



**URBAN
DEVELOPMENT**

PLANNING DIVISION

HATTIESBURG PLANNING COMMISSION

PUBLIC HEARING STAFF REPORTS

September 3, 2025

Planning Commission Agenda

September 3, 2025, 1:00 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. Alfredo Sandoval, Property Owner, and Stephen Stetleman, Representative, request a zoning change from R-1B to B-3 for a property located at 1300 N Main Street (PPIN 14508, Forrest County, Ward 2).
 - B. Martin Luther King Jr. Baptist Church, Property Owners, and Michael Bethley, Representative, request a zoning change from B-2 to B-3 for a property located at 110 Martin Luther King Jr. Drive (PPIN 32303, Forrest County, Ward 5).
 - C. The City of Hattiesburg, petitioner, requests the renaming of a portion of a public road known as "Pearl Street" to "Eddie Holloway Drive", beginning at its intersection with 40th Avenue, heading east to where it intersects with "Golden Eagle Avenue" on the campus of The University of Southern Mississippi (Forrest County, Ward 1).

III. Other Business

IV. Adjournment



URBAN DEVELOPMENT

PLANNING DIVISION

MEMORANDUM

TO: All Interested Parties
FROM: Planning Staff
DATE: August 26, 2025
SUBJECT: **September 3, 2025 - Hattiesburg Planning Commission and Board of Adjustment**

The **Hattiesburg Planning Commission** will meet in regular session at 1:00 PM, Wednesday, September 3, 2025, in the dining room of the Jackie Dole Sherrill Community Center.

Virtual Meeting Attendance Option for the Planning Commission

[Join the meeting now](#)

Meeting ID: 296 437 185 947 2

Passcode: bv3YA9qw

Dial in by phone

+1 929-346-7084

Phone conference ID: 716 995 575#

The **Board of Adjustment** will meet in regular session at 3:30 PM, Wednesday, September 3, 2025, in the dining room of the Jackie Dole Sherrill Community Center.

[Join the meeting now](#)

Meeting ID: 213 358 594 324 3

Passcode: SA7wy9Gt

Dial in by phone

+1 929-346-7084

Phone conference ID: 867 054 102#

If you have any questions regarding the agenda or need information related to the virtual meeting option, please do not hesitate to call the Planning Division at (601)-545-4599 or email at planning@hattiesburgms.com.

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
August 6th, 2025**

Board Members Roll Call:

Members Present:

1. Amy Hinton, Chair
2. Elayne Lockett
3. Rhoda Pickett, Vice Chair
4. Lee Anne Venable
5. Richard Conville
6. Charles Dawe
7. Caroline Ingram

Members Not Present:

1. Michael Dickerson
2. Rebekah Ray, Secretary
3. Edward Hargrove
4. Vacant Seat

Staff Present:

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

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:09 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Lee Anne Venable to approve August's agenda.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

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

MINUTES REVIEW

Motion:

Made by Commissioner Elayne Lockett to approve the July 2nd, 2025, meeting minutes.

Second:

Made by Commissioner Lee Anne Venable

Vote:

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

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

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for July 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: Anointed Word Ministries of Hattiesburg, Property Owner/Applicant, and Clifford Lockhart, Contractor/Representative, request approval of a conditional use request for an electronic message board for a R-3 zoned property located at 748 W 4th Street (PPIN 26614, Forrest County, Ward 4).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Clifford Lockhart
- Proponents:
 - o None
- Opponents:
 - o None

Motion:

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

Second:

Made by Commissioner Caroline Ingram

Vote:

Board Member	Yea	Nay	Other
Richard Conville			ABSTAIN
Charles Dawe	X		
Michael Dickerson			ABSENT

Amy Hinton		X	
Elayne Lockett		X	
Rhoda Pickett	X		
Edward Hargrove			ABSENT
Rebekah Ray			ABSENT
Lee Anne Venable	X		
Caroline Ingram	X		

The motion to recommend denial of the request passed with a 4-2-1 vote, with one abstention.

Item B: Hancock Whitney Bank, Property Owner/Applicant, and Mark Alexander, Representative, Deborah Renfroe, Applicant, and Mark Bond, Representative, request to close and vacate two alleys and one street located in blocks 6 and 7 of the original North Main Street Addition Subdivision, also located south of Mildred Avenue, west of Stanley Street, east of Redus Street, and north of Hwy 42 (Forrest County, Ward 2).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Mark Alexander
- Proponents:
 - o None
- Opponents:
 - o None

Motion:

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

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

Rebekah Ray			ABSENT
Lee Anne Venable	X		
Caroline Ingram	X		

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

Business Closed

Motion:

Commissioner Amy Hinton motioned to adjourn the meeting.

Second:

Made by Commissioner Lee Anne Venable

Vote:

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

The motion to adjourn the meeting passed with a 7-0 vote.

The Board of Adjustments adjourned the meeting at 2:07 pm.

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager



**Planning Commission
Case Fact Sheet**

Names of Petitioner: Alfredo Sandoval, Property Owner, and Stephen Stetelman, Representative

Address of Property: 1300 N Main Street	Parcel: 2-029F-04-067.00	PPIN: 14508	Ward: 2
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Request(s): Request for Zoning Change

Purpose of Request: Alfredo Sandoval, Property Owner, and Stephen Stetelman, Representative, request a zoning change from R-1B to B-3 for a property located at 1300 N Main Street (PPIN 14508, Forrest County, Ward 2).

History / Background: The applicant is requesting a zoning amendment for the property situated at 1300 N Main Street to facilitate its reactivation as a drive-thru restaurant. Historically, the building was occupied by Church's Chicken, a drive-thru fast food establishment. Although the property previously operated as a restaurant, it has been vacant for over six months and has lost its legal nonconforming status. Currently, the property is designated within the R-1B zoning district, which is designated for single-family residences and does not permit commercial restaurants. The neighboring properties include commercial entities such as Compadres Market, as well as residential areas. The property is also located in the North Main Historic District.

Applicant Summary: * See Attached *

Applicable Regulations: Section 4 Zoning Districts Established

4.5.4 R-1B Single Family Residential District

The purpose of the R-1B District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower density residential neighborhoods with only compatible supporting institutional uses and open space.

4.5.10 B-3 Community Business District

The purpose of the B-3 District is to provide for retail, personal service, and offices in locations with convenient access to the community consistent with comprehensive planning policies. This district is consistent with the Community Business District in the Comprehensive Plan.

Section 6 Dimensional Standards and Measurements

District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
A-1	130,680 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	35%	-
A-2	43,560 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	50%	-
R-1A	10,000/ 50	1 per lot	-	30	-	10	25	35 feet or 3 stories	50%	-
R-1B	7,500/ 50	1 per lot	-	25	-	10	25	35 feet or 3 stories	50%	-
R-1C	5,000/ 50	1 per lot	-	20	-	10	25	35 feet or 3 stories	50%	-
R-2	4,000/ 40	2 per lot	-	20	-	10	20	35 feet or 3 stories	50%	-
R-3	7,500/ 40	17 per acre	-	20	-	5	20	35 feet or 3 stories	50%	-
B-1	0/100	-	.75	20	25	0 or 15	0	35 feet or 3 stories	80%	20
B-2	4,000/ 100	-	0.75	0	10	0 or 10	0	35 feet or 3 stories	80%	20
B-3	No minimum/ 100	-	1.00	30	-	0 or 10	0	40 feet or 3 stories	80%	30
B-4	No minimum/ none	-	No limit	0	10	0	0	135 feet or 10 stories	100%	40
B-5	No minimum/ 100	-	1.50	30	150	0 or 10	0	72 feet or 6 stories	90%	50
I-1	No minimum/ 100	-	0.75	40	40	0 or 10	0	75 feet	60%	60
I-2	No minimum/ 100	-	0.75	40	40	0 or 10	0	75 feet	60%	60

Present Zoning:

R-1B Single Family Residential

September 2025: Item A
Zoning Change Request
Alfredo Sandoval, Property Owner, and Stephen Stetelman, Representative

Present Use: Vacant Building

Future Land Use: Neighborhood Business Corridor

**Surrounding Zoning
and Land Use:**

North: R-1A Single-Family Residential
South: B-3 Community Business District
East: B-2 Neighborhood Business District
West: R-3 Multi-Family Residential

**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 R-1B to B-3 for a property located at 1300 N Main Street (PPIN 14508, Forrest County, Ward 2).

