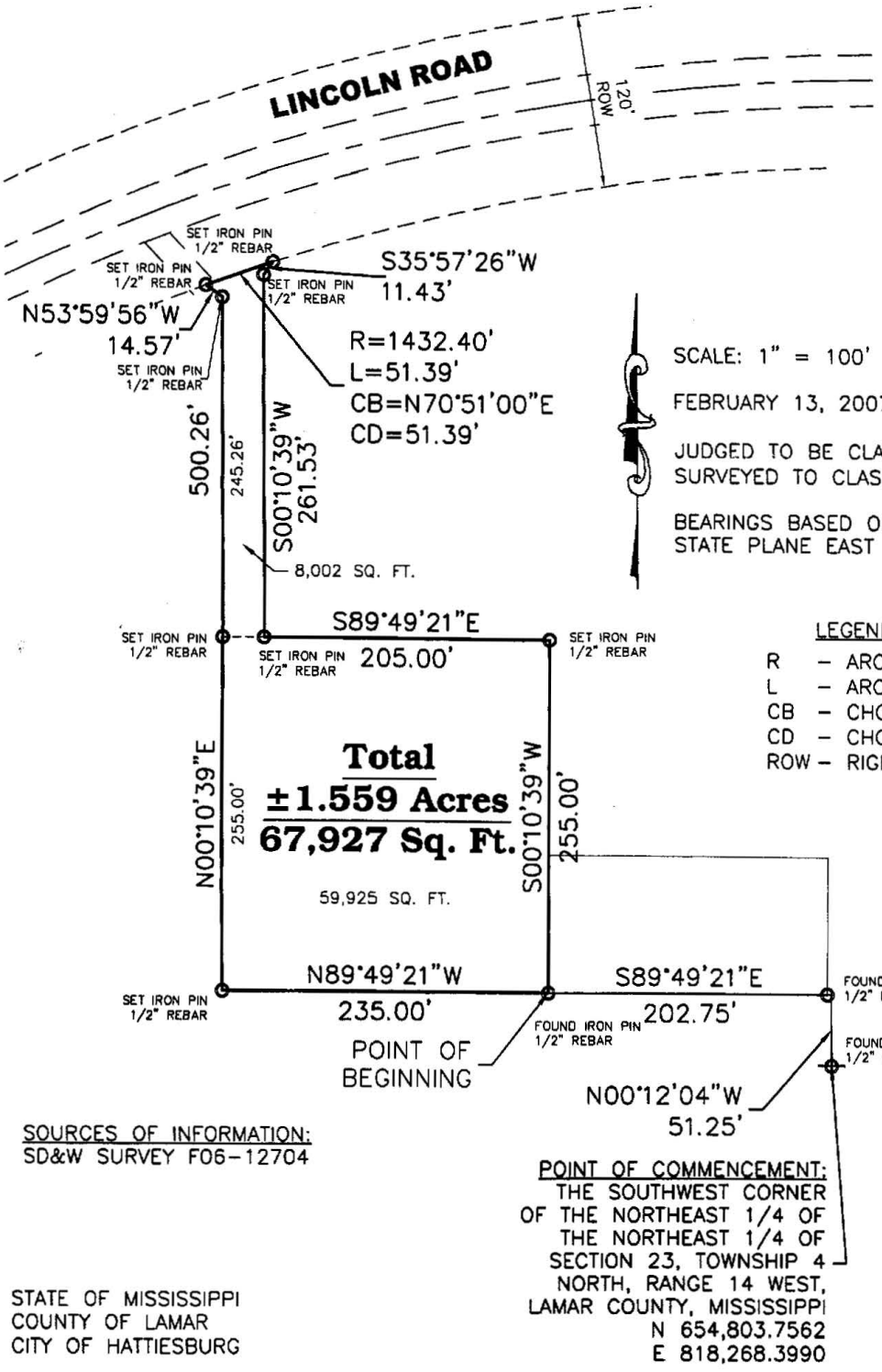
THIS INSTRUMENT PREPARED BY:

ROBERT T. JACKSON, SR.
JACKSON, BOWMAN & BLUMENTRITT, PLLC
ATTORNEYS AT LAW
POST OFFICE BOX 15517
HATTIESBURG, MS 39404-5517
TELEPHONE: (601) 264-3309
FACSIMILE: (601) 264-6044

INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI AS FOLLOWS:

Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 14 West

399



SOURCES OF INFORMATION:
SD&W SURVEY F06-12704

POINT OF COMMENCEMENT:
THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI
N 654,803.7562
E 818,268.3990

STATE OF MISSISSIPPI
COUNTY OF LAMAR
CITY OF HATTIESBURG

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

A part of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 14 West in the City of Hattiesburg, County of Lamar, State of Mississippi, and being more particularly described as Commencing at the Southwest Corner of said Northeast 1/4 of the Northeast 1/4, thence run N00°12'04"W for 51.25 feet, thence run N89°49'21"W for 202.75 feet to the Point of Beginning; thence continue N89°49'21"W for 235.00 feet, thence run N00°10'39"E for 500.26 feet, thence run N53°59'56"W for 14.57 feet to the Southern Right–of–Way Line of Lincoln Road, said Point being a Point on an Arc to the Right having a Radius of 1,432.40 feet, a Chord Bearing of N70°51'00"E, and a Chord Distance of 51.39 feet, thence run along said Arc and said Right–of–Way Line for 51.39 feet, thence run S35°57'26"W for 11.43 feet, thence run S00°10'39"W for 261.53 feet, thence run S89°49'21"E for 205.00 feet, thence run S00°10'39"W for 255.00 feet to the Point of Beginning, comprising 1.559 Acres (67,927 Square Feet), more or less.

SD&W
SHOWS, DEARMAN & WAITS, INC.
CONSULTING ENGINEERS
P.O. BOX 1711
HATTIESBURG, MISSISSIPPI, 39403-1711
301 SECOND AVENUE
HATTIESBURG, MISSISSIPPI, 39401
HTTP://WWW.SDW.COM
P: (601) 544 - 1821
F: (601) 544 - 0501

ENGINEER AND LAND SURVEYOR
P.E. 12791
L. S. 2973

Nicholas M. Connolly, P.E., P.L.S.
Civil Engineer No. 12791
Land Surveyor No. 2973

4/17/07

400

OMB NO. 2502-0265

A.

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

SETTLEMENT STATEMENT

B. TYPE OF LOAN:

1. ☐ FHA 2. ☐ FmHA 3. ☐ CONV. UNINS. 4. ☐ VA 5. ☐ CONV. INS.

6. FILE NUMBER: BRADLEY - LINCOLN #2

7. LOAN NUMBER:

8. MORTGAGE INS CASE NUMBER:

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

1.0 3/98 (BRADLEY - LINCOLN #2.PFD/BRADLEY - LINCOLN #2/1)

D. NAME AND ADDRESS OF BORROWER:	E. NAME AND ADDRESS OF SELLER:	F. NAME AND ADDRESS OF LENDER:
Kimberly S. Bradley 44 Alex Lane Hattiesburg, MS 39402	Lincoln Plaza Development, LLC	

G. PROPERTY LOCATION:	H. SETTLEMENT AGENT: 64-0833376 Jackson, Bowman & Blumentritt, PLLC PLACE OF SETTLEMENT 309 South 40th Avenue Hattiesburg, MS 39402	I. SETTLEMENT DATE:
Lamar County		May 3, 2007

J. SUMMARY OF BORROWER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION		
100. GROSS AMOUNT DUE FROM BORROWER:			**400. GROSS AMOUNT DUE TO SELLER:**		
101. Contract Sales Price		600.00	401. Contract Sales Price		600.00
102. Personal Property			402. Personal Property		
103. Settlement Charges to Borrower (Line 1400)		150.00	403.		
104.			404.		
105.			405.		
Adjustments For Items Paid By Seller in advance			*Adjustments For Items Paid By Seller in advance*		
106. City/Town Taxes	to		406. City/Town Taxes	to	
107. County Taxes	to		407. County Taxes	to	
108. Assessments	to		408. Assessments	to	
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER		750.00	*420. GROSS AMOUNT DUE TO SELLER*		600.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:			**500. REDUCTIONS IN AMOUNT DUE TO SELLER:**		
201. Deposit or earnest money			501. Excess Deposit (See Instructions)		
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)		
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of first Mortgage		
205.			505. Payoff of second Mortgage		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments For Items Unpaid By Seller			*Adjustments For Items Unpaid By Seller*		
210. City/Town Taxes	to		510. City/Town Taxes	to	
211. County Taxes	to		511. County Taxes	to	
212. Assessments	to		512. Assessments	to	
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517. Release Fee to BancorpSouth Bank		600.00
218.			518.		
219.			519.		
220. TOTAL PAID BY/FOR BORROWER			*520. TOTAL REDUCTION AMOUNT DUE SELLER*		600.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:			**600. CASH AT SETTLEMENT TO/FROM SELLER:**		
301. Gross Amount Due From Borrower (Line 120)		750.00	601. Gross Amount Due To Seller (Line 420)		600.00
302. Less Amount Paid By/For Borrower (Line 220)		( )	602. Less Reductions Due Seller (Line 520)		(600.00)
303. CASH (X FROM) (TO) BORROWER		750.00	*603. CASH (TO) (FROM) SELLER*		0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Kimberly S. Bradley

Seller

BY: John W. Lee, Jr., Member

BY: David C. Lee, M.D., Member

L. SETTLEMENT CHARGES

401

	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price $ @ %		
Division of Commission (line 700) as Follows:		
701. $ to Lee Property and Development		
702. $ to		
703. Commission Paid at Settlement		
704. to		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
801. Loan Origination Fee % to		
802. Loan Discount % to		
803. Release Fee to		
804. Credit Report to		
805. Lender's Inspection Fee to		
806. Appraisal Fee to		
807. Assumption Fee to		
808.		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From to @ $ /day (days %)		
902. MIP Totlns. for LifeOfLoan for months to		
903. Hazard Insurance Premium for 1.0 years to		
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER		
1001. Hazard Insurance months @ $ per month		
1002. Mortgage Insurance months @ $ per month		
1003. City/Town Taxes months @ $ per month		
1004. County Taxes months @ $ per month		
1005. Assessments months @ $ per month		
1006. months @ $ per month		
1007. months @ $ per month		
1008. months @ $ per month		
1100. TITLE CHARGES		
1101. Settlement or Closing Fee to		
1102. Title Examination to		
1103. Final Title Examination to		
1104. Title Insurance Binder to		
1105. Document Preparation to Jackson, Bowman & Blumentritt, PLLC	150.00	
1106. Notary Fees to		
1107. Attorney's Fees to		
(includes above item numbers:)		
1108. Title Insurance to		
(includes above item numbers:)		
1109. Lender's Coverage $		
1110. Owner's Coverage $		
1111.		
1112.		
1113.		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees: Deed $; Mortgage $; Releases $		
1202. City/County Tax/Stamps: Deed ; Mortgage		
1203. State Tax/Stamps: Revenue Stamps ; Mortgage		
1204. Lamar County Register of Deeds		
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey to		
1302. Pest Inspection to		
1303. Express Mail Fee		
1304.		
1305.		
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)	150.00	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Jackson, Bowman & Blumentritt, PLLC
Settlement Agent

Certified to be a true copy.

CHANCERY CLERK
LAMAR COUNTY, MISSISSIPPI

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI • LAMAR COUNTY
WAYNE SMITH • CHANCERY CLERK
BOOK 19-G PAGE 395
INDEXED RECORDED ABSTRACTED
Rose Travis D.C.

482 FILED CHC '21 APR 28
JAMES AULTMAN AM 11:37

Prepared by:
Robert T. Jackson, Sr.
Jackson, Tullos, Rogers & Morgan, PLLC
Attorney at Law
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

Return to:
Robert T. Jackson, Sr.
Jackson, Tullos, Rogers & Morgan, PLLC
Attorney at Law
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

STATE OF MISSISSIPPI
COUNTY OF LAMAR

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed,

LINCOLN ROAD INVESTMENTS, LLC,
A Mississippi limited liability company
1 Lincoln Parkway, Ste. 300
Hattiesburg, MS 39402
(601) 606-4111

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

David C. Lee, M.D.
18 Waterford Dr.
Hattiesburg, MS 39402
(601) 543-8999

the following described real property lying and being situated in Lamar County, Mississippi, and being more particularly described as follows, to-wit:

(See Exhibit "A" attached) (Page 4)

INDEXING INSTRUCTIONS: Pt. NW ¼ of NW ¼, Sec. 24, T4N, R14W

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

The Grantor herein reserves and retains the rights to any and all oil, gas, and other minerals in, on, and under the herein described real property.

Title to the above property has not been examined by the preparer of this instrument. No request for title examination certificate, insurance, or opinion has been made and no title examination, certificate, insurance, or opinion regarding the state of the title to the above property is furnished, offered, or given to anyone or for any purpose.

WITNESS THE SIGNATURE of the Grantors on this, the 26 day of April, A.D., 2021.

LINCOLN ROAD INVESTMENTS, LLC,
A Mississippi limited liability company

John W. Lee, Jr.

By: John W. Lee, Jr., Member

By: David C. Lee, M.D., Member

STATE OF MISSISSIPPI

COUNTY OF Lamar

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, John W. Lee, Jr., who states that he is a Member of Lincoln Road Investments, LLC, and that he signed and delivered the above and foregoing SPECIAL WARRANTY DEED on the day and year herein shown in said representative capacity, he being authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of April, 2021.

STATE OF MISSISSIPPI
DEBORAH A. ELLIOTT
NOTARY PUBLIC
ID No. 29677
Commission Expires
June 29, 2022
FORREST COUNTY

Deborah A. Elliott

NOTARY PUBLIC

My Commission Expires:

484

STATE OF MISSISSIPPI

COUNTY OF Lamar

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, David C. Lee, M.D., who states that he is a Member of Lincoln Road Investments, LLC, and that he signed and delivered the above and foregoing SPECIAL WARRANTY DEED on the day and year herein shown in said representative capacity, he being authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of April, 2021.

Deborah A. Elliott
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
DEBORAH A. ELLIOTT
NOTARY PUBLIC
ID No. 29677
Commission Expires
May 30, 2022
FORREST COUNTY

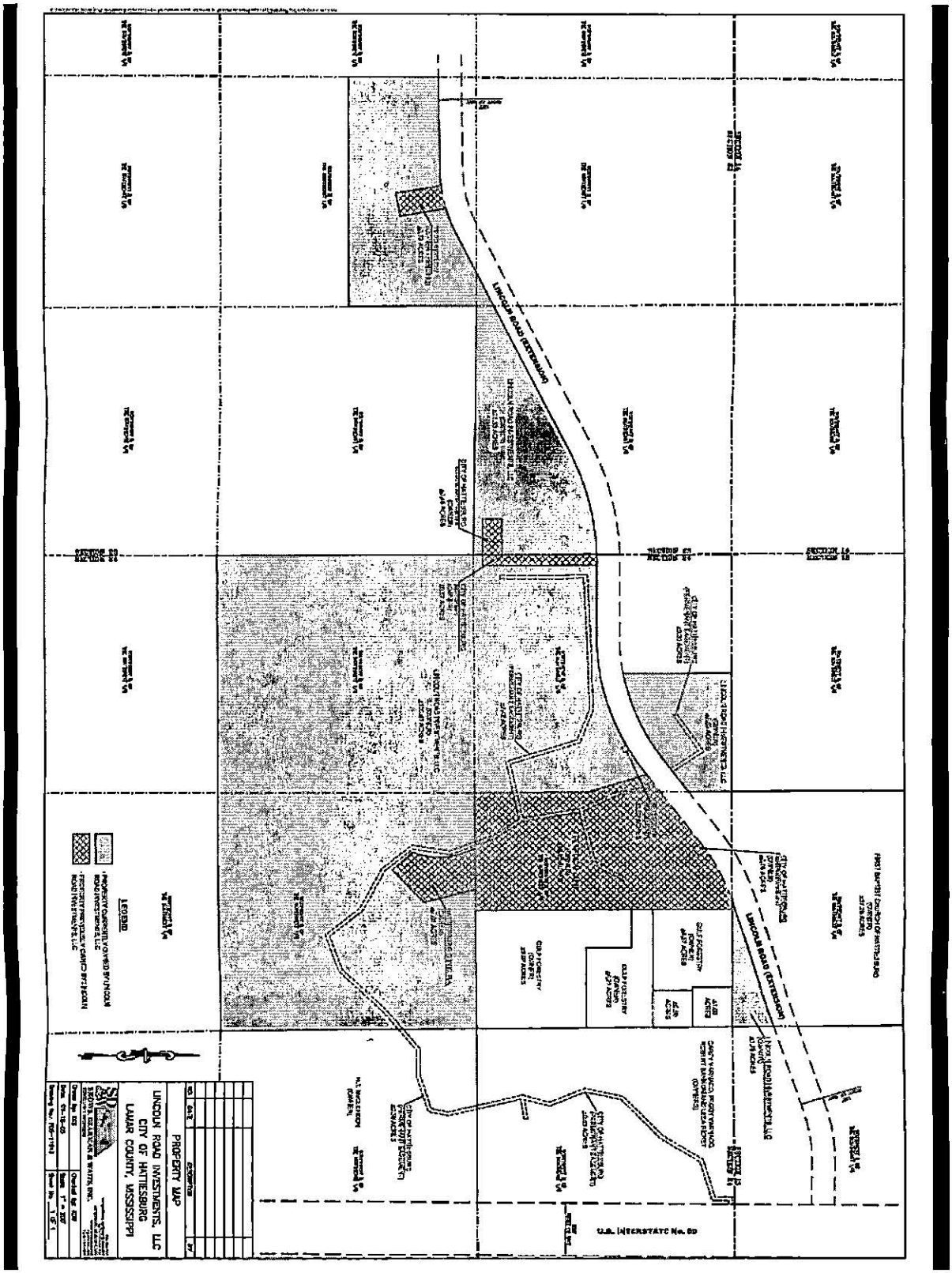
Exhibit "A"

A part of the NW ¼ of the NW ¼ of Section 24, Township 4 North, Range 14 West, Lamar County, Mississippi, more particularly described as follows: Commence at a concrete monument that represents the Northeast corner of the NW ¼ of the NW ¼ of Section 24, T4N, R14W as the Point of Beginning; thence S 00°27'08"E a distance of 221.12 feet along the East line of said NW ¼ of NW ¼ to a concrete monument on the North right-of-way line of Lincoln Road Extension; thence S54°03'27"W along said North right-of-way line a distance of 239.28 feet to a concrete monument and a point of curvature; thence in a Southwesterly direction along a curve to the right with a radius of 1259.92 feet along said North right-of-way line a distance of 530.04 feet (chord bearing and distance of S66°49'29"W, 526.14 feet) to the West line of the NE ¼ of NW ¼ of NW ¼ of Section 24; thence N00°00'13"W along the West line of said NE ¼ of NW ¼ of NW ¼ a distance of 588.59 feet to the NW corner of said NE ¼ of NW ¼ of NW ¼; thence S88°18'27"E a distance of 675.99 feet along the north line of said NW ¼ of NW ¼ back to the concrete monument that represents the Northeast corner of said NW ¼ of NW ¼ and the point of beginning; said property containing 6.83 acres (297,712 sq. ft.), more or less.

CHANCERY CLERK OF LAMAR COUNTY, MS. ★IN GOD WE TRUST★

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI
LAMAR COUNTY
JAMES D. AULTMAN, CHANCERY CLERK
LD Book 29-A Page 482-486
Indexed — Recorded — Abstracted
Daphne Jones D.C.

486


LINCOLN ROAD EXTENSION
U.S. INTERSTATE No. 59
LEGEND
PROPERTY OWNED BY LINCOLN ROAD INVESTMENTS, LLC
PROPERTY PROVIDED BY CITY OF HATTIESBURG FOR LINCOLN ROAD EXTENSION
PROPERTY OWNED BY LINCOLN ROAD INVESTMENTS, LLC
PROPERTY MAP
LINCOLN ROAD INVESTMENTS, LLC
CITY OF HATTIESBURG
LAMAR COUNTY, MISSISSIPPI

MINUTES OF THE

REGULAR MEETING OF THE

HATTIESBURG PLANNING COMMISSION

July 2nd, 2025

Board Members Roll Call:

Members Present:

1. Amy Hinton, Chair
2. Lee Anne Venable
3. Rebekah Ray, Secretary
4. Charles Dawe
5. Richard Conville
6. Carlos Wilson
7. Michael Dickerson
8. Rhoda Pickett, Vice Chair

Members Not Present:

1. Elayne Lockett
2. Vacant Seat
3. 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. David Miller, Esq.
6. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:00 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve July's agenda.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to approve July's agenda was passed by an 7-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Lee Anne Venable to approve the June 4th, 2025, meeting minutes.

Second:

Made by Commissioner Charles Dawe

Vote:

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

The motion to approve the meeting minutes on June 2nd, 2025, passed with a 8-0 vote.

BUILDING REPORT

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

PLANNING REPORT

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

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
  - Robert Montgomery
- Proponents:
  - Eric Lowery
- Opponents:
  - None.
- General Comments
  - Zach Mills

Motion:

Made by Commissioner Carlos Wilson 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		
Michael Dickerson	X		
Amy Hinton	X		

Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

The motion to recommend approval of the request passed with a 8-0 vote.

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

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

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

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

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Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Carlos Wilson	X		
Carlos Wilson			

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

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

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

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

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

INDEXING INSTRUCTIONS:

ORDINANCE NUMBER _____

OF THE

CITY OF HATTIESBURG, MISSISSIPPI

AN ORDINANCE CHANGING AND AMENDING THE OFFICIAL ZONING MAP, ADOPTED AS PART OF THE LAND DEVELOPMENT CODE ORDINANCE NO. 3209, AS AMENDED, OF THE CITY OF HATTIESBURG, MISSISSIPPI FOR CERTAIN PROPERTIES FROM B-3 (COMMUNITY BUSINESS DISTRICT, SECTION 4.5.10) AND R-1A (SINGLE-FAMILY RESIDENTIAL, SECTION 4.5.3) TO THE HATTIESBURG FORM-BASED CODE ZONING DISTRICTS MX-3 (MIXED-USE, THREE-STORY, SECTION 2.1.A.2.B), RA-3 (RESIDENTIAL ATTACHED, THREE-STORY, SECTION 2.1.C.3) AND RD-2 (RESIDENTIAL DETACHED, TWO-STORY, SECTION 2.1.D.2) FOR PROPERTIES LOCATED ALONG LINCOLN ROAD EXTENSION (PPIN 17642, 17643, 18019, 18020, 24814, 29025, 29839, 29843, 31923, 39420, LAMAR COUNTY, WARD 3)

WHEREAS, the City of Hattiesburg, Mississippi, has adopted a Land Development Code and Official Zoning Map in accordance with Miss. Code Ann. §17-1-1 et seq.; and

WHEREAS, the property subject to this ordinance is currently undeveloped and does not have assigned municipal addresses; and

WHEREAS, a portion of the rezoning corresponds with a concurrent major subdivision application that proposes new lot lines and legal descriptions that will define the boundaries of the proposed zoning districts; and

WHEREAS, the Planning Commission of the City of Hattiesburg held a duly advertised public hearing on July 2, 2025, in accordance with applicable public notice requirements, to consider the proposed zoning changes and recommended approval to the City Council;

WHEREAS, the Mayor and City Council of the City of Hattiesburg, Mississippi, reviewed the recommendation of the Planning Commission at their scheduled meeting on Tuesday, August 5th, 2025, and have determined that the proposed zoning changes are consistent with the goals of the Comprehensive Plan and the intent of the Land Development Code;

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

SECTION 1. AMENDMENT TO ZONING MAP. The Official Zoning Map of the City of Hattiesburg is hereby amended to rezone the following properties located in Lamar County, Mississippi, within the City of Hattiesburg, described by their metes and bounds survey description as shown on Exhibit A, *Zoning Layout Map*:

Block 1: Rezone to MX-3 (Mixed Use District),
Block 2: Rezone to RA-3 (Residential Attached District)
Block 3: Rezone to MX-3 (Mixed Use Corridor)
Block 4: Rezone to RD-2 (Residential Detached District)
Block 5: Rezone to RA-3 (Residential Attached District)
Block 6: Rezone to MX-3 (Mixed Use District)

The exact boundaries of each zoning district shall correspond to the legal descriptions as shown in Exhibit A, *Zoning Layout Map.* The metes and bounds survey descriptions corresponding to each parcel have also been included in Exhibit B, *Zoning Legal Descriptions.*

The Official Zoning Map of the City of Hattiesburg is hereby amended to rezone the following properties located in Lamar County, Mississippi, within the City of Hattiesburg, described by their PPIN's and Parcel Numbers, and by the metes and bounds survey descriptions as shown in Exhibit C, *Legal Descriptions by PPIN/Parcel ID.*

Rezone the following properties to MX-3 (Mixed Use District)

PPIN: 39420, Parcel ID: 056K-24-012.003
PPIN: 29839, Parcel ID: 056H-13-097.001

SECTION 2. Except as hereby expressly changed and amended, the aforesaid Comprehensive Zoning District Map and the Land Development Code Ordinance No. 3209, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 3. That this Ordinance take effect and be in force thirty (30) days from and after passage as provided by law.

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

YEAS: NAYS:

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

(S E A L)

ATTEST: ADOPTED:

_____ _____

CLERK OF COUNCIL PRESIDENT

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

ATTEST: APPROVED:

_____ _____

CITY CLERK MAYOR

Exhibit A, *Zoning Layout Map*

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°31'02" 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°28'56" 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 19.77 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 219I at Page 387, said curve having a radius of 818.51 feet, a chord bearing of N 89°44'50" E and a chord length of 19.70 feet; thence run along said boundary for the following three calls; thence S 09°43'11" E for 240.08 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°43'16" W for 242.38 feet to a 1/2" iron pin found stamped W ENG 02966 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°27'04" 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 219J at Page 139, said curve having a radius of 1432.40 feet, a chord bearing of N 67°52'27" 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 530.26 feet to a 1/2" iron pin found; thence S 89°36'03" E for 131.92 feet to a 1/2" iron pin set; thence leaving said boundary run S 0°5'37" 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 47°25'30" W for 543.84 feet to a 1/2" iron pin set; thence run S 71°46'03" W for 253.99 feet to a 1/2" iron pin set; thence run S 89°52'56" W for 138.92 feet back to the **POINT OF BEGINNING**. Said parcel contains 11.21 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 0.99995259 (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°31'02" 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°52'56" E for 138.92 feet to a 1/2" iron pin set; thence run N 71°46'03" E for 253.99 feet to a 1/2" iron pin set; thence run N 47°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 0°5'37" W for 175.61 feet to a 1/2" iron pin set on the South line of the property described in Deed Book 219J at Page 139; thence along said South line run S 89°36'03" E for 393.43 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 183I at Page 723; thence along said boundary run N 00°50'18" E for 597.19 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°37'26" E for 29.11 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 250I at Page 695; thence along said boundary run S 00°48'18" W for 474.29 feet to a 1/2" iron pin found; thence along said boundary and the South line of the property described in Deed Book 181 at Page 737 run S 89°48'09" E for 813.24 feet to a 1/2" iron pin found; thence leaving said South line run S 05°53'05" 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°35'23" 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 537; thence along the South line of said property run S 89°20'02" W for 1398.00 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 38Y at Page 458, thence along the North line of said property and the North line of the properties described in Deed Book 18F at Page 683 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 34.18 Acres, more or less.

SURVEY DESCRIPTION:

Block 3

A Parcel of land being part of the NW1/4 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 0.99990259 (determined at the Point of Commencement) and being more particularly described as follows:

COMMENCE at a 1/2" iron pin found at the Northwest corner of the SE 1/4 of the NW 1/4 of said Section 24, said point having grid coordinates of N= 654802.06, E= 819599.21; thence along the North line of said SE1/4 of the NW 1/4 run N 89°57'12" E for 317.91 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 17Q at Page 105 also being the **POINT OF BEGINNING**, said point having grid coordinates of N= 654802.31, E= 819917.12; thence along said boundary run S 29°51'21" E for 73.86 feet to a 1/2" iron pin set; thence along said boundary run along a curve to the right for 266.17 feet to a 1/2" iron pin found, said curve having a radius of 300 feet, a chord bearing of S 01°34'05" W, and a chord length of 259.02 feet; thence leaving said boundary run S 89°18'27" W for 463.66 feet to a 1/2" iron pin set; thence run N 57°31'22" W for 261.18 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 576.01 feet to a 1/2" iron pin found stamped TWA COA 189 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 501.03 feet to a 1/2" iron pin found, said curve having a radius of 1365.21 feet, a chord bearing of N 78°42'39" E, and a chord length of 517.34 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°52'32" E and a chord length of 311.17 feet; thence along said South right of way run N 54°26'29" E for 83.08 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 28D at Page 47; thence leaving said South right of way run along said boundary for the following 9 calls; thence S 34°11'36" E for 69.64 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°33'05" E, and a chord length of 134.12 feet; thence S 31°16'40" E for 87.52 feet to a 1/2" iron pin found; thence along a curve to the right for 159.42 feet, said curve having a radius of 261.00 feet, a chord bearing of S 13°34'25" E and a chord length of 157.76 feet; thence S 89°53'38" E for 211.52 feet to a 1/2" iron pin found; thence N 01°36'27" W for 25.87 feet to a 1/2" iron pin found; thence S 89°47'38" E for 291.29 feet to a 1/2" iron pin found on the East line of the property described in Deed Book 1AX 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 S 89°59'13" W for 118.45 feet to 1/2" iron pin found marking the Northeast corner of the property described in Deed Book 17Q at Page 105, thence along the North line of said property run S 89°57'11" W for 229.95 feet back to the **POINT OF BEGINNING**. Said parcel contains 26.52 Acres, more or less.

