



URBAN DEVELOPMENT

PLANNING DIVISION

HATTIESBURG PLANNING COMMISSION

PUBLIC HEARING STAFF REPORTS

October 1, 2025

Planning Commission Agenda

October 1, 2025, 1:00 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. Zoning Change Request- Monir Sanaany, Property Owner/Applicant, requests a zoning change from B-2 to B-3 for a property located at 823 Edwards Street (PPIN 12895, Forrest County, Ward 2).
 - B. Zoning Change Request- Danny Travis, Property Owner, requests approval of a zoning change from R-1C to R-2 for a property located at 209 Unetta Street (PPIN 21167, Forrest County, Ward 2).
 - C. Street/Alley Closure Request- Michael Anderson, Property Owner/Applicant, requests to close and vacate a portion of a street and a portion of an alley located north of River Avenue and east of Morgan Street, also a part of the Magruder and Company Addition Subdivision (Forrest County, Ward 2)
 - D. Major Subdivision Request- Graham Development LLC, Property Owner/Applicant, requests approval of a major subdivision and a plat alteration for a B-5 zoned property. More specifically, this will add lot six to the Hattiesburg Market Place Subdivision. (PPINs 12113, 37027, 24497, 40059, & 40103, Lamar County, Ward 3).
 - E. Conditional Use Request- AIDS Services Coalition, Property Owner/Applicant, and Kathryn Garner, Representative, request approval for "dwelling, multi-family" for a B-1 zoned property located at 117 College Street (PPIN 14586, 14587, 14588, & 14589, Forrest County, Ward 2).
 - F. ~~Zoning Change Request- Leonard Moody, Property Owner/Representative, and Aftan Moody, Applicant, request a zoning change from R-1C to A-2 for a property located at 321 North Hattiesburg Avenue (PPIN 12337, Forrest County, Ward 5).~~
 - G. TABLED ITEM: 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).

III. Other Business

IV. Adjournment

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
September 3rd, 2025**

Board Members Roll Call:

Members Present:

1. Amy Hinton, Chair
2. Rhoda Pickett, Vice Chair
3. Lee Anne Venable
4. Charles Dawe
5. Michael Dickerson
6. Rebekah Ray, Secretary
7. Edward Hargrove

Members Not Present:

1. Caroline Ingram
2. Elayne Lockett
3. Richard Conville
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 1:01 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve September's agenda with corrections.

Second:

Made by Commissioner Lee Anne Venable

Vote:

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

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

MINUTES REVIEW**Motion:**

Made by Commissioner Lee Anne Venable to approve the August 2025 meeting minutes.

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		
Edward Hargrove	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Caroline Ingram			ABSENT

The motion to approve the meeting minutes from August 2025 passed with a 7-0 vote.

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for August 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: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Stephen Stetelman
- Proponents:
 - o None
- Opponents:
 - o Otis Griffin, Sr.

Motion:

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

Second:

Made by Commissioner Charles Dawe

Vote:

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

Rhoda Pickett		X	
Edward Hargrove	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Caroline Ingram			ABSENT

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

Item 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Charles Dawe to recommend_[MM1] table the request.

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		
Edward Hargrove	X		
Rebekah Ray	X		
Lee Anne Venable	X		
Caroline Ingram			ABSENT

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

Item 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Toby Barker, Mayor
 - o Ann Jones, CAO
- Proponents:
 - o None
- Opponents:
 - o None

Motion:

Made by Commissioner Rhoda Pickett to recommend approval of the request.

Second:

Made by Commissioner Michael Dickerson

Vote:

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

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

Business Closed**Motion:**

Commissioner Lee Anne Venable motioned to adjourn the meeting.

Second:

Made by Commissioner Charles Dawe

Vote:

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

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

The Board of Adjustments adjourned the meeting at 2:21 pm.

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager



**URBAN
DEVELOPMENT
PLANNING DIVISION**

**Planning Commission
Case Fact Sheet**

Names of Petitioner: Monir Sanaany, Property Owner/Applicant

Address of Property:	Tax Parcels	PPIN:	Ward:
823 Edwards Street	2-038A-15-092.00	12895	2

Request: Rezoning

Purpose of Request: Monir Sanaany, Property Owner/Applicant, requests a zoning change from B-2 to B-3 for a property located at 823 Edwards Street (PPIN 12895, Forrest County, Ward 2).

History / Background: The applicant met with staff in a pre-application meeting in the Summer of 2025 to reestablish the existing structure at 823 Edwards Street as a package liquor store. The Alcoholic Beverage Control for the State of Mississippi requires zoning approval for alcohol licenses from the jurisdiction of the proposed permit. The property is currently zoned as B-2, which does not permit the use of a package liquor store. Staff explained that because the property has been vacant for more than six (6) months, the non-conforming use cannot be reestablished under the current zoning designation. The applicant is seeking a zoning change to B-3 to establish a package liquor store at this location.

The current comprehensive plan shows this area as a "Neighborhood Business Corridor," and includes indoor and specialty retail to be found in this corridor. The plan, however, is generally silent on alcohol and does not go into more granular detail on types of retail, but does indicate that this corridor is primarily a residential district with low-intensity businesses that complement the character of the surrounding neighborhoods.