**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

1300 N Main Street— Zoning Change Request

Alfredo Sandoval, Property Owner, and Stephen Stetleman, Representative, request a zoning change from R-1B to B-3 for a property located at 1300 N Main Street (PPIN 14508, Forrest County, Ward 2).





- Zoning Legend**
- R-1A
 - R-2
 - R-3
 - B-2
 - B-3
 - R-1C
 - B-1
- Zoning Change Request**
 1300 N Main Street
 PPIN: 14508
 Flood Zone: X
 Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 8/5/2025 3:16 PM



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89° 17'58"W 31°20'9"N



- Future Land Use Map**
- Community Business A
 - Neighborhood Business
 - Neighborhood Conservation District 1

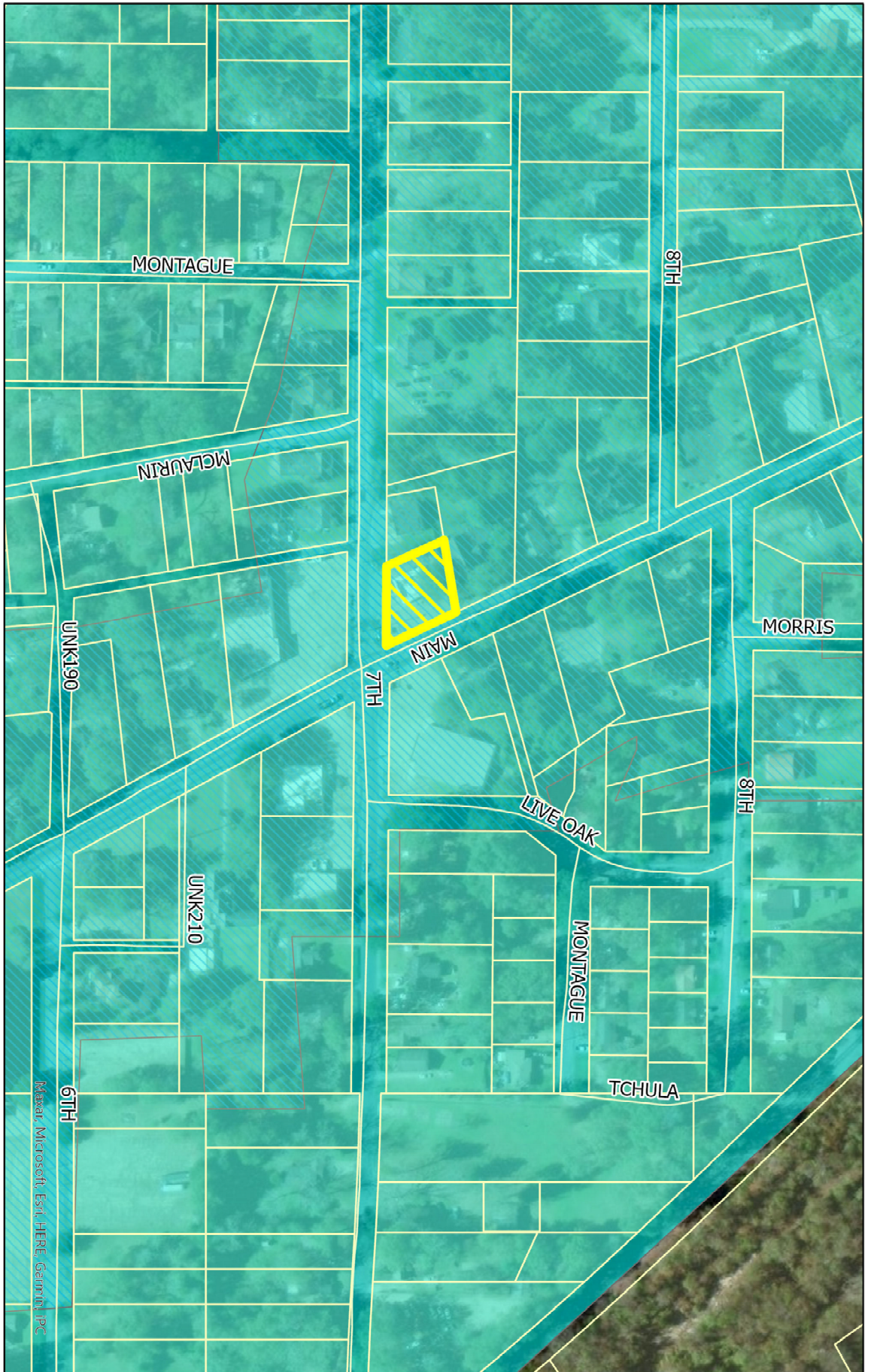
Zoning Change Request
 1300 N Main Street
 PPIN: 14508
 Flood Zone: X
 Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
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URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89° 17'58" W 31° 20'9" N





Historic Districts

-  North Main Historic District, Local
-  North Main National Register District, National Register
-  1300 N Main Street

Zoning Change Request
 1300 N Main Street

PPIN: 14508
 Flood Zone: X
 Ward 2, Forrest County



URBAN DEVELOPMENT PLANNING DIVISION
 Center: 89°17'57"W 31°20'9"N

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Site Aerial



Zoning Legend
 Subject Property

Zoning Change Request
 1300 N Main Street
 PPIN: 14508
 Flood Zone: X
 Ward 2, Forrest County



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89° 17'58"W 31° 20'9"N

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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: Stephen Stetelman Project Name: 1300 N Main Street
 Municipal Address of Site: 1300 N Main Street PPIN #: 14508
 Parcel Number(s): 2-229F-04-067.00

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

Other Application types:

- 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
- Overlay District
- Planned Mixed-Use District (PMU)

For Staff Only:			
Zoning: <u>R-1B</u>	Historic District: <u>North Main Historic</u>	Flood Zone: <u>X</u>	Ward: <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Project Number:	Received:		
PPIN # or Parcel #: <u>14508</u>	 Updated Version 05/22/25 BY:		

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

1300 N Main Street Hattiesburg, Mississippi
Street Address City State

on this the 25th day of July, 20 25.

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 28th day of July, 20 25.

Alfredo Sandoval
Property Owner (Print)
[Signature]
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forrest

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28th day of July, 20 25
[Signature]
NOTARY PUBLIC

My Commission Expires:
Oct. 2, 2027



APPLICANT AFFIDAVIT PAGE

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

WITNESS THE SIGNATURES of the APPLICANT(S) of the subject property located at
1300 N Main Street Hattiesburg, Mississippi
Street Address City State

on this the 29th day of July, 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.