SURVEY DESCRIPTION:

Block 4

A Parcel of land being part of the S 1/2 of the NW1/4 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 0.99990259 (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= 818262.82; thence along the West line of said SW1/4 of the NW 1/4 run N 00°11'52" 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°41'07" E for 122.04 feet to a 1/2" iron pin set; thence run N 29°35'23" 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°33'54" E for 533.65 feet to a 1/2" iron pin set; thence run S 5°37'23" E for 261.18 feet to a 1/2" iron pin set; thence run N 89°00'27" E for 463.66 feet to a 1/2" iron pin found Marking the Southwest corner of the property described in Deed Book 17Q at Page 105; thence run South for 268.27 feet to a 1/2" iron pin set; thence run along a curve to the right for 387.41 feet to a 1/2" iron pin set, said curve having a radius of 1905.42 feet, a chord bearing of S 47°57'30" E and a chord length of 307.08 feet; thence run S 82°41'48" E for 798.55 feet to a 1/2" iron pin set on the East line of the SE 1/4 of the NW 1/4 of said Section 24; thence along the East line of the said SE1/4 of the NW1/4 run S 00°09'44" E for 420.16 feet 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 52.34 Acres, more or less.

SURVEY DESCRIPTION:

Block 5

A Parcel of land being part of the SE 1/4 of the NW1/4 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 0.99990259 (determined at the Point of Commencement) and being more particularly described as follows:

BEGIN at 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= 654802.06, E= 819599.21; thence along the East line of said SE1/4 of the NW 1/4 run S 00°09'44" E for 924.83 feet to a 1/2" iron pin set; thence leaving said East line run N 82°45'48" W for 798.55 feet to a 1/2" iron pin set; thence run along a curve to the left for 387.41 feet to a 1/2" iron pin set, said curve having a radius of 1905.42 feet, a chord bearing of N 47°57'30" W and a chord length of 307.08 feet, thence run North for 268.27 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 17Q at Page 105; thence along said boundary run S 42°10'29" E for 147.89 feet to a 1/2" iron pin found; thence along said boundary run N 47°46'35" E for 247.35 feet to a 1/2 iron pin found; thence along said boundary run N 14°52'53" W for 278.78 feet to a 1/2" iron pin found on the North line of the SE 1/4 of the NW 1/4 of said Section 24; thence along said North line run N 89°59'13" E for 118.45 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 1A5 at Page 93 also being on the North line of the SE 1/4 of the NW 1/4 of said Section 24,said point having grid coordinates of N= 654801.72, E= 820265.44; thence along said boundary and North line run N 89°57'49" E for 666.25 feet back to the **POINT OF BEGINNING**. Said parcel contains 11.06 Acres, more or less.

SURVEY DESCRIPTION:

Block 6

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 0.99990259 (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 336.33 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°34'32" W for 404.62 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°39'23" 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 18R at Page 723, said curve having a radius of 1432.46 feet, a chord bearing of N 80°45'41" 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 2.71 Acres, more or less.

Zoning Layout

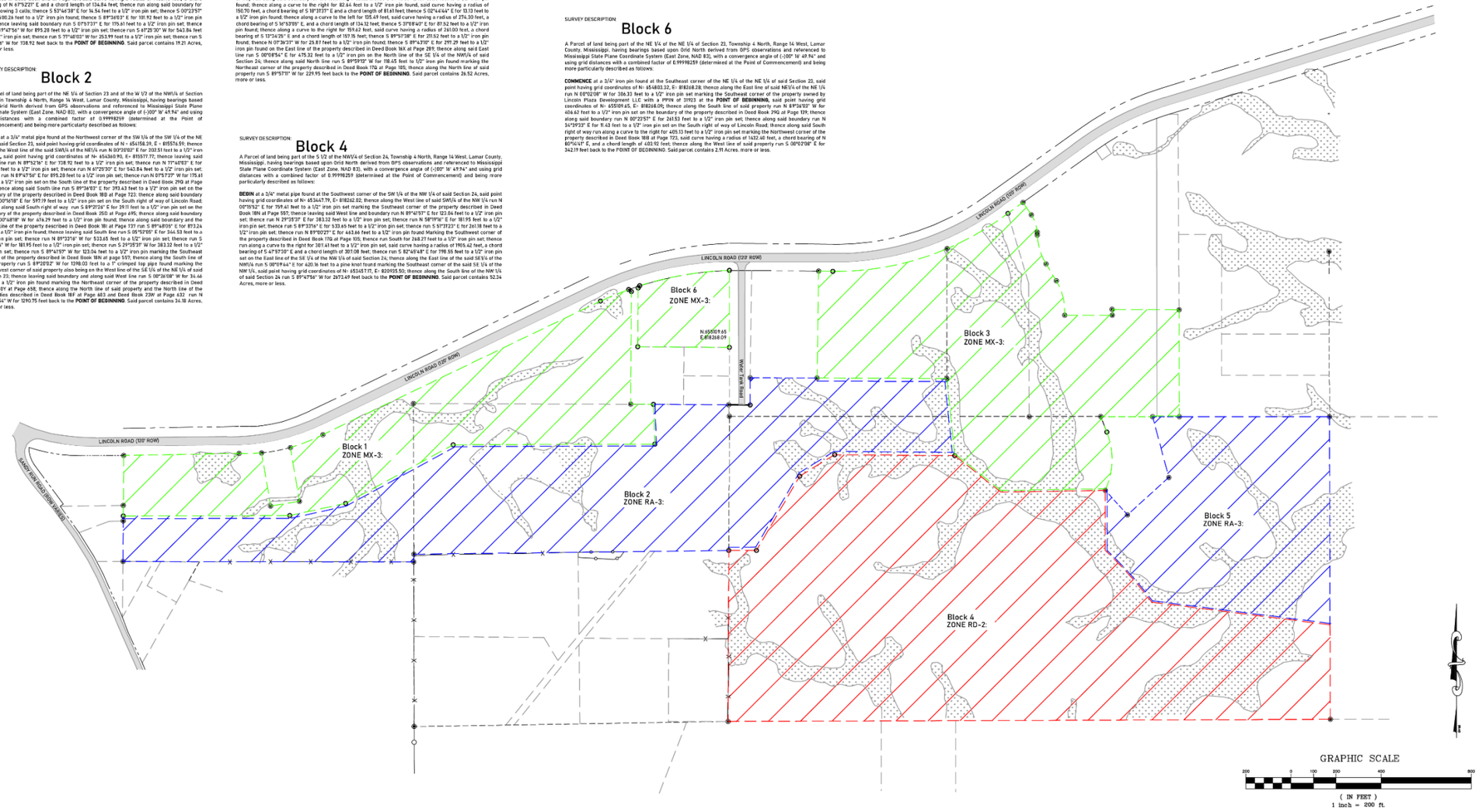


Exhibit B, *Zoning Legal Descriptions*

SURVEY DESCRIPTIONS
ZONING PARCELS

LAMAR COUNTY, MISSISSIPPI

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.

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" E 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 393.43 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 18B at Page 723; thence along said boundary run N 00°16'18" E for 597.19 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°21'26" E for 39.11 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 25D at Page 695; thence along said boundary run S 00°48'18" W for 476.29 feet to a 1/2" iron pin found; thence along said boundary and the South line of the property described in Deed Book 18I at Page 737 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 34.18 Acres, more or less.

BLOCK 3

A Parcel of land being part of the NW1/4 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:

COMMENCE at a 1/2" iron pin found at the Northwest corner of the SE 1/4 of the NW 1/4 of said Section 24, said point having grid coordinates of N= 654802.06, E= 819599.21; thence along the North line of said SE1/4 of the NW 1/4 run N 89°57'12" E for 317.91 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 17Q at Page 105 also being the POINT OF BEGINNING, said point having grid coordinates of N= 654802.31, E= 819917.12; thence along said boundary run S 21°15'12" E for 73.86 feet to a 1/2" iron pin set; thence along said boundary run along a curve to the right for 266.17 feet to a 1/2" iron pin found, said curve having a radius of 330 feet, a chord bearing of S 01°34'05" W, and a chord length of 259.02 feet; thence leaving said boundary run S 89°00'27" W for 463.66 feet to a 1/2" iron pin set; thence run N 51°31'23" W for 261.18 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 28O 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 S 89°59'13" W for 118.45 feet to 1/2" iron pin found marking the Northeast corner of the property described in Deed Book 17Q at Page 105; thence along the North line of said property run S 89°57'11" W for 229.95 feet back to the POINT OF BEGINNING. Said parcel contains 26.52 Acres, more or less.

BLOCK 4

A Parcel of land being part of the S 1/2 of the NW1/4 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 S 51°31'23" E for 261.18 feet to a 1/2" iron pin set; thence run N 89°00'27" E for 463.66 feet to a 1/2" iron pin found Marking the Southwest corner of the property described in Deed Book 17Q at Page 105; thence run South for 268.27 feet to a 1/2" iron pin set; thence run along a curve to the right for 307.41 feet to a 1/2" iron pin set, said curve having a radius of 1905.42 feet, a chord bearing of S 41°57'30" E and a chord length of 307.08 feet; thence run S 82°45'48" E for 798.55 feet to a 1/2" iron pin set on the East line of the SE 1/4 of the NW 1/4 of said Section 24; thence along the East line of the said SE1/4 of the NW1/4 run S 00°09'44" E for 420.16 feet 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 52.34 Acres, more or less.

BLOCK 5

A Parcel of land being part of the SE 1/4 of the NW1/4 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" 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 SE1/4 of the NW 1/4 run S 00°09'44" E for 924.83 feet to a 1/2" iron pin set; thence leaving said East line run N 82°45'48" W for 798.55 feet to a 1/2" iron pin set; thence run along a curve to the left for 307.41 feet to a 1/2" iron pin set, said curve having a radius of 1905.42 feet, a chord bearing of N 41°57'30" W and a

chord length of 307.08 feet, thence run North for 268.27 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 17Q at Page 105; thence along said boundary run S 42°10'29 E for 147.09 feet to a 1/2" iron pin found; thence along said boundary run N 47°46'35" E for 247.35 feet to a 1/2: iron pin found; thence along said boundary run N 14°52'53" W for 278.78 feet to a 1/2" iron pin found on the North line of the SE 1/4 of the NW 1/4 of said Section 24; thence along said North line run N 89°59'13" E for 118.45 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 16S at Page 93 also being on the North line of the SE 1/4 of the NW 1/4 of said Section 24,said point having grid coordinates of N= 654801.73, E= 820265.44; thence along said boundary and North line run N 89°57'49" E for 666.25 feet back to the POINT OF BEGINNING. Said parcel contains 17.06 Acres, more or less.

BLOCK 6

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.

Exhibit C, *Legal Descriptions by PPIN/Parcel ID.*

PPIN: 39420, Parcel ID: 056K-24-012.003

Legal Description as follows:

INDEXING INSTRUCTIONS: Pt. NW ¼ of NW ¼, Sec. 24, T4N, R14W

A part of the NW ¼ of the NW 1/4 of Section 24, Township 4 North, Range 14 West, Lamar County, Mississippi, mere particularly described as follows: Commence at a concrete monument that represents the Northeast corner of the NW ¼ of the NW 1/4 of Section 24, T4N, RT4W as the Point of Beginning; thence S 00°27'08"E a distance of 221.12 feet along the East line of said NW ¼ of NW ¼ to a concrete monument on the North right-of-way line of Lincoln Road Extension; thence S54°03'27"W along said North right-of-way line a distance of 239.28 feet to a concrete monument and a point of curvature; thence in a Southwesterly direction along a curve to the right with a radius of 1259.92 feet along said North right-of-way line a distance of 530.04 feet (chord bearing and distance of S66°49'29"W, 526.14 feet) to the West line of the NE 1/4 of NW ¼ of NW ¼ of Section 24; thence N00°00'13"W along the West line of said NE ¼ of NW ¼ of NW ¼ a distance of 588.59 feet to the NW corner of said NE 1/4 of NW ¼ of NW¼; thence S88°18'27"E a distance of 675.99 feet along the north line of said NW ¼ of NW ¼ back to the concrete monument that represents the Northeast corner of said NW ¼ of NW ¼ and the point of beginning; said property containing 6.83 acres (297,712 sq. ft) more or less.

PPIN: 29839, Parcel ID: 056H-13-097.001

Legal Description as follows:

INDEXING INSTRUCTIONS TO CHANCERY CLERK:
PLEASE RECORD AND INDEX IN THE DIRECT/REVERSE ALPHABETICAL LAND DEED INDEX AND ON THE SECTIONAL INDEX FOR LAMAR COUNTY, MISSISSIPPI, AS FOLLOWS:
SW ¼ of SE ¼, Section 13, Township 4 North, Range 14 West, Lamar County, Mississippi Commence at a 4" x 4" concrete monument at the southwest corner of the SW ¼ of the SE ¼ of Section 13, Township 4 North, Range 14 West, Lamar County, Mississippi for the Point of Beginning and run N00°33'31"W for 214.40 feet to a concrete monument at the south right-of-way line of Lincoln Road Extension; thence run the following 5 courses and distances along said south right-of-way line: N72°36'39"E for 509.77 feet to a concrete right-of-way marker; thence run northeasterly along the arc of a curve which curves to the right and has a radius of 910.00 feet, a central angle of 18°05'01", a long chord of N81°39'16"E for 286.02 feet, for an arc length of 287.21 feet to a ½" rebar; thence run S89°11'29"E for 118.38 feet to a ½" rebar; thence run S00°48'31"W for 24.15 feet to a concrete right-of-way marker; thence run S89°11'29"E for 120.15 feet to a concrete monument and the intersection of said south right-of-way line of Lincoln Road Extension with the west right-of-way line of Interstate Highway #59; thence run S00°29'42"W along said west right-of-way line for 382.41 feet to a 4" x 4" concrete monument; thence run N89°50'54"W for 1002.23 feet back to the Point of Beginning. Said parcel of land is part of the SW ¼ of the SE ¼ of Section 13, Township 4 North, Range 14 West, Lamar County, Mississippi, and contains 7.976 acres, more or less.

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Wiley Quinn, Urban Development Director**

cc:

Date: **Tuesday, August 5, 2025**

Re: **Adopt a Resolution setting Public Hearing on Tuesday, September 2nd, 2025 at 4:00 p.m. in the City Council Chambers located at City Hall to determine if certain properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provision of MS Code 1972, Section 21-19-11.**
File Number: 2025-623
Minute Book #

Summary
Set Public Hearing 09 02 2025, Unsafe Properties

Recommendation Statement
I recommend the setting of a Public Hearing to consider the state of the listed attached properties to determine if these properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provision of MS Code 1972, Section 21-19-11.

Please place this on the August 5, 2025 City Council meeting for consideration.

MAYOR
Toby Barker

COUNCIL - WARD ONE	COUNCIL - WARD TWO	COUNCIL - WARD THREE	COUNCIL - WARD FOUR	COUNCIL - WARD FIVE
Jeffrey George	*Eric Boney*	*LeAnn Vance*	*Dave Ware*	*Nicholas Brown*

MEMORANDUM

TO: Mayor and City Council

FROM: Wiley Quinn, Urban Development Director

DATE: August 5, 2025

RE: Set Public Hearing

The Code Enforcement Division requests that the City Council hold a Public Hearing on Tuesday, September 2, 2025 to determine if the following properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provisions of MS Code 1972, Section 21-19-11.

	Address	PPIN	Ward	Violations	Proposed Actions	Estimated Cost	Estimated Penalty
1.	133 E 9th Street	14337	2	DS, US, VS, PT, OGL	Cut, Clean, Secure, (Demo)	$11,200	$1,500
2.	201 Hattiesburg Street	09634	5	AB, DB, OGL	Cut, Clean, Demo	$7,200	$1,500
3.	231 May Avenue	13918	5	VS, US, DS, DB, GAR/RUB, OGL	Cut, Clean, Demo	$9,100	$1,500
4.	313 Martin Luther King Avenue	21689	5	AB, DB, OGL	Cut, Clean, Demo	$8,800	$1,500
5.	315 May Avenue	13935	2	VS, US, DS, DB, PT, OGL	Cut, Clean, (Secure), Demo	$9,000	$1,500

6.	508 (611) Breland Street	23587	5	AB, DB, OGL	Cut, Clean, Demo	$9,400	$1,500
7.	706 Bouie Street	17511	2	VS, US, DS, DB, OGL	Cut, Clean, Secure	$13,500	$1,500
8.	719 East 7th Street	17451	2	VS, US, DS, DB, PT, OGL	Cut, Clean, Secure, (Demo)	$6,200	$1,500
9.	921 Mobile Street	25595	2	VS, US, DS, FTD, GAR/RUB, OGL	Cut, Clean, Demo	$11,600	$1,500

Garbage & Rubbish=GAR/RUB
Dilapidated Building=DB
Dangerous Structure=DS
Imminent Danger=ID
Overgrown Lot=OGL
Open Storage=OS
Unsafe Structure=US
Abandoned Vehicle=AV
Abandoned Structure=AS
Vacant Structure=VS
Owner Responsibility=OR
Failed to comply with Demolition order=FTD

Prepared by:
City of Hattiesburg
Code Enforcement
P.O. Box 1898
Hattiesburg, Mississippi 39403-1898

Return to:
City of Hattiesburg
City Clerk's Office
P.O. Box 1898
Hattiesburg, Mississippi 39403-1898

RESOLUTION

WHEREAS, complaint has been made to the City of Hattiesburg, Mississippi, that the following properties to wit:

	Address	PPIN	Ward	Violations
1.	133 E 9th Street	14337	2	DS, US, VS, PT, OGL
2.	201 Hattiesburg Street	09634	5	AB, DB, OGL
3.	231 May Avenue	13918	5	VS, US, DS, DB, GAR/RUB, OGL
4.	313 Martin Luther King Avenue	21689	5	AB, DB, OGL
5.	315 May Avenue	13935	2	VS, US, DS, DB, PT, OGL
6.	508 (611) Breland Street	23587	5	AB, DB, OGL
7.	706 Bouie Street	17511	2	VS, US, DS, DB, OGL
8.	719 East 7th Street	17451	2	VS, US, DS, DB, PT, OGL
9.	921 Mobile Street	25595	2	VS, US, DS, FTD, GAR/RUB, OGL

are in such a state of uncleanliness so as to be a menace to the health and safety of the community; and

WHEREAS, it is in the public interest that the City Council, on its own motion, hold hearings as provided by Section 21-19-11 of the Mississippi Code of 1972, as annotated and amended, to determine whether or not the above properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hattiesburg, Mississippi, that the owners of the above-described properties be notified, as provided by law, of a hearing to be held by the City Council in the City Council Chambers located at City Hall in Hattiesburg, Mississippi, at 4:00 p.m. on Tuesday, September 2, 2025, to determine whether or not the above-described properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community.

The above and foregoing Resolution, having been first reduced to writing, was introduced by Council member _____, seconded by Council member _____, and was adopted by the following vote, to-wit:

YEAS: NAYS: ABSENT:

The President thereby declared the motion carried and the resolution adopted, this the 5th day of August, 2025.

(SEAL)

ATTEST: ADOPTED:

_____ _____

CLERK OF COUNCIL PRESIDENT

The above and foregoing Resolution, having been submitted to and approved by the Mayor, this the 5th day of August, 2025.

ATTEST: APPROVED:

_____ _____

CITY CLERK MAYOR

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Valente Hunt**

cc: **Kermas Eaton, City Clerk**

Date: **Tuesday, August 5, 2025**

Re: **Approve a Rental Agreement between the City of Hattiesburg and R J Young Company for one (1) copier to be located in the Hattiesburg Police Department Administration, in the amount not to exceed $287.25 per month for 48 months and authorize the Mayor to execute the same.**
File Number: 2025-617
Minute Book #

Summary
Rental Agreement between the City of Hattiesburg and RJ Young for one copier that will be located in the Hattiesburg Police Department Administration.

Recommendation Statement
I am recommending the approval of this Rental Agreement.

Please place this on the August 5, 2025 City Council meeting for consideration.

RENTAL AGREEMENT
FOR USE BY MISSISSIPPI AGENCIES & GOVERNING AUTHORITIES AND VENDORS
(applicable to equipment rental transactions)

This Rental Agreement (hereinafter referred to as Agreement) is entered into by City of Hattiesburg Police Department(hereinafter referred to as Customer), and Canon USA (hereinafter referred to as Vendor). This Agreement becomes effective upon signature by Customer and Vendor, and shall take precedence over all agreements and understandings between the parties. Vendor, by its acceptance hereof, agrees to rent to Customer, and Customer, by its acceptance hereof, agrees to rent from Vendor, the equipment, including applicable software and services to render it continually operational, listed in Exhibit A, which is attached hereto and incorporated herein.

1. CUSTOMER ACCOUNT ESTABLISHMENT: separate Vendor Customer Number will be required for each specific customer/installation location.

A. The Customer is identified as the entity on the first line of the "bill-to" address. All invoices and notices of changes will be sent to the "bill-to" address in accordance with Paragraph 8 herein.

B. Ship-to and/or Installed-at address is the location to which the initial shipment of equipment/supplies will be made and the address to which service representatives will respond. Subsequent shipments of supplies for installed equipment will also be delivered to the "installed-at" address unless otherwise requested.

C. Unless creditworthiness for this Customer Number has been previously established by Vendor, Vendor's Credit Department may conduct a credit investigation for this Agreement. Notwithstanding delivery of equipment, Vendor may revoke this Agreement by written notice to the Customer if credit approval is denied within thirty (30) days after the date this Agreement is accepted for Vendor by an authorized representative.

2. EQUIPMENT SELECTION, PRICES, AND AGREEMENT: The Customer has selected and Vendor agrees to provide the equipment, including applicable software and services to render it continually operational, identified on Exhibit A attached to this Agreement. The specific prices, inclusive of applicable transportation charges, are as set forth on the attached Exhibit A. The parties understand and agree that the Customer is exempt from the payment of taxes.

3. SHIPPING AND TRANSPORTATION: Vendor agrees to pay all non-priority, ground shipping, transportation, rigging and drayage charges for the equipment from the equipment's place of manufacture to the installation address of the equipment as specified under this Agreement. If any form of express shipping method is requested, it will be paid for by Customer.

4. RISK OF LOSS OR DAMAGE TO EQUIPMENT: While in transit, Vendor shall assume and bear the entire risk of loss and damage to the equipment from any cause whatsoever. If, during the period the equipment is in Customer's possession, due to gross negligence of the customer, the equipment is lost or damaged, then, the customer shall bear the cost of replacing or repairing said equipment.

5. DELIVERY, INSTALLATION, ACCEPTANCE, AND RELOCATION:

A. DELIVERY: Vendor shall deliver the equipment to the location specified by Customer and pursuant to the delivery schedule agreed upon by the parties. If, through no fault of the Customer, Vendor is unable to deliver the equipment or software, the prices, terms and conditions will remain unchanged until delivery is made by Vendor. If, however, Vendor does not deliver the equipment or software within ten (10) working days of the delivery due date, Customer shall have the right to terminate the order without penalty, cost or expense to Customer of any kind whatsoever.

B. INSTALLATION SITE: At the time of delivery and during the period Vendor is responsible for maintenance of the equipment, the equipment installation site must conform to Vendor's published space, electrical and environmental requirements; and the Customer agrees to provide, at no charge, reasonable access to the equipment and to a telephone for local or toll free calls.

C. INSTALLATION DATE: The installation date of the equipment shall be that date as is agreed upon by the parties, if Vendor is responsible for installing the equipment.

D. ACCEPTANCE: Unless otherwise agreed to by the parties, Vendor agrees that Customer shall have ten (10) working days from date of delivery and installation, to inspect, evaluate and test the equipment to confirm that it is in good working order.

E. RELOCATION: Customer may transfer equipment to a new location by notifying Vendor in writing of the transfer at least thirty (30) calendar days before the move is made. If Vendor is responsible for maintenance of the equipment, this notice will enable Vendor to provide technical assistance in the relocation efforts, if needed, as well as to update Vendor's records as to machine location. There will be no cessation of rental charges during the period of any such transfer. The Vendor's cost of moving and reinstalling equipment from one location to another is not included in this Agreement, and Customer agrees to pay Vendor, after receipt of invoice of Vendor's charges with respect to such moving of equipment, which will be billed to Customer in accordance with Vendor's standard practice then in effect for commercial users of similar equipment or software and payment remitted in accordance with Paragraph 8 herein.

6. RENTAL TERM: The rental term for each item of equipment shall be that as stated in the attached Exhibit A. If the Customer desires to continue renting the equipment at the expiration of the original rental agreement, the Customer must enter into a new rental agreement which shall be separate from this Agreement. There will be no automatic renewals allowed. There shall be no option to purchase.

7. OWNERSHIP: Unless the Customer has obtained title to the equipment, title to the equipment shall be and remain vested at all times in Vendor or its assignee and nothing in this Agreement shall give or convey to Customer any right, title or interest therein, unless purchased by Customer. Nameplates, stencils or other indicia of Vendor's ownership affixed or to be affixed to the equipment shall not be removed or obliterated by Customer.

8. PAYMENTS:

A. INVOICING AND PAYMENTS: The charges for the equipment, software or services covered by this Agreement are specified in the attached Exhibit A. Charges for any partial month for any item of equipment shall be prorated based on a thirty (30) day month. Vendor shall submit an invoice with the appropriate documentation to Customer.

1. E-PAYMENT: The Vendor agrees to accept all payments in United States currency via the State of Mississippi's electronic payment and remittance vehicle. The Customer agrees to make payment in accordance with Mississippi law on "Timely Payments for Purchases by Public Bodies", Section 31-7-301, *et seq.* of the 1972 Mississippi Code Annotated, as amended, which generally provides for payment of undisputed amounts by the agency within forty-five (45) days of receipt of the invoice.

2. PAYMODE: Payments by state agencies using Mississippi's Accountability System for Government Information and Collaboration (MAGIC) shall be made and remittance information provided electronically as directed by the State. The State, may at its sole discretion, require the Vendor to submit invoices and supporting documentation electronically at any time during the term of this Agreement. These payments shall be deposited into the bank account of the Vendor's choice. The Vendor understands and agrees that the State is exempt from the payment of taxes. All payments shall be in United States currency.

B. METER READINGS: If applicable, the Customer shall provide accurate and timely meter readings at the end

of each applicable billing period on the forms or other alternative means specified by Vendor. Vendor shall have the right, upon reasonable prior notice to Customer, and during Customer's regular business hours, to inspect the equipment and to monitor the meter readings. If Customer meter readings are not received in the time to be agreed upon by the parties, the meter readings may be obtained electronically or by other means or may be estimated by Vendor subject to reconciliation when the correct meter reading is received by Vendor.

C. COPY CREDITS: If applicable, if a copier is being rented, the Customer will receive one (1) copy credit for each copy presented to Vendor which, in the Customer's opinion, is unusable and also for each copy which was produced during servicing of the equipment. Copy credits will be issued only if Vendor is responsible for providing equipment services or maintenance services (except time and materials maintenance). Copy credits will be reflected on the invoice as a reduction in the total copy volume, except for run length plans which will be credited at a specific copy credit rate as shown on the applicable price list.

9. USE OF EQUIPMENT: Customer shall operate the equipment according to the manufacturer's specifications and documented instructions. Customer agrees not to employ or use additional attachments, features or devices on the equipment or make changes or alterations to the equipment covered hereby without the prior written consent of Vendor in each case, which consent shall not be unreasonably withheld.

10. MAINTENANCE SERVICES, EXCLUSIONS, AND REMEDIES:

A. SERVICES: If Vendor is responsible for providing equipment services, maintenance services (except for time and materials), or warranty services: (1) Vendor shall install and maintain the equipment and make all necessary adjustments and repairs to keep the equipment in good working order. (2) Parts required for repair may be used or reprocessed in accordance with Vendor's specifications and replaced parts are the property of Vendor, unless otherwise specifically provided on the price lists. (3) Services will be provided during Customer's usual business hours. (4) If applicable, Customer will permit Vendor to install, at no cost to Customer, all retrofits designated by Vendor as mandatory or which are designed to insure accuracy of meters.

B. EXCLUSIONS: The following is not within the scope of services: (1) Provision and installation of optional retrofits. (2) Services connected with equipment relocation. (3) Installation/removal of accessories, attachments or other devices. (4) Exterior painting or refinishing of equipment. (5) Maintenance, installation or removal of equipment or devices not provided by Vendor. (6) Performance of normal operator functions as described in applicable Vendor operator manuals. (7) Performance of services necessitated by accident; power failure; unauthorized alteration of equipment or software; tampering; service by someone other than Vendor; causes other than ordinary use; interconnection of equipment by electrical, or electronic or mechanical means with noncompatible equipment, or failure to use operating system software. If Vendor provides, at the request of the Customer, any of the services noted above, the Customer may be billed by Vendor at a rate not to exceed the Master State Prices Agreement between the Vendor and the State of Mississippi, or in the absence of such agreement at the then current time and materials rates.

C. REMEDIES: If during the period in which Vendor is providing maintenance services, Vendor is unable to maintain the equipment in good working order, Vendor will, at no additional charge, provide either an identical replacement or another product that provides equal or greater capabilities.