In 2021, the City of Hattiesburg began a corridor study along the River Avenue (formerly East Hardy), Hall Avenue, and Edwards Street Corridors (Bridging Divides, Building Opportunities). The study was initiated to coordinate with the two proposed overpasses, which have since been completed, adjacent to these corridors. The study provided a land use recommendation for this corridor, which included changing these corridors into mixed-use districts following the Hattiesburg Form-Based Code. The proposed changes would not have prohibited package liquor stores for this location. However, the plan and zoning changes stemming from the land use recommendation were not adopted, and were not recommended for approval by the Planning Commission.

Planning Commission should consider whether the neighborhood has changed significantly so that rezoning is justified and there is a public need for rezoning.

Applicant Summary: * See Attached *

Applicable Regulations:

SECTION 2

Applicability

2.4.4 Nonconforming Uses.

A legal nonconforming use is a use existing legally at the time of the passage of this Code, or the time of annexation into the City's jurisdiction, which does not by reason of use conform to the regulations of the district in which it is located. A use established after the passage of this Code which does not conform to regulations of the district in which it is located shall be considered an illegal nonconforming use and is a violation of this Code. Legal nonconforming uses of land or structures may continue only in accordance with all of the following provisions.

2.4.4.4 Reestablishment Restricted.

A legal nonconforming use, when discontinued or abandoned, shall not be resumed. Discontinuance or abandonment shall be defined as:

- i. When land used for a legal nonconforming use ceases to be used in a bona fide manner or a period of six consecutive calendar months.
- ii. When a building designed or arranged for a nonconforming use ceases to be used in a bona fide

manner as a legal nonconforming use for a continuous period of six consecutive calendar months.

iii. When a building designed or arranged for a conforming use shall cease to be used in a bona fide manner as a legal nonconforming use for a period of six consecutive calendar months.

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.

Present Zoning: The property is currently zoned B-2 Neighborhood Business.

Present Use: Vacant business

Future Land Use: Neighborhood Business Corridor

Surrounding Zoning and Land Use:
North: B-2 Neighborhood Business
South: B-2 Neighborhood Business
East: B-2 Neighborhood Business
West: B-2 Neighborhood Business

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 823 Edwards Street (PPIN 12895, Forrest County, Ward 2).

October 2025 HPC Item: A
Monir Sanaany, Property Owner/Applicant
Request for: **Rezoning**

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

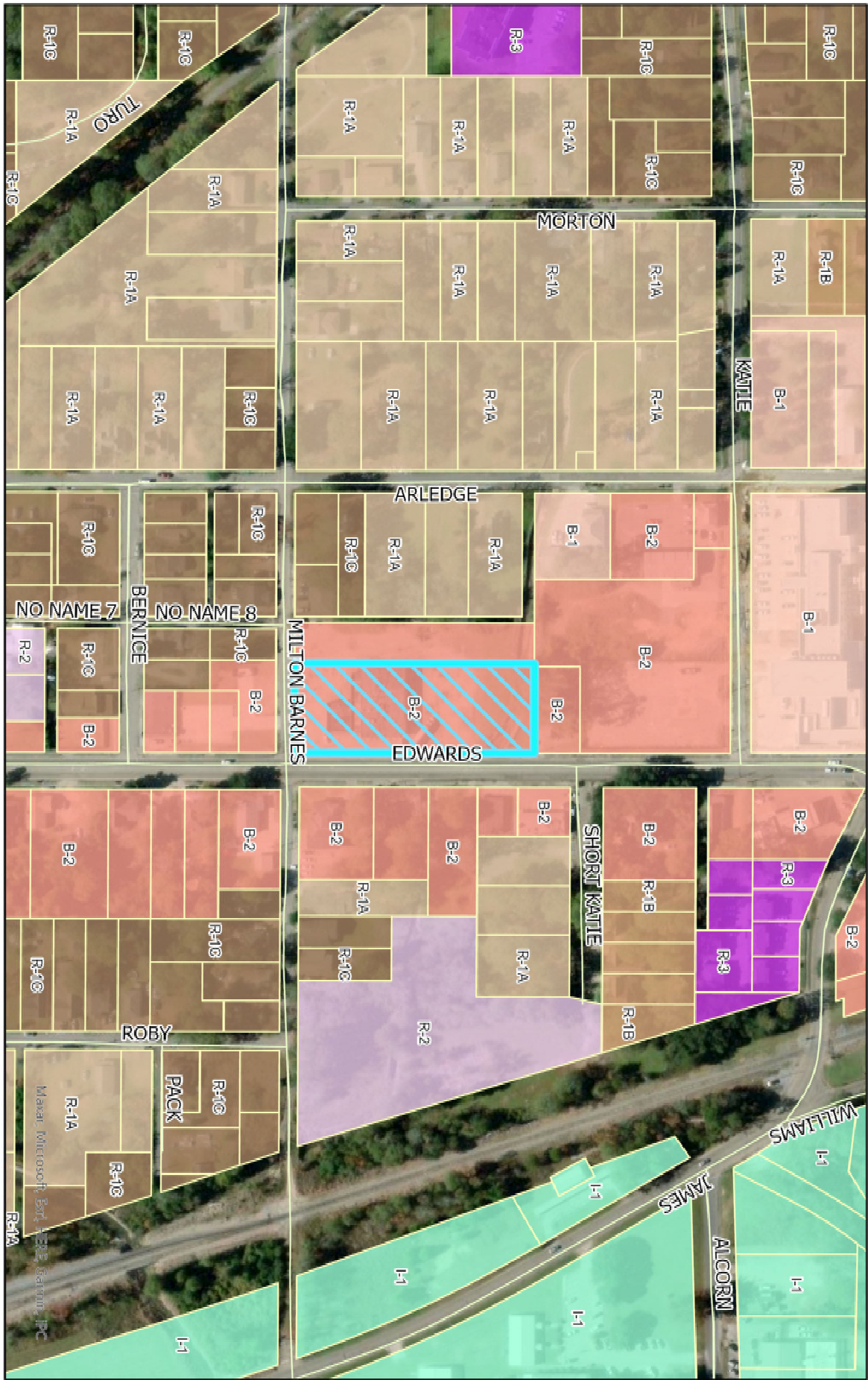
- I. There was a mistake in the original zoning
- II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning
- III. Annexation