Stephen Stetelman

on this the 28th day of July, 2025.

Stephen Stetelman
Applicant (Print)
[Signature]
Applicant (Signature)

STATE OF Mississippi
COUNTY OF Forrest

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28th day of July, 2025

[Signature]
NOTARY PUBLIC



My Commission Expires:
Oct. 2, 2027



Measurement

| Acres ▾

Measurement Result

0.24 Acres

Clear

PREPARED BY Benjamin A. Snow, Esq. MSB 102972 The Law Office of Benjamin A. Snow, PLLC 14 Bellegrass Boulevard Hattiesburg, MS 39402 Email: ben@bensnowlaw.com Phone: (601) 909-0253	RETURN TO: Benjamin A. Snow, Esq. MSB 102972 The Law Office of Benjamin A. Snow, PLLC 14 Bellegrass Boulevard Hattiesburg, MS 39402 Email: ben@bensnowlaw.com Phone: (601) 909-0253
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Indexing Instructions: Lot 17 of the Waggoner Addition and Lot 6 of the Crittendon Survey, City of Hattiesburg, Forrest County, Mississippi

WARRANTY DEED

STATE OF MISSISSIPPI
 COUNTY OF FORREST

GRANTOR:
Norris Land & Timber, LLC
A Mississippi Limited Liability Company
 296 Pitts Road
 Hattiesburg, MS 39402
 (601) 466-3175

GRANTEE:
Alfredo Sandoval
 1317 N. 33rd Street
 Laurel, MS 39440
 (601) 335-3662

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Norris Land & Timber, LLC, a Mississippi Limited Liability Company**, does hereby sell, convey and warrant unto **Alfredo Sandoval**, a certain lot or parcel of land lying and being situated in the County of Forrest, State of Mississippi, more particularly described as follows, to-wit:

Begin at the Southeast corner of Lot 17 of the Waggoner Addition being a part of Lot 6 of the Crittendon Survey, said point being the intersection of the North line of West Seventh Street with the West line of North Main Street, and run West along the North line of West Seventh Street for 113 feet, thence run North 25° 45' West for 95.4 feet, thence run North 78° East along the North line of said Lot 17 for 104.1 feet to the West line of North Main Street, thence run South 25° 45' East along the West line of North Main Street for 121 feet to the Point of Beginning, being in the City of Hattiesburg, Forrest County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to any and all protective covenants, building restrictions, rights of way, easements, mineral reservations, unrecorded servitudes and conveyances applicable to the above described property.


THIS conveyance is made subject to any outstanding oil, gas or mineral leases and/or royalty transfers or prior reservations.

Signature page to follow.

WITNESS MY SIGNATURE, on this 21st day of March, 2023.

GRANTOR:

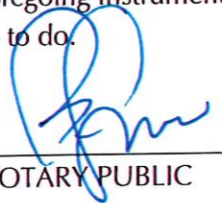
Norris Land & Timber, LLC
A Mississippi Limited Liability Company

By: 
Larry O. Norris, Member

STATE OF MISSISSIPPI
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of March, 2023, within my jurisdiction, the within named **Larry O. Norris** who acknowledged that he was a Member Norris Land & Timber, LLC, a Mississippi limited liability company and that he executed the above and foregoing instrument on behalf of said company as its act and deed after first being authorized by it so to do.





NOTARY PUBLIC

21.74 FT RT STA. 27+97.33

CAROLYN WILLIAMS
OWNER
1302 N MAIN STREET

NORRIS LAND AND TIMBER LLC
OWNER
1300 N MAIN STREET

JOHN & MARY SATCHER
OWNERS
102 W 7TH STREET

RESIDENCE (APARTMENTS)
(EXIST)

BUSINESS (EXIST)

ASPH PARKING (EXIST)

CPP (REQ'D LT)
DI-17 (REQ'D)
STA: 27+45.60 29' LT
TYPE: PVC
DIA: 36"
TOP: 165.86
INV OUT: 163.78(18")(SW)

DI-17 (REQ'D)
STA: 27+45.60 29' LT
TYPE: PVC
DIA: 36"
TOP: 165.86
INV OUT: 163.78(18")(SW)

EASEMENT (REQ'D)

DI-20 (REQ'D)
STA: 28+28.42 23' LT
TYPE: PVC
DIA: 36"
TOP: 166.24
INV OUT: 164.19(18")(S)

DI-38 (REQ'D)
STA: 29+17.35 LT
TYPE: SS-2

DI-34 (REQ'D)
STA: 27+39.30 LT
TYPE: SS-2

CI-36 (REQ'D)
STA: 28+28.35 LT
TYPE: SS-2

RCAP (REQ'D LT)

29"x18" RCAP (REQ'D LT)

29"x18" RCAP (REQ'D LT)

35' ROW

28+00

29+00

30+00

30+00

WEST 7TH STREET

N MAIN STREET

E (REQ'D)

T (REQ'D)

PROPOSED 8" SEWER LINE
(SEE SEWER PLAN SHEETS)

STA 28+07.80
END ROADWAY RECONSTRUCTION
BEGIN ROADWAY REHABILITATION

STA 29+28.30
END ROADWAY REHABILITATION
BEGIN MILL & OVERLAY

STA 29+80.32
END MILL & OVERLAY

STA 29+95.48 (W 7TH ST) =
STA 15+00.00 (N MAIN ST NORTH)

ER PIPE & MH'S SHALL BE
IN PLACE (THIS PROJECT)
(SEE SEWER PLAN SHEETS)

RESIDENCE (EXIST)

10' ROW

ALLEY

BUSINESS (EXIST)
(OFF THE PAGE)