11. HOLD HARMLESS: To the fullest extent allowed by law, Vendor shall indemnify, defend, save and hold harmless, protect, and exonerate the Customer and the State of Mississippi, its Commissioners, Board Members, officers, employees, agents, and representatives from and against all claims, demands, liabilities, suits, actions, damages, losses, and costs of every kind and nature whatsoever, including, without limitation, court costs, investigative fees and expenses, and attorneys' fees, arising out of or caused by Vendor and/or its partners, principals, agents, employees, and/or subcontractors in the performance of or failure to perform this Agreement. In the Customer's sole discretion, Vendor may be allowed to control the defense of any such claim, suit, etc. In the event Vendor defends said claim, suit, etc., Vendor shall use legal counsel acceptable to the Customer; Vendor shall be solely liable for all reasonable costs and/or expenses associated with such defense and the Customer shall be entitled to participate in said defense. Vendor shall not settle any claim, suit, etc., without the Customer's concurrence,

which the Customer shall not unreasonably withhold.

12. ALTERATIONS, ATTACHMENTS, AND SUPPLIES:

A. If Customer makes an alteration, attaches a device or utilizes a supply item that increases the cost of services, Vendor will either propose an additional service charge or request that the equipment be returned to its standard configuration or that use of the supply item be discontinued. If, within five (5) days of such proposal or request, Customer does not remedy the problem or agree in writing to do so within a reasonable amount of time, Vendor shall have the right to terminate this Agreement as provided herein. If Vendor believes that an alteration, attachment or supply item affects the safety of Vendor personnel or equipment users, Vendor shall notify Customer of the problem and may withhold maintenance until the problem is remedied.

B. Unless Customer has obtained title to the equipment free and clear of any Vendor security interest, Customer may not remove any ownership identification tags on the equipment or allow the equipment to become fixtures to real property.

13. ASSIGNMENT: The Vendor shall not assign, subcontract or otherwise transfer in whole or in part, its right or obligations under this Agreement without prior written consent of the Customer. Any attempted assignment or transfer without said consent shall be void and of no effect.

14. GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Mississippi, excluding its conflicts of laws provisions, and any litigation with respect thereto shall be brought in the courts of said state. The Vendor shall comply with applicable federal, state, and local laws and regulations.

15. NOTICE: Any notice required or permitted to be given under this Agreement shall be in writing and personally delivered or sent by certified United States mail, postage prepaid, return receipt requested, to the party to whom the notice should be given at the address set forth below. Notice shall be deemed given when actually received or when refused. The parties agree to promptly notify each other in writing of any change of address.

For the Vendor:	**For the Customer:**
Name	Name
Title	Title
Address	Address
City, State, & Zip Code	City, State, & Zip Code

16. WAIVER: Failure by the Customer at any time to enforce the provisions of this Agreement shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of this Agreement or any part thereof or the right of the Customer to enforce any provision at any time in accordance with its terms.

17. CAPTIONS: The captions or headings in this Agreement are for convenience only, and in no way define, limit or describe the scope or intent of any provision or section of this Agreement.

18. SEVERABILITY: If any term or provision of this Agreement is prohibited by the laws of the State of Mississippi or declared invalid or void by a court of competent jurisdiction, the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

19. THIRD PARTY ACTION NOTIFICATION: Vendor shall give Customer prompt notice in writing of any action or suit filed, and prompt notice of any claim made against Vendor by any entity that may result in litigation related in any way to this Agreement.

20. AUTHORITY TO CONTRACT: Vendor warrants that it is a validly organized business with valid authority to enter into this Agreement and that entry into and performance under this Agreement is not restricted or prohibited by any loan,

security, financing, contractual or other agreement of any kind, and notwithstanding any other provision of this Agreement to the contrary, that there are no existing legal proceedings, or prospective legal proceedings, either voluntary or otherwise, which may adversely affect its ability to perform its obligations under this Agreement.

21. RECORD RETENTION AND ACCESS TO RECORDS: The Vendor agrees that the Customer or any of its duly authorized representatives at any time during the term of this Agreement shall have unimpeded, prompt access to and the right to audit and examine any pertinent books, documents, papers, and records of the Vendor related to the Vendor's charges and performance under this Agreement. All records related to this Agreement shall be kept by the Vendor for a period of three (3) years after final payment under this Agreement and all pending matters are closed unless the Customer authorizes their earlier disposition. However, if any litigation, claim, negotiation, audit or other action arising out of or related in any way to this Agreement has been started before the expiration of the three (3) year period, the records shall be retained for one (1) year after all issues arising out of the action are finally resolved. The Vendor agrees to refund to the Customer any overpayment disclosed by any such audit arising out of or related in any way to this Agreement.

22. EXTRAORDINARY CIRCUMSTANCES: If either party is rendered unable, wholly or in part, by reason of strikes, accidents, acts of God, weather conditions or any other acts beyond its control and without its fault or negligence to comply with any obligations or performance required under this Agreement, then such party shall have the option to suspend its obligations or performance hereunder until the extraordinary performance circumstances are resolved. If the extraordinary performance circumstances are not resolved within a reasonable period of time, however, the non-defaulting party shall have the option, upon prior written notice, of terminating the Agreement.

23. TERMINATION: This Agreement may be terminated as follows: (a) Customer and Vendor mutually agree to the termination, or (b) If either party fails to comply with the terms and conditions of this Agreement and that breach continues for thirty (30) days after the defaulting party receives written notice from the other party, then the non-defaulting party has the right to terminate this Agreement. The non-defaulting party may also pursue any remedy available to it in law or in equity. Upon termination, all obligations of Customer to make payments required hereunder shall cease.

24. AVAILABILITY OF FUNDS: It is expressly understood and agreed that the obligation of the Customer to proceed under this Agreement is conditioned upon the appropriation of funds by the Mississippi State Legislature and the receipt of state and/or federal funds. If the funds anticipated for the continuing fulfillment of the agreement are, at any time, not forthcoming or insufficient, either through the failure of the federal government to provide funds or of the State of Mississippi to appropriate funds or the discontinuance or material alteration of the program under which funds were provided or if funds are not otherwise available to the Customer, the Customer shall have the right upon ten (10) working days written notice to the Vendor, to terminate this Agreement without damage, penalty, cost or expenses to the Customer of any kind whatsoever. The effective date of termination shall be as specified in the notice of termination.

25. MODIFICATION OR RENEGOTIATION: This Agreement may be modified, altered or changed only by written agreement signed by the parties hereto. The parties agree to renegotiate the Agreement if federal, state and/or the Customer's revisions of any applicable laws or regulations make changes in this Agreement necessary.

26. WARRANTIES: Vendor warrants that the equipment, when operated according to the manufacturer's specifications and documented instructions, shall perform the functions indicated by the specifications and documented literature. Vendor may be held liable for any damages caused by failure of the equipment to function according to specifications and documented literature published by the manufacturer of the equipment.

27. E-VERIFY COMPLIANCE: If applicable, the Vendor represents and warrants that it will ensure its compliance with the Mississippi Employment Protection Act of 2008, Section 71-11-1, *et seq.* of the Mississippi Code Annotated (Supp 2008), and will register and participate in the status verification system for all newly hired employees. The term "employee" as used herein means any person that is hired to perform work within the State of Mississippi. As used herein, "status verification system" means the Illegal Immigration Reform and Immigration Responsibility Act of 1996 that is operated by the United States Department of Homeland Security, also known as the E-Verify Program, or any other successor electronic verification system replacing the E-Verify Program. The Vendor agrees to maintain records of such compliance and, upon request of the State and

approval of the Social Security Administration or Department of Homeland Security, where required, to provide a copy of each such verification to the Customer. The Vendor further represents and warrants that any person assigned to perform services hereafter meets the employment eligibility requirements of all immigration laws of these warranties, the breach of which may subject the Vendor to the following: (1) termination of this Agreement and ineligibility for any state or public contract in Mississippi for up to three (3) years, with notice of such cancellation/termination being made public, or (2) the loss of any license, permit, certification or other document granted to the Vendor by an agency, department or governmental entity for the right to do business in Mississippi for up to one (1) year, or (3) both --in the event of such cancellation/termination, the Vendor would also be liable for any additional costs incurred by the Customer due to the contract cancellation or loss of license or permit.

28. HARD DRIVE SECURITY: Vendor must properly format the hard drive, deleting all information, or replace the hard drive with a new hard drive prior to storing or re-selling the equipment. The Customer may request to retain the hard drive for a nominal fee. Vendor will supply written notification to the Customer that all data has been made inaccessible. This notification must be provided with forty-five (45) days of the equipment being returned to the Vendor.

29. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement of the parties with respect to the equipment, software or services described herein and supersedes and replaces any and all prior negotiations, understandings and agreements, written or oral, between the parties relating hereto. No terms, conditions, understandings, usages of the trade, course of dealings or agreements, not specifically set out in this Agreement or incorporated herein, shall be effective or relevant to modify, vary, explain or supplement this Agreement.

30. TRANSPARENCY: This Agreement, including any accompanying exhibits, attachments, and appendices, is subject to the "Mississippi Public Records Act of 1983," codified as Section 25-61-1 et seq., Mississippi Code Annotated and exceptions found in Section 79-23-1 of the Mississippi Code Annotated (1972, as amended). In addition, this Agreement is subject to provisions of the Mississippi Accountability and Transparency Act of 2008 (MATA), codified as Section 27-104-151 of the Mississippi Code Annotated (1972, as amended). Unless exempted from disclosure due to a court-issued protective order, this Agreement is required to be posted to the Department of Finance and Administration's independent agency contract website for public access. Prior to posting the Agreement to the website, any information identified by the Vendor as trade secrets, or other proprietary information including confidential vendor information, or any other information which is required confidential by state or federal law or outside the applicable freedom of information statutes will be redacted. A fully executed copy of this Agreement shall be posted to the State of Mississippi's accountability website at: http://www.transparency.mississippi.gov.

31. COMPLIANCE WITH LAWS: The Vendor understands that the Customer is an equal opportunity employer and therefore maintains a policy which prohibits unlawful discrimination based on race, color, creed, sex, age, national origin, physical handicap, disability, genetic information, or any other consideration made unlawful by federal, state, or local laws. All such discrimination is unlawful and the Vendor agrees during the term of the Agreement that the Vendor will strictly adhere to this policy in its employment practices and provision of services. The Vendor shall comply with, and all activities under this Agreement shall be subject to, all applicable federal, State of Mississippi, and local laws and regulations, as now existing and as may be amended or modified.

For the faithful performance of the terms of this Agreement, the parties have caused this Agreement to be executed by their undersigned representatives.

Witness my signature this the 16th day of July, 2025

Vendor: RJ Young Company

By: _____

Authorized Signature

Printed Name: Hunter Sellers

Title: Account Representative

Witness my signature this the _____ day of _____, 20__.

Customer: City of Hattiesburg Police Department

By: _____

Authorized Signature

Printed Name: _____

Title: _____

EXHIBIT A
RENTAL AGREEMENT
FOR USE BY
MISSISSIPPI Agencies AND VENDORS
(Applicable to Equipment Rental Transactions)

The following, when signed by the Customer and the Vendor shall be considered to be a part of the Rental Agreement between the parties.

State Contract Number: State Of Mississippi Contract 82000080135

Vendor Company Name: RJ Young Company

Customer Agency Name: City of Hattiesburg Police Department

Bill to Address: PO Box 1898 Hattiesburg MS 39403

Ship to Address: 701 James Street Hattiesburg MS 39401

Description of Equipment, Software, or Services Price: $287.25 Monthly

IR ADV DX C5840i with Inner Finisher L1, Super G3 Fax Board AX2, and Type V Cabinet

To include all parts, labor and supplies except paper and staples.

4,000 B/W copies billed per month, and Color copies billed per month. Overages billed Quarterly.

B/W click at 0.00916 and Color click at 0.056

Rates Locked for Term.

Rental Term: 48 Months

Start Date:
End Date:

Vendor Signature

Customer Signature

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Ann Jones**

cc:

Date: **Tuesday, August 5, 2025**

Re: **Adopt a Resolution appointing Randy Pope as City Attorney for the City of Hattiesburg.**
File Number: 2025-640
Minute Book #

Summary
Adopt a Resolution appointing Randy Pope as City Attorney.

Recommendation Statement
I recommend this appointment.

Please place this on the August 5, 2025 City Council meeting for consideration.

RESOLUTION

RESOLUTION APPOINTING CITY ATTORNEY FOR CITY OF HATTIESBURG

WHEREAS, *Miss. Code ann. §* 21-15-25 provides that "the governing authorities may annually appoint an attorney-at-law for the municipality, prescribe his duties and fix his compensation."; and

WHEREAS, the Council desires the administration of the City to continue to operate its routine functions.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HATTIESBURG:

Section 1. That as Randy Pope be and is hereby appointed as City Attorney, beginning August 1, 2025, through July 31, 2026.

Section 2. That public interest and necessity requiring same, this Resolution shall become effective immediately.

The above and foregoing Resolution, after having been first reduced to writing, was introduced by Council Member _____, seconded by Council member _____, and was adopted by the following vote, to-wit:

YEAS: NAYS:

The President thereby declared the motion carried and the Resolution adopted, this the 5th day of August, A.D., 2025.

(SEAL)

ATTEST: ADOPTED:

_____ _____
CLERK OF COUNCIL PRESIDENT

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the 5th day of August, A.D., 2025.

ATTEST: APPROVED:

_____ _____
CITY CLERK MAYOR

Pope & Pope, P.A.

Attorneys and Counselors
Post Office Box 17527
Hattiesburg, Mississippi 39404-7527

Moran M. Pope, Jr. (1922-2017)
Moran M. Pope, III

Telephone 601-268-9997
Email:randypope@popelaw.com

July 24, 2025

HAND-DELIVERED
Honorable Mayor and City Council
The City of Hattiesburg
200 Forrest Street
Hattiesburg, Mississippi 39401

Re: Re-employment of Moran M. Pope, III, as City Attorney

Dear Mayor and Council Members:

As you may know, *Miss. Code Ann.* § 21-15-25 provides that "the governing authorities may annually appoint an attorney-at–law for the municipality, prescribe his duties and fix his compensation." The purpose of this letter is to set forth generally my understanding of the terms of my re-employment as municipal attorney for the City of Hattiesburg ("the City") beginning on August 1, 2025.

My understanding of the legal services to be performed and the compensation to be paid for those services are as follows:

1. As municipal attorney, I will handle administrative legal work for an annual salary of $70,000.00.

2. I will handle litigation and other work not considered administrative legal work involving the City at an hourly rate of $200.00 per hour. I am mindful of the costs of legal services and understand that every client desires to avoid unnecessary expense. Accordingly, I will seek at all times to represent the City efficiently and effectively.

3. For representing the City in connection with the matter of issuing or refunding municipal bonds, I will receive not more than one percent (1%) of the amount of the bonds issued or refunded up to $500,000.00, and not more than one-half of one percent (0.5%) of that part of the amount of the bonds issued or refunded in excess of $500,000.00, as authorized by applicable Mississippi statutes.

4. Expenses and costs incurred on City business, such as mileage and filing fees, will be paid by the City. Applicable travel expense will be billed at a rate as is provided by applicable law. If commercial transportation is necessary, the actual expense incurred will be billed to the City at the lowest fare available.

5. At any time, but only upon my request, the Mayor and City Council will consider the employment of outside counsel to handle or assist me in the representation of the City.

For purposes of this engagement letter, the following definitions are submitted:

(i) "Administrative legal work" shall include attendance at all regular and special meetings of the City Council; review of all ordinances, resolutions, orders, etc., in connection with such meetings; written and oral legal opinions to the Mayor and the City Council on routine matters; and consultation (whether in person or by telephone) with the Mayor, members of the City Council, or other staff and employees at the request of the Mayor, Department Heads, or the City Council.

(ii) "Litigation and Non-Administrative" shall include suits or claims filed, threatened or asserted against the City or any of its officers, agents or employees to whom the City is liable for a defense or intergovernmental proceedings or activities instituted by the City or in which the City is otherwise joined or chooses to participate as an interested party. "Other non-administrative legal work" not considered administrative legal work and for which the litigation hour billing will apply shall include document preparation and filing as well as appearances before administrative or quasi-judicial bodies, and non-routine, complex or unusually time-consuming matters.

In addition to the foregoing definitions, the following provisions are also applicable:

(a) The employment shall be in full force and effect for a period beginning on August 1, 2025, and continuing through July 31, 2026.

(b) I shall always be mindful of the fact that, as required by the ethics of the legal profession, my client is the City of Hattiesburg and its citizens corporately, not the Mayor or the members of the Council alone.

I believe that the above and foregoing terms and provisions outline in reasonable detail my agreement with the City to serve as regular City Attorney.

It is indeed a privilege to represent the City and to work with you. I sincerely appreciate the opportunity to represent the City.

Sincerely yours,

Moran M. Pope, III

Moran M. (Randy) Pope, III

Education

- Graduated from Hattiesburg High School in 1969
- University of Southern Mississippi (B.A., 1973)
- University of Mississippi (J.D., 1978)
- Gordon-Conwell Theological Seminary (M.A., 2017)

Employment

- Campus Staff Member, InterVarsity Christian Fellowship, 1973-1976
- Partner, Pope & Pope, P.A., Attorneys, Hattiesburg, Mississippi, 1981-present
- City Attorney, City of Hattiesburg, 2017-present

Professional

- Admitted to practice before all state and federal courts in Mississippi, including the Mississippi Supreme Court and the Mississippi Court of Appeals
- Admitted to practice before the United States Court of Appeals for the Fifth Circuit and the Supreme Court of the United States
- Member, Mississippi Bar (Bar No. 4441)
- Member, Mississippi Municipal Attorneys Association
- City Prosecuting Attorney, City of Hattiesburg, 1981-1985
- General counsel for: City of Hattiesburg, Mississippi; University of Southern Mississippi Foundation; Pine Belt Regional Solid Waste Management Authority
- Rated "AV" by Martindale-Hubbell Law Directory

Other Interests, Honors and Experience

- President, USM Foundation, 1996-97
- President, Southern Miss Alumni Association, 1999-2000 and 2010-2011
- President, Rotary Club of Hattiesburg, 1987-88
- Board Member, Belhaven University, 2006-2017
- Founding member and past President, Hattiesburg Area Habitat for Humanity
- Founding member and President, C. S. Lewis Society of South Mississippi
- Co-Author, *Living With Purpose in a Polarizing World: Guidance from Biblical Narratives* (Hendrickson Publishers, 2024)

Personal

- Born May 12, 1951, in Hattiesburg, Mississippi, to Moran and Yvonne Pope
- Married to Kathy Cook Pope of Jackson for 53 years
- Two daughters: Lucy Schultze (Robert); Valerie Cullaton (Clayton); four grandchildren: Jacob, Eliza, Emma, Alice
- Attends Parkway Heights United Methodist Church

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Ann Jones**

cc:

Date: **Tuesday, August 5, 2025**

Re: **Adopt a Resolution appointing Kermas Eaton as Director of Administration/City Clerk for the City of Hattiesburg.**
File Number: 2025-641
Minute Book #

Summary
Adopt a Resolution appointing Kermas Eaton as Director of Administration/City Clerk for the City of Hattiesburg.

Recommendation Statement
I recommend this appointment.

Please place this on the August 5, 2025 City Council meeting for consideration.

RESOLUTION

RESOLUTION APPOINTING DIRCTOR OF ADMINISTRATION/CITY CLERK FOR CITY OF HATTIESBURG

WHEREAS, Section 21-8-23 of the Mississippi Code of 1972, as annotated and amended, provides that a department director shall be appointed by the Mayor of the City of Hattiesburg, Mississippi, and confirmed by an affirmative vote of a majority of the City Council present and voting: and

WHEREAS, Kermas Eaton is appointed by the Mayor and is recognized by the Council as a qualified and proper person to fulfill the duties of the Director of Administration/City Clerk:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HATTIESBURG:

Section 1. That Kermas Eaton be and is hereby confirmed to serve as Director of Administration/City Clerk to fulfill the duties as defined by Section 21-8-23 of the Mississippi Code of 1972 as annotated and amended.

Section 2. That public interest and necessity requiring same, this Resolution shall become effective immediately.

The above and foregoing Resolution, after having been first reduced to writing, was introduced by Council Member _____, seconded by Council member _____, and was adopted by the following vote, to-wit:

YEAS: NAYS:

The President thereby declared the motion carried and the Resolution adopted, this the 5th day of August, A.D., 2025.

(SEAL)

ATTEST: ADOPTED:

_____ _____

CLERK OF COUNCIL PRESIDENT

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the 5th day of August, A.D., 2025.

ATTEST: APPROVED:

_____ _____

CITY CLERK MAYOR

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Ann Jones**

cc:

Date: **Tuesday, August 5, 2025**

Re: **Adopt a Resolution appointing Ann Jones as Chief Administrative Officer for the City of Hattiesburg.**
File Number: 2025-642
Minute Book #

Summary
Adopt a Resolution appointing Ann Jones as Chief Administrative Officer for the City of Hattiesburg.

Recommendation Statement

Please place this on the August 5, 2025 City Council meeting for consideration.

RESOLUTION

RESOLUTION APPOINTING CHIEF ADMINSTRATIVE OFFICER FOR CITY OF HATTIESBURG

WHEREAS, Section 21-8-25 of the Mississippi Code of 1972, as annotated and amended, provides that a chief administrative officer shall be appointed by the Mayor of the City of Hattiesburg, Mississippi, and confirmed by an affirmative vote of a majority of the City Council present and voting: and

WHEREAS, Ann Jones is appointed by the Mayor and is recognized by the Council as a qualified and proper person to fulfill the duties of the Chief Administrative Officer:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HATTIESBURG:

Section 1. That Ann Jones be and is hereby confirmed to serve as Chief Administrative Officer to fulfill the duties as defined by Section 21-8-25 of the Mississippi Code of 1972 as annotated and amended.

Section 2. That public interest and necessity requiring same, this Resolution shall become effective immediately.

The above and foregoing Resolution, after having been first reduced to writing, was introduced by Council Member _____, seconded by Council member _____, and was adopted by the following vote, to-wit:

YEAS: NAYS:

The President thereby declared the motion carried and the Resolution adopted, this the 5th day of August, A.D., 2025.

(SEAL)

ATTEST: ADOPTED:

_____ _____

CLERK OF COUNCIL PRESIDENT

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the 5th day of August, A.D., 2025.

ATTEST: APPROVED:

_____ _____

CITY CLERK MAYOR

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Sylvester London, Division Manager**

cc:

Date: **Tuesday, August 5, 2025**

Re: **Acknowledge receipt of the Two-Quote Docket.**
File Number: 2025-621
Minute Book #

Summary
Acknowledge receipt of the unadvertised bid docket for the period of June 28, 2025 through July 24, 2025, covering purchases requiring the obtaining of a minimum of two (2) bids as defined in Section 31-71-13 (B) if the Mississippi Code.

Recommendation Statement
Attached is the unadvertised bid docket for the period of June 28, 2025 through July 24, 2025, covering purchases requiring the obtaining of a minimum of two (2) bids as defined in Section 31-7-13 (B) of the Mississippi Code.

This report is submitted for your review, approval, and acknowledgment in the minutes of the City Council. Should there be any questions, please feel free to contact my office.

Please place this on the August 5, 2025 City Council meeting for consideration.

Memorandum

To: Mayor Toby Barker and Members of City Council

From: Sylvester London, Division Manager

cc:

Date: Tuesday, August 5, 2025

Re: Acknowledge receipt of the Two-Quote Docket.
File Number: 2025-621
Minute Book #

Summary

Acknowledge receipt of the unadvertised bid docket for the period of June 28, 2025 through July 24, 2025, covering purchases requiring the obtaining of a minimum of two (2) bids as defined in Section 31-71-13 (B) if the Mississippi Code.

Recommendation Statement

Attached is the unadvertised bid docket for the period of June 28, 2025 through July 24, 2025, covering purchases requiring the obtaining of a minimum of two (2) bids as defined in Section 31-7-13 (B) of the Mississippi Code.

This report is submitted for your review, approval, and acknowledgment in the minutes of the City Council. Should there be any questions, please feel free to contact my office.

Please place this on the August 5, 2025 City Council meeting for consideration.

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Wiley Quinn, Urban Development Director, Dequandra Johnson**

cc: **Kermas Eaton, City Clerk**

Date: **Tuesday, August 5, 2025**

Re: **Approve and authorize issuance of manual checks for CDBG/HOME Claims per attached.**
File Number: 2025-626
Minute Book #

Summary
Approve and authorize issuance of manual checks for CDBG/HOME Claims per attached.

Recommendation Statement
Approve and authorize issuance of manual checks for CDBG/HOME Claims per attached.

Please place this on the August 5, 2025 City Council meeting for consideration.

STARTER HOMES OF MISSISSIPPI
57 CARTER DRIVE
SEMINARY, MS. 39479
PHONE: (601) 408-7120

Date: July 28, 2025

BILL TO:

MR. WILEY QUINN
COMMUNITY DEVELOPMENT
P.O. BOX 1898
HATTIESBURG, MS. 39401

Re: Roof Replacement Reimbursement
Labor & materials to complete repair

Project Site: 204 W. 7th St.

Description	*QUANTITY*	*Price*	*Total*
Bundles of shingles	93	42	3,950.00
Boxes of nail-over ridge	2	175	350.00
Boxes of drip edge	1	250	250.00
Synthetic Felt	3	265	265.00
Nails for Felt & shingles	3	250	250.00
3/4” CDX for overhangs	10	45	450.00
Boots	5	60	300.00
2X6 Barge Rafters	6	25	150.00
Insurance		350	350.00
Paint	1	75	75.00
Labor		5900	5,900.00
Contractor Fee		2710	2,710.00
TOTAL:		15000	**15,000.00**

THANK YOU FOR YOUR BUSINESS!

TOTAL DUE:
$15,000.00

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Wiley Quinn, Urban Development Director, Dequandra Johnson**

cc: **Kermas Eaton, City Clerk**

Date: **Tuesday, August 5, 2025**

Re: **Approve the 2025/26 Annual Action Plan for the City of Hattiesburg and authorize submission to the U S Department of Housing and Urban Development (HUD).**
File Number: 2025-624
Minute Book #

Summary
Approve the 2025/26 Annual Action Plan for the City of Hattiesburg and authorize submission to the U S Department of Housing and Urban Development (HUD).

Recommendation Statement
I recommend approval of this item.

Please place this on the August 5, 2025 City Council meeting for consideration.

2025 ANNUAL ACTION PLAN

CITIZEN DRAFT COPY
COMMENTS RECEIVED
July 25, 2025 to August 26, 2025

COMMUNITY DEVELOPMENT BLOCK GRANT
HOME INVESTMENT PARTNERSHIP PROGRAM

JANUARY 1, 2025 TO DECEMBER 31, 2025

Presented to the U.S. Department of Housing and Urban Development
City of Hattiesburg
Department of Urban Development
Community Development Division
200 Forrest Street
Hattiesburg, MS 39401

CITY OF HATTIESBURG
2025 ANNUAL ACTION PLAN – NARRATIVE DRAFT
COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAM

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Hattiesburg (COH) 2025 Annual Action Plan is the third Action Plan of the City's 2023-2027 Consolidated Plan. The 2025 Action Plan will continue to address the identified housing, homelessness, supportive services and non-housing community needs as the basis for the City's strategy and its use of the 2025 CDBG and HOME funds granted to the City by HUD. This year's Action Plan is the City's application of the 2025 allocations of the above-mentioned grant funds.

The City of Hattiesburg received notice on May 14, 2025, from the U.S. Department of Housing and Urban Development announcing its Fiscal Year 2025 allocations for its Community Development Block Grant Entitlement Program and Home Investment Partnership Entitlement Program. As per this notice the City of Hattiesburg is required to submit a compliant proposed Annual Action Plan on its desired usage of the funding allocations of $569,656.00 in Community Development Block Grant and $296,670.90 in Home Investment Partnership Program funding. The Annual Action Plan is required to be submitted to the Department of Housing and Urban Development, not later than August 16, 2025.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary objectives of the 2025 Action Plan are the same as detailed in the 2023-2027 Consolidated Plan. The proposed projects/activities utilizing 2025 CDBG/HOME funding will address housing concerns in a number of areas, with primary focus on: Housing Programs (emergency housing repair and substantial housing rehabilitation, tenant based rental assistance and funding to a local Community Housing Development Organization); and assistance to low-income citizens through local Public Service Non-Profit Agencies.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As previously stated in prior Action Plans the City has had a turnover in staffing and several projects that were in consideration were fraught with issues of lack of funding, meeting goals with other potential partners for housing projects and meeting timeliness of expenditure goals and processes as defined by HUD.

The City has taken an active approach by working together with the Community Development Manager and Urban Development Director and other departments and HUD Staff on defining and correcting processes and procedures and implementing a substantial amendment for CDBG during the prior year to bring a prior proposed project to project design, construction bidding and contract award for the Katie Dabbs Community Center Renovation (from a church to a community center). The project is now in construction phase with proposed completion by the end of this fiscal year. The City will also set aside $60,000 in Public Service funding for local Non-Profit agencies to assist Low- and moderate-income residents. These agencies and specific assistance will be determined at a later date.

The City will continue it housing activities in 2025 by utilizing $395,724 CDBG funds to provide housing rehab and emergency repairs to eligible owner-occupied low-and moderate-income households. The city also plans to utilize $60,000 to assist local non-profit agencies in providing various services to low- and moderate-income residents. The City proposes utilizing $152,503 HOME funds for owner-occupied substantial housing rehabilitation for low and moderate-income households. In addition, HOME funds of $70,000 will provide Tenant-based rental assistance to individual households to help afford housing costs of market rate units. CHDO set aside funds of the required 15% or $44,500 will be made to an eligible Community Development Housing Organization for use housing acquisition, acquisition and rehab or new construction of housing for sale or rental to low-income households. 'The balance of funds for CDBG and HOME will be utilized for Administrative and Planning costs.