SUBJECT PARCEL

823 Edwards Street— Zoning Change Request

Monir Sanaany, Property Owner/Applicant, requests a zoning change from B-2 to B-3 for a property located at 823 Edwards Street (PPIN 12895, Forrest County, Ward 2).





- Zoning Legend**
- R-1A
 - R-1B
 - R-1C
 - R-2
 - R-3
 - B-1
 - B-2
 - I-1
 - Subject Property

Rezoning Request
823 Edwards Street
PPIN: 12895
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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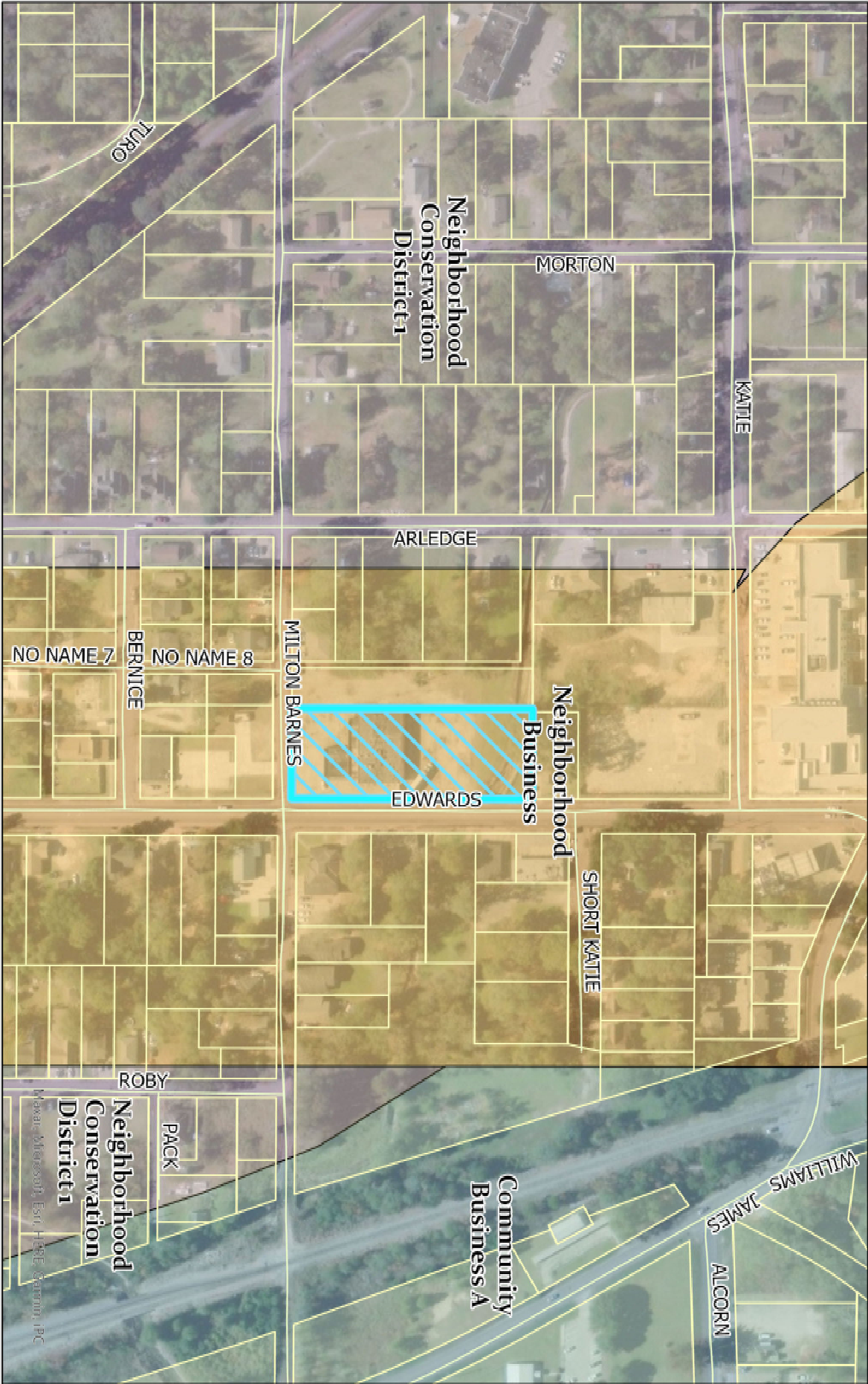
PLANNING DIVISION