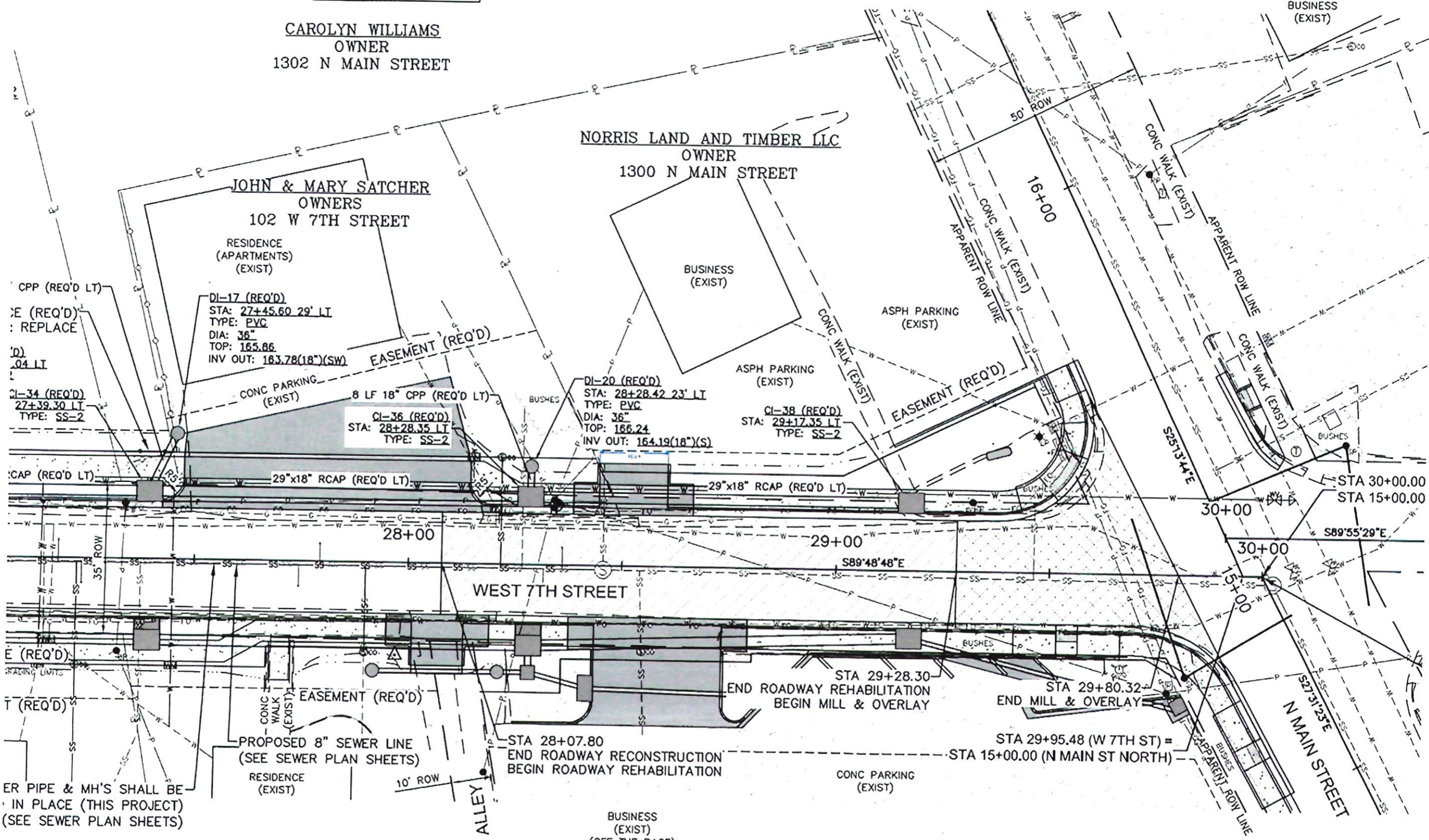
CONC PARKING (EXIST)

R SHAHEED
OWNER
7TH STREET

DELORES CROSBY
OWNER
107 W 7TH STREET

SANDOVAL PROPERTIES LLC
OWNER
1224 N MAIN STREET

SHOWS DEARMAN & WAITES
(601) 544-1821





**Planning Commission
Case Fact Sheet**

Names of Petitioner: Martin Luther King Jr. Baptist Church, Property Owners, and Michael Bethley, Representative

Address of Property:	Parcel:	PPIN:	Ward:
110 Martin Luther King Jr. Dr.	2-029F-04-067.00	32303	5
		32304	5

Request(s): Request for Zoning Change

Purpose of Request: Martin Luther King Jr. Baptist Church, Property Owners, and Michael Bethley, Representative, request a zoning change from B-2 to B-3 for a property located at 110 Martin Luther King Jr. Drive (PPINS 32303 & 32304, Forrest County, Ward 5).

History / Background: The applicant is requesting zoning changes for a property located at 110 Martin Luther King Jr. Avenue from B-2 to B-3 in response to recent infrastructure changes with the installation of the Hall Avenue overpass. The applicant met with staff in a pre-application meeting in July of 2025, where a proposed sign with an electronic reader board portion was discussed. The current zoning of the property, B-2, does not allow for electronic reader boards. The applicant discussed that recent changes to the neighborhood with the Hall Avenue Overpass warrant the signage change and the zoning change.

The property is currently zoned B-2 (Neighborhood Business), a transitional zoning district along neighborhood corridors. The applicant is seeking a change to B-3 (Community Business), a higher-intensity use for the business districts.

The current comprehensive plan, adopted in 2008, identifies this corridor as a Neighborhood Business Corridor, supporting neighborhood-scale, community business, or mixed-use development.

The Hall Avenue Overpass has significantly altered circulation and access in this area. While it has improved traffic flow along the corridor, it has affected access to this property. The applicant, however, contends that the overall change in circulation patterns and accessibility supports consideration of a higher-intensity zoning classification

Rezoning from B-2 to B-3 should be evaluated in the context of whether the higher-intensity designation is consistent with the City's adopted Future Land Use Map and the long-term vision for this corridor. While the Hall Avenue Overpass has resulted in a substantial change to neighborhood conditions, the Planning Commission should also weigh whether a demonstrated public need exists to support the requested rezoning, in addition to the applicant's stated justification.

Applicant Summary: * See Attached *

Applicable Regulations:

Land Development Code

Section 4 Zoning Districts Established

4.5.9 B-2 Neighborhood Business District

The purpose of the B-2 District is to provide for retail and personal service uses in locations convenient to residential neighborhoods consistent with comprehensive planning policies. This district is consistent with the Neighborhood Business District in the Comprehensive Plan.

4.5.10 B-3 Community Business District

The purpose of the B-3 District is to provide for retail, personal service, and offices in locations with convenient access to the community, consistent with comprehensive planning policies. This district is consistent with the Community Business District in the Comprehensive Plan.

Section 6 Dimensional Standards and Measurements

Table 6.1 Dimensional Standards

District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
B-2	4,000/ 100	-	0.75	0	10	0 or 10	0	35 feet or 3 stories	80%	20
B-3	No minimum/ 100	-	1.00	30	-	0 or 10	0	40 feet or 3 stories	80%	30

Present Zoning: B-2 Neighborhood Business

Present Use: Place of Assembly (Church)

Future Land Use: Neighborhood Business Corridor

Surrounding Zoning and Land Use:
 North: B-2 Neighborhood Business District & R-3 Multi-Family Residential
 South: R-1A Single-Family Residential
 East: B-2 Neighborhood Business District
 West: R-1C Single-Family Residential

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-2 to B-3 for a property located at 110 Martin Luther King Jr. Drive (PPINS 32303 & 32304, Forrest County, Ward 5).

Basis for approval (Zoning Change):