The city is fully vested in addressing and preventing homelessness and in 2023 employed a full-time Homeless Coordinator to organize volunteer outreach activities, share current information with the local agencies that provide shelter, housing assistance and offer a wide variety of supportive housing services; and work to help prevent near=-homeless residents from becoming homeless.

The city was previously awarded a Lead Based Paint Grant and hired a coordinator to run the program, which had numerous goals for 2025 to provide information, test and treat lead issues. However, this grant was eliminated in spring 2025 due to federal budget cuts.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Hattiesburg complies with our Citizen Participation Plan, which contains the City's policies and procedures for public involvement in the 2025 Annual Action Plan. The City's plan dictates a 30-day review and comment period prior to City Council approval of the Annual Action Plan.

A public notice was approved by council to be published in the Hattiesburg Post for two public hearings and the 30-day comment period for the draft of the 2025 Annual Action Plans. The first public hearing was held on May 14, 2025, at 6:00 p.m. at 308 Newman Street (Train Depot), Hattiesburg, MS. This hearing was to inform the public of the City's anticipated 2025 CDBG and HOME Funding and receive input from the public, non-profits and neighborhood groups of eligible uses of funds and receive input into the individual and community needs to best serve the low- and moderate-income citizens of Hattiesburg.

The 2nd Public Hearing originally scheduled for June 17, 2025, at 6:00 p.m. was rescheduled for July 8, 2025, 6:00 pm at the Jackie Dole Sherrill Community Center, 220 W Front Street The notice described that public comments on the Draft 2025 Action Plan will be accepted for input into the proposed draft of the Annual Action Plan for 30-days. The City also sent notifications, comment sheets Information Flyer to identify needed services, programs and projects, to the Community Development Division Community partners list of Neighborhood Associations and Non-Profits (citizen participation documents). These notices were sent by email on May 7, 2025, and May 29, 2025, June 14, 2025, June 24, 2025, and July 9, 2025. In addition, the notices were published in the local newspaper on June 18, 2025, and posted on the City of Hattiesburg website.

A 3rd public hearing was held on July 24, 2025, 6:00 pm, at the Train Depot, 308 Newman Street. This hearing was to inform the public on the proposed projects, activities and funding utilizing the 2025 CDBG and HOME funding allocations. Th City sent notifications, comment sheets and Information Flyer notifications to the Community Development partners list of Neighborhood Associations, Citizens and Non-Profits. These notices were sent by email on June 24, 2025, and July 9, 2025. In addition, the notices were published in the local newspaper on June 18, 2025, and posted on the City of Hattiesburg website.

30-day Notice of Draft of the 2025 Annual Action plan will be available for review and comments from July 25, 2025, through August 26, 2025. Copies of the draft report will be available on the City of Hattiesburg website, City Hall and the Community Development Division.

The Hattiesburg City Council will approve the proposed 2025 CDBG and HOME Annual Plans on September 2, 2025, and the complete plan will be electronically sent to the Department of Housing and Urban Development through its Integrated Disbursement and Information System (IDIS) for review and approval.

Copies of all notices, publications, flyers, agendas and handouts will be included in the attached Citizen Participation Section.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public Hearing – May 14, 2025 -_6:00 p.m. 308 Newman Street (Train Depot). Seven persons attended the public hearing, No written comments were received.

Summary of citizen comments, any written comments. agenda, handouts and sign in sheets will be included in the attached Citizen Participation Section.

Public Hearing – July 8, 2025 – 6:00 pm 220 West Front Street (Jackie Dole Sherrill Community Center). 30 people attended the public hearing. Two written comments were received.

Summary of citizen comments, written comments, agenda, handouts and sign in sheets will be included in the attached Citizen Participation Section.

Public Hearing – July 24, 2025 – 6:00 pm 308 New Man Street (Train Depot). _____ people attended the public hearing.

Summary of citizen comments, any written comments, agenda, handouts and sign in sheets will be included in the attached Citizen Participation Section.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City of Hattiesburg accepts any and all comments and views.

7. Summary

The City of Hattiesburg recognizes its CDBG and HOME grants as an opportunity to do great things to improve quality of life for low- to moderate-income residents and as a result, for the City as a whole. The City values the citizen participation process and looks forward to doing more to promote participation opportunities in the future. Participation in this process by residents of low-income areas and the organizations that regularly serve low-income households is vital to ensure that funds are directed to areas and programs in which they can make the greatest impact. The City believes that the input from the hearing, other city and public meetings during the year, and daily calls to the city support the priorities in this plan.

The City believes that the strategies and objectives set forth in this Annual Action Plan are feasible and attainable (assuming that funding remains available), and they are in accordance with the needs and desires communicated by the public that these grants are intended to serve and organizations that provide such services.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Hattiesburg	
CDBG Administrator	Hattiesburg	Urban Development D/Community Development Division
HOPWA Administrator		
HOME Administrator	Hattiesburg	Urban Development D/Community Development Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of Hattiesburg's Urban Development Department/Community Development Division is responsible for the administration of both CDBG and HOME funds.

Consolidated Plan Public Contact Information

City of Hattiesburg
Community Development Division
P.O. Box 1898
Hattiesburg, MS 39403-1898

(601) 554-1006

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Hattiesburg encouraged participation in developing the 2025 AAP by soliciting input from the public, local government representatives, public housing authorities, non-profit agencies and various social service agencies through its traditional advertising method. Additionally, the City promoted public hearings via the City's website and Facebook in an effort to reach as many interested parties as possible.

The City of Hattiesburg's Planning Division encompasses floodplain management for the City. Representatives of county government from Forrest and Lamar counties responsible for the management of water resources, flood areas and emergency management were invited to participate and encouraged to submit comments during the annual action plan process.

The City of Hattiesburg is currently working with Broadband service providers to install and link eligible low income residents with high speed internet access utilizing CDBG-CV funding for 2025.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City continues to participate quarterly in the Community Advisory Committee to discuss a variety of housing and homelessness issues. Participants are similar to the former Housing Round Table, which included the City's Urban Development Department, Hattiesburg Housing Authority, Hattiesburg Area Habitat for Humanity, R3SM (a non-profit housing organization), as well as the City's Community Housing Development Organizations (CHDOs). Participants also include the Salvation Army and Southeast Coalition of Homelessness, which both serve homeless people; the AIDS Services Coalition, which serves the homeless as well as those living with AIDS; the University of Southern Mississippi's Institute for Disability Studies, which addresses housing issues statewide; and the Hattiesburg Board of Realtors.

The Hattiesburg Housing Authority serves approximately 296 residents in its three housing developments, Briarfield Homes, Robertson Place, and Hope Drive. The Authority does not administer a Section 8 Program. Hattiesburg Housing Authority continues to host monthly resident meetings at each of its developments to engage its residents. Guest speakers bring residents valuable information related to the City, the schools, civic service agencies, or others as may be pertinent. The HHA continues to host National Night Out Against Crime events and use them as an opportunity to engage residents.

The City of Hattiesburg continues to require, as a component of its Down Payment Assistance Program, homebuyer education requirements, which are available to attendees at no or minimal cost through

various agencies. The City will continue to work with public housing management to encourage homeownership options through down payment assistance and general self-sufficient training.

The City continues the work to bolster mental health services by way of a Behavioral Health Court partnership with Southeast Coalition on Homelessness, (formerly Pine Belt Mental Healthcare Resources), and to coordinate efforts toward functionally ending homelessness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The city works closely with the Continuum of Care operating in Hattiesburg and the surrounding areas. The Southeast Coalition on Homelessness is the lead agency for the implementation of HUD Continuum of Care programs. Generally, individuals requiring assistance are referred to this organization. Further, the City has provided funding to the AIDS Services Coalition and Pine Grove Behavioral Health & Addiction Services where funds are available. The city also has a full-time Homeless Advocate/Coordinator, who works actively with the coalition as well as other agencies in making proper referrals to appropriate resource agencies. In the last year, the city's coordinator has worked with the coalition to press the issue of the need for a documented plan as well as an adopted standard of care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Hattiesburg is a part of the 71-county "Balance of State" Continuum of Care. The City works with the Continuum of Care (Mississippi United to End Homelessness), and a representative from the City regularly participates in their meetings. MUTEH and its members establish guidelines, policies, etc. for the Continuum of Care. The City does not enjoy entitlement status under ESG, and as the City does not directly undertake any activities supporting homeless people, the City does not access or input information into HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Hattiesburg Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Notifications to participate in Agency Needs and Survey and and Public Hearings for input into the planning of the AAP were emailed on May 7 and May 29, 2025. June 13, 2025, June 24, 2025 and July 9, 2025. The City works closely with the agency on a regular basis throughout the year.
2	**Agency/Group/Organization**	PINE BELT MENTAL HEALTHCARE RESOURCES
	Agency/Group/Organization Type	Services-Health Services-Education Health Agency Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Notifications to participate in Agency Needs and Survey and and Public Hearings for input into the planning of the AAP were emailed on May 7 and May 29, 2025. June 13, 2025, June 24, 2025, and July 9, 2025. The City works closely with the agency on a regular basis throughout the year.

3	**Agency/Group/Organization**	AIDS Services Coalition
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Notifications to participate in Agency Needs and Survey and and Public Hearings for input into the planning of the AAP were emailed on May 7 and May 29, 2025. June 13, 2025, June 24, 2025 and July 9, 2025. The City works closely with the agency throughout the year and the Director attended the public hearings with oral comments.
4	**Agency/Group/Organization**	Habitat for Humanity in Hattiesburg, MS
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Notifications to participate in Agency Needs and Survey and and Public Hearings for input into the planning of the AAP were emailed on May 7 and May 29, 2025. June 13, 2025, June 24, 2025 and July 9, 2025. The City works closely with the agency on a regular basis throughout the year.
5	**Agency/Group/Organization**	Salvation Army
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Notifications to participate in Agency Needs and Survey and and Public Hearings for input into the planning of the AAP were emailed on May 7 and May 29, 2025. June 13, 2025, June 24, 2025, and July 9, 2025. The City works closely with the agency on a regular basis throughout the year.

Identify any Agency Types not consulted and provide rationale for not consulting

Local Agencies, non-profit organizations, local governments, neighborhood groups that the Community Development Division maintain as their informational contacts were notified by email five times requesting participation and notification of public meetings.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	MS United to End Homelessness	The goals are consistent, identifying the continued need to develop an effective strategic plan, secure adequate resources & stimulate improved participation of the community in the long-term efforts to address poverty, prevent homelessness and improve the quality of life for Hattiesburg residents.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Optional

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City of Hattiesburg complies with our Citizen Participation Plan, which contains the City's policies and procedures for public involvement in the 2025 Annual Action Plan. The City's plan dictates a 30-day comment period prior to City Council approval of the Annual Action Plan.

A public notice was approved by council to be published in the Hattiesburg Post alerting the public that the City was seeking public input as to the specific needs, ideas, and projects that will benefit low-moderate income citizens in Hattiesburg with the utilization of the CDBG and HOME funds with the 2025 grant funding.

The City emailed notifications to the Community Development Division Community partners list of Neighborhood Associations and Non-Profits (5/7/25, 5/29/25, 6/13/25, 6/24/25 and 7/9/25) and posted on its website. (citizen participation documents are attached). Information submitted in the notifications were requests to attend the upcoming public meetings, comment form and a flyer notification.

The City held three public meetings, May 14, 2025, July 8, 2025, and July 24, 2025, to receive public input into the community needs.

Draft Review of the plan is available for a 30-day review July 25, 2025, to August 26, 2025. Draft plans are available on the City's Website, City Hall and the Community Development Division.

The City Council to approve the 2025 Action Plan on September 2, 2025, with submittal to HUD electronically thereafter.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	City Website	Non-targeted/broad community	No response received	None	None	
2	Email Notifications	Non-targeted/broad community Local agencies, Non-profits, local governments, Neighborhood Groups, Citizens	Email notifications - Notice of Public Hearings requesting public participation and surveys sent on May 7, 2025, May 29, 2025, June 13, 2025, June 24, 2025 and July 9, 2025	No comments received	None	
3	Newspaper Ad	Non-targeted/broad community	6/19/25 Proof of Publication of Public Hearings and notice of 30-day comment period of draft.	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community Residents of Public and Assisted Housing	May 14, 2025 - Public Meeting -9 persons attended, which included representative of local government, grant writer and housing developer attended along with City Staff.	General questions were on the eligible uses of CDBG and HOME funds for housing development, new construction, eligible uses for businesses and how to become a CHDO. Ms. McCarty and Ms. Johnson answered all questions and encouraged citizens to contact the CD Department for specific documentation and processes.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community Residents of Public and Assisted Housing	July 8, 2025 - Public Hearing - 30 people attended the public hearing	Oral Comments during the public hearing include a variety of questions about the eligibility and usage of both CDBG and HOME program funds and the ability of the City to ask for additional funds	None	
6	Public Hearing	Non-targeted/broad community Residents of Public and Assisted Housing	July 24, 2025 - Public Hearing	Comments to be updated after the meeting	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	City Website, Newspaper Ad, City Hall	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	30-Day Public Review of the Draft 2025 Annual Action Plan. Comments will be received from July 25, 2025 to August 26, 2025.	Comments to be updated after the comment period ends	None	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

May 14, 2025, HUD notified the City of Hattiesburg of its PY 2025 CDBG Funding Allocation of $569,656.00 and HOME Funding Allocation of $296,670.90. The City does not anticipate generating any program income during PY 2025. Use of funds for 2025 will primary be utilized for housing programs, (owner occupied housing rehabilitation, emergency and minor housing repairs and tenant based rental assistance, project activity delivery costs, and required CHDO set-aside) using eligible CDBG and HOME funds. In addition, funds will be utilized for Public Service Agencies and Planning and Administration costs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	569,656.00	0.00	0.00	569,656.00	1,057,509.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	296,670.90	0.00	0.00	296,670.90	549,137.10	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City has no required matches for either CDBG or HOME. While we do not formally identify leverage resources, our partnerships with other non-profit entities, the city's long term planning in lower income neighborhoods, transit, and the like, and the city's aggressive approach to improving infrastructure throughout the city

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has recently utilized its mapping capabilities to identify City and State-owned property throughout the City of Hattiesburg. These properties are reviewed periodically when need arises for particular projects, and the City intends to continue this approach of utilizing property already in its inventory (when appropriate) before seeking property to purchase. Currently the City is utilizing land acquired with prior year CDBG funds and proposed prior and current year CDBG funding to rehabilitate an old church into a community center, which is now in construction stage and anticipated completion during this fiscal year.

Discussion

The City hopes to continue its partnerships through groups such as the MUTEH and the Southeast Coalition on Homelessness in a concerted effort to strategically address problems and mutual concerns. As in the past, the City values these and other such partnerships as community partners and brings differing resources to the table - funding, volunteers, services, etc. - for mutual benefit. The City has hired a Homeless Coordinator to work directly with the Southeast Homeless Coalition to address homeless issues, with a special emphasis on veterans and the chronic homeless population. The City will also continue to seek out funding opportunities such as those available for housing activities through the Federal Home Loan Bank, and the Mississippi Home Corporation.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Access to Affordable Housing	2023	2027	Affordable Housing	Citywide	Increase Affordable Housing Inventory/Condition	CDBG: $395,724.80 HOME: $222,503.17	Homeowner Housing Rehabilitated: 15 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
2	CHDO Set-aside	2023	2027	Affordable Housing	Citywide	Increase Affordable Housing Inventory/Condition	HOME: $44,500.64	Homeowner Housing Added: 1 Household Housing Unit
3	Address High Priority Public Service Needs	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services- Non-Housing Community Development	CDBG: $60,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	CDBG Administration and Planning	2023	2027	administration	Citywide		CDBG: $113,931.20	Other: 1 Other
5	HOME Administration & Planning	2023	2027	Administration	Citywide		HOME: $29,667.09	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Improve Access to Affordable Housing
	Goal Description	Improve Access to Affordable Housing CDBG - Owner occupied Housing Repair and Emergency Repair program (roof, minor repairs, plumbing, etc.) - City Wide HOME - Owner Occupied Substantial Rehabilitation Program - City Wide TBRA - Household Income Eligible Rental Assistance - City Wide All Assistance provided for 100% low and moderate Income
2	**Goal Name**	CHDO Set-aside
	Goal Description	CHDO Set-aside Funding to be awarded to an eligible CHDO for an affordable housing activity that benefits a low-income household
3	**Goal Name**	Address High Priority Public Service Needs
	Goal Description	CDBG funding for eligible local non-profits to provide services and needs to low-income citizens of Hattiesburg. - City Wide

4	**Goal Name**	CDBG Administration and Planning
	Goal Description	Administration and planning funds will pay for eligible costs required to administer the CDBG Entitlement Programs in compliance with federal, state and local regulations and policies. Fair housing educational outreach activities will also be supported with CDBG funds.
5	**Goal Name**	HOME Administration & Planning
	Goal Description	Administration and planning funds will pay for eligible costs required to administer the CDBG entitlement Programs in compliance with federal, state and local regulations and policies'. Fair housing educational outreach activities will also be supported with CDBG funds.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following is a listing of projects that the City of Hattiesburg proposes to undertake using CDBG and HOME funds for 2025.

Projects

#	Project Name
1	2025 CDBG Administration and Planning
2	2025 CDBG Housing Programs
3	2025 Public Services
4	2025 HOME Administration and Planning
5	2025 HOME Substantial Rehabilitation
6	2025 HOME Tenant Based Rental Assistance (TBRA)
7	2025 CHDO Set-Aside

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For the 2025 CDBG and HOME Program Years, the City of Hattiesburg's basis for allocation investments into housing needs for low- and moderate-income residents. These projects and activities include CDBG Emergency and Minor Homeowner Housing Repairs, HOME Homeowner Substantial Rehabilitation, Tenant Based Rental Assistance and set-aside HOME funding for a eligible Community Housing Development Organization. The City will also assist several local public service agencies that provide services to the low income citizens of Hattiesburg.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	2025 CDBG Administration and Planning
	Target Area	Citywide Low/Mod Census Tracts
	Goals Supported	CDBG Administration and Planning
	Needs Addressed	Improve Community Resilience/Ability to Respond
	Funding	CDBG: $113,931.00
	Description	CDBG funds will be used to pay eligible cost associated with implementing projects and activities in compliance with applicable federal program regulations and policies.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	CDBG funds will be used to pay eligible cost associated with implementing projects and activities in compliance with applicable federal program regulations and policies.
2	**Project Name**	2025 CDBG Housing Programs
	Target Area	Citywide
	Goals Supported	Improve Access to Affordable Housing
	Needs Addressed	Address and Prevent Homelessness Increase Affordable Housing Inventory/Condition
	Funding	CDBG: $395,725.00
	Description	CDBG funds will be utilized to support housing activities such as homeowner rehab, emergency repairs, and roof repairs.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	between 5 - 15
	Location Description	Individual low-income households city-wide
	Planned Activities	owner-occupied rehab, emergency repairs, and roof repair
	Project Name	2025 Public Services

3	**Target Area**	Citywide Low/Mod Census Tracts
	Goals Supported	Address High Priority Public Service Needs
	Needs Addressed	Public Services- Non-Housing Community Development Public Services- Housing
	Funding	CDBG: $60,000.00
	Description	CDBG funds allowed for a wide range of eligible public service activities that meet a national objective.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Average of 20-50 households.
	Location Description	Citywide
	Planned Activities	Wide range of activities such as fair housing, child care, job training, services for seniors, homeless and homeless.
4	**Project Name**	2025 HOME Administration and Planning
	Target Area	Citywide Low/Mod Census Tracts
	Goals Supported	HOME Administration & Planning
	Needs Addressed	
	Funding	HOME: $29,667.00
	Description	HOME Investment Partnership funds will be used to pay eligible costs associated with implementing projects and activities in compliance with applicable federal program regulations and policies.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	HOME Investment Partnership funds will be used to pay eligible costs associated with implementing projects and activities in compliance with applicable federal program regulations and policies.

5	**Project Name**	2025 HOME Substantial Rehabilitation
	Target Area	
	Goals Supported	Improve Access to Affordable Housing
	Needs Addressed	Address and Prevent Homelessness Increase Affordable Housing Inventory/Condition
	Funding	HOME: $152,503.00
	Description	Owner-occupied substantial rehabilitation
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	1 -3
	Location Description	Citywide
	Planned Activities	owner-occupied rehab
6	**Project Name**	2025 HOME Tenant Based Rental Assistance (TBRA)
	Target Area	Citywide Low/Mod Census Tracts
	Goals Supported	Improve Access to Affordable Housing
	Needs Addressed	Address and Prevent Homelessness Improve Community Resilience/Ability to Respond
	Funding	HOME: $70,000.00
	Description	The goal of this activity is to assist tenants who are at risk of losing their housing.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	upwards of 50-60 people
	Location Description	Citywide
	Planned Activities	Goal of this activity is to assist tenants who are at risk of losing their housing.
7	**Project Name**	2025 CHDO Set-Aside
	Target Area	Citywide Low/Mod Census Tracts

	Goals Supported	Improve Access to Affordable Housing CHDO Set-aside
	Needs Addressed	Increase Affordable Housing Inventory/Condition
	Funding	HOME: $44,500.00
	Description	Funding to be awarded to a CHDO for an affordable housing activity that benefits a low and/or very low-income household.
	Target Date	12/31/2029
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	Citywide
	Planned Activities	Funding to be awarded to a CHDO for an affordable housing activity that benefits a low and/or very low-income household.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All housing related CDBG and HOME projects and public service projects and assistance are eligible city-wide to low and moderate-income residents. All public facilities and public infrastructure projects are located in low- and moderate-income neighborhoods as per the Census Tract and Block Group designation of a minimum of 51% low and moderate income. All housing related projects are 100% low and moderate income eligible. Funds provided to Public Services agencies will assist eligible low- and moderate-income citizens of Hattiesburg.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100
Low/Mod Census Tracts	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Hattiesburg overall meets the 51% low- and moderate-income designation. 100% of the CDBG and HOME funds are eligible city-wide as all proposed residents of the housing units will be low and very low-income households. Public Service Agencies are required to benefit households of a least 70% - 100% low and moderate income. The City is required by HUD to provide at least 70% of its CDBG funding to low- and moderate-income citizens. The City feels these projects and activities will assist the greatest portion of eligible low income citizens in Hattiesburg.

Discussion

not applicable

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

To help achieve its goals of providing suitable living environments and improving access to affordable housing for its low to moderate income residents, the City historically has invested a majority of its CDBG and HOME resources in housing rehabilitation and emergency repair programs. These activities benefit the owner occupants, improve the conditions of the City's housing stock and enhance the general environment of lower income neighborhoods. The City also has a history of supporting first time homebuyers through its down payment assistance program that it will continue as resources and community priorities allow. This year the city will include a program for tenant based rental assistance to assist low income renters in maintaining affordable housing.

The City of Hattiesburg's LeadSAFE Program Grant was eliminated this fiscal year as part of the current federal administration's cuts to grants and programs. The LeadSAFE Hattiesburg Program purpose was to encourages rehabilitation of housing built prior to 1979 by providing no-cost inspections to identify the presence of lead-based paint (LBP) that can permanently impair the health of children ages six and under Educating and alleviating fears of pregnant women and parents with young children about LBP Hazards is an effective tool for protecting public health and safety while encouraging the acquisition and improvement of older houses located through the community. LeadSAFE Hattiesburg also provided a variety of no-cost LBP hazard safety training courses that can lead towards EPA certification that will allow local contractors and others performing residential rehabilitation activities to perform LBP inspections, assessments and abatement. If the program and grant are restored in the future the City of Hattiesburg will re-apply for this needed program.

In Program Year 2025, the city will help build capacity of Community Development Organizations (CHDOs) to assist in meeting the housing needs of Hattiesburg residents.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	51
Special-Needs	0
Total	51

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	40
Acquisition of Existing Units	1
Total	51

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Mississippi Reginal Housing Authority VIII (Now South Mississippi Housing Authority) does not own or operate assisted/public housing in Hattiesburg. The Hattiesburg Housing Authority manages a diverse range of public housing developments with a mix of town homes and single-family homes. The Hattiesburg Housing Authority manages 296 Public Housing units in the City of Hattiesburg.

Actions planned during the next year to address the needs to public housing

Hattiesburg Housing Authority is continuing to seek to secure funding to rehabilitate the 1940s Briarfield Homes development from 120 functionally obsolete public housing units into assisted housing units through the Rental Assistance Demonstration (RAD) Program and its associated long-term project-based vouchers. Utilizing the City of Hattiesburg's existing HOME funds is no longer a viable option.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Hattiesburg Housing Authority encourages residents to be involved in management, which includes participating in development of capital improvement plans and serving on the Resident Advisory Board (RAB). Hattiesburg Housing Authority also encourages residents to participate in homeownership opportunities and to attend on site workshops that include homeowner education and financial literacy programs, among other topics. Resident engagement initiatives include community meetings, social events and volunteer opportunities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable

Discussion

Optional

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

In collaboration with MUTEH, the Southeast Coalition on Homelessness and other local, regional and state housing service agencies, the City will continue working to address and prevent homelessness in Hattiesburg. The City will continue to pursue additional resources to support an increased number of transitional housing units and to increase the inventory of and access to permanent affordable housing throughout Hattiesburg.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During PY2025, the City will continue to work with its partner agencies and will support on-going efforts to reach out to homeless people, especially unsheltered persons, and assess individual needs. The City will continue to support the annual Point in Time Count. It also will encourage local agencies and organizations to take advantage of HIMS training opportunities and use the homeless information system to comprehensively improve case management and efficiency in delivery services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing needs of homeless populations are met by various agencies, including MUTEH, ASC-Hattiesburg, the Domestic Abuse Family Shelter and the Shafer Center. The City of Hattiesburg does not receive an annual ESG allocation but provides input regarding use of ESG funds to benefit with emergency and transitional housing needs within the City. The City supports expanding affordable housing options and helping homeless and near homeless individuals and families achieve self-sufficiency.

The City will provide letters of support for grant applications submitted by the Southeast Coalition on Homelessness, ASC, the Domestic Abuse Family Shelter, Inc., the Salvation Army-Hattiesburg and other agencies and organizations to assist in their efforts to provide emergency shelter and transitional housing in the City. The City also will continue working with these agencies to identify opportunities to expand local emergency shelter and transitional housing resources.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

The City supports the on-going work of the agencies and organizations providing housing assistance services for all homeless populations in Hattiesburg, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again. Hattiesburg's Homeless Coordinator will continue working with housing assistance providers to assist homeless and near-homeless populations with access emergency shelter, transitional and permanent housing and supportive housing services, as needed, to meet an individual's and a family's needs. The Homeless Coordinator also helps link the near-homeless with available housing resources so they may avoid becoming homeless and helps individuals and families make the transition to permanent housing and independent living, to shorten the period that individuals and families experience homelessness. She also works with MUTEH and the Southeast Coalition on Homelessness to facilitate access for homeless individuals and families to affordable housing units and to prevent individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

During PY2025, the City of Hattiesburg will continue working with MUTEH, the Southeast Coalition on Homelessness, the Lighthouse Rescue Mission, ASC-H, and other housing assistance providers to help meet the housing and supportive services needs of extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care, such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions, or receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth so they may avoid becoming homeless.

In PY2025, the City will continue working with the Mississippi Regional Housing Authority VIII to expand the number of housing assistance vouchers available to the homeless and near homeless in Hattiesburg and supports the Hattiesburg Housing Authority's plan to rehabilitate one of their multifamily public

housing developments.

Discussion

The City's HOME and CDBG Programs will continue to support housing rehab and repair activities for low- and moderate-income homeowners. Historically, many of the households served by these activities include disabled and/or senior family members. Though there are no activities proposed in the 2025 action plan for the direct purpose of serving special needs populations other than the homeless, all other activities will inevitably provide indirect benefit to other special needs populations such as those with disabilities, people with HIV/AIDS, and the elderly.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Analysis of Impediments to Fair Housing Choice is a component of the statewide Analysis of Impediments to Fair Housing, which identifies local barriers to affordable housing that will require considerable resources and many years to eliminate. By working with a growing network of housing agencies, housing assistance providers, faith-based and other nonprofit organizations and residents, the City has begun the process of eliminating affordable housing barriers and is committed to providing suitable living environments for all of its residents, particularly to low- to moderate-income individuals and households.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City reviews and updates its policies on an on-going basis, including land use and zoning regulations, building codes, schedule of fees and charges, and it has not identified any that need to be removed or ameliorated because they serve as a growth limit, adversely affect the return on residential investment or otherwise serve as barriers to affordable housing in Hattiesburg. The City's official zoning district map allows for a mixture of single- and multi-family residential units on varying lot sizes throughout the City as well as group homes in a variety of areas. Other land use regulations support sustainability and community resilience measures; promote preservation and enhancement of natural resources; and require stormwater management to improve the living environment of residents in every ward. The City complies with current building codes, which requires compliance with Americans with Disabilities Act and Fair Housing Act provisions.

With a large number of housing units in the City constructed prior to 1979, the City not only complies with 24 CFR Part 35 in terms of lead-based paint (LBP) assessment and abatement, it also requires homeowners and rental housing owners who participate in any of Hattiesburg’s housing programs likewise to comply.

Historically, lower-income housing tended to be located in areas subject to recurring flooding since they were considered less desirable and thus more affordable. Hattiesburg, like many cities across the USA, requires new housing to be constructed at or above a specified base flood elevation to protect public health and minimize flood damage to property, which generally increases the cost of a home.