MISSISSIPPI

CITY OF ATLANTIC

MISSISSIPPI

Center: 89° 17'8"W 31° 18'52"N



Future Land Use Map

Community Business A

Neighborhood Business

Neighborhood Conservation District 1

Subject Property

Rezoning Request

823 Edwards Street

PPIN: 12895

Flood Zone: X

Ward 2, Forrest County

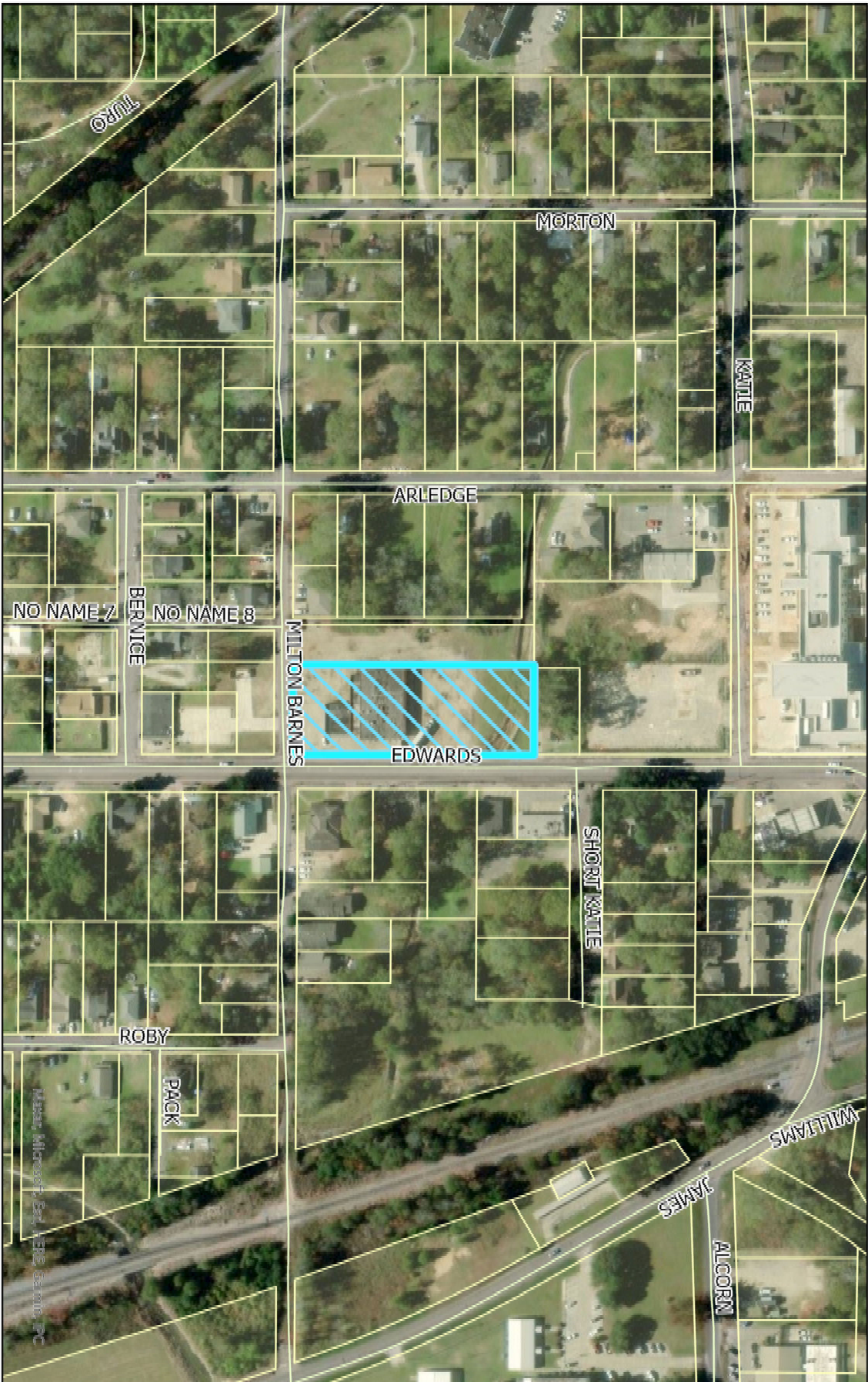
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This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
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**URBAN
DEVELOPMENT
PLANNING DIVISION**

Center: 89°17'9"W 31°18'52"N

Site Aerial



Zoning Legend
Subject Property

Rezoning Request
823 Edwards Street
PPIN: 12895
Flood Zone: X
Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
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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: JAY'S liquor Project Name: _____

Municipal Address of Site: 823 Edward St PPIN #: _____

Parcel Number(s): _____

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: <u>B-2</u> Proposed Zoning: <u>B-3</u>
☐ 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) | ☐ Text Amendment |
| ☐ Street or Alley Renaming (fill out pages 13 & 14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (fill out pages 13 & 14) | ☐ Planned Mixed-Use District (PMU) |

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

Updated Version 05/22/25



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:

Monir Samany

Signature:

[Signature]
Updated Version 05/22/2025

4

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

819 Edwards St. HATTESBURG MS 39401
Street Address City State

on this the 22nd 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.