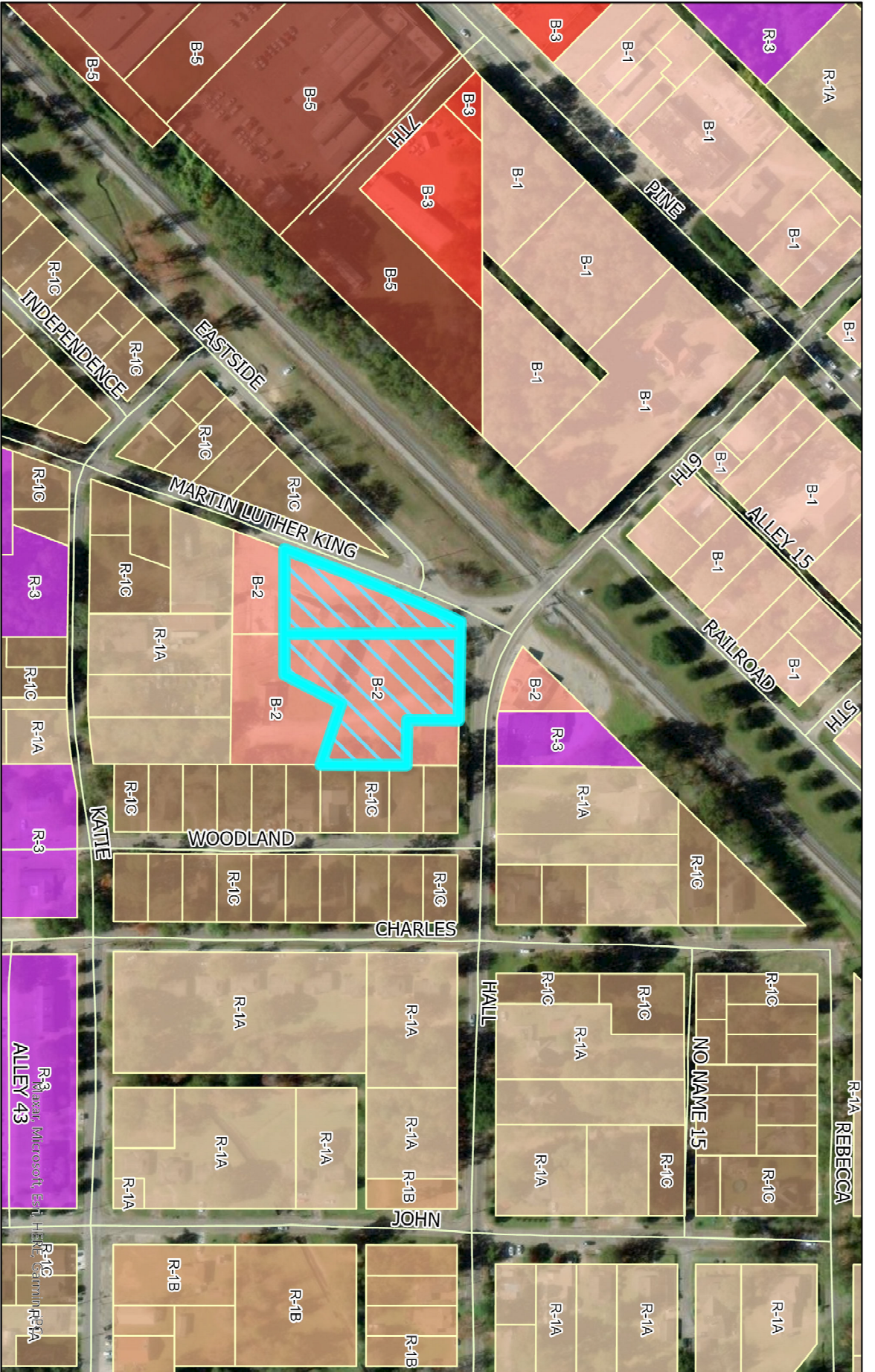
- I. There was a mistake in the original zoning
- II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning
- III. Annexation

SUBJECT PARCEL

110 MLK Avenue — Zoning Change Request

Martin Luther King Jr. Baptist Church, Property Owners, and Michael Bethley, Representative, request a zoning change from B-2 to B-3 for a property located at 110 Martin Luther King Jr. Drive (PPINS 32303 & 32304, Forrest County, Ward 5).





- Zoning Legend**
- R-1A
 - R-1B
 - R-1C
 - R-3
 - B-1
 - B-2
 - B-3
 - B-5

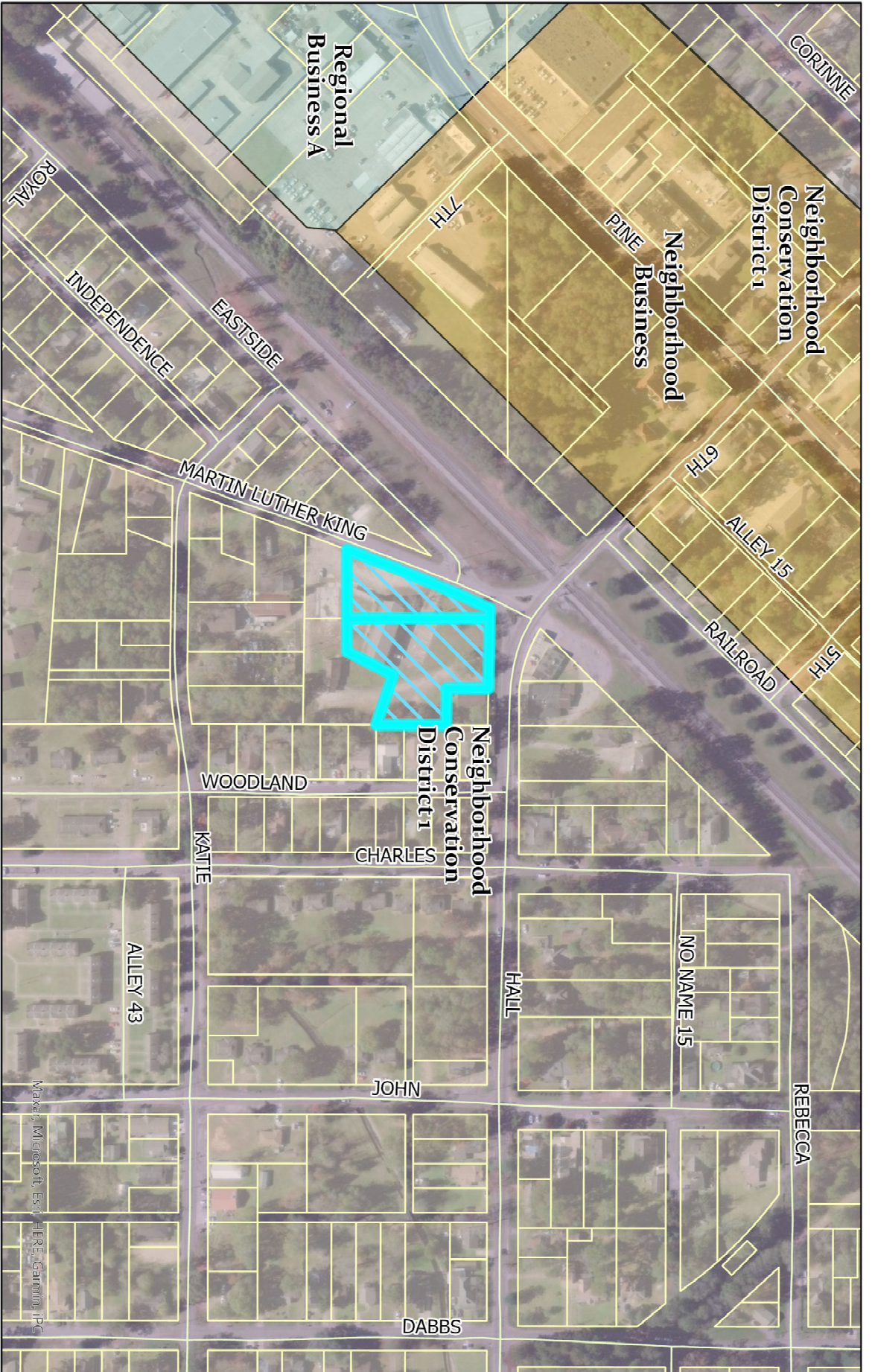
Zoning Change Request
 110 Martin Luther King Jr. Avenue
 PPIN: 32303 & 32304
 Flood Zone: X
 Ward 5, Forrest County



URBAN DEVELOPMENT
PLANNING DIVISION

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Center: 89° 17'51"W 31° 19'2"N