In recent years, a barrier to affordable housing was created when FEMA placed a limit on the total cost or value a homeowner may invest in repairs or rehabilitation of his/her home over a specified number of years. In some cases, this precludes homeowners from being able to protect their investment by

repairing or replacing roofs and windows in between storm events. More recently, changes to the

National Flood Insurance Program (NFIP) now factors in a structure's proximity to water bodies that may flood, regardless of the property's elevation, history of flooding, or whether or not it is located in a flood prone zone. Thus, both FEMA regulations and the new NFIP rating system have decreased the affordability of many residences. FEMA, the insurance industry and lending institutions that require property insurance for houses with mortgages are not able to identify how many years insurance premiums will continue to increase annually for houses not in a flood zone, not at a low elevation and not having previously flooded. As one insurance industry representative stated, the only thing that is known is that the cost of residential insurance premiums will continue to increase. Unlike construction costs and property insurance premiums, which the City has no control over, Hattiesburg property taxes have not been increased recently, and permit fees and related use charges remain reasonable. The City will continue to work with the USM Institute for Disability Studies, the Mississippi Center for Justice, Mississippi Legal Services and other fair housing advocates to remove barriers identified in the Analysis of Impediments to Fair Housing

Discussion:

During PY2025, the City will continue its community outreach efforts to educate residents about their rights and responsibilities under the Fair Housing Act and will continue to work with local lending institutions, the United Way of SE MS, the Hattiesburg Public School District and volunteers to offer no-cost financial literacy workshops to improve residents' understanding of how to make their money work effectively to achieve their housing goals.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Hattiesburg will continue working to eliminate duplication of services to maximize benefits from its investment of public resources and will continue to work collaboratively with local, regional and state agencies and organizations to meet the considerable needs of its residences in all income brackets, but particularly the needs of its very low and low-income residents and those with special needs.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work with local faith-based organizations and other community organizations to identify and address obstacles to meeting underserved needs in Hattiesburg. The City also will work with local, regional, state and federal agencies to expand resources available to meet the growing needs of its very low and low-income residents and homeless populations with recent increases in inflation and interest rates.

Efforts to recruit and organize volunteers to help address some of the unmet needs of the underserved, such as assisting low-income special needs residents with minor home repairs, conducting no-cost financial literacy classes, and will be made by the City and its collaborating partners to better meet the needs of the underserved.

Broadband Access for low-income neighborhoods. The City is utilizing CDBG-CV funding and has initiated a program with C-Spire to install broadband access to Nine (9) different low-income neighborhoods within the City. The broadband will be installed on City public park and land within the low-income neighborhoods. Eight of the nine areas have been approved while one is still in environmental review due to flooding area. Funding for the projects will pay for equipment and installation.

The nine areas include: 9th Street Ballpark; C E Roy Walking Trail; Dewitt Sullivan Park; Duncan Lake; Eastside Park; Hattiesburg Boxing Gym and Club; Vernon Dahmer Park; and Tatum Park.

Actions planned to foster and maintain affordable housing

The City will research ownership of vacant lots as a first step toward exploring opportunities for residential infill development, which will depend on resource availability, zoning and overall site suitability among other things. The City will encourage owners of vacant lots with abandoned structures to sell them “as is” to a nonprofit housing organization or developer for redevelopment into affordable rental housing. The City of Hattiesburg will continue to work with housing developers and realtors to encourage housing development and to provide supportive zoning that supports a diverse range of affordable housing units throughout the City, especially to meet the needs of the low-income, elderly

and those with special needs.

The City also will continue to explore the feasibility of developing less traditional housing, including

group homes and tiny or small homes. The City will invest its HOME and CDBG resources to maximize benefits provided to residents and it will continue to lobby MRHAVIII for an expanded number of housing vouchers to assist Hattiesburg residents, especially low-income, elderly and special needs populations.

Actions planned to reduce lead-based paint hazards

The City of Hattiesburg's LeadSAFE Program Grant was eliminated this fiscal year as part of the current federal administration's cuts to grants and programs. Through the hazard reduction program, the City offered no-cost paint inspections for income-eligible households whose homes were built before 1979 to determine if LBP is present. The City worked collaboratively with MSDH and local health service providers to educate parents, pregnant women, landlords and those working in housing rehabilitation or repair businesses about LBP hazards. The City will continue to check for LBP within its housing repair and rehabilitation programs, as required by HUD. No-cost brochures are available in City Hall, identifying typical sources of LBP poisoning and related information to improve awareness of this health hazard, which may permanently impair children ages six and under.

Based on information from MSDH, the public education and outreach efforts that were provided over the last several years appear to be working to decrease the number of LBP poisonings across the state.

Actions planned to reduce the number of poverty-level families

While the issue of poverty is far more complex than any one symptom or circumstance, financial literacy and an understanding of traditional banking and traditional (non-predatory) lending can at least serve as pieces to the puzzle of fighting poverty. Efforts like this are beneficial to people of any income group.

Actions planned to develop institutional structure

The City plans to continue facilitating meetings with various housing agencies, and participating in the Community Action Agency, the Southeast Coalition on Homelessness, and other similar organizations as the opportunity arises. The City will continue to assess the group for gaps in representation and work to close those gaps by bringing other valuable participants to the discussion.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Hattiesburg will continue to collaborate with the HHA, MRHA VIII, Mississippi Home Corp, local service providers and community groups to eliminate duplication of services, more

comprehensively address public and private affordable housing issues and invest its limited resources to maximize benefits to residents.

The City will continue to collaborate with other agencies and organizations to educate residents, in both public and private housing, about their rights under the Fair Housing Act and responsibilities of landlords to respond to reasonable requests.

Discussion:

By continuing to share and efficiently use resources, eliminating duplication of services and expanding the community's network of supportive services agencies, organizations and volunteers, the City of Hattiesburg is making progress toward addressing high priority needs. Through continued collaboration, work will continue to improve and expand delivery of supportive services and housing assistance to Hattiesburg's low- to moderate-income households throughout the City.

The Consolidated Plan development process has re-enforced awareness of the community's extensive needs and prioritization of those needs has been constructive. Implementation of projects and activities identified through this process will improve living environments for residents, particularly the low- and moderate-income households with improved access to affordable housing.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

In Program Year (PY) 2025, the City will be awarded a CDBG allocation of $569,656.00 and a HOME Investment Partnership allocation of $296,670.90 from HUD. It does not anticipate generating any program income in PY2025. The City identifies its overall benefit period to be one year, 2025.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit people of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The City has no other forms of investment beyond FY 2025 HOME allocation, $296,670.90.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   The City of Hattiesburg Utilizes the Recapture Provisions of HOME funds for its Homebuyer Assistance Program. A copy of the Recapture Provisions is attached to this report.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   Not Applicable currently

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   Not Applicable currently

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   Not applicable currently.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   Not applicable currently

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of people on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable currently

COMMENT SHEET

City of Hattiesburg
Proposed 2025 Annual Action Plan
CDBG and HOME Entitlement Programs

The City of Hattiesburg is in the process of soliciting citizen and stakeholder input for its proposed **2025 Annual Action Plans** for use of CDBG and HOME Program funding. Any input you have concerning the housing and/or non-housing community development needs of the City of Hattiesburg is valued and will be considered during this process, and will be included in the final plan for submission to the Department of Housing and Urban Development.

Name:_____ Phone _____

Address:_____ E-mail:_____

Organization Represented (if applicable):_____

COMMENTS:_____

_____

_____

_____

_____

_____

_____

_____

Comments on the Action Plan will be received until August 26, 2025, 5:00 p.m. Comments may be mailed or delivered to the Community Development Division, 200 Forrest Street, or emailed to cdbg@hattiesburgms.com. If you have any questions, please contact Community Development at 601-554-1006.

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Kermas Eaton, City Clerk**

cc: **Malcolm Berch, Chief Financial Officer**

Date: **Tuesday, August 5, 2025**

Re: **Set a public hearing on the City of Hattiesburg's proposed budget and proposed tax levies for fiscal year 2026 scheduled for Tuesday, September 2, 2025, at 5:30p.m., in Council Chambers at City Hall and authorizing advertisement for notice of public hearing.**
File Number: 2025-645
Minute Book #

Summary
Set a public hearing on the City of Hattiesburg's proposed budget and proposed tax levies for fiscal year 2026 scheduled for Tuesday, September 2, 2025, at 5:30p.m., in Council Chambers at City Hall and authorizing advertisement for notice of public hearing.

Recommendation Statement
I recommend approval of this item.

Please place this on the August 5, 2025 City Council meeting for consideration.

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Kermas Eaton, City Clerk**

cc:

Date: **Tuesday, August 5, 2025**

Re: **Authorize and Approve publication of Request for Proposals for Historic Context Statement and Narrative for the City of Hattiesburg in relation to Fire Station #2.**
File Number: 2025-643
Minute Book #

Summary
Authorize and Approve publication of Request for Proposals for Historic Context Statement and Narrative for the City of Hattiesburg in relation to Fire Station #2.

Recommendation Statement
Irecommend approval of this item.

Please place this on the August 5, 2025 City Council meeting for consideration.

Request for Proposals

City of Hattiesburg Fire Station

Hattiesburg, Mississippi

FEMA: NHPA Historic Context Statement and Narrative

Date: August 28, 2025

FEMA EHP Representatives:

Leslie Johansen, Region 4 Preservation Lead & EHP Tribal Liaison

Aimee Bouzigard, Historic Preservation Specialist

Subrecipient: City of

Hattiesburg Public Assistance

PA-04-MS-4295-PW-00011

1. SCOPE OF WORK

Relevant Background: The City of Hattiesburg (subrecipient) proposes to build a new fire station on a parcel located at 1300 Edwards Street in Hattiesburg, MS (31.306489, -89.284649), approximately 0.21 miles to the southeast of the original Fire Station No. 2 location. The newly proposed location is along a main thoroughfare and more centralized for the community. Additionally, modern building codes and the need for a larger facility made the original Fire Station No. 2 site unsuitable for reconstruction. The new building site is located at the intersection of Edwards Street and Tuscan Avenue, within an area that had previously been developed with a c. 1947/1955 textile manufacturing facility that is no longer extant due to a 2020 demolition by the City of Hattiesburg to prepare the parcel for the proposed FEMA funded project. While the demolition of a portion of the former Big Yank Corporation facility was not a FEMA-funded action, it is a connected project action as defined in Section 106 of the National Historic Preservation Act. Ground disturbance was associated with the demolition of the six (6)-inch-thick concrete slab and footers for the approximately 90,300 square foot building.

Historic Significance:

- 1300 Edwards Street – New Construction APE (31.306489, -89.284649) was the former location of *The Reliance Manufacturing Company (Freedom Plant)* 035-HAT-2906.*
- The Reliance Manufacturing Company (later Big Yank Corporation) was among the first companies recruited to the state of Mississippi under the Balance Agriculture with Industry Program.
- The Dixie Plant at Edwards Street is the second Reliance Manufacturing Company facility established in Hattiesburg and the third within the state. Therefore, FEMA finds that the Dixie Plant located at 1300 Edwards Street was eligible for listing in the National Register of Historic Places under Criterion A, as an historically significant Event in the areas of Industry and Commerce, prior to demolition.

*The building at this location has since been known as either the Big Yank Corporation and/or Dixie Plant/Factory interchangeably.

2. Purpose and Need

Through Section 106 consultation, FEMA has determined that the connected action (demolition of an eligible historic resource for the construction of a fire station) caused an adverse effect to the National Register of Historic Places (NRHP)-eligible circa 1947/1955 Big Yank Corporation building. In accordance with Stipulation II.C.6(a)(i) of the Mississippi Statewide Programmatic Agreement executed September 15, 2016 and amended (4) August 16, 2024 and through consultation with Mississippi State Historic Preservation Office (SHPO) the following treatment measure from Appendix C of the Programmatic Agreement was agreed upon to resolve this adverse effect. In addition, at the request of the SHPO a Memorandum of Agreement (MOA) was appropriate to resolve the adverse effect.

3. Treatment Measure and Deliverable

As detailed in the fully executed Memorandum of Agreement titled *Memorandum of Agreement Among the Federal Emergency Management Agency, the Mississippi Department of Archives and History, the Mississippi Emergency Management Agency, and the City of Hattiesburg, Regarding the Proposed Fire Station No. 2 Project, Forrest County, Mississippi* (MOA), executed July 24, 205, the following treatment measure was chosen to resolve adverse effect is:

A. ***Historic Context Statement and Narrative:*** The City of Hattiesburg shall procure a contracted

Historian to conduct a Historic Context Statement and Narrative about the Reliance Manufacturing Company (Later Big Yank Corporation) textile plants within the State of Mississippi.

1. At a minimum, the Historic Context Statement and Narrative (Historic Context) will discuss the history and development of the textile industry in Mississippi, including the contributions of the various Reliance Manufacturing Company plants in supplying parachutes and uniforms to the American Armed Forces during World War II (from 1930s through to c.1960s). An effort should be made to clarify the names and chronological history of the known plants in Columbia, Hattiesburg, and Water Valley.
2. A consultation draft of the Historic Context will be submitted to FEMA to continue consultation with SHPO to resolve adverse effects per Items B.2-B.6 below.
3. After successful resolution, the consultant shall submit a final copy of the Historic Context to FEMA and SHPO for addition to the Mississippi Department of Archives and History: *Online Historic Resources Inventory Database* as per Item B.8 below.

B. ***Historic Context Statement and Narrative Deliverables***

1. Within ten (10) days of awarding the contract, FEMA-EHP shall set up a kick-off meeting between FEMA, MEMA, The City, and its contracted Historian to discuss timelines, deliverables, and establish regular status updates.
2. Within five (5) months of hiring the contracted Historian, the City will provide FEMA-EHP one (1) electronic draft copy of the Historic Context Statement and Narrative for review and comment.
3. Within fifteen (15) days of receipt, FEMA-EHP will review the draft Historic Context Statement and Narrative and provide their comments to The City and their contracted Historian, if applicable.
4. The contracted Historian will address edits and comments within fifteen (15) days and provide an updated draft to FEMA-EHP.
5. FEMA-EHP then will consult with and provide SHPO the electronic draft copy of the Historic Context Statement and Narrative, who will have thirty (30) days to respond with any comments or edits.
6. Should any comments or edits be received, FEMA-EHP will submit requested edits to The City and their contracted Historian for revision.
7. The City is responsible for ensuring all comments resulting from this review and consultation are addressed (if any are provided) within thirty (30) days of the date of receipt.
8. The City and their contracted Historian will provide SHPO with one (1) hard copy and FEMA-EHP and SHPO with one (1) electronic copy of the final Historic Context Statement and Narrative.

4. Proposed Timeline of Treatment Measure Deliverables

The following provides timeframes and deliverables in alignment with the executed MOA:

1. Within **ten (10)** days of awarding the specialist contract, FEMA-EHP shall set up a kick-off meeting between FEMA, MEMA, the City of Hattiesburg, and its contracted Historian. Bi-weekly status updates will be established in the kickoff meeting in order to maintain an open line of communication and address any issues which may arise to ensure timeline remains on track for completion prior to contract end date.

2. The Specialist(s) will complete the historic context statement and narrative and the City will electronically submit draft documents to FEMA within **four (4) months** of hiring the Specialist.

3. FEMA shall provide comment and edits to the Specialist(s) within **fifteen (15)** days of receipt of draft deliverables.

4. The Specialist(s) shall address comment and edit requests and submit an updated draft to FEMA within **fifteen (15)** days. This process shall continue until a consultation draft is approved by FEMA Region 4 EHP.

5. PROFESSIONAL REQUIREMENTS

The historic context statement and narrative shall be fulfilled by a Secretary of Interior (SOI) qualified Historian detailed below: per the National Park Service (https://www.nps.gov/articles/sec-standards-prof-quals.htm).

Secretary of the Interior's Standards and Guidelines (as Amended and Annotated)

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

History

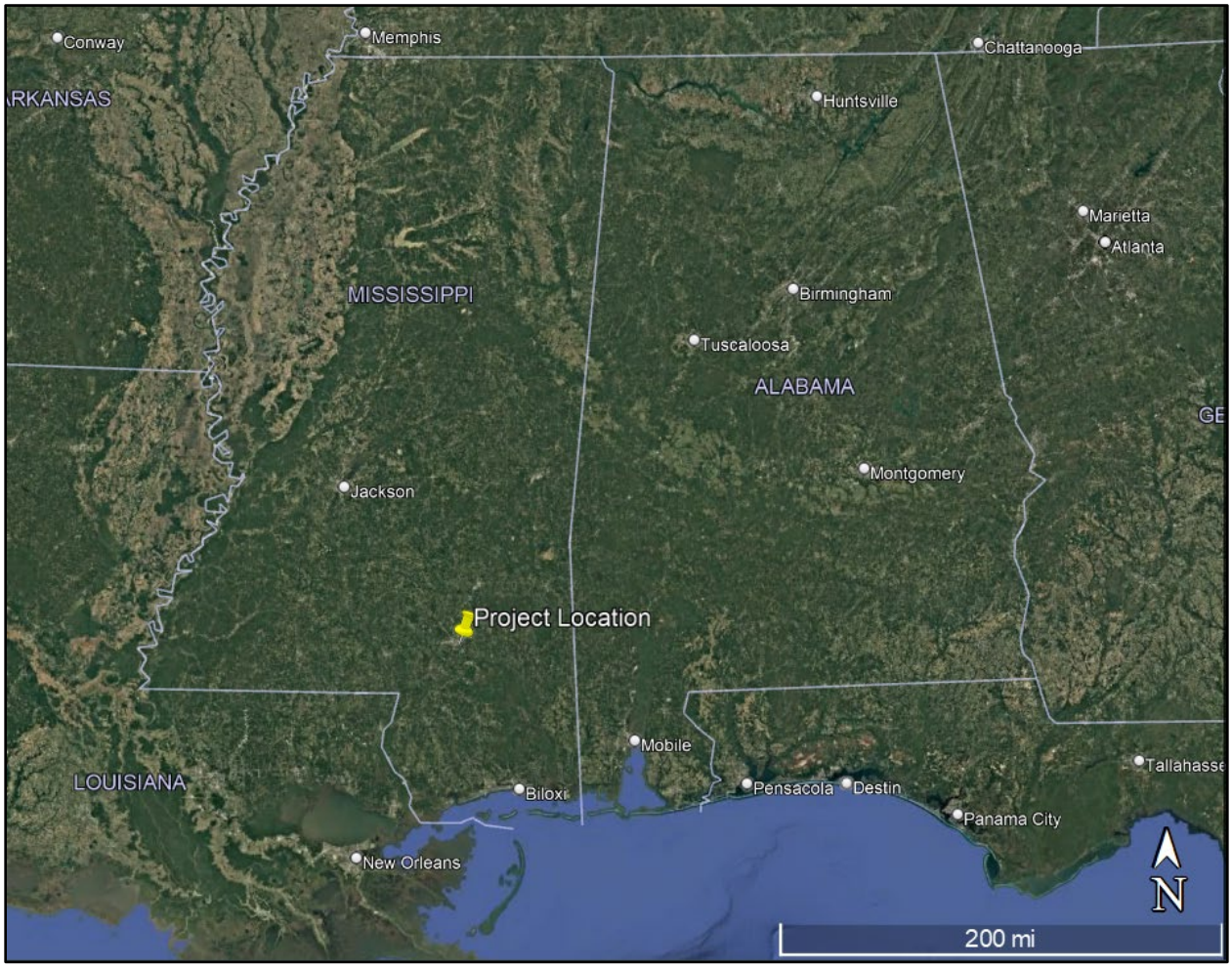
The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or

2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

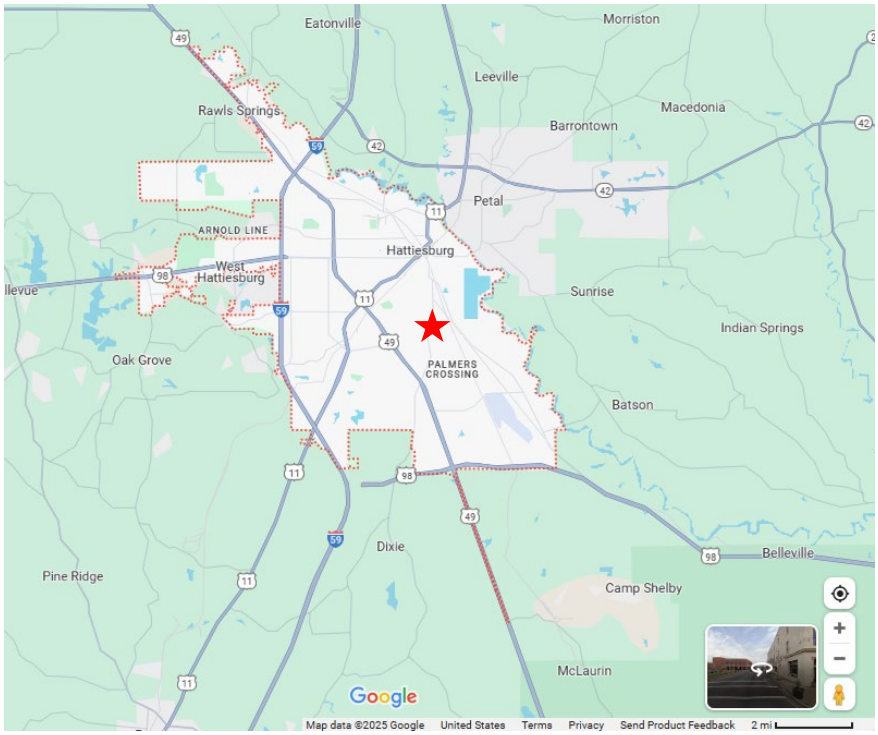
Attachment 1

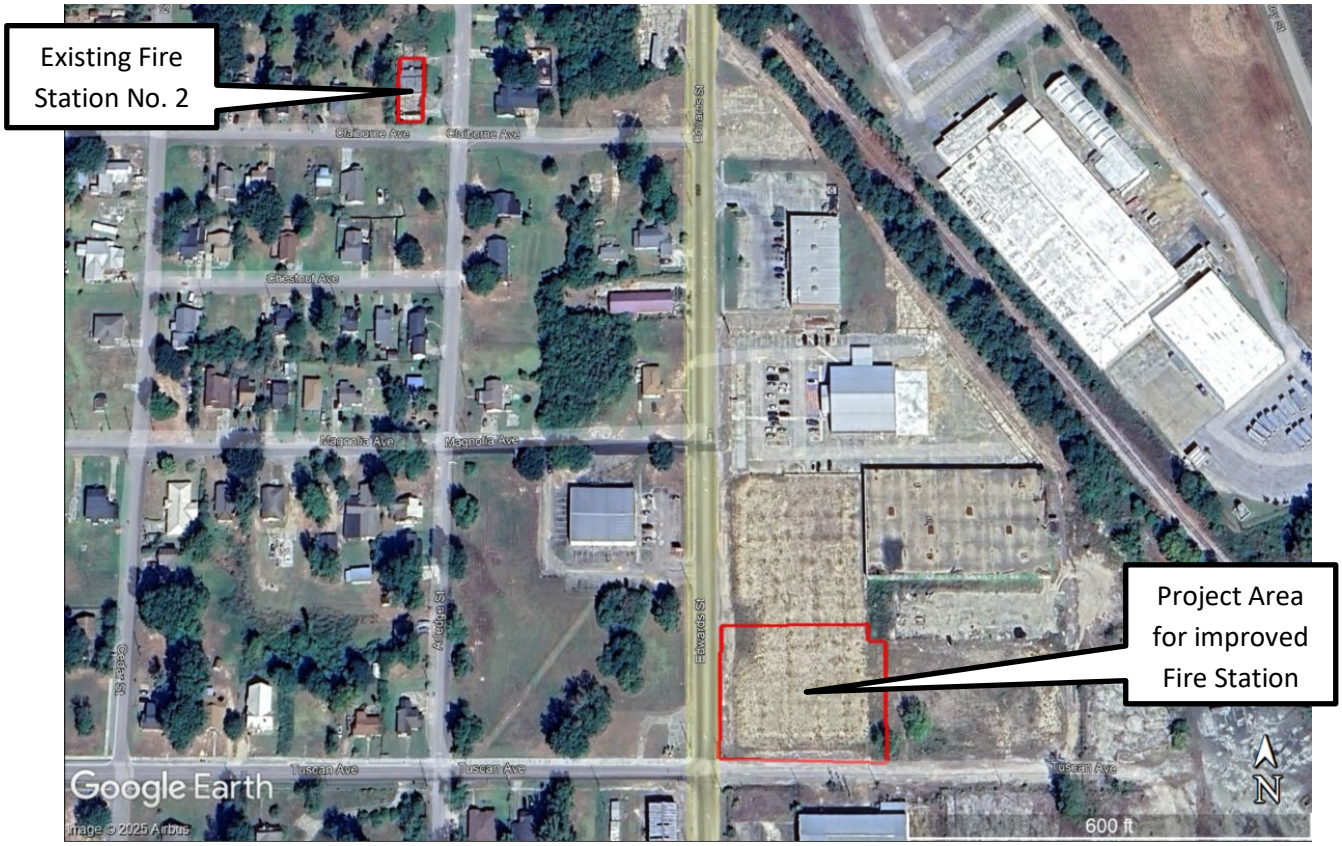
Resource Name: **The Reliance Manufacturing Company (Big Yank Corporation) Building (MDAH Historic Resource Number 035-HAT-2906)**
Resource Address: 1300 Edwards Street, Hattiesburg, MS 39401
Resource Coordinates: 31.306489, -89.284649



Location of project within Mississippi

Attachment 2:
Location of project within Hattiesburg





REQUEST FOR PROPOSALS

NOTICE is hereby given that the Mayor and Council of the City of Hattiesburg, Mississippi will receive sealed bids until 10:00 A.M., Thursday, August 28, 2025, in the City Clerk's Office in the City Hall of said City for furnishing the City's requirements of the following:

Historic Context Statement and Narrative.

The above shall be delivered as per detailed specifications on file in the Office of the City Clerk, P. O. Box 1898, 200 Forrest Street, Hattiesburg, Mississippi 39403-1898, (601-545-4552) which may be obtained upon request.

Each PROPOSAL must be received in a sealed envelope which is marked in the lower left-hand corner with the word "REQUEST FOR PROPOSALS" and the NAME OF ITEM on which bid is being made and the DATE OF BID OPENING.

The best PROPOSAL received will be accepted, subject to the provisions of Section 31-7-13 of the Mississippi Code of 1972, Annotated as Amended, and other applicable State law; but the Council reserves the right to reject any or all bids received and to waive informalities.

PUBLISHED by Order of the Council on this, the 5th day of August, 2025.

CITY OF HATTIESBURG, MISSISSIPPI

BY: Kermas Eaton /s/
CITY CLERK

(seal)

Publish (2) Thursday 8-7-25 & 8-14-25
City of Hattiesburg
Return PROOF to City Clerk's Office
Box 1898

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Kermas Eaton, City Clerk**

cc:

Date: **Tuesday, August 5, 2025**

Re: **Approve claims docket for the period ending July 31, 2025.**
File Number: 2025-644
Minute Book #

Summary
Approve claims docket for the period ending July 31, 2025.

Recommendation Statement
I recommend approval of this item.

Please place this on the August 5, 2025 City Council meeting for consideration.