MONIR SANAA

on this the 22nd day of July, 2025

MONIR SANAA
Property Owner (Print)

Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named

MONIR SANAA
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 22nd day of July, 2025
NOTARY PUBLIC

My Commission Expires



A

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:

My name is Monir Samany and I am seeking approval to open a package store under my name on my property, there was a package store for over 30 years serving the community.

Although the zoning in this area recently changed, my neighbors and members of the community have a strong interest in having a package store nearby once again.

I respectfully request that the City of Hollister consider re-evaluating the current zoning to allow to operate a package store at this location.

Thank you for your time and consideration I look forward to the opportunity to contribute to the city and serve my neighborhood.

Thank you

My Samany



DEED

Bk:1370 Page:241-243

RCD: 06/29/2021 @10:43:16:AM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

THIS INSTRUMENT PREPARED BY:
PINE BELT LAND TITLE, LLC
106 EAST HOLLY STREET
ELLISVILLE, MS 39437
(601) 800-8290 MS Bar#6918

RETURN TO:
MONIR ABDALLAH SANAANY
111 CENTRE CIRCLE
PETAL, MS 39465
(601) 913-9515

Indexing Instructions: Lot 4, Block 6 of J.E. Arledge Subdivision, Forrest County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF FORREST

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of
TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of
which is hereby acknowledged, I,

PAUL KEVIN HIATT, Grantor,
725 Hillcrest Loop
Petal, MS 39465
Phone: (601) 307-3826

Does hereby grant, bargain, sell, convey, and warrant to,

MONIR ABDALLAH SANAANY, Grantee,
111 Centre Circle
Petal, MS 39465
Phone: (601) 913-9515

The following described property located in County of Forrest, State of Mississippi, to-wit:

FORREST COUNTY, MISSISSIPPI
J.E. ARLEDGE SUBDIVISION

Block 6: The East 145 feet of Lot 4, Block 6 of the J.E. Arledge Subdivision in the City of Hattiesburg, Forrest County, Mississippi, being more particularly described as follows:

AND ALSO:

Commence at the Southeast corner of Lot 4, Block 6 of J.E. Arledge Subdivision, Hattiesburg, Forrest County, Mississippi, thence West along the South line of said Lot 4, Block 6, the same being the North right of way line of Manning Avenue, 29.7 feet; thence North 54.3 feet to the corner of a building, said corner being the Point of Beginning; thence West and along the outer wall of said building 48.0 feet to a corner of said building; thence North and along outer wall of said building 39.4 feet to a corner of the said building; thence east 48.0 feet to the outer wall of said building; thence South and along the outer wall of said building 39.4 feet to the corner of said building, the same being the Point of Beginning, containing 1891.2 square feet.

AND ALSO:

Commencing at the Southeast corner of Lot 4, Block 6 of the J.E. Arledge Subdivision, Hattiesburg, Forrest County, Mississippi; thence West along the South line of said Lot 4, Block 6, the same being the North right of way line of Manning Avenue, 125.0 feet; thence North 93.9 feet to the corner of a building, said corner being the Point of Beginning; thence North and along the outer wall of said building 16.7 feet to a corner of said building; thence East 95.3 feet to the outer wall of said building; thence South and along the outer wall of said building 16.7 feet; thence West 95.3 feet to the corner of said building, the same being the Point of Beginning, containing 1591.51 square feet.

AND ALSO:

Commence at the Southeast corner of Lot 4, Block 6 of the J.E. Arledge Subdivision, Hattiesburg, Forrest County, Mississippi; thence West along the South line of said Lot 4, Block 6, the same being the North right of way line of Manning Avenue, 141.0 feet; thence North 110.6 feet to the corner of a building, said corner being the Point of Beginning; thence North and along the outer wall of said building 70.0 feet to a corner of said building; thence East along the outer wall of said building 111.1 feet to a corner of said building; thence South and along the outer wall of said building 70.0 feet; thence West 111.1 to the corner of said building, the same being the Point of Beginning, containing 7777.0 square feet. And also the West 65 feet of Lot 4 of the J.E. Arledge Subdivision, Forrest County, Mississippi.

This property is not homestead property.

By way of explanation, the above described property was vested in Otho P. Hiatt and Paul

Kevin Hiatt, as joint tenants with rights of survivorship and not as tenants in common, in the

certain Warranty Deed filed of record in Land Deed Book 970, Page 351. Otho P. Hiatt is now deceased. A copy of the death certificate is attached hereto as Exhibit "A".

This conveyance and the warranty hereof is further subject to all easements, roadways, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

WITNESS MY SIGNATURE on the day and year mentioned herein.



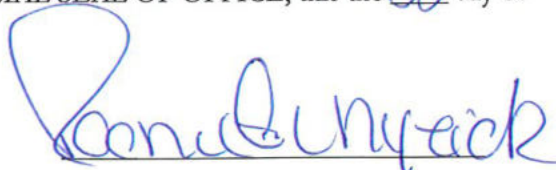
PAUL KEVIN HIATT

STATE OF MISSISSIPPI
COUNTY OF Jones

THIS DAY, PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **PAUL KEVIN HIATT**, acknowledged that he executed and delivered the above and foregoing WARRANTY DEED on the day and year mentioned therein.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 02nd day of June A.D., 2021.





NOTARY PUBLIC

My Commission expires Commission Expires

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. DESCRIPTION FURNISHED BY GRANTOR. NO OTHER LEGAL SERVICES SOUGHT OR RENDERED.