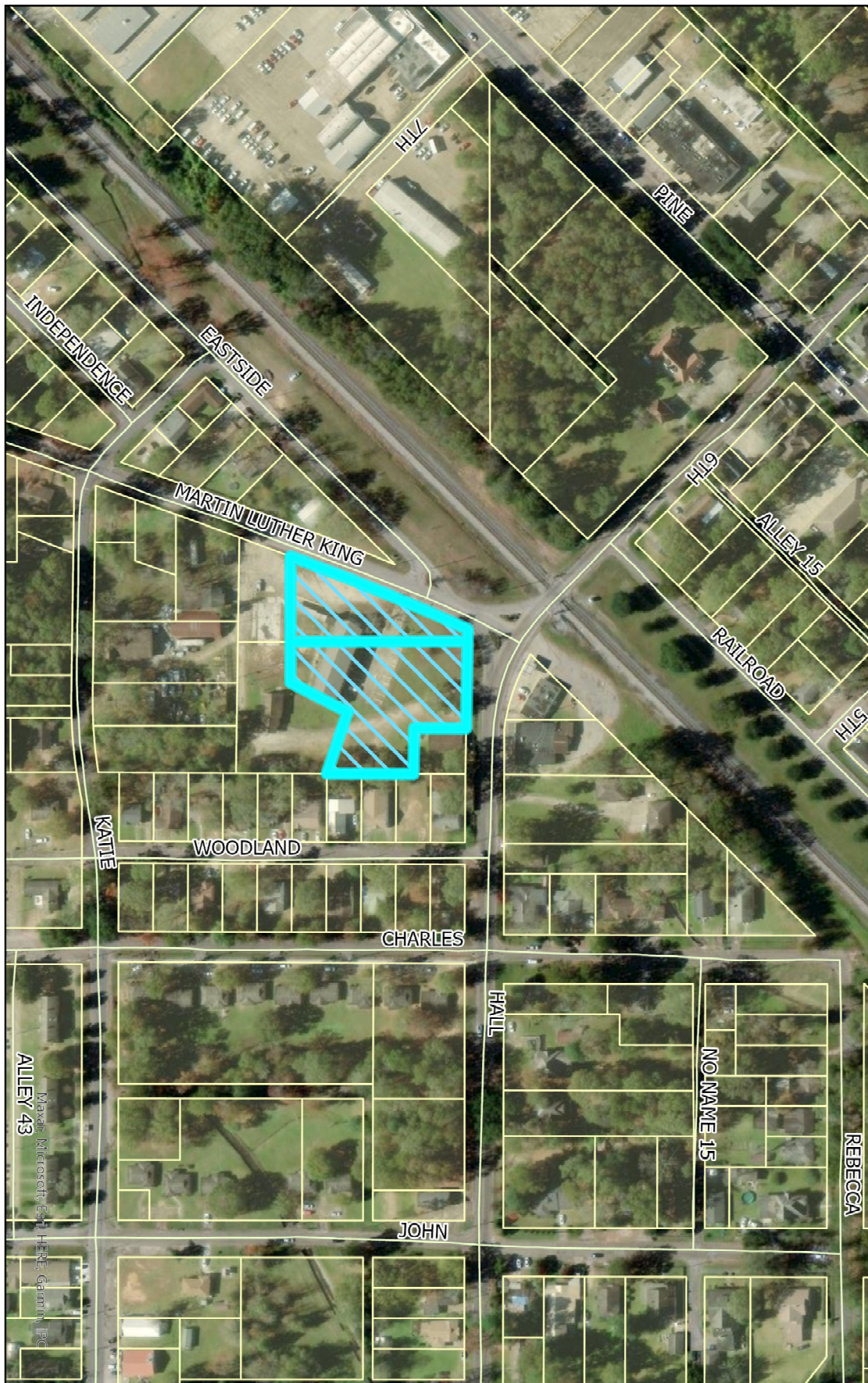
- Future Land Use Map**
- Neighborhood Business
 - Neighborhood Conservation District 1
 - Regional Business A
 - Subject Property
- Zoning Change Request**
 1300 N Main Street
 PPIN: 14508
 Flood Zone: X
 Ward 2, Forrest County

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URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89° 17'51"W 31° 19'1"N

Site Aerial



Zoning Legend
 Subject Property

Zoning Change Request
 110 Martin Luther King Jr. Avenue
 PPIN: 32303 & 32304
 Flood Zone: X
 Ward 5, Forrest County



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°17'51"W 31°19'2"N

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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: Michael Bethley Project Name: MLK Baptist Church - Electronic

Municipal Address of Site: 110 MLK Ave. PPIN #: 32303 Board Sign

Parcel Number(s): _____

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

Other Application types:

- 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
- Overlay District
- Planned Mixed-Use District (PMU)

For Staff Only:			
Zoning: <u>B-2</u>	Historic District: <u>NIA</u>	Flood Zone: <u>X</u>	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5
Project Number:		Received:	
PPIN # or Parcel #: <u>32303</u>			



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

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

<u>Public Hearing Fees</u>	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	\$175.00 per application. \$50.00 for each additional variance.
Street / Alley Naming or Re-Naming	\$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: Michael Bettey

Signature:
 Updated Version 05/22/2025

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at

110 MLK Hburg MS 39401
Street Address City State

on this the 21 day of July, 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.

MICHAEL BETHLEY

on this the 21 day of July, 2025.

Michael Bethley
Property Owner (Print)
Michael Bethley
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Follett

Personally came and appeared before me, the within named Michael Bethley, 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 21st day of July, 2025

[Signature]
NOTARY PUBLIC

My Commission Expires:
9/13/2027





**Planning Commission
Case Fact Sheet**

Name of Petitioners: The Mayor and the City of Hattiesburg

Request: **Street Renaming**

Purpose of Request: The City of Hattiesburg, petitioner, requests the renaming of a portion of a public road known as “Pearl Street” to “Dr. Eddie Holloway Drive”, beginning at its intersection with 38th Avenue, heading east to where it intersects with “Golden Eagle Avenue” on the campus of The University of Southern Mississippi (Forrest County, Ward 1).

History/Background:

The Mayor and City of Hattiesburg, as petitioner, requests the renaming of a portion of “Pearl Street” to “Dr. Eddie Holloway Drive.” This stretch runs east from its intersection with 38th Avenue to its intersection with Golden Eagle Avenue within the campus area of The University of Southern Mississippi (Forrest County, Ward 1).

Dr. Eddie Holloway is a lifelong resident of Hattiesburg who has served the community through civic leadership, higher education, and public service. Dr. Holloway’s early experiences included participation in Freedom Schools during Freedom Summer, a major Civil Rights initiative in Hattiesburg. He earned multiple degrees from the University of Southern Mississippi, including a doctorate in educational administration.

Dr. Holloway was elected to the Hattiesburg City Council in 1985, where he became one of the first African American city council members. He went on to serve four terms, holding leadership positions as both vice president and president during his tenure.

In addition to his civic service, Dr. Holloway spent more than 30 years at The University of Southern Mississippi. His roles included psychology instructor and Dean of Students, a position he held for 20 years. He retired from the Dean of Students position in 2019. Following his retirement, Dr. Holloway returned to the university in a new capacity as Senior Associate Provost for Community and Belonging Success, where he worked on student retention,

August 2025 HPC Item: C
City of Hattiesburg
Request to **Rename Street**

graduation initiatives, and inclusivity programs.

The proposed renaming of this segment of Pearl Street to “Dr. Eddie Holloway Drive” is intended to recognize Dr. Holloway’s long tenure in public service and higher education in Hattiesburg. His career has included four terms on the Hattiesburg City Council and more than three decades in administrative and academic roles at The University of Southern Mississippi. The designation reflects both the City’s and the University’s acknowledgment of his service to the community.