JOURNAL ENTRIES TO BE CREATED

FUND		DUE TO	DUE FR
001	General Fund		674,683.37
002	PARKS & RECREATION FUND		20,090.32
005	HATT.MUNICIPAL FIRE PROTECTION		1,986.28
009	WATER & SEWER OPERATION/MAINT.		1,231,317.77
011	WATER & SEWER FUND		12,972.30
039	AIRPORT IMPROVEMENT FUND		3,518.40
072	MUNICIPAL ROAD & BRIDGE		18,413.25
073	MASS TRANSIT FUND		27,781.78
075	WATER&SEWER CONSTRUCTION FUND		30,567.15
077	COMMUNITY CENTERS' FUND		789.73
082	COMMUNITY DEVELOP. BLOCK GRANT		28.50
087	INDUSTRIAL PARK DEVELOPMENT		140,000.00
088	PUBLIC SAFETY/REC CONSTRUCTION		25,057.73
801	CLAIMS FUND	2,187,206.58	
	TOTAL	2,187,206.58	2,187,206.58

** END OF REPORT - Generated by Sherry Jackson **

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
001000			BALANCE SHEET							
001000	060100			GAS/LUBRICANT-CITY BARN						
003497	MAPLES GAS COMPANY	310507	2504036	2025 10	INV	P	18,144.79	073125	310328	GAS & DIESEL/FUEL S
049752	PIGOTT OIL COMPANY	SI-13089	2504137	2025 10	INV	P	21,980.54	073125	310367	GAS & DIESEL/FUEL S
				ACCOUNT TOTAL			40,125.33			
				ORG 001000 TOTAL			40,125.33			
001001			REVENUES							
001001	287000			POLICE/FIRE-SPECIAL DUTY						
047581	PROTECTION AGENCY &	001873	0	2025 10	INV	P	125.00	073125	310374	SECURITY-HOPE BARKU
047581	PROTECTION AGENCY &	001874	0	2025 10	INV	P	500.00	073125	310374	SECURITY-BUCKLEY EV
							625.00			
				ACCOUNT TOTAL			625.00			
001001	332000			POLICE FINES						
004271	SOUTHERN FINANCIAL S	CMCHAT2 6/5/25	0	2025 10	INV	P	50.00	073125	310389	POLICE COLLECTION F
004271	SOUTHERN FINANCIAL S	CMCHAT2 7/7/25	0	2025 10	INV	P	86.10	073125	310388	POLICE COLLECTION F
004271	SOUTHERN FINANCIAL S	CMCHAT3 6/6-7/7/25	0	2025 10	INV	P	3,057.37	073125	310387	POLICE FINES COLLEC
							3,193.47			
				ACCOUNT TOTAL			3,193.47			
				ORG 001001 TOTAL			3,818.47			
001003			CITY COUNCIL							
001003	535500			WEARING APPAREL						
003216	J M H GRAPHICS	INVOICE #46769	2504025	2025 10	INV	P	229.00	073125	310316	APPAREL FOR JEFFREY
				ACCOUNT TOTAL			229.00			
				ORG 001003 TOTAL			229.00			
001015			CITY COURT							
001015	604900			OTHER PROFESSIONAL SERV.						
047011	JANI-KING OF SOUTH E	SEM06250257	2503373	2025 10	INV	P	1,090.00	073125	310317	COURT CLEANING TWO
047011	JANI-KING OF SOUTH E	SEM07250087	2503373	2025 10	INV	P	1,090.00	073125	310317	COURT CLEANING TWO
							2,180.00			
				ACCOUNT TOTAL			2,180.00			
				ORG 001015 TOTAL			2,180.00			
001020			MAYOR/ADMIN.							
001020	501000			OTHER EXPENDABLE OFF.SPL						
004328	STAPLES	6038123881	2504216	2025 10	INV	P	53.38	073125	310395	MONITOR RISER FOR M

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL			53.38			
001020	502000			MINOR OFFICE EQUIP/FURN.						
002714	ECONOMY SUPPLY CO	148303	2504164	2025 10	INV	P	84.40	073125	310290	SIGN POST-SURVEY ST
				ACCOUNT TOTAL			84.40			
001020	535500			WEARING APPAREL						
003216	J M H GRAPHICS	46653	2503934	2025 10	INV	P	332.94	073125	310316	APPAREL FOR ADMIN
				ACCOUNT TOTAL			332.94			
001020	615000			ADVERTISING						
002847	FORREST COUNTY CHANC	CLERK ASSOC	0	2025 10	INV	P	250.00	073125	310300	ADVERTISEMENT SPONS
003787	NOON DAY OPTIMIST CL	WORLD SERIES-ADVERTS	0	2025 10	INV	P	2,500.00	073125	310357	ADVERTISEMENT SPONS
				ACCOUNT TOTAL			2,750.00			
001020	641000			OFFICE EQUIPMENT RENT						
003825	OWENS BUSINESS MACHI	519093	0	2025 10	INV	P	48.08	073125	310360	ADMIN COPIER -MONTH
				ACCOUNT TOTAL			48.08			
				ORG 001020 TOTAL			3,268.80			
001040			MUNICIPAL CLERK							
001040	501000			OTHER EXPENDABLE OFF.SPL						
047848	PITNEY BOWES-SUPPLIE	1027801841	0	2025 10	INV	P	178.48	073125	310369	PITNEY BOWES SUPPLI
				ACCOUNT TOTAL			178.48			
001040	615000			ADVERTISING						
003141	HUB CITY SPOKES	105514	0	2025 10	INV	P	364.44	073125	310313	LEGAL NOTICES 5.15.
				ACCOUNT TOTAL			364.44			
				ORG 001040 TOTAL			542.92			
001080			HUMAN RESOURCES							
001080	501000			OTHER EXPENDABLE OFF.SPL						
003810	OFFICE PRODUCTS PLUS	1081110-1	2501535	2025 10	INV	P	39.25	073125	310359	HR OFFICE SUPPLIES
003810	OFFICE PRODUCTS PLUS	1081110-2	2501535	2025 10	INV	P	17.64	073125	310359	HR OFFICE SUPPLIES
							56.89			
				ACCOUNT TOTAL			56.89			
				ORG 001080 TOTAL			56.89			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
001090			URBAN DEVELOPMT							
001090	602000			CONSULTANT SERV/SURVEYS						
050926	GINGER MADDOX LOWERY	225	2404478	2025 10	INV	P	1,343.75	073125	310306	CONSULTANT SERVICES
				ACCOUNT TOTAL			1,343.75			
001090	604900			OTHER PROFESSIONAL SERV.						
051013	FORERUNNER INDUSTRIE	1429	0	2025 10	INV	P	348.14	073125	310299	City of Hattiesburg
				ACCOUNT TOTAL			348.14			
001090	615000			ADVERTISING						
003141	HUB CITY SPOKES	105881	0	2025 10	INV	P	72.60	073125	310313	Planning August HPC
003141	HUB CITY SPOKES	105900	0	2025 10	INV	P	24.48	073125	310313	Planning HPC "GOLDE
							97.08			
				ACCOUNT TOTAL			97.08			
				ORG 001090 TOTAL			1,788.97			
001091			INFO TECHNOLOGY							
001091	508000			COMPUTER SUPPLIES						
003721	MULTITECH OFFICE MAC	25070474	2503956	2025 10	INV	P	2,408.50	073125	310352	INK CARTRIDGES - IT
				ACCOUNT TOTAL			2,408.50			
001091	604900			OTHER PROFESSIONAL SERV.						
002158	AT&T	0591 7.8.25	0	2025 10	INV	P	47.00	073125	310251	INTERACT SUPPORT -
002158	AT&T	0598 7.8.25	0	2025 10	INV	P	6,790.00	073125	310251	INTERACT SUPPORT -
							6,837.00			
002905	GILLILANDS ELECTRONI	18257	0	2025 10	INV	P	781.55	073125	310305	CABLING - JAYCEE BA
002905	GILLILANDS ELECTRONI	18258	0	2025 10	INV	P	107.95	073125	310305	CABLING - WATER PLA
002905	GILLILANDS ELECTRONI	18259	0	2025 10	INV	P	79.95	073125	310305	8-PORT GB SWITCH -
002905	GILLILANDS ELECTRONI	18262	0	2025 10	INV	P	449.99	073125	310305	INSTALL - JAYCEE BA
							1,419.44			
				ACCOUNT TOTAL			8,256.44			
001091	636500			OFFICE EQUIPMENT R&M						
003342	KRONOS INCORPORATED	I10010013970	2404757	2025 10	INV	P	5,827.50	073125	310321	KRONOS RENEWAL - IT
003583	METRIX SOLUTIONS	M127952	0	2025 10	INV	P	2,180.68	073125	310331	OFFICE 365 LICENSES
003583	METRIX SOLUTIONS	M128126	0	2025 10	INV	P	18.00	073125	310331	DUO MSP - DUO MFA M
							2,198.68			
004050	RICOH CORP	1103924048	0	2025 10	INV	P	1,653.75	073125	310377	FUSIONPRO RENEWAL -

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
							ACCOUNT TOTAL 9,679.93			
001091	732700			DATA PROCESSING EQUIP.						
002613	DAKTECH COMPUTERS	349022	2503877	2025 10	INV	P	15,143.00	073125	310285	COMPUTERS - VARIOUS
							ACCOUNT TOTAL 15,143.00			
							ORG 001091 TOTAL 35,487.87			
001092			GEN.GOVT.BLDG							
001092	635000			BUILDING R&M						
047013	SULLIVAN B W BLDG CO	PAYAPP#3	0	2025 10	INV	P	256,434.45	073125	310397	CITY HALL RENOVATIO
							ACCOUNT TOTAL 256,434.45			
001092	639400			DISINFECT./EXTERMINATION						
003040	HAVARD PEST CONTROL	2505486	0	2025 10	INV	P	65.00	073125	310310	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2505501	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
							113.00			
							ACCOUNT TOTAL 113.00			
							ORG 001092 TOTAL 256,547.45			
001095			G/G INS.OTH SER							
001095	602500			LEGAL						
003944	POPE & POPE, PA	2553	0	2025 10	INV	P	800.00	073125	310370	300 HARDY STREET
003944	POPE & POPE, PA	2554	0	2025 10	INV	P	500.00	073125	310370	7TH STREET INFRASTR
003944	POPE & POPE, PA	2555	0	2025 10	INV	P	1,550.00	073125	310370	CONFLICT OF INTERES
003944	POPE & POPE, PA	2556	0	2025 10	INV	P	350.00	073125	310370	LIGHTHOUSE MINISTRY
003944	POPE & POPE, PA	2557	0	2025 10	INV	P	1,600.00	073125	310370	ORIENTATION OF NEW
003944	POPE & POPE, PA	2558	0	2025 10	INV	P	650.00	073125	310370	POLICE OFFICERS (FA
003944	POPE & POPE, PA	2559	0	2025 10	INV	P	5,156.25	073125	310370	GENERAL OUT OF POCK
							10,606.25			
051430	CARROLL WARREN &	25007	0	2025 10	INV	P	11,136.00	073125	310269	GENERAL REPRESENTAT
							ACCOUNT TOTAL 21,742.25			
001095	604900			OTHER PROFESSIONAL SERV.						
002523	COMCAST CABLEVISION	07/15-08/14	0	2025 10	INV	P	306.37	073125	310279	COMCAST- H'BURG CIT
049263	NOBLE MOTIVE INC	2202	0	2025 10	INV	P	1,850.00	073125	310356	MONTHLY WEBSITE DES
051665	TURNER PRO AUDIO LLC	INV00012	0	2025 10	INV	P	475.00	073125	310403	COMMERCIAL SOUND SY
							ACCOUNT TOTAL 2,631.37			
001095	606000			TELEPHONE AND TELEGRAPH						

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
002158	AT&T	L2025- 07.20.25	0	2025 10	INV	P	51.45	073125	310251	AT&T, BLUE LIGHTS O
002158	AT&T	L2025-07.13	0	2025 10	INV	P	102.94	073125	310251	AT&T BLUE LIGHTS ON
							154.39			
				ACCOUNT TOTAL			154.39			
001095	627000			SURETY AND FORGERY BONDS						
004307	SOUTHGROUP (HATTIESB	266599	0	2025 10	INV	P	1,138.00	073125	310393	RNWL BOND TOBY BARK
004307	SOUTHGROUP (HATTIESB	266615	0	2025 10	INV	P	1,138.00	073125	310393	BOND ERIC BONEY 202
							2,276.00			
				ACCOUNT TOTAL			2,276.00			
				ORG 001095 TOTAL			26,804.01			
001100			POLICE/PUB.SFTY							
001100	505000			SUBSCRIPTIONS,MAGS,MAPS						
002568	COVERT TRACK GROUP,	INVCT016258	0	2025 10	INV	P	1,200.00	073125	310283	ANNUAL PRESCRIPTIO
				ACCOUNT TOTAL			1,200.00			
001100	515000			FEED FOR ANIMALS						
003106	HOLLAND VETERINARY H	81065	0	2025 10	INV	P	706.05	073125	310312	15 BAGS OF DOG FOOD
				ACCOUNT TOTAL			706.05			
001100	546000			MINOR EQUIPMENT						
047101	MOTOROLA SOLUTIONS	1411153777B	0	2025 10	INV	P	1,500.00	073125	310336	PO2303498 INTERVIEW
				ACCOUNT TOTAL			1,500.00			
001100	559000			OTHER OPERATING MATL/SPLY						
002717	EDEN K9 CONSULTING &	1337	0	2025 10	INV	P	990.00	073125	310291	KATS PLATINUM 5-8 D
				ACCOUNT TOTAL			990.00			
001100	602700			MEDICAL						
002854	FORREST GENERAL HOSP	06.01.24	0	2025 10	INV	P	1,751.70	073125	310301	POST ACCIDENT FOR B
				ACCOUNT TOTAL			1,751.70			
001100	604900			OTHER PROFESSIONAL SERV.						
002037	AB SUPPORT SERVICES	Hpd007	2501146	2025 10	INV	P	1,996.00	073125	310246	CLEANING SAFETY COM
002471	CINTAS CORPORATION #	4237304538	0	2025 10	INV	P	62.51	073125	310273	MAT RENTALS FOR PUB
				ACCOUNT TOTAL			2,058.51			
001100	606000			TELEPHONE AND TELEGRAPH						
002158	AT&T	0563149329001 7/25	0	2025 10	INV	P	49.41	073125	310253	POLICE DISPATCH LON

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
002158	AT&T	0563152379001 7/25	0	2025 10	INV	P	49.41	073125	310254	POLICE DISPATCH
002158	AT&T	54549101030591 7/25	0	2025 10	INV	P	198.32	073125	310252	POLICE DISPATCH
002158	AT&T	T2025-07.08	0	2025 10	INV	P	76.00	073125	310251	AT&T CLUB SERVICE
							373.14			
				ACCOUNT TOTAL			373.14			
001100	611000			TRAVEL EXPENSE						
004210	SIMS, JULIUS HARDY	10806/OT	0	2025 10	INV	P	340.00	073125	310383	TRAVEL REIMBURSEMEN
				ACCOUNT TOTAL			340.00			
001100	630500			ELECTRICITY						
003700	MS POWER COMPANY	E2025- 23-JUL	0	2025 10	INV	P	120.11	073125	310348	MISSISSIPPI POWER-8
				ACCOUNT TOTAL			120.11			
001100	635000			BUILDING R&M						
002905	GILLILANDS ELECTRONI	18022	2503654	2025 10	INV	P	990.00	073125	310305	INSTALL OUTDOOR CAB
004256	SOLAR SUPPLY INC	3492876	2504062	2025 10	INV	P	558.24	073125	310386	AIR FILTERS FOR BUI
047025	POWERS OF MISSISSIPP	244933	0	2025 10	INV	P	4,398.75	073125	310372	2ND QUART PUBLIC SA
				ACCOUNT TOTAL			5,946.99			
001100	638400			MOTOR VEHICLE EQ. R&M						
003476	MAACO COLLISION REPA	57346-1	2500096	2025 10	INV	P	4,767.92	073125	310327	TEAR DOWN AND REPAI
				ACCOUNT TOTAL			4,767.92			
001100	639400			DISINFECT./EXTERMINATION						
003040	HAVARD PEST CONTROL	2505474	0	2025 10	INV	P	125.00	073125	310310	HAVARD PEST CONTROL
				ACCOUNT TOTAL			125.00			
001100	684500			REGISTRATION FEE/TUITION						
003668	MS ASSN OF CHIEFS OF	MCC2025	2502457	2025 10	INV	P	375.00	073125	310337	REGISTRATION FEE FO
003668	MS ASSN OF CHIEFS OF	MCC2025-B	2502585	2025 10	INV	P	375.00	073125	310337	REGISTRATION FEE FO
							750.00			
				ACCOUNT TOTAL			750.00			
001100	739900			OTHER EQUIPMENT						
047101	MOTOROLA SOLUTIONS	1411153777	2303609	2025 10	INV	P	4,440.00	073125	310336	4RE INTERVIEW ROOM
				ACCOUNT TOTAL			4,440.00			
				ORG 001100 TOTAL			25,069.42			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
001131			JOINT P&F TRNG.							
001131	501000			OTHER EXPENDABLE OFF.SPL						
003810	OFFICE PRODUCTS PLUS	1098547-0	2504099	2025 10	INV	P	255.37	073125	310359	SAN86003A- BLUE INK
003810	OFFICE PRODUCTS PLUS	1098547-1	2504099	2025 10	INV	P	30.66	073125	310359	SAN86003A- BLUE INK
							286.03			
				ACCOUNT TOTAL			286.03			
001131	5462FR			MINOR EQUIPMENT-FIRE						
003744	NAFECO-NORTH AMERICA	1361732	2503595	2025 10	INV	P	689.33	073125	310353	NOZZLE & SHUT OFF
				ACCOUNT TOTAL			689.33			
001131	639400			DISINFECT./EXTERMINATION						
003040	HAVARD PEST CONTROL	2505483	0	2025 10	INV	P	50.00	073125	310310	HAVARD PEST CONTROL
				ACCOUNT TOTAL			50.00			
				ORG 001131 TOTAL			1,025.36			
001160			FIRE DIVISION							
001160	501000			OTHER EXPENDABLE OFF.SPL						
002471	CINTAS CORPORATION #	4237437174	0	2025 10	INV	P	58.50	073125	310273	HFD ADMIN OFFICE SU
				ACCOUNT TOTAL			58.50			
001160	510000			CLEANING/JANITORIAL SPLY						
002471	CINTAS CORPORATION #	4237436813	0	2025 10	INV	P	65.79	073125	310273	HFD MECHANIC SHOP C
048909	BRADY COMPANIES, LLC	10397078	2504128	2025 10	INV	P	716.76	073125	310263	HFD CLEANING & JANI
048909	BRADY COMPANIES, LLC	10398800	2504128	2025 10	INV	P	42.38	073125	310263	HFD CLEANING & JANI
							759.14			
				ACCOUNT TOTAL			824.93			
001160	512000			MEDICAL SUPPLIES						
049761	BOUND TREE MEDICAL L	85836385	2503938	2025 10	INV	P	1,162.17	073125	310261	HFD MEDICAL SUPPLIE
				ACCOUNT TOTAL			1,162.17			
001160	570000			MTR VEHICLE REP. PTS/SPL						
003746	NAPA AUTO PARTS	685825	2502529	2025 10	INV	P	327.45	073125	310354	HFD BC20 UNIT #2009
003746	NAPA AUTO PARTS	685859	2502539	2025 10	INV	P	16.30	073125	310354	HFD BC20 UNIT #2009
							343.75			
003818	O'REILLY AUTO PARTS	0943-148126	2502691	2025 10	INV	P	305.45	073125	310358	HFD EXPORER UNIT #1
004297	SOUTHERN TIRE MART (	2560209722	2503151	2025 10	INV	P	300.00	073125	310391	HFD LADDER 6 UNIT #

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL			949.20			
001160	612000			FREIGHT						
003746	NAPA AUTO PARTS	685825	2502529	2025 10	INV	P	19.99	073125	310354	HFD BC20 UNIT #2009
				ACCOUNT TOTAL			19.99			
001160	630000			GAS						
004321	SPIRE	G2025- 22-JUL	0	2025 10	INV	P	140.05	073125	310394	SPIRE (WILLMUT GAS)
004321	SPIRE	G2025-07.16	0	2025 10	INV	P	112.28	073125	310394	SPIRE-VARIOUS DEPT
							252.33			
				ACCOUNT TOTAL			252.33			
001160	630500			ELECTRICITY						
003700	MS POWER COMPANY	E2025-14 JUL	0	2025 10	INV	P	652.55	073125	310342	MISSISSIPPI POWER-1
004282	SOUTHERN PINE ELECTR	E2025- 07.18.25	0	2025 10	INV	P	52.65	073125	310390	SOUTHERN PINE ELECT
004282	SOUTHERN PINE ELECTR	E2025-07.17	0	2025 10	INV	P	89.82	073125	310390	SOUTHERN PINE ELECT
							142.47			
				ACCOUNT TOTAL			795.02			
001160	635000			BUILDING R&M						
002256	BILL'S PLUMBING CO	47337	0	2025 10	INV	P	412.68	073125	310259	HFD STATION 6 LEAK
004256	SOLAR SUPPLY INC	3492658	2504020	2025 10	INV	P	56.97	073125	310386	HFD MECHANIC SHOP A
004256	SOLAR SUPPLY INC	3493047	2503789	2025 10	INV	P	153.74	073125	310386	HFD STATION 7 AIR C
							210.71			
004498	UNDERWOOD DOOR COMPA	16483	2503772	2025 10	INV	P	571.00	073125	310405	HFD STATION 1 BAY D
004498	UNDERWOOD DOOR COMPA	16488	0	2025 10	INV	P	350.00	073125	310405	HFD STATION 6 BAY D
							921.00			
				ACCOUNT TOTAL			1,544.39			
001160	635700			PLUMBING EQUIPMENT R&M						
003543	MCELHANEY PLUMBING I	313037	2504026	2025 10	INV	P	70.80	073125	310330	HFD STATION 5 REPAI
				ACCOUNT TOTAL			70.80			
001160	638400			MOTOR VEHICLE EQ. R&M						
003712	MS STATE/TAX COMM/TA	NEW TAG UNIT #21452	0	2025 10	INV	P	12.00	073125	310351	NEW TAG UNIT #21452
003746	NAPA AUTO PARTS	690270	2503975	2025 10	INV	P	32.99	073125	310354	HFD EXPORER UNIT #1
				ACCOUNT TOTAL			44.99			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
001160	638700				AGRICULTURAL EQ. R&M					
002083	ALLBRITTON CHAIN SAW	111153	2504034	2025 10	INV	P	69.95	073125	310247	HFD STATION 1 LAWNM
				ACCOUNT TOTAL			69.95			
001160	638900				SCBA EQUIP. R&M					
002441	CENTRAL ALABAMA TRAI	17044407	0	2025 10	INV	P	462.50	073125	310270	HFD STATION 1 SCBA
002441	CENTRAL ALABAMA TRAI	17048219	0	2025 10	INV	P	537.50	073125	310270	HFD STATION 1 SCBA
002441	CENTRAL ALABAMA TRAI	17048220	0	2025 10	INV	P	512.50	073125	310270	HFD STATION 3 SCBA
002441	CENTRAL ALABAMA TRAI	17049267	0	2025 10	INV	P	537.50	073125	310270	HFD STATION 1 SCBA
002441	CENTRAL ALABAMA TRAI	17049268	0	2025 10	INV	P	512.50	073125	310270	HFD STATION 3 SCBA
							2,562.50			
				ACCOUNT TOTAL			2,562.50			
001160	639400				DISINFECT./EXTERMINATION					
003040	HAVARD PEST CONTROL	2505476	0	2025 10	INV	P	50.00	073125	310310	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2505477	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2505478	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2505481	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2517197	0	2025 10	INV	P	18.18	073125	310311	HAVARD PEST CONTROL
							212.18			
				ACCOUNT TOTAL			212.18			
001160	641000				OFFICE EQUIPMENT RENT					
004050	RICOH CORP	40677804	0	2025 10	INV	P	205.35	073125	310377	HFD ADMIN COPIER RE
				ACCOUNT TOTAL			205.35			
				ORG 001160 TOTAL			8,772.30			
001180			LAND DEVEL.ADM.							
001180	500300				PAPER					
004328	STAPLES	6037969698	2504210	2025 10	INV	P	315.92	073125	310395	PAPER - LANDCODE
				ACCOUNT TOTAL			315.92			
001180	501000				OTHER EXPENDABLE OFF.SPL					
004328	STAPLES	6037146176	2504007	2025 10	INV	P	49.80	073125	310395	RED STAMP PADS FOR
				ACCOUNT TOTAL			49.80			
001180	601800				LOT CLEARING					
004417	TERRY'S BACKHOE AND	1119	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 720
004417	TERRY'S BACKHOE AND	1120	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 716
004417	TERRY'S BACKHOE AND	1121	0	2025 10	INV	P	250.00	073125	310399	LOT CLEARING - 704
004417	TERRY'S BACKHOE AND	1122	0	2025 10	INV	P	250.00	073125	310399	LOT CLEARING - 706
004417	TERRY'S BACKHOE AND	1123	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 1317

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
004417	TERRY'S BACKHOE AND	1124	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 1403
004417	TERRY'S BACKHOE AND	1125	0	2025 10	INV	P	250.00	073125	310399	LOT CLEARING - 710
004417	TERRY'S BACKHOE AND	1126	0	2025 10	INV	P	200.00	073125	310400	LOT CLEARING - 714
004417	TERRY'S BACKHOE AND	1127	0	2025 10	INV	P	250.00	073125	310399	LOT CLEARING - 715
004417	TERRY'S BACKHOE AND	1128	0	2025 10	INV	P	243.75	073125	310399	LOT CLEARING - 712
004417	TERRY'S BACKHOE AND	1129	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 712
004417	TERRY'S BACKHOE AND	1130	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 713
004417	TERRY'S BACKHOE AND	1131	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 0 AL
004417	TERRY'S BACKHOE AND	1132	0	2025 10	INV	P	150.00	073125	310400	LOT CLEARING - 404
004417	TERRY'S BACKHOE AND	1133	0	2025 10	INV	P	250.00	073125	310399	LOT CLEARING - 1200
004417	TERRY'S BACKHOE AND	1134	0	2025 10	INV	P	250.00	073125	310399	LOT CLEARING - 1203
004417	TERRY'S BACKHOE AND	1135	0	2025 10	INV	P	250.00	073125	310399	LOT CLEARING - 1811
004417	TERRY'S BACKHOE AND	1136	0	2025 10	INV	P	250.00	073125	310399	LOT CLEARING - 714
004417	TERRY'S BACKHOE AND	1137	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 715
004417	TERRY'S BACKHOE AND	1138	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 700
004417	TERRY'S BACKHOE AND	1139	0	2025 10	INV	P	225.00	073125	310399	LOT CLEARING - 702
004417	TERRY'S BACKHOE AND	1140	0	2025 10	INV	P	218.75	073125	310399	LOT CLEARING - 720
004417	TERRY'S BACKHOE AND	1141	0	2025 10	INV	P	156.25	073125	310400	LOT CLEARING - 1214
							5,218.75			
				ACCOUNT TOTAL			5,218.75			
001180	638400			MOTOR VEHICLE EQ. R&M						
002815	FIRESTONE COMPLETE A	285521	2504173	2025 10	INV	P	113.27	073125	310298	ENGINE & CABIN AIR
				ACCOUNT TOTAL			113.27			
				ORG 001180 TOTAL			5,697.74			
001190			P/S CONTRAC.SER							
001190	686500			EMERGENCY MGMT.CONTRIB.						
002734	EMERGENCY MANAGEMENT	QE 6/30/25	0	2025 10	INV	P	38,750.00	073125	310292	CONTRIBUTION FOR QE
002734	EMERGENCY MANAGEMENT	QE 9/30/25	0	2025 10	INV	P	38,750.00	073125	310293	CONTRIBUTION QE 9/3
							77,500.00			
				ACCOUNT TOTAL			77,500.00			
				ORG 001190 TOTAL			77,500.00			
001191			TRAFFIC MAINT.							
001191	502000			MINOR OFFICE EQUIP/FURN.						
004256	SOLAR SUPPLY INC	3493089	2504172	2025 10	INV	P	44.85	073125	310386	OFFICE SUPPLIES
				ACCOUNT TOTAL			44.85			
001191	545000			HAND TOOLS						
002795	FASTENAL COMPANY	MSHAT245039	2503351	2025 10	INV	P	246.00	073125	310297	NUTS AND BOLTS
				ACCOUNT TOTAL			246.00			

INVOICE LIST BY GL ACCOUNT

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
001191	554500			TRAFFIC SIGNS						
002113	AMERICAN SIGNS	1387-25	2504080	2025 10	INV	P	56.00	073125	310249	STREET MARKERS
002795	FASTENAL COMPANY	MSHAT245166	2503607	2025 10	INV	P	75.12	073125	310297	MATERIAL USED TO IN
002795	FASTENAL COMPANY	MSHAT245167	2503609	2025 10	INV	P	162.15	073125	310297	MATERIAL USED TO IN
							237.27			
				ACCOUNT TOTAL			293.27			
001191	570000			MTR VEHICLE REP. PTS/SPL						
002168	AUTO ZONE	00139441001	2504159	2025 10	INV	P	163.76	073125	310256	AUOTOMOBILE unit #
002815	FIRESTONE COMPLETE A	285239	2503987	2025 10	INV	P	147.77	073125	310298	VEHICLE REPAIR #221
002815	FIRESTONE COMPLETE A	285259	2504022	2025 10	INV	P	386.58	073125	310298	VEHICLE REPAIR 1752
002815	FIRESTONE COMPLETE A	285340	2504115	2025 10	INV	P	51.99	073125	310298	AUOTOMOBILE unit #2
002815	FIRESTONE COMPLETE A	303524	2503980	2025 10	INV	P	2,549.95	073125	310298	VEHICLE REPAIR #175
							3,136.29			
				ACCOUNT TOTAL			3,300.05			
001191	643000			UNIFORM RENT						
002471	CINTAS CORPORATION #	4237434925	0	2025 10	INV	P	29.89	073125	310274	TRAFFIC UNIFORM S
002471	CINTAS CORPORATION #	4238177256	0	2025 10	INV	P	30.67	073125	310274	TRAFFIC UNIFORM S
							60.56			
				ACCOUNT TOTAL			60.56			
001191	643500			MOP-MAT-RAG RENT						
002471	CINTAS CORPORATION #	4237434604	0	2025 10	INV	P	8.78	073125	310275	TRAFFIC MATS SC/820
002471	CINTAS CORPORATION #	4238177081	0	2025 10	INV	P	8.78	073125	310274	TRAFFIC MATS SC/820
							17.56			
				ACCOUNT TOTAL			17.56			
				ORG 001191 TOTAL			3,962.29			
001201			STREET DIV.							
001201	525500			LUBRICANTS						
002443	CERTIFIED LABORATORI	9230889	2503964	2025 10	INV	P	2,663.10	073125	310272	DIESEL MATE
				ACCOUNT TOTAL			2,663.10			
001201	540000			ASPHALT & ASPHALT PROD.						
004586	WARREN PAVING INC	110215	2504038	2025 10	INV	P	272.23	073125	310411	ASPHALT/VARIOUS LOC
004586	WARREN PAVING INC	110223	2504038	2025 10	INV	P	138.91	073125	310411	ASPHALT/VARIOUS LOC
004586	WARREN PAVING INC	110410	2504038	2025 10	INV	P	301.14	073125	310411	ASPHALT/VARIOUS LOC
004586	WARREN PAVING INC	110460	2504038	2025 10	INV	P	96.96	073125	310411	ASPHALT/VARIOUS LOC
004586	WARREN PAVING INC	110502	2504038	2025 10	INV	P	164.08	073125	310411	ASPHALT/VARIOUS LOC