**URBAN
DEVELOPMENT
PLANNING DIVISION**

**Planning Commission
Case Fact Sheet**

Names of Petitioner: Danny Travis, Property Owner/Applicant

Address of Property:	Tax Parcels	PPIN:	Ward:
209 Unetta Street	2-029I-10-252.00	21167	2

Request: Rezoning

Purpose of Request: Danny Travis, Property Owner, requests approval of a zoning change from R-1C to R-2 for a property located at 209 Unetta Street (PPIN 21167, Forrest County, Ward 2).

History / Background: The applicant met with staff in the summer of 2025 to discuss establishing the existing structure at 209 Unetta Street as a two-plex dwelling. Staff explained that because the property has been vacant for more than six (6) months, the nonconforming use cannot be reestablished. In order to utilize the property as a two-plex, the site would need to be rezoned to R-2 (Two-Family Residential District). The property is currently zoned R-1C (Single-Family Residential District), which does not permit two-family dwellings.

The current Comprehensive Plan places this property within the Neighborhood Conservation District 1, which allows for single-family, certain two-family, and multifamily uses when constructed in keeping with the character of the surrounding neighborhood, subject to use, density, and design guidelines.

The structure falls just outside of two historic districts (Newman-Buschman and the Hattiesburg Historic District) and is not subject to the design standards for those areas. Built in 1909, the house is consistent in character with other structures from the same period within those districts. Historical examples of intentionally converted duplexes can be found within these districts as well.

The Comprehensive Plan's call for slightly higher residential densities in this area reflects a broader effort to expand housing options and make efficient use of existing land and infrastructure. Guidance from the APA Housing Supply Accelerator Playbook notes that modest density increases through "missing middle" housing types—such as duplexes, townhomes, and small multifamily—can increase housing attainability, serve a wider range of household needs, and reduce per-unit development costs. Reintroducing housing types historically present in older neighborhoods also maintains neighborhood scale while offering additional housing choices.

Staff notes that this rezoning request is generally consistent with the Comprehensive Plan's designation for Neighborhood Conservation District 1, which anticipates a mix of single-family and limited two-family dwellings constructed in character with surrounding development.

The Planning Commission should consider whether the neighborhood has changed significantly so that rezoning is justified, and whether there is a public need for the requested zoning change.

Applicant Summary: * See Attached *

Applicable Regulations:

SECTION 2

Applicability

2.4.4 Nonconforming Uses.

A legal nonconforming use is a use existing legally at the time of the passage of this Code, or the time of annexation into the City's jurisdiction, which does not by reason of use conform to the regulations of the district in which it is located. A use established after the passage of this Code which does not conform to regulations of the district in which it is located shall be considered an illegal nonconforming use and is a violation of this Code. Legal nonconforming uses of land or structures may continue only in accordance with all of the following provisions.

2.4.4.4 Reestablishment Restricted.

A legal nonconforming use, when discontinued or abandoned, shall not be resumed. Discontinuance or abandonment shall be

defined as:

- i. When land used for a legal nonconforming use ceases to be used in a bona fide manner or a period of six consecutive calendar months.
- ii. When a building designed or arranged for a nonconforming use ceases to be used in a bona fide manner as a legal nonconforming use for a continuous period of six consecutive calendar months.
- iii. When a building designed or arranged for a conforming use shall cease to be used in a bona fide manner as a legal nonconforming use for a period of six consecutive calendar months.

SECTION 4

Zoning Districts Established

4.5.5 R-1C Single-Family Residential: The purpose of the R-1C 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.

4.5.6 R-2 Two-Family Residential District: The purpose of the R-2 District is to permit medium density residential uses including two-family, or duplex structures, 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 residential neighborhoods with only compatible supporting institutional uses and open space

SECTION 13

Definitions

Dwelling, Single-Family: A single dwelling designed and occupied exclusively by not more than one family.

Dwelling, Two-Family: A dwelling designed and intended to be occupied by two families living independently of each other.

Present Zoning:

The property is currently zoned R-1C Single-Family Residential.

Present Use:

Dwelling, Single-Family Residential (*originally constructed as a two-family residential*)

Future Land Use: Neighborhood Conservation District 1

Surrounding Zoning and Land Use:
North: R-1C Single-Family Residential
South: R-1C Single-Family Residential
East: R-1C Single-Family Residential
West: R-1A 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 R-1C to R-2 for a property located at 209 Unetta Street (PPIN 21167, Forrest County, Ward 2).