**Letters or
Concerns stated:**

The Planning Division Office has received no letters as of the finalization of this report.

Options:

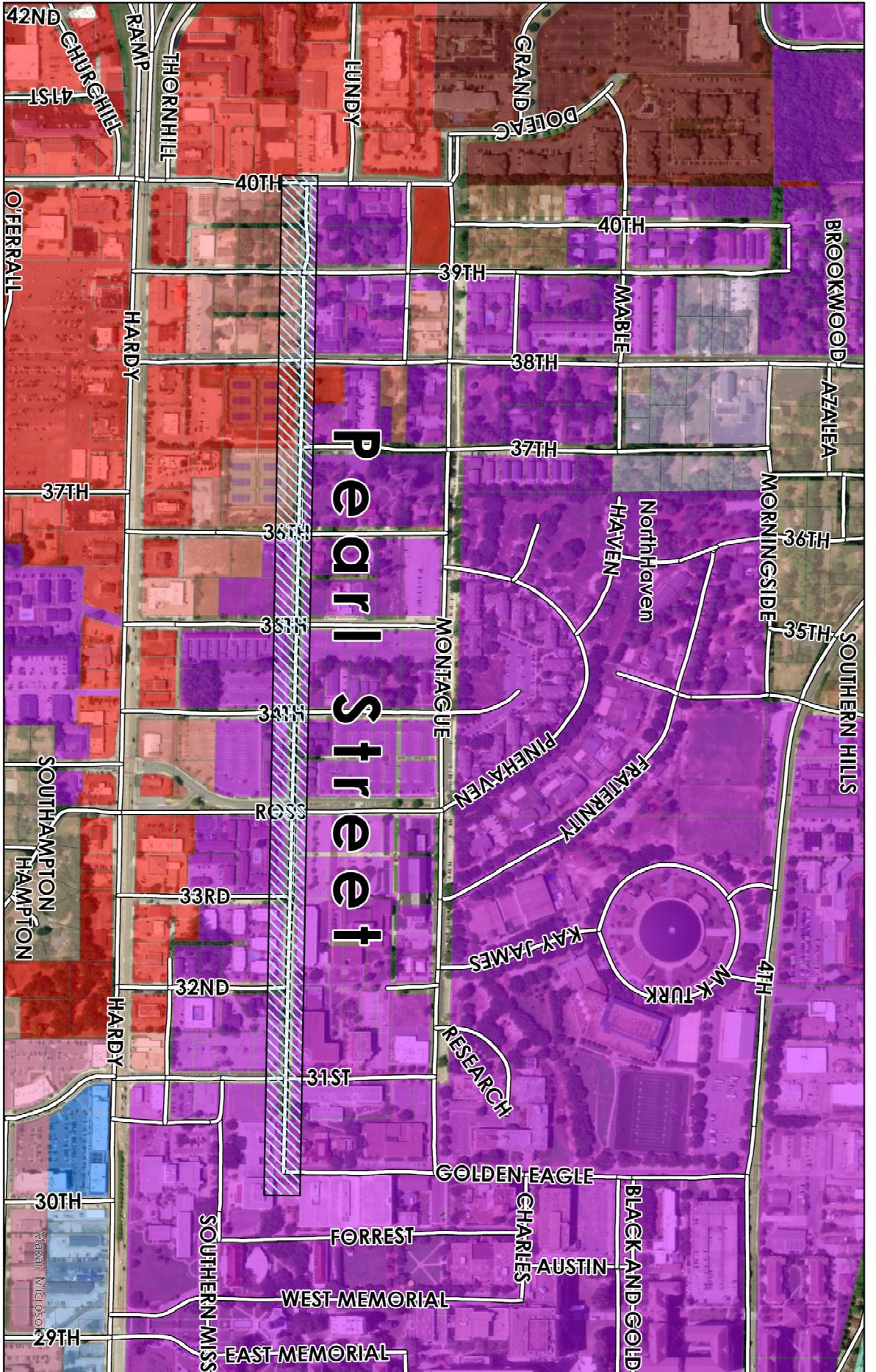
Recommend approval or denial of the request to rename a portion of a public road known as “Pearl Street” to “Eddie Holloway Drive”, beginning at its intersection with 38th Avenue, heading east to where it intersects with “Golden Eagle Avenue” on the campus of The University of Southern Mississippi (Forrest County, Ward 1).

SUBJECT PARCEL

Pearl Street — Street Renaming Request

The City of Hattiesburg, petitioner, requests the renaming of a portion of a public road known as “Pearl Street” to “Eddie Holloway Drive”, beginning at its intersection with 40th Avenue, heading east to where it intersects with “Golden Eagle Avenue” on the campus of The University of Southern Mississippi (Forrest County, Ward 1).





- Zoning Legend**
- R-1A
 - R-1B
 - R-2
 - R-3
 - B-1
 - B-2
 - B-3
 - B-5
 - I-1
 - MX-3
 - MX-4
 - MX-4-CC
 - MX-5-CC

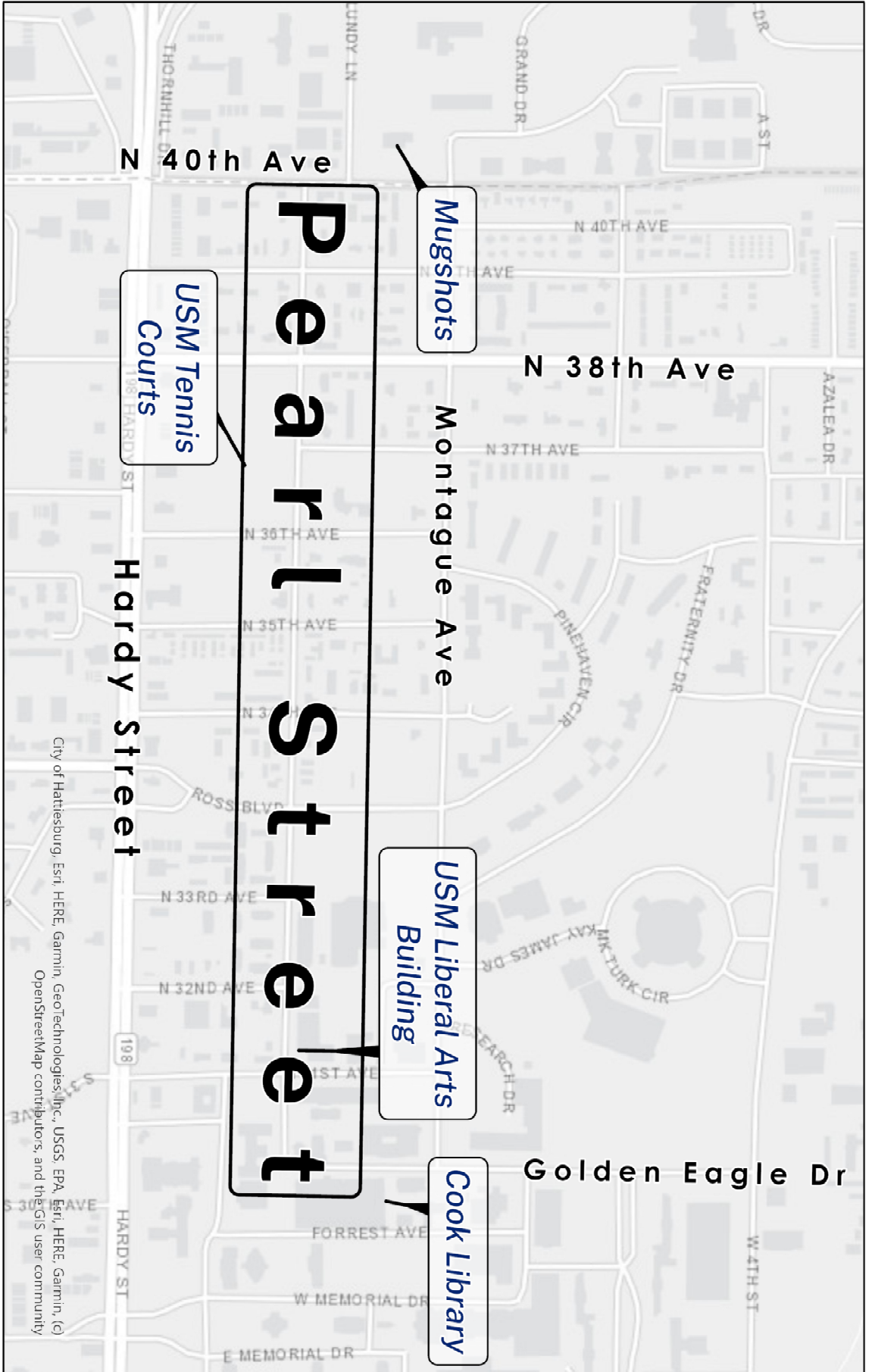
- Street Renaming Request**
- Renaming Section of Pearl Street
 - "Dr. Eddie Holloway Drive"
 - Subject Property From Golden Eagle Avenue to 40th Avenue