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
004586	WARREN PAVING INC	110629	2504038	2025 10	INV	P	148.24	073125	310411	ASPHALT/VARIOUS LOC
004586	WARREN PAVING INC	110661	2504038	2025 10	INV	P	161.29	073125	310411	ASPHALT/VARIOUS LOC
							1,282.85			
				ACCOUNT TOTAL			1,282.85			
001201	540500			CONCRETE, CEMENT, ETC.						
047525	DELTA INDUSTRIES	889764	2501893	2025 10	INV	P	823.00	073125	310287	CONCRETE/VARIOUS LO
				ACCOUNT TOTAL			823.00			
001201	559000			OTHER OPERATING MATL/SPLY						
002471	CINTAS CORPORATION #	4237434907	0	2025 10	INV	P	18.33	073125	310274	MOP, SANIS BOWL CLI
002657	DEWS, C L & SONS FOU	211026	2503902	2025 10	INV	P	420.00	073125	310288	FLAT BAR/TRAILERS
				ACCOUNT TOTAL			438.33			
001201	570000			MTR VEHICLE REP. PTS/SPL						
002565	COURTESY MOTORS INC	153411	2504123	2025 10	INV	P	67.38	073125	310282	WHEEL COVER/IUNIT 2
004354	STRIBLING EQUIPMENT	CE006237899:01	2504190	2025 10	INV	P	352.25	073125	310396	WHEEL SET/UNIT 2198
004514	UNIVERSITY TIRE & SE	INV257030	2504055	2025 10	INV	P	174.00	073125	310407	TIRE UNIT 21880
048827	CARQUEST	006377	2504228	2025 10	INV	P	169.99	073125	310267	BATTERY/UNIT 21880
				ACCOUNT TOTAL			763.62			
001201	575500			AGRICLTRL REPAIR PTS/SPL						
002083	ALLBRITTON CHAIN SAW	111348	2504188	2025 10	INV	P	311.44	073125	310247	WEED EATER/GATOR LI
				ACCOUNT TOTAL			311.44			
001201	604900			OTHER PROFESSIONAL SERV.						
003331	KINSEY WELDING	5107	0	2025 10	INV	P	750.00	073125	310320	STORM DRAIN GRATES-
048676	PROCARE LANDS	49	0	2025 10	INV	P	6,400.00	073125	310373	WEEKLY MAINTENANCE-
048836	PAYTON, RAY A.	868	0	2025 10	INV	P	2,300.00	073125	310364	WEEKLY MAINTENANCE
				ACCOUNT TOTAL			9,450.00			
001201	612000			FREIGHT						
004012	RED BUD SUPPLY INC	191194	2503962	2025 10	INV	P	248.62	073125	310376	GATORADE/CREWS
				ACCOUNT TOTAL			248.62			
001201	638700			AGRICULTURAL EQ. R&M						
002083	ALLBRITTON CHAIN SAW	20571	2504121	2025 10	INV	P	234.30	073125	310247	REPAIRS ON Weedeate

INVOICE LIST BY GL ACCOUNT

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
004297	SOUTHERN TIRE MART (	2520189418	2504107	2025 10	INV	P	711.66	073125	310391	TIRE/UNIT 21691 AND
				ACCOUNT TOTAL			945.96			
001201	639900			OTHER REPAIRS AND MAINT.						
004234	SMITH, JIM SERVICES	i94750	0	2025 10	INV	P	339.00	073125	310385	REPAIRS TO A/C UNIT
				ACCOUNT TOTAL			339.00			
001201	643000			UNIFORM RENT						
002471	CINTAS CORPORATION #	4237434702	0	2025 10	INV	P	27.72	073125	310274	UNIFORM RENTALS SC
002471	CINTAS CORPORATION #	4237434705	0	2025 10	INV	P	37.03	073125	310274	UNIFORM RENTALS SC
002471	CINTAS CORPORATION #	4237434841	0	2025 10	INV	P	63.81	073125	310273	UNIFORM RENTALS SC
002471	CINTAS CORPORATION #	4237434846	0	2025 10	INV	P	192.57	073125	310273	UNIFORM RENTALS SC
002471	CINTAS CORPORATION #	4237434965	0	2025 10	INV	P	23.72	073125	310274	MAT RENTALS SC 8200
002471	CINTAS CORPORATION #	4238177101	0	2025 10	INV	P	45.67	073125	310274	UNIFORM RENTALS SC
002471	CINTAS CORPORATION #	4238177177	0	2025 10	INV	P	28.94	073125	310274	UNIFORM RENTALS SC
002471	CINTAS CORPORATION #	4238177198	0	2025 10	INV	P	320.53	073125	310273	UNIFORM RENTALS SC
002471	CINTAS CORPORATION #	4238177234	0	2025 10	INV	P	401.56	073125	310273	UNIFORM RENTALS SC
002471	CINTAS CORPORATION #	4238177240	0	2025 10	INV	P	18.33	073125	310274	MOP, HAND SANITIZER
002471	CINTAS CORPORATION #	4238177245	0	2025 10	INV	P	25.70	073125	310274	UNIFORM RENTALS SC
002471	CINTAS CORPORATION #	4238177246	0	2025 10	INV	P	65.92	073125	310273	UNIFORM RENTALS SC
							1,251.50			
				ACCOUNT TOTAL			1,251.50			
				ORG 001201 TOTAL			18,517.42			
001202			STREET LIGHTS							
001202	630500			ELECTRICITY						
003700	MS POWER COMPANY	E2025- 22-JUL	0	2025 10	INV	P	177.16	073125	310347	MISSISSIPPI POWER-1
003700	MS POWER COMPANY	E2025- 7/11/2025B	0	2025 10	INV	P	84.55	073125	310339	MISSISSIPPI POWER-6
003700	MS POWER COMPANY	E2025- 7/23/2025B	0	2025 10	INV	P	85.15	073125	310349	MISSISSIPPI POWER-5
003700	MS POWER COMPANY	E2025-07.08.25B	0	2025 10	INV	P	293.81	073125	310341	MISSISSIPPI POWER-9
003700	MS POWER COMPANY	E2025-08 JULY	0	2025 10	INV	P	87.83	073125	310340	MISSISSIPPI POWER-1
003700	MS POWER COMPANY	E2025-15 JUL	0	2025 10	INV	P	176.45	073125	310343	MISSISSIPPI POWER-2
003700	MS POWER COMPANY	E2025-180JUL	0	2025 10	INV	P	84.55	073125	310344	MISSISSIPPI POWER-5
003700	MS POWER COMPANY	E2025-21 JUL	0	2025 10	INV	P	88.05	073125	310346	MISSISSIPPI POWER-8
							1,077.55			
003873	PEARL RIVER VALLEY E	2025 07.21.25	0	2025 10	INV	P	18.06	073125	310365	PEARL RIVER VALLEY-
003873	PEARL RIVER VALLEY E	2025 07.22.25B	0	2025 10	INV	P	1,310.90	073125	310365	PEARL RIVER VALLEY-
003873	PEARL RIVER VALLEY E	2025 07.23.25	0	2025 10	INV	P	60.93	073125	310365	PEARL RIVER VALLEY-
							1,389.89			
004282	SOUTHERN PINE ELECTR	E2025-07.17	0	2025 10	INV	P	83.60	073125	310390	SOUTHERN PINE ELECT
				ACCOUNT TOTAL			2,551.04			

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ORG 001202 TOTAL			2,551.04			
001203			ENGR/PUBLIC SER							
001203	500300			PAPER						
003810	OFFICE PRODUCTS PLUS	1097995-0	2503983	2025 10	INV	P	213.20	073125	310359	OFFICE SUPPLIES
				ACCOUNT TOTAL			213.20			
001203	501000			OTHER EXPENDABLE OFF.SPL						
003810	OFFICE PRODUCTS PLUS	1097995-0	2503983	2025 10	INV	P	76.84	073125	310359	OFFICE SUPPLIES
003810	OFFICE PRODUCTS PLUS	1097995-1	2503983	2025 10	INV	P	53.75	073125	310359	OFFICE SUPPLIES
							130.59			
				ACCOUNT TOTAL			130.59			
001203	601500			ENGINEERING						
003764	NEEL-SCHAFFER INC	1108204	0	2025 10	INV	P	4,581.50	073125	310355	MB 2021-373 MS4 PRO
				ACCOUNT TOTAL			4,581.50			
001203	604900			OTHER PROFESSIONAL SERV.						
004489	U S GEOLOGICAL SURVE	90115966	0	2025 10	INV	P	8,190.00	073125	310404	MB 2023-211 BOUIE R
				ACCOUNT TOTAL			8,190.00			
001203	641000			OFFICE EQUIPMENT RENT						
004057	RJ YOUNG COMPANY	INV7613069	0	2025 10	INV	P	298.44	073125	310378	MB 2022-316 COPIER
004057	RJ YOUNG COMPANY	INV7617082	0	2025 10	INV	P	50.00	073125	310378	MB 2022-377 PLOTTER
							348.44			
				ACCOUNT TOTAL			348.44			
001203	684000			DUES AND MEMBERSHIPS						
051683	MISSISSIPPI STATE	MARYBETH MSCFC MSHIP	0	2025 10	INV	P	250.00	073125	310334	MSCFC MEMBERSHIP
				ACCOUNT TOTAL			250.00			
				ORG 001203 TOTAL			13,713.73			
001204			SHOP DIVISION							
001204	545000			HAND TOOLS						
051592	PARKER GARY D	06092587666	2503571	2025 10	INV	P	76.25	073125	310362	HAND TOOLS
				ACCOUNT TOTAL			76.25			
001204	570000			MTR VEHICLE REP. PTS/SPL						
048827	CARQUEST	006085	2504078	2025 10	INV	P	24.54	073125	310267	PW SHOP-PARTS-UNIVE
				ACCOUNT TOTAL			24.54			

INVOICE LIST BY GL ACCOUNT

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
001204	643000				UNIFORM RENT					
002471	CINTAS CORPORATION #	4237434711	0	2025 10	INV	P	40.96	073125	310274	UNIFORM RENTALS SC
					ACCOUNT TOTAL		40.96			
				ORG 001204	TOTAL		141.75			
001206			DRAINAGE DIV.							
001206	636000				STREETS & STRUCTURES R&M					
050520	PINEBELT STORM DRAIN	1061	0	2025 10	INV	P	4,998.00	073125	310368	CLEAN/CLEAR DITCH F
050520	PINEBELT STORM DRAIN	1062	0	2025 10	INV	P	4,032.00	073125	310368	CLEAN DITCH ALONG S
							9,030.00			
					ACCOUNT TOTAL		9,030.00			
				ORG 001206	TOTAL		9,030.00			
001207			CONSTRUCTION							
001207	559000				OTHER OPERATING MATL/SPLY					
002714	ECONOMY SUPPLY CO	147440	2503961	2025 10	INV	P	8.50	073125	310290	CONCRETE MIX FOR RO
					ACCOUNT TOTAL		8.50			
001207	560500				ELECTRICAL SUPPLIES					
002883	GARNER LUMLEY ELECTR	620591	2504150	2025 10	INV	P	323.30	073125	310303	JAYCEE PARK SUPPLIE
					ACCOUNT TOTAL		323.30			
001207	599000				OTHER REPAIR/MAINT. SPL.					
050811	IMPERIAL DADE	38307358	2503900	2025 10	INV	P	453.48	073125	310314	OFFICE SUPPLIES FO
050811	IMPERIAL DADE	38344138	2503900	2025 10	INV	P	287.97	073125	310314	OFFICE SUPPLIES FO
							741.45			
					ACCOUNT TOTAL		741.45			
001207	604900				OTHER PROFESSIONAL SERV.					
002523	COMCAST CABLEVISION	7/22/25-8/21/25	0	2025 10	INV	P	146.36	073125	310279	COMCAST BUSINESS-CI
					ACCOUNT TOTAL		146.36			
001207	638400				MOTOR VEHICLE EQ. R&M					
047346	HATTIESBURG CYCLES	189002	2504106	2025 10	INV	P	2,127.31	073125	310309	REPAIR FOR UNIT #20
					ACCOUNT TOTAL		2,127.31			
001207	643000				UNIFORM RENT					
002471	CINTAS CORPORATION #	4237434772	0	2025 10	INV	P	40.83	073125	310274	UNIFORM RENTAL/CONS
002471	CINTAS CORPORATION #	4238177148	0	2025 10	INV	P	44.74	073125	310274	UNIFORM RENTAL/CONS
							85.57			

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
					ACCOUNT TOTAL		85.57			
				ORG 001207	TOTAL		3,432.49			
001220			SANITATION DIV.							
001220	513000			CHEMICALS						
004583	WARING OIL CO	441853	2503968	2025 10	INV	P	835.38	073125	310410	SANITATION-TOTES OF
					ACCOUNT TOTAL		835.38			
001220	559100			OTHER OPER.MATLS-FULL R						
002471	CINTAS CORPORATION #	4236720898	0	2025 10	INV	P	44.52	073125	310274	SC 8200044758-MAT R
002471	CINTAS CORPORATION #	4237434627	0	2025 10	INV	P	44.52	073125	310274	SC 8200044758-MAT R
002471	CINTAS CORPORATION #	4237434634	0	2025 10	INV	P	29.45	073125	310274	SC 8200044758-MOP R
002471	CINTAS CORPORATION #	4238177144	0	2025 10	INV	P	28.85	073125	310274	SC 8200044758-MOP R
002471	CINTAS CORPORATION #	4238177155	0	2025 10	INV	P	46.50	073125	310274	SC 8200044758-MAT R
							193.84			
					ACCOUNT TOTAL		193.84			
001220	570000			MTR VEHICLE REP. PTS/SPL						
002739	EMPIRE TRUCK SALES	CE006237700:01	2504117	2025 10	INV	P	155.17	073125	310294	PARTS-BLOWER-UNIT 2
					ACCOUNT TOTAL		155.17			
001220	638400			MOTOR VEHICLE EQ. R&M						
003712	MS STATE/TAX COMM/TA	NEW TAG UNIT #22489	0	2025 10	INV	P	12.00	073125	310350	NEW TAG UNIT #22489
					ACCOUNT TOTAL		12.00			
001220	643000			UNIFORM RENT						
002471	CINTAS CORPORATION #	4236721000	0	2025 10	INV	P	246.66	073125	310273	SC 8200044758-UNIFO
002471	CINTAS CORPORATION #	4237435140	0	2025 10	INV	P	220.50	073125	310273	SC 8200044758-UNIFO
002471	CINTAS CORPORATION #	4238177285	0	2025 10	INV	P	246.27	073125	310273	SC 8200044758-UNIFO
							713.43			
					ACCOUNT TOTAL		713.43			
				ORG 001220	TOTAL		1,909.82			
001250			HEALTH DIVISION							
001250	575500			AGRICLTRL REPAIR PTS/SPL						
002577	CRAIN TRACTOR & EQUI	CT32585	2503985	2025 10	INV	P	319.56	073125	310284	BEARING/TRACTORS
003543	MCELHANEY PLUMBING I	313227	2504122	2025 10	INV	P	20.20	073125	310330	FITTINGS FOR SPRAYE
004297	SOUTHERN TIRE MART (	2520189154	2504045	2025 10	INV	P	290.00	073125	310391	MOWER TIRES/UNIT 22
					ACCOUNT TOTAL		629.76			

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ORG 001250 TOTAL			629.76			
001280			HUMAN/SOC.ASST							
001280	604900			OTHER PROFESSIONAL SERV.						
048676	PROCARE LANDS	50	0	2025 10	INV	P	5,600.00	073125	310373	WEEKLY MAINTENANCE-
048966	MARTINEZ DAVID J	208	0	2025 10	INV	P	1,000.00	073125	310329	WEEKLY MAINTENANCE-
048966	MARTINEZ DAVID J	209	0	2025 10	INV	P	1,400.00	073125	310329	WEEKLY MAINTENANCE-
048966	MARTINEZ DAVID J	210	0	2025 10	INV	P	5,000.00	073125	310329	WEEKLY MAINTENANCE-
							7,400.00			
				ACCOUNT TOTAL			13,000.00			
				ORG 001280 TOTAL			13,000.00			
001402			ECONOMIC DEV.							
001402	604900			OTHER PROFESSIONAL SERV.						
003764	NEEL-SCHAFFER INC	1108207	0	2025 10	INV	P	17,119.66	073125	310355	MB 2021-454 EDWARDS
003764	NEEL-SCHAFFER INC	1108208	0	2025 10	INV	P	684.92	073125	310355	MB 2021-454 EDWARDS
003764	NEEL-SCHAFFER INC	1108212	0	2025 10	INV	P	8,170.00	073125	310355	MB 2022-363 SIMS RD
							25,974.58			
051391	CLARION ASSOCIATES	10203	0	2025 10	INV	P	9,296.81	073125	310277	PROJECT/HBURG MS C
				ACCOUNT TOTAL			35,271.39			
001402	682001			FCIPC/AREA DEV. PRTNRSHIP						
001034	CITY OF HATTIESBURG	087001.3456	QE 9/25 0	2025 10	INV	P	81,250.00	073125	310276	CONTRIBUTION QE 9/3
				ACCOUNT TOTAL			81,250.00			
				ORG 001402 TOTAL			116,521.39			
001551			AIRPORT DIV.							
001551	635000			BUILDING R&M						
004504	UNITED FENCE COMPANY	492	0	2025 10	INV	P	1,195.13	073125	310406	AIRPORT GATE REPAIR
				ACCOUNT TOTAL			1,195.13			
001551	639400			DISINFECT./EXTERMINATION						
003040	HAVARD PEST CONTROL	2505499	0	2025 10	INV	P	45.00	073125	310310	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2505500	0	2025 10	INV	P	45.00	073125	310310	HAVARD PEST CONTROL
							90.00			
				ACCOUNT TOTAL			90.00			
				ORG 001551 TOTAL			1,285.13			

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ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
001553		CEMETERY DIV							
001553 561000			PLUMBING SUPPLIES						
003543 MCELHANEY PLUMBING I	313361	2504227	2025 10	INV	P	30.15	073125	310330	WATER LEAK REPAIR A
			ACCOUNT TOTAL			30.15			
001553 570000			MTR VEHICLE REP. PTS/SPL						
004297 SOUTHERN TIRE MART (	2520189011	2504021	2025 10	INV	P	421.86	073125	310391	TIRES FOR CREW TRUC
004297 SOUTHERN TIRE MART (	2520189349	2504092	2025 10	INV	P	446.71	073125	310391	FRONT BRAKES/ROTORS
004297 SOUTHERN TIRE MART (	2520189858	2504167	2025 10	INV	P	19.95	073125	310391	VALVE STEM TIRE REP
						888.52			
			ACCOUNT TOTAL			888.52			
001553 604900			OTHER PROFESSIONAL SERV.						
003191 INTERFACE SECURITY S	20941924	0	2025 10	INV	P	54.73	073125	310315	SECURITY MONITORING
			ACCOUNT TOTAL			54.73			
001553 638700			AGRICULTURAL EQ. R&M						
004139 SCOTTS HYDRAULIC SER	64657	2504120	2025 10	INV	P	100.62	073125	310381	TRIGGER GUARD UNIT
			ACCOUNT TOTAL			100.62			
			ORG 001553 TOTAL			1,074.02			
FUND 001 General Fund				TOTAL:		674,683.37			

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
002001			PKS/REC FUND REVENUES							
002001	312200		SUMMER DAY CAMP							
051681	BROWN, COLBI	87463	0	2025 10	INV	P	90.00	073125	310265	REFUND C PATTESON S
			ACCOUNT TOTAL				90.00			
			ORG 002001 TOTAL				90.00			
002300			PKS/REC-RECREATION MAINT. DIV.							
002300	510000		CLEANING/JANITORIAL SPLY							
003810	OFFICE PRODUCTS PLUS	1096482-3	2503753	2025 10	INV	P	76.40	073125	310359	JANITORAL SUPPLIES
003810	OFFICE PRODUCTS PLUS	1098049-1	2503996	2025 10	INV	P	203.02	073125	310359	JANITORAL SUPPLIES
003810	OFFICE PRODUCTS PLUS	1098609-0	2504110	2025 10	INV	P	529.19	073125	310359	JANITORAL SUPPLIES
003810	OFFICE PRODUCTS PLUS	1098609-1	2504110	2025 10	INV	P	24.08	073125	310359	JANITORAL SUPPLIES
003810	OFFICE PRODUCTS PLUS	1098934-0	2504110	2025 10	INV	P	146.13	073125	310359	JANITORAL SUPPLIES
003810	OFFICE PRODUCTS PLUS	1099225-0	2504207	2025 10	INV	P	285.00	073125	310359	JANITORAL SUPPLIES
							1,263.82			
			ACCOUNT TOTAL				1,263.82			
002300	535500		WEARING APPAREL							
003216	J M H GRAPHICS	46669	2503942	2025 10	INV	P	187.00	073125	310316	TSHIRTS FOR STAFF
003216	J M H GRAPHICS	46820	2504116	2025 10	INV	P	244.00	073125	310316	TSHIRTS FOR STAFF
							431.00			
			ACCOUNT TOTAL				431.00			
002300	546000		MINOR EQUIPMENT							
002083	ALLBRITTON CHAIN SAW	111395	2504221	2025 10	INV	P	51.96	073125	310247	SHOP SUPPLIES
			ACCOUNT TOTAL				51.96			
002300	551000		RECREATIONAL SUPPLIES							
003543	MCELHANEY PLUMBING I	313311	2504187	2025 10	INV	P	23.60	073125	310330	FLAG SUPPLIES
			ACCOUNT TOTAL				23.60			
002300	559000		OTHER OPERATING MATL/SPLY							
002304	BRACKMAN MOWER WAREH	71230	2503866	2025 10	INV	P	860.20	073125	310262	SHOP SUPPLIES
003543	MCELHANEY PLUMBING I	313278	2504237	2025 10	INV	P	19.80	073125	310330	SHOP SUPPLIES
			ACCOUNT TOTAL				880.00			
002300	560000		BUILDING MATERIALS & SPLY							
003543	MCELHANEY PLUMBING I	313143	2504079	2025 10	INV	P	4.00	073125	310330	SHOP SUPPLIES
004256	SOLAR SUPPLY INC	3493021	2504145	2025 10	INV	P	272.73	073125	310386	GROUNDS OFFICE SUPP

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL			276.73			
002300	561000			PLUMBING SUPPLIES						
003302	KEELING COMPANY (HAT	S4715687.001	2504002	2025 10	INV	P	439.08	073125	310318	IRRIGATION/PLUMBING
003543	MCELHANEY PLUMBING I	313321	2504200	2025 10	INV	P	29.95	073125	310330	JAYCEE PARK SUPPLIE
				ACCOUNT TOTAL			469.03			
002300	565000			PAINT AND PAINTING SPLY.						
004176	SHERWIN-WILLIAMS COM	4811-3	2504133	2025 10	INV	P	83.64	073125	310382	SUPPLIES FOR JAYCEE
				ACCOUNT TOTAL			83.64			
002300	570000			MTR VEHICLE REP. PTS/SPL						
004297	SOUTHERN TIRE MART (	2520189317	2504097	2025 10	INV	P	115.50	073125	310391	TRUCK MAINT UNIT #2
004297	SOUTHERN TIRE MART (	2520189744	2504135	2025 10	INV	P	728.36	073125	310391	TRUCK MAINT UNIT #1
							843.86			
048827	CARQUEST	006281	2504180	2025 10	INV	P	102.05	073125	310267	TRUCK MAINT UNIT #1
048827	CARQUEST	006293	2504185	2025 10	INV	P	33.83	073125	310267	SHOP SUPPLIES
048827	CARQUEST	006294	2504186	2025 10	INV	P	23.86	073125	310267	SHOP SUPPLIES
							159.74			
				ACCOUNT TOTAL			1,003.60			
002300	575500			AGRICLTRL REPAIR PTS/SPL						
002304	BRACKMAN MOWER WAREH	71233	2503694	2025 10	INV	P	39.00	073125	310262	MOWER PARTS
002304	BRACKMAN MOWER WAREH	71242	2504088	2025 10	INV	P	39.99	073125	310262	SHOP SUPPLIES
							78.99			
003380	LANCASTER'S MACHINE	25975	2504111	2025 10	INV	P	50.00	073125	310324	MOWER REPAIR UNIT#2
				ACCOUNT TOTAL			128.99			
002300	602000			CONSULTANT SERV/SURVEYS						
003764	NEEL-SCHAFFER INC	1108191	0	2025 10	INV	P	1,498.70	073125	310355	MB 2011-4/307 HALL
				ACCOUNT TOTAL			1,498.70			
002300	612000			FREIGHT						
003302	KEELING COMPANY (HAT	S4715687.001	2504002	2025 10	INV	P	30.00	073125	310318	IRRIGATION/PLUMBING
				ACCOUNT TOTAL			30.00			
002300	635000			BUILDING R&M						
003543	MCELHANEY PLUMBING I	314429	2504136	2025 10	INV	P	19.95	073125	310330	JAYCEE PARK SUPPLIE
				ACCOUNT TOTAL			19.95			

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
002300	635700						PLUMBING EQUIPMENT R&M			
002777	FAGAN TREE AND SPRAY	4614	0	2025 10	INV	P	975.00	073125	310296	IRR REPAIR SYSTEM A
003302	KEELING COMPANY (HAT	S4714695.001	2503792	2025 10	INV	P	964.61	073125	310318	IRRIGATION SUPPLIES
					ACCOUNT TOTAL		1,939.61			
002300	636000						STREETS & STRUCTURES R&M			
002714	ECONOMY SUPPLY CO	148184	2504142	2025 10	INV	P	429.70	073125	310290	JAYCEE PARK SUPPLIE
003764	NEEL-SCHAFFER INC	1108186	0	2025 10	INV	P	1,980.87	073125	310355	MB 2023-41 TIMBERTO
					ACCOUNT TOTAL		2,410.57			
002300	638400						MOTOR VEHICLE EQ. R&M			
004297	SOUTHERN TIRE MART (	2520190252	2504242	2025 10	INV	P	19.95	073125	310391	TRUCK MAINT UNIT #2
					ACCOUNT TOTAL		19.95			
002300	638700						AGRICULTURAL EQ. R&M			
002304	BRACKMAN MOWER WAREH	71001	2504090	2025 10	INV	P	321.06	073125	310262	MOWER REPAIR UNIT#2
002304	BRACKMAN MOWER WAREH	71229	2503881	2025 10	INV	P	162.00	073125	310262	SHOP SUPPLIES
002304	BRACKMAN MOWER WAREH	71231	2503915	2025 10	INV	P	52.50	073125	310262	SHOP SUPPLIES
002304	BRACKMAN MOWER WAREH	71232	2503943	2025 10	INV	P	405.32	073125	310262	MOWER SUPPLIES
002304	BRACKMAN MOWER WAREH	71243	2504101	2025 10	INV	P	329.69	073125	310262	MOWER PARTS
							1,270.57			
003380	LANCASTER'S MACHINE	25975	2504111	2025 10	INV	P	175.00	073125	310324	MOWER REPAIR UNIT#2
003843	PARISH TRACTOR (HATT	P27067	2504174	2025 10	INV	P	30.64	073125	310361	TRACTOR REPAIR #741
					ACCOUNT TOTAL		1,476.21			
002300	699900						SERVICES NOT SPECIFIED			
002471	CINTAS CORPORATION #	4237151337	0	2025 10	INV	P	48.65	073125	310273	PR GROUNDS MAT RENT
002471	CINTAS CORPORATION #	4237151689	0	2025 10	INV	P	468.70	073125	310273	PR GROUNDS UNIFORM
002471	CINTAS CORPORATION #	4237877731	0	2025 10	INV	P	55.13	073125	310273	PR GROUNDS MAT RENT
002471	CINTAS CORPORATION #	4237878413	0	2025 10	INV	P	471.04	073125	310273	PR GROUNDS UNIFORM
							1,043.52			
002672	DOLEAC ELECTRIC CO I	62590-8	0	2025 10	INV	P	2,607.81	073125	310289	LIGHTING REPAIRS AT
002777	FAGAN TREE AND SPRAY	4615	0	2025 10	INV	P	125.00	073125	310296	SPRAY WEEDS ON VETE
					ACCOUNT TOTAL		3,776.33			
					ORG 002300 TOTAL		15,783.69			