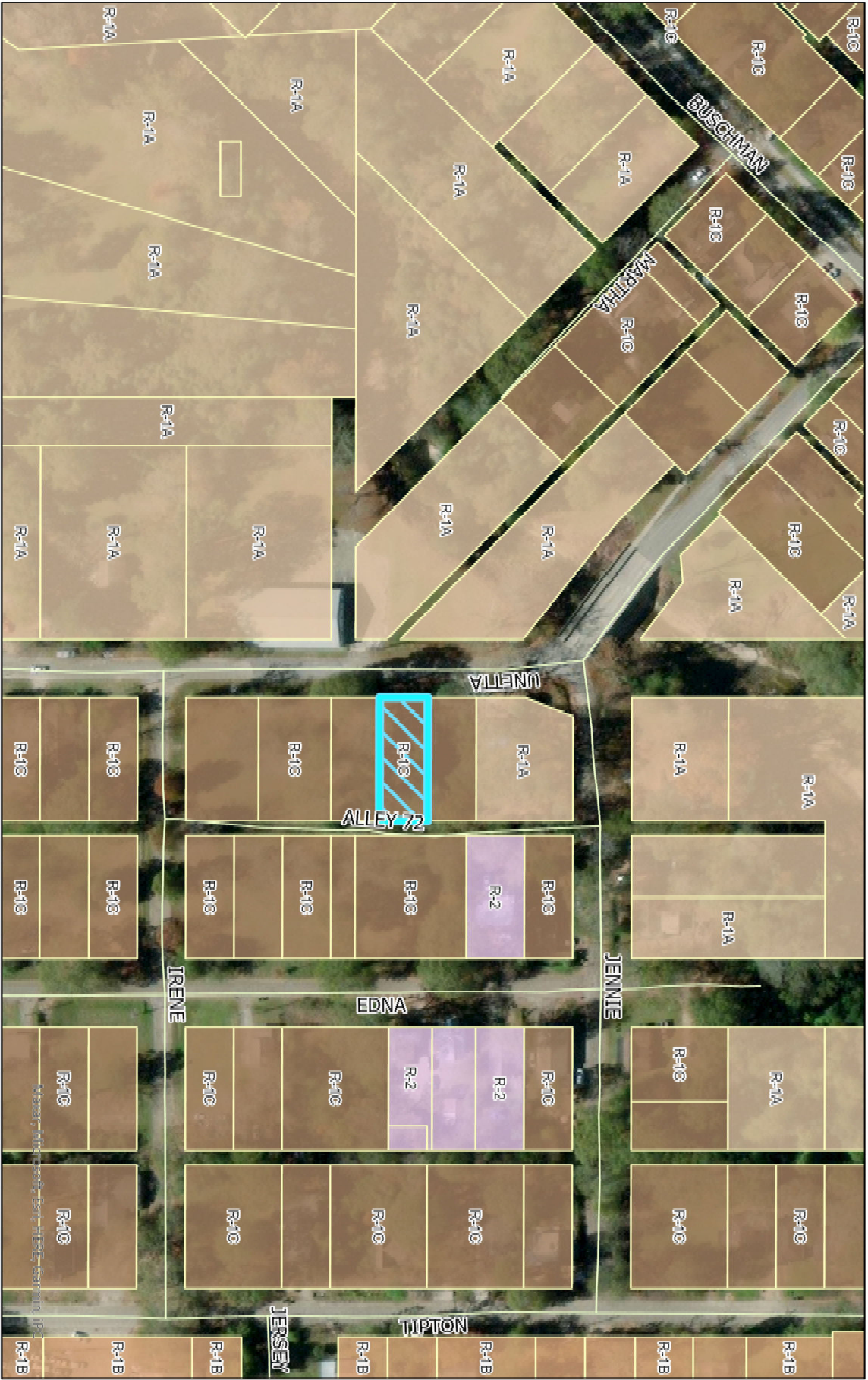
Basis for approval (Zoning Change):
I. There was a mistake in the original zoning
II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning
III. Annexation

SUBJECT PARCEL

209 Unetta Street— Zoning Change Request

Danny Travis, Property Owner, requests approval of a zoning change from R-1C to R-2 for a property located at 209 Unetta Street (PPIN 21167, Forrest County, Ward 2).





Zoning Legend

- R-1A
- R-1B
- R-1C
- R-2
- Subject Property

Rezoning Request
209 Unetta Street
PPIN: 21167
Flood Zone: AE (100)
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: 8/19/2025 1:38 PM

0 300 Feet





URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°16'56"W 31°19'38"N



Future Land Use Map

-  Neighborhood Business
-  Neighborhood Conservation District 1
-  Subject Property

Rezoning Request
209 Unetta Street
PPIN: 21167
Flood Zone: AE (100)
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: 8/15/2025 1:42 PM



Center: 89°16'57"W 31°19'37"N

- █ FLOODWAY AREA IN ZONE AE
 - █ ZONE A (100 yr flood - no elevation)
 - █ ZONE AE (100 yr flood w / elevation)
 - █ ZONE SX (500 yr flood)
 - █ Subject Property
- Rezoning Request
209 Unetta Street
PPIN: 21167
Flood Zone: AE (100)
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: 8/19/2025 1:47 PM



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 N



URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89° 16'57"W 31° 19'37"N

Site Aerial



Zoning Legend
Subject Property

Rezoning Request
209 Unetha Street
PPIN: 21167
Flood Zone: AE (100)
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: 8/19/2025 1:40 PM



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: Danny Travis Project Name: Unetta Street
Municipal Address of Site: 209 Unetta Street PPIN #: _____
Parcel Number(s): _____

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: <u>R-1C</u> Proposed Zoning: <u>R-2</u>
☐ 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) | ☐ Text Amendment |
| ☐ Street or Alley Renaming (fill out pages 13 & 14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (fill out pages 13 & 14) | ☐ Planned Mixed-Use District (PMU) |

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



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: Danny Travis

Signature: Danny Travis
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

209 Unetta Street Hattiesburg MS
Street Address City State

on this the 15 day of Aug, 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.