0 0.25 Miles

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°20'28"W 31°19'42"N

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Street Renaming Request for a Section of Pearl Street
 from Golden Eagle Avenue to 40th Avenue
 Rename to: "Dr. Eddie Holloway Drive"

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 Map Exported on: 6/19/2025 11:51 AM

0 0.25 Miles

URBAN DEVELOPMENT PLANNING DIVISION

CITY OF HATTIESBURG, MISSISSIPPI

Center: 89°20'28"W 31°19'42"N

Surrounding Area



Surrounding Area



Surrounding Area



Surrounding Area



Surrounding Area



Pearl Street-Renamed Dr. Eddie Holloway Drive from N40th Avenue to Golden Eagle Avenue PPIN Numbers/Addresses						
Street Section	PPIN #	Owner Name	Address	City	State	Zip
N. 40th Avenue to N. 39th Avenue	23189	BJL LLC	100 N. 33rd Avenue	Hattiesburg	MS	39401
	23188	BJL LLC	100 N. 33rd Avenue	Hattiesburg	MS	39401
	23187	BJL LLC	100 N. 33rd Avenue	Hattiesburg	MS	39401
	23192	Mary Schramm & Annelore L. Scardino	204 th Avenue	Hattiesburg	MS	39401
	23191	JRH Realty LLC	21 Hartley Drive	Hattiesburg	MS	39402
	23202	Gary S. Gill	110 Richmnond Drive	Brandon	MS	39042
N. 39th Avenue to N. 38th Avenue	23175	Ison Rentals, LLC	83 East Lake Road	Hattiesburg	MS	39402
	23174	J. Walker, LIC	2675 Old Richton Road	Petal	MS	39465
	23205	RKU Properties, LLC	32 Dunleith Court	Hattiesburg	MS	39402
	23204	RKU Properties, LLC	32 Dunleith Court	Hattiesburg	MS	39402
	23216	RKU Properties, LLC	32 Dunleith Court	Hattiesburg	MS	39402
	23215	RKU Properties, LLC	32 Dunleith Court	Hattiesburg	MS	39402
N. 38th Avenue to N. 37th Avenue	23169	State of MS	P.O. Box 136	Jackson	MS	39205
	23168	State of MS	P.O. Box 136	Jackson	MS	39205
	23217	IHL	Southern Station Box 5005	Hattiesburg	MS	39406
N. 37th Avenue to N. 36th Avenue	23162	Univeristy of Southern Mississippi	Southern Station Box 5143	Hattiesburg	MS	39406
	23161	Univeristy of Southern Mississippi	Southern Station Box 5143	Hattiesburg	MS	39406
	23223	IHL	1208 Winnrose Street	Jackson	MS	39211
	23224	IHL	1208 Winnrose Street	Jackson	MS	39211
N 36th Avenue to N. 35th Avenue	23159	Mary Morgan Anderson	201 N. 36th Avenue	Hattiesburg	MS	39401
	23158	Univeristy of Southern Mississippi	118 College Drive #5058	Hattiesburg	MS	39406
	23225	West Pine Development, LLC	P.O. Box 1111	Hattiesburg	MS	39403
	38178	State of MS	P.O. Box 136	Jackson	MS	39205
	23232	State of MS	P.O. Box 136	Irvin	TX	75038
N. 35th Avenue to N. 34th Avenue	23234	Bama Bay Properties, LLC	P.O. Box 91393	Mobile	AL	36691
	23239	IHL	118 College Drive #5079	Hattiesburg	MS	39406
	23148	IHL	118 College Drive #5079	Hattiesburg	MS	39406
	23147	Rodrick T. & Dorothy Wells	3403 Pearl Street	Hattiesburg	MS	39401
	23146	State of MS				
N. 34th Avenue to Ross Blvd	23134	McMahan Holdings LLC	100 N. 38th Avenue	Hattiesburg	MS	39401
	23133	McMahan Holdings LLC	100 N. 33rd Avenue	Hattiesburg	MS	39401
	23241	McMahan Holdings LLC	100 N. 33rd Avenue	Hattiesburg	MS	39401
	23240	McMahan Holdings LLC	100 N. 33rd Avenue	Hattiesburg	MS	39401
	23248	McMahan Holdings LLC	100 N. 33rd Avenue	Hattiesburg	MS	39401
Ross Blvd to N. 33rd Avenue	22986	Univeristy of Southern Mississippi	201 Ross Blvd	Hattiesburg	MS	39406
	22985	Univeristy of Southern Mississippi	201 Ross Blvd	Hattiesburg	MS	39406
	22996	LDB LLC	100 North 33rd Ave.	Hattiesburg	MS	39401
N. 33rd Avenue to N. 32nd Avenue						

	22971	Univeristy of Southern Mississippi	118 College Drive #5079	Hattiesburg	MS	39406
	23002	Fairchild Motors, Inc.	5061 HWY 42 Bypass	Hattiesburg	MS	39401
N. 32nd Avenue to N. 31st Avenue						
	22965	Univeristy of Southern Mississippi	118 College Drive #5079	Hattiesburg	MS	39406
	23011	IHL	118 College Drive #5079	Hattiesburg	MS	39401
	23010	Univeristy of Southern Mississippi	1018 N. 28th Avenue	Hattiesburg	MS	39401
	23022	Univeristy of Southern Mississippi	#2 Shady Lane Lake Serene	Hattiesburg	MS	39401
N. 31st Avenue to Golden Eagle Drive						
	23023	Univeristy of Southern Mississippi	115 N. 31st	Hattiesburg	MS	39401
	35119	Univeristy of Southern Mississippi	118 College Drive #5079	Hattiesburg	MS	39406
	22964	Univeristy of Southern Mississippi	118 College Drive #5079	Hattiesburg	MS	39406