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
002315			PKS/REC-REC.ADMIN/COM.REL.							
002315	511500			FOOD						
004575	WALMART STORES INC	785177671555519	2503932	2025 10	INV	P	42.73	073125	310409	HEALTHY HOBBIES/SUM
				ACCOUNT TOTAL			42.73			
002315	551000			RECREATIONAL SUPPLIES						
004575	WALMART STORES INC	485197629391700	2504072	2025 10	INV	P	36.01	073125	310409	HEALTHY HOBBIES SUP
048941	SWANK MOTION PICTURE	4018589	2500021	2025 10	INV	P	250.00	073125	310398	LICENSING FOR PARKS
				ACCOUNT TOTAL			286.01			
002315	603400			OFFICIALS						
002540	CONNER, TOBARRA	TCONNER723	0	2025 10	INV	P	60.00	073125	310281	ADULT SOFTBALL JULY
003313	KETTLEY, ANNETTE	AKETTLEY723	0	2025 10	INV	P	120.00	073125	310319	ADULT SOFTBALL JULY
003958	POWELL, RANDY	RPOWELL723	0	2025 10	INV	P	240.00	073125	310371	ADULT SOFTBALL JULY
004221	SMITH, CARLTON L	CSMITH723	0	2025 10	INV	P	75.00	073125	310384	ADULT SOFTBALL JULY
004432	THOMPSON, JESSE	JTHOMPSON723	0	2025 10	INV	P	225.00	073125	310401	ADULT SOFTBALL JULY
048772	LEE ANTHONY	ALEE723	0	2025 10	INV	P	330.00	073125	310326	ADULT SOFTBALL JULY
049966	MORRIS, GEORGE T	GMORRIS723	0	2025 10	INV	P	300.00	073125	310335	ADULT SOFTBALL JULY
050091	RODGERS EDWARD	ERODGERS723	0	2025 10	INV	P	150.00	073125	310380	ADULT SOFTBALL JULY
051376	GIBBS VICTOR L JR.	VGIBBS723	0	2025 10	INV	P	300.00	073125	310304	ADULT SOFTBALL JULY
051674	GLENN GRAY	EGRAY723	0	2025 10	INV	P	225.00	073125	310307	ADULT SOFTBALL JULY
				ACCOUNT TOTAL			2,025.00			
002315	604919			OTH PROF SERV-ART CENTER						
047971	BRETT CUMMINS	BCUMMINS723	0	2025 10	INV	P	250.00	073125	310264	WATERCOLOR WEDNESDA
				ACCOUNT TOTAL			250.00			
002315	630500			ELECTRICITY						
003700	MS POWER COMPANY	E2025- 7/11/2025B	0	2025 10	INV	P	1,181.03	073125	310339	MISSISSIPPI POWER-6
003700	MS POWER COMPANY	E2025-07.18B	0	2025 10	INV	P	276.46	073125	310345	MISSISSIPPI POWER-1
							1,457.49			
				ACCOUNT TOTAL			1,457.49			
002315	635000			BUILDING R&M						
002714	ECONOMY SUPPLY CO	148312	2504125	2025 10	INV	P	30.40	073125	310290	BASE BOARDS FOR KEN

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YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL		30.40			
002315 639400				DISINFECT./EXTERMINATION					
003040 HAVARD PEST CONTROL	2505484	0	2025 10	INV	P	125.00	073125	310310	HAVARD PEST CONTROL
				ACCOUNT TOTAL		125.00			
				ORG 002315 TOTAL		4,216.63			
FUND 002 PARKS & RECREATION FUND				TOTAL:		20,090.32			

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
005160			H.M.F.P.FUND-FIRE DIVISION							
005160	570000		MTR VEHICLE REP. PTS/SPL							
003746	NAPA AUTO PARTS	689902	2503874	2025 10	INV	P	22.17	073125	310354	HFD SHOP SUPPLIES F
003746	NAPA AUTO PARTS	690446	2504013	2025 10	INV	P	21.19	073125	310354	HFD STOCK SUPPLIES
							43.36			
004465	TRUCKPRO LLC	039-0735974	2503939	2025 10	INV	P	826.98	073125	310402	HFD STOCK SUPPLIES
				ACCOUNT TOTAL			870.34			
005160	638400		MOTOR VEHICLE EQ. R&M							
003746	NAPA AUTO PARTS	690446	2504013	2025 10	INV	P	46.80	073125	310354	HFD STOCK SUPPLIES
003746	NAPA AUTO PARTS	690461	2504017	2025 10	INV	P	350.20	073125	310354	HFD BC20 UNIT #2009
003746	NAPA AUTO PARTS	690846	2504149	2025 10	INV	P	62.94	073125	310354	HFD BC20 UNIT #2009
							459.94			
003898	PHILLIPS CAR CARE CE	03373	2504146	2025 10	INV	P	360.00	073125	310366	HFD EXPLORER UNIT #
049645	DELTA FIRE & SAFETY	INVLA25-0357	2504198	2025 10	INV	P	296.00	073125	310286	HFD LADDER 8 UNIT #
				ACCOUNT TOTAL			1,115.94			
				ORG 005160 TOTAL			1,986.28			
		FUND 005 HATT.MUNICIPAL FIRE PROTECTION			TOTAL:		1,986.28			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
009660			W&S O&M-CUSTOMER ACCT. DIV.							
009660	570000			MTR VEHICLE REP. PTS/SPL						
003861	PATTERSON AUTO ELECT	82974	2504139	2025 10	INV	P	26.76	073125	310363	REPAIR TO UNIT 2141
				ACCOUNT TOTAL			26.76			
009660	604900			OTHER PROFESSIONAL SERV.						
003861	PATTERSON AUTO ELECT	82974	2504139	2025 10	INV	P	687.50	073125	310363	REPAIR TO UNIT 2141
004003	RAWLS SPRINGS UTILIT	RS 07 22 2025	0	2025 10	INV	P	925.00	073125	310375	SEWER READS FOR WAT
				ACCOUNT TOTAL			1,612.50			
009660	607000			POSTAGE						
047562	ENCO UTILITY	INV72340	0	2025 10	INV	P	1,832.70	073125	310295	MB 2020-303 RT 2 BI
				ACCOUNT TOTAL			1,832.70			
009660	620000			PRINTING						
047562	ENCO UTILITY	INV72340	0	2025 10	INV	P	557.18	073125	310295	MB 2020-303 RT 2 BI
				ACCOUNT TOTAL			557.18			
009660	630000			GAS						
004321	SPIRE	G2025-07.16	0	2025 10	INV	P	20.00	073125	310394	SPIRE-VARIOUS DEPT
				ACCOUNT TOTAL			20.00			
009660	635000			BUILDING R&M						
002905	GILLILANDS ELECTRONI	18030	0	2025 10	INV	P	117.50	073125	310305	REPAIR TO DRIVE THR
				ACCOUNT TOTAL			117.50			
009660	639400			DISINFECT./EXTERMINATION						
003040	HAVARD PEST CONTROL	2505487	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
				ACCOUNT TOTAL			48.00			
009660	643000			UNIFORM RENT						
002471	CINTAS CORPORATION #	4237436620	0	2025 10	INV	P	47.32	073125	310274	STATE CONTRACT 8200
				ACCOUNT TOTAL			47.32			
				ORG 009660 TOTAL			4,261.96			
009672			W&S O&M-WATER TRANSMISSION DIV							
009672	545000			HAND TOOLS						
003543	MCELHANEY PLUMBING I	313334	2504181	2025 10	INV	P	155.40	073125	310330	HAND TOOLS FOR WATE
				ACCOUNT TOTAL			155.40			

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
009672	570000			MTR VEHICLE REP. PTS/SPL						
002166	AUTO ARMATURE SERVIC	04927	2503945	2025 10	INV	P	229.95	073125	310255	REPAIR TO UNIT 2161
003861	PATTERSON AUTO ELECT	82930	2504183	2025 10	INV	P	2,280.99	073125	310363	REPAIRS TO UNIT # 2
003861	PATTERSON AUTO ELECT	82946	2504084	2025 10	INV	P	1,062.79	073125	310363	REPAIRS TO UNITS #2
003861	PATTERSON AUTO ELECT	82960	2504084	2025 10	INV	P	1,654.75	073125	310363	REPAIRS TO UNITS #2
							4,998.53			
004514	UNIVERSITY TIRE & SE	INV257044	2504059	2025 10	INV	P	111.99	073125	310407	TIRE FOR UNIT # 213
				ACCOUNT TOTAL			5,340.47			
009672	604900			OTHER PROFESSIONAL SERV.						
002471	CINTAS CORPORATION #	4236039558	0	2025 10	INV	P	237.15	073125	310273	SC#8200044758: UNIF
002471	CINTAS CORPORATION #	4236721560	0	2025 10	INV	P	237.15	073125	310273	SC#8200044758: UNIF
002471	CINTAS CORPORATION #	4237437202	0	2025 10	INV	P	237.15	073125	310273	SC#8200044758: UNIF
							711.45			
047187	FOUR SEASONS LAWN	21887	0	2025 10	INV	P	2,591.00	073125	310302	LANDSCAPE 108 ASTER
048917	MS CONCRETE PROF	0000295	0	2025 10	INV	P	450.00	073125	310338	CONCRETE REPAIR, 10
048917	MS CONCRETE PROF	0000296	0	2025 10	INV	P	500.00	073125	310338	CONCRETE REPAIRS, 6
048917	MS CONCRETE PROF	0000297	0	2025 10	INV	P	450.00	073125	310338	CONCRETE REPAIRS, 2
048917	MS CONCRETE PROF	0000298	0	2025 10	INV	P	500.00	073125	310338	CONCRETE REPAIRS, 1
048917	MS CONCRETE PROF	0000299	0	2025 10	INV	P	600.00	073125	310338	CONCRETE REPAIRS, 1
048917	MS CONCRETE PROF	0000300	0	2025 10	INV	P	350.00	073125	310338	CONCRETE REPAIRS, 2
048917	MS CONCRETE PROF	0000301	0	2025 10	INV	P	450.00	073125	310338	CONCRETE REPAIRS, 7
048917	MS CONCRETE PROF	0000302	0	2025 10	INV	P	500.00	073125	310338	CONCRETE REPAIRS, 4
048917	MS CONCRETE PROF	0000303	0	2025 10	INV	P	1,394.21	073125	310338	CONCRETE REPAIRS, M
							5,194.21			
				ACCOUNT TOTAL			8,496.66			
009672	636000			STREETS & STRUCTURES R&M						
003649	C J MORGAN INC	2024070	0	2025 10	INV	P	14,224.00	073125	310266	MB2024-551: WATER R
003649	C J MORGAN INC	2025010	0	2025 10	INV	P	50,666.09	073125	310266	MB2024-551: WATER R
003649	C J MORGAN INC	2025018	0	2025 10	INV	P	242,066.04	073125	310266	MB2024-551: WATER R
003649	C J MORGAN INC	2025020	0	2025 10	INV	P	259,964.58	073125	310266	MB2024-551: WATER R
003649	C J MORGAN INC	2025028	0	2025 10	INV	P	262,787.08	073125	310266	MB2024-551: WATER R
003649	C J MORGAN INC	2025032	0	2025 10	INV	P	31,755.16	073125	310266	MB2024-551: WATER R
							861,462.95			
				ACCOUNT TOTAL			861,462.95			
009672	639800			TOW IN CHARGES						
003389	LARRY'S WRECKER SERV	14452	0	2025 10	INV	P	100.00	073125	310325	TOW IN UNIT # 20065
003389	LARRY'S WRECKER SERV	14453	0	2025 10	INV	P	70.00	073125	310325	TOW IN UNIT # 21395

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ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
						170.00			
				ACCOUNT TOTAL		170.00			
				ORG 009672 TOTAL		875,625.48			
009673		W&S O&M-WATER PLANT DIVISION							
009673 513000			CHEMICALS						
002094 ALLIED UNIVERSAL COR	I3033764	2504069	2025 10	INV	P	1,715.00	073125	310248	MB2024-551: 150LB C
002094 ALLIED UNIVERSAL COR	I3033765	2504069	2025 10	INV	P	1,715.00	073125	310248	MB2024-551: 150LB C
002094 ALLIED UNIVERSAL COR	I3033766	2504069	2025 10	INV	P	1,715.00	073125	310248	MB2024-551: 150LB C
						5,145.00			
				ACCOUNT TOTAL		5,145.00			
009673 561000			PLUMBING SUPPLIES						
003543 MCELHANEY PLUMBING I	313196	2504085	2025 10	INV	P	167.70	073125	310330	REPLACEMENT FAUCETS
				ACCOUNT TOTAL		167.70			
009673 604900			OTHER PROFESSIONAL SERV.						
002288 BONNER ANALYTICAL TE	864463	0	2025 10	INV	P	1,620.00	073125	310260	ROUTINE COLIFORM TE
003614 MISSION COMMUNICATIO	2010679	0	2025 10	INV	P	2,169.00	073125	310333	ANNUAL SERVICE FOR
047062 COAST CHLORINATOR &	79022	0	2025 10	INV	P	3,866.00	073125	310278	SERVICE CONTRACT: A
				ACCOUNT TOTAL		7,655.00			
009673 639400			DISINFECT./EXTERMINATION						
003040 HAVARD PEST CONTROL	2505502	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
003040 HAVARD PEST CONTROL	2505503	0	2025 10	INV	P	50.00	073125	310310	HAVARD PEST CONTROL
003040 HAVARD PEST CONTROL	2505504	0	2025 10	INV	P	50.00	073125	310310	HAVARD PEST CONTROL
						148.00			
				ACCOUNT TOTAL		148.00			
				ORG 009673 TOTAL		13,115.70			
009676		W&S O&M-SEWER DIVISION							
009676 559000			OTHER OPERATING MATL/SPLY						
002083 ALLBRITTON CHAIN SAW	111277	2504118	2025 10	INV	P	888.96	073125	310247	MOWER SUPPLIES FOR
				ACCOUNT TOTAL		888.96			
009676 561000			PLUMBING SUPPLIES						
002442 CENTRAL PIPE SUPPLY	S100418585.001	2503951	2025 10	INV	P	2,138.00	073125	310271	PLUMBING SUPPLIES W
004300 SOUTHERN WATERWORKS	102288	2503946	2025 10	INV	P	3,088.50	073125	310392	PLUMBING SUPPLIES W

INVOICE LIST BY GL ACCOUNT

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ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
							ACCOUNT TOTAL 5,226.50			
009676	570000			MTR VEHICLE REP. PTS/SPL						
003861	PATTERSON AUTO ELECT	82903	2503856	2025 10	INV	P	1,869.02	073125	310363	REPAIRS TO UNITS 21
003861	PATTERSON AUTO ELECT	82905	2503857	2025 10	INV	P	2,697.61	073125	310363	REPAIRS TO UNIT # 2
003861	PATTERSON AUTO ELECT	82906	2503856	2025 10	INV	P	834.22	073125	310363	REPAIRS TO UNITS 21
003861	PATTERSON AUTO ELECT	82913	2503856	2025 10	INV	P	304.00	073125	310363	REPAIRS TO UNITS 21
							5,704.85			
048827	CARQUEST	006183	2504113	2025 10	INV	P	42.45	073125	310267	REPAIR PARTS FOR UN
048827	CARQUEST	006184	2504114	2025 10	INV	P	150.65	073125	310267	BATTERY FOT UNIT #
							193.10			
							ACCOUNT TOTAL 5,897.95			
009676	630500			ELECTRICITY						
003700	MS POWER COMPANY	E2025-07.18B	0	2025 10	INV	P	84.90	073125	310345	MISSISSIPPI POWER-1
004282	SOUTHERN PINE ELECTR	E2025- 07.18.25	0	2025 10	INV	P	517.76	073125	310390	SOUTHERN PINE ELECT
004282	SOUTHERN PINE ELECTR	E2025-07.17	0	2025 10	INV	P	69.13	073125	310390	SOUTHERN PINE ELECT
							586.89			
							ACCOUNT TOTAL 671.79			
009676	636000			STREETS & STRUCTURES R&M						
004058	RJM MCQUEEN CONTRACT	3152	0	2025 10	INV	P	234,807.91	073125	310379	MB2024-551: SEWER R
							ACCOUNT TOTAL 234,807.91			
							ORG 009676 TOTAL 247,493.11			
009677			W&S O&M-SEWER LAGOON DIV.							
009677	513000			CHEMICALS						
002094	ALLIED UNIVERSAL COR	I3033324	2504064	2025 10	INV	P	15,950.10	073125	310248	MB2024-551: CHLORIN
002443	CERTIFIED LABORATORI	9241896	2503999	2025 10	INV	P	26,028.50	073125	310272	CHERRY FLO/E-100/TR
							ACCOUNT TOTAL 41,978.60			
009677	604900			OTHER PROFESSIONAL SERV.						
002288	BONNER ANALYTICAL TE	864413	0	2025 10	INV	P	2,429.74	073125	310260	NPDES MONITORING ,
							ACCOUNT TOTAL 2,429.74			
009677	630500			ELECTRICITY						
003873	PEARL RIVER VALLEY E	2025 07.21.25	0	2025 10	INV	P	50.00	073125	310365	PEARL RIVER VALLEY-
003873	PEARL RIVER VALLEY E	2025 07.22.25	0	2025 10	INV	P	367.05	073125	310365	PEARL RIVER VALLEY-
003873	PEARL RIVER VALLEY E	2025 07.22.25B	0	2025 10	INV	P	568.46	073125	310365	PEARL RIVER VALLEY-

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
							985.51			
					ACCOUNT TOTAL		985.51			
009677	638000			FIXED EQUIPMENT R&M						
003348	L & A CONTRACTING CO	483-301	0	2025 10	INV	P	45,347.67	073125	310322	MB2024-1088:LAGOONS
					ACCOUNT TOTAL		45,347.67			
009677	639400			DISINFECT./EXTERMINATION						
003040	HAVARD PEST CONTROL	2505505	0	2025 10	INV	P	40.00	073125	310311	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2505506	0	2025 10	INV	P	40.00	073125	310310	HAVARD PEST CONTROL
							80.00			
					ACCOUNT TOTAL		80.00			
				ORG 009677	TOTAL		90,821.52			
FUND 009	WATER & SEWER OPERATION/MAINT.				TOTAL:		1,231,317.77			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
011000			WATER & SEWER BALANCE SHEET							
011000	127000			SALES TAX PAYABLE						
051680	CARRARO, CHRISTOPHER	67788	0	2025 10	INV	P	105.00	073125	310268	REFUND ON SEWER TAP
				ACCOUNT TOTAL			105.00			
				ORG 011000 TOTAL			105.00			
011001			WATER & SEWER REVENUES							
011001	360001			RESIDENTIAL WATER-NO TAX						
051682	HARRIS, MARY E	68010	0	2025 10	INV	P	1,291.20	073125	310308	OVERPAYMENT
				ACCOUNT TOTAL			1,291.20			
011001	360002			TAXABLE WATER SALES						
051677	WALGREEN'S DRUG STOR	67731	0	2025 10	INV	P	10,076.10	073125	310408	OVERPAYMENT
				ACCOUNT TOTAL			10,076.10			
011001	362500			SEWER TAPS						
051680	CARRARO, CHRISTOPHER	67788	0	2025 10	INV	P	1,500.00	073125	310268	REFUND ON SEWER TAP
				ACCOUNT TOTAL			1,500.00			
				ORG 011001 TOTAL			12,867.30			
FUND 011 WATER & SEWER FUND				TOTAL:			12,972.30			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
039551			AIRPORT IMPR.-AIRPORT DIV							
039551 601500				ENGINEERING						
003764	NEEL-SCHAFFER INC	1108214	0	2025 10	INV	P	2,753.84	073125	310355	MB 2022-363 BOBBY C
003764	NEEL-SCHAFFER INC	1108220	0	2025 10	INV	P	764.56	073125	310355	MB 2022-363 BOBBY C
							3,518.40			
				ACCOUNT TOTAL			3,518.40			
				ORG 039551 TOTAL			3,518.40			
FUND 039 AIRPORT IMPROVEMENT FUND					TOTAL:		3,518.40			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
072201			MUN.ROAD&BRIDGE-STREET DIV							
072201	601500			ENGINEERING						
003764	NEEL-SCHAFFER INC	1108209	0	2025 10	INV	P	1,797.45	073125	310355	MB 2021-546 4TH ST
				ACCOUNT TOTAL			1,797.45			
072201	601502			ENGINEERING-MIDTOWN						
003764	NEEL-SCHAFFER INC	1108205	0	2025 10	INV	P	16,615.80	073125	310355	MB 2021-359 MIDTOWN
				ACCOUNT TOTAL			16,615.80			
				ORG 072201 TOTAL			18,413.25			
	FUND 072 MUNICIPAL ROAD & BRIDGE				TOTAL:		18,413.25			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
073570			MASS TRANSIT-TRANSPORTATION							
073570	502000			MINOR OFFICE EQUIP/FURN.						
050524	B & R INDUSTRIAL	1060996	2503906	2025 10	INV	P	252.75	073125	310258	CLEANING & OFFICE S
				ACCOUNT TOTAL			252.75			
073570	510000			CLEANING/JANITORIAL SPLY						
050524	B & R INDUSTRIAL	1060996	2503906	2025 10	INV	P	358.50	073125	310258	CLEANING & OFFICE S
				ACCOUNT TOTAL			358.50			
073570	525000			GAS AND OIL						
004583	WARING OIL CO	442412	2503729	2025 10	INV	P	2,744.00	073125	310410	PG 5W20 & DELO 15W4
004592	WASTE OIL COLLECTORS	28965	2504082	2025 10	INV	P	230.00	073125	310412	WASTE OIL FILTERS P
				ACCOUNT TOTAL			2,974.00			
073570	571001			REPAIR PARTS - FIXED ROUTE						
004514	UNIVERSITY TIRE & SE	INV256983	2504028	2025 10	INV	P	4,012.80	073125	310407	TIRES FOR BUSES (#2
004514	UNIVERSITY TIRE & SE	INV257022	2504027	2025 10	INV	P	1,716.00	073125	310407	TIRES FOR ALL NEW F
							5,728.80			
				ACCOUNT TOTAL			5,728.80			
073570	609900			OTHER COMMUNICATION EXP.						
002535	COMSOUTH	207744	2404896	2025 10	INV	P	4,471.85	073125	310280	HAND HELD RADIOS &
				ACCOUNT TOTAL			4,471.85			
073570	638501			BUS EQUIP R&M-FIXED ROUTE						
002565	COURTESY MOTORS INC	369749	2503974	2025 10	INV	P	9,649.15	073125	310282	TEAR DOWN & REPAIR
002565	COURTESY MOTORS INC	371520	2504095	2025 10	INV	P	3,296.17	073125	310282	FRONT SUSPENSION RE
							12,945.32			
				ACCOUNT TOTAL			12,945.32			
073570	639400			DISINFECT./EXTERMINATION						
003040	HAVARD PEST CONTROL	2505508	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
				ACCOUNT TOTAL			48.00			
073570	639900			OTHER REPAIRS AND MAINT.						
002169	AUTOMOTIVE GLASS SPE	W267771	2504138	2025 10	INV	P	320.00	073125	310257	REPLACE REAR DOOR G
				ACCOUNT TOTAL			320.00			
073570	643000			UNIFORM RENT						
002471	CINTAS CORPORATION #	4237436967	0	2025 10	INV	P	490.03	073125	310273	UNIFORM RENTALS - S

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
002471 CINTAS CORPORATION #	4238179380	0	2025 10	INV	P	192.53	073125	310273	UNIFORM RENTALS - S
						682.56			
			ACCOUNT TOTAL			682.56			
			ORG 073570 TOTAL			27,781.78			
FUND 073 MASS TRANSIT FUND				TOTAL:		27,781.78			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
075695				W&S CONSTR.-CAPITAL PROJECTS						
075695	604900			OTHER PROFESSIONAL SERV.						
003373	LAMAR PARK WATER & S	JAN 2025-JUN 2025	0	2025 10	INV	P	3,956.00	073125	310323	SEWER USAGE JAN 202
				ACCOUNT TOTAL			3,956.00			
075695	722099			PROGRAMMED SEWER PROJ.						
003649	C J MORGAN INC	2025033	0	2025 10	INV	P	4,423.15	073125	310266	MB 2024-551 JOHNSON
004058	RJM MCQUEEN CONTRACT	3202	0	2025 10	INV	P	22,188.00	073125	310379	MB 2021-570 HARDY S
				ACCOUNT TOTAL			26,611.15			
				ORG 075695 TOTAL			30,567.15			
	FUND 075	WATER&SEWER CONSTRUCTION FUND			TOTAL:		30,567.15			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
077650			COMMUNITY CTR-ADMIN/GENERAL							
077650	630000			GAS						
004321	SPIRE	G2025-07.16	0	2025 10	INV	P	57.15	073125	310394	SPIRE-VARIOUS DEPT
				ACCOUNT TOTAL			57.15			
077650	637000			HOUSEHOLD EQUIPMENT R&M						
003587	MID SOUTH GLASS INC	0052610	0	2025 10	INV	P	445.00	073125	310332	SERV CALL TO REPAIR
				ACCOUNT TOTAL			445.00			
077650	639400			DISINFECT./EXTERMINATION						
003040	HAVARD PEST CONTROL	2505490	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2505491	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2505494	0	2025 10	INV	P	48.00	073125	310310	HAVARD PEST CONTROL
							144.00			
				ACCOUNT TOTAL			144.00			
077650	715014			CULTURAL CENTER						
004176	SHERWIN-WILLIAMS COM	4810-5	2504073	2025 10	INV	P	143.58	073125	310382	PAINT FOR BEN MCNAI
				ACCOUNT TOTAL			143.58			
				ORG 077650 TOTAL			789.73			
		FUND 077 COMMUNITY CENTERS' FUND			TOTAL:		789.73			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
082285			CDBG-ENTITLEMENTS							
082285	559000		OTHER OPERATING MATL/SPLY							
002714	ECONOMY SUPPLY CO	146517	2503749	2025 10	INV	P	28.50	073125	310290	WINDOW REPAIR (CDBG
			ACCOUNT TOTAL				28.50			
			ORG 082285 TOTAL				28.50			
FUND 082 COMMUNITY DEVELOP. BLOCK GRANT			TOTAL:				28.50			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
087601		INDUSTRIAL PK-G.O.ACQUISITIONS							
087601	602001		ECONOMIC DEVELOPMENT CONSULTIN						
002143	AREA DEVELOPMENT PAR QE 9/30/25	0	2025 10	INV	P	140,000.00	073125	310250	COMBINED COH/FORRES
			ACCOUNT TOTAL			140,000.00			
			ORG 087601 TOTAL			140,000.00			
	FUND 087 INDUSTRIAL PARK DEVELOPMENT		TOTAL:			140,000.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2025/10 TO 2025/10

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
088603			PUBLIC SAFETY/REC CONSTRUCTION							
088603	729501			HALL AVENUE OVERPASS						
003764	NEEL-SCHAFFER INC	1108194	0	2025 10	INV	P	11,636.12	073125	310355	MB 2022-29 HALL AVE
				ACCOUNT TOTAL			11,636.12			
088603	729575			GORDONS CRK BANK STABILIZATION						
003764	NEEL-SCHAFFER INC	1108210	0	2025 10	INV	P	863.24	073125	310355	MB 2022-176 GORDON
				ACCOUNT TOTAL			863.24			
088603	729599			MISC.OTHER IMPROVEMENTS						
003764	NEEL-SCHAFFER INC	1108219	0	2025 10	INV	P	12,558.37	073125	310355	MB 2011-4/307 TATUM
				ACCOUNT TOTAL			12,558.37			
				ORG 088603 TOTAL			25,057.73			
			FUND 088 PUBLIC SAFETY/REC CONSTRUCTION TOTAL:				25,057.73			

** END OF REPORT - Generated by Sherry Jackson **

Memorandum

To: **Mayor Toby Barker and Members of City Council**

From: **Kermas Eaton, City Clerk**

cc: **Marybeth Bergin, Director of Transportation and Engineering**

Date: **Tuesday, August 5, 2025**

Re: **Approve and Authorize advertising for Request for Proposals for Engineering Services.**
File Number: 2025-646
Minute Book #

Summary

Approve and Authorize advertisement for Request for Proposals for Engineering Services.

Recommendation Statement

I recommend approval of this item.

Please place this on the August 5, 2025 City Council meeting for consideration.

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES

The City of Hattiesburg, Mississippi, requests proposals from qualified firms or individuals to provide engineering services for work related to sewer improvements through the Mississippi Department of Environmental Quality-Revolving Loan Fund Program. Qualified firms or individuals are invited to submit a proposal, in accordance with this request, to the City of Hattiesburg; Attn: Kermas Eaton, City Clerk; P.O. Box 1898; Hattiesburg, MS 39401 or by hand-delivery to Hattiesburg City Hall at 200 Forrest Street, Hattiesburg, MS, 39401, no later than 10:00 A.M., on Thursday, August 28, 2025.

The Engineer will be responsible for performing all engineering services through project closeout in accordance with federal, state and local law, regulations and policies. The scope of work includes but is not limited to the following: l) prepare preliminary engineering report and cost estimates for proposed applications, 2) prepare plans and specifications, 3) distribute bid documents, 4) assist in bid opening and prepare bid tabulation, 5) assist in the execution of construction contracts, 6) hold pre-construction conference, and 7) perform construction inspection including periodic reports to the City, approve all payment requests, and assist with filing reimbursement requests to the state.

The City of Hattiesburg is an Equal Opportunity Employer. The City encourages Minority-owned Business Enterprises (MBEs) and Woman-owned Business Enterprises (WBEs) to submit proposals. The City also encourages Section 3 eligible businesses to submit proposals.

All proposals must be submitted in a sealed envelope and marked with the following language: "Proposal for Engineering Services." Proposals will be evaluated on the following factors: Qualifications (40 points), Experience (40 points), and Capacity for Performance (20 points). To be evaluated properly, the following must be addressed in detail: Qualifications - List of qualifications of persons to be assigned to project, Experience - Information regarding the firm's experience and the projects previously undertaken, Capacity for Performance - Identify the number and title of staff assigned to provide services.

The City will designate a selection committee to evaluate each proposal. The selection committee may hold proposals for a period of up to thirty (30) days for the purpose of reviewing and investigating the proposals' content. The City reserves the right to reject any and/or all proposals.

Subject to required conditions, the City will award a contract with the qualified firm or individual whose proposal has the highest number of cumulative points and determined to be the most advantageous to the City, price and other factors considered. The contract will include scope and extent of work and other essential requirements. An individual contract will be executed for each project awarded, and the contract will be on a fixed price basis. The City has the authority to terminate the selection at any time.

(Please publish in the LEGAL section of the newspaper on – August 7, 2025 and August 14, 2025.)