Mark Jordan

on this the _____ day of _____, 20____.

Danny Travis
Property Owner (Print)
Danny Travis
Property Owner (Signature)

STATE OF MS

COUNTY OF Forrest

Personally came and appeared before me, the within named

Danny Travis
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 15th day of August, 2025.

Dana Suffer
NOTARY PUBLIC

My Commission Expires:

March 24, 2029



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

209 Unetta Street Hattiesburg MS
Street Address City State

on this the 15 day of Aug, 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.

Danny Travis
on this the 15 day of Aug, 2025

Danny Travis
Applicant (Print)

Danny Travis
Applicant (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named Danny Travis

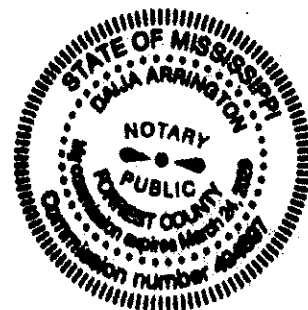
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 15th day of August, 2025.

Dan Smith
NOTARY PUBLIC

My Commission Expires:

March 24, 2029



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:

I believe the property should remain as a duplex as before to provide housing to the public. I have put a lot of work into the property to make the neighborhood look nice. When I purchased the property it was already a duplex. I took the proper channels to start the renovation.

Prepared by and return to:
Luckett Land Title, Inc.
Joseph M. Gianola, Jr. (MSB No. 101972)
63 98 Place Boulevard
Hattiesburg, Mississippi 39402
(601)450-0065
File No. 25-0419H

INDEXING INSTRUCTIONS: Lot 5, Block 6, D.D. McInnis First Survey or Addition, Forrest County,
Mississippi

STATE OF MISSISSIPPI

COUNTY OF FORREST

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, the Grantor,

MOISES ABRAHAM GABRIEL LOPEZ,
a single person
142 W. 5th St.
Hattiesburg, MS 39401
(769)390-4658

does hereby grant, bargain, sell, convey and warrant unto the Grantee,

TRAVIS CONTRACTING SERVICES, LLC,
a Mississippi limited liability company
2909 Laramie Cir.
Hattiesburg, MS 39402
(601) 447-9106

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

Lot 5, Block 6, D.D. Mcinnis First Survey or Addition to the City of Hattiesburg, Forrest County, Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi; together with all improvements thereon and appurtenances thereunto belonging.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservations 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.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor agree to pay to the Grantee or their assigns any amount which is deficit on an actual pro-ration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by Grantor.

WITNESS MY SIGNATURE on the date of my respective acknowledgment.


MOISES ABRAHAM GABRIEL LOPEZ, GRANTOR

STATE OF MISSISSIPPI

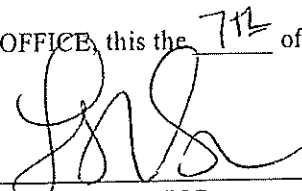
COUNTY OF FORREST

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, Moises Abraham Gabriel Lopez, who stated and acknowledged to me that he did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 7th of March, 2025.

My Commission Expires: _____




NOTARY PUBLIC

HPC October Item: C
Michael Anderson, Property Owner/Applicant
Request for: **Street/Alley Closure**



**Planning Commission
Case Fact Sheet**

Names of Petitioner: Michael Anderson, Property Owner/Applicant

Address of Property:	Tax Parcels	PPIN:	Ward:
1708 River Avenue	2-030L-11-290.00	20257	2
1710 River Avenue	2-030L-11-291.00	26685	2

Request: **Street/Alley Closure**

Purpose of Request: Michael Anderson, Property Owner/Applicant, requests to close and vacate a portion of a street and a portion of an alley located north of River Avenue and east of Morgan Street, also a part of the Magruder and Company Addition Subdivision (Forrest County, Ward 2)

History/Background: The applicant is requesting approval to vacate portions of an unimproved platted alley and unimproved platted street located north of River Avenue and east of Morgan Street, and also a part of the Magruder and Company Addition Subdivision. The proposed areas for closure would not restrict other properties from street or right-of-way access. Many of the adjacent properties within this area are owned by the City of Hattiesburg or the State of Mississippi, where they were purchased as part of a 1982 HUD Grant as part of a Disaster Assistance Program for acquisition and relocation of properties within flood zones. These buyouts resulted from multiple major floods in 1961, 1974, and 1980, and restrict the use of the properties to recreational/passive uses that do not inhibit the flow of flood waters or endanger the public.

The applicant owns property at 1708 and 1710 River Avenue. 1708 River Avenue is bound by Morgan Street to the east and by an unnamed alley to the west. The applicant is seeking to vacate the unimproved portion of Morgan Street, consistent with where their property boundary ends to the north, which is 103 feet deep,

HPC October Item: C
Michael Anderson, Property Owner/Applicant
Request for: **Street/Alley Closure**

starting from where it connects to River Avenue. The City of Hattiesburg owns the lot adjacent to the street to the west.

The portion of the unnamed alley between 1708 and 1710 River Avenue being requested for vacation would also be consistent with the applicant's property line for 1710 River Avenue, which extends 238 ft deep from where it begins at River Avenue.

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.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 12.2 Categories of Development Approvals

Legislative Development Approvals – Street Closings

Present Use: Vacant Commercial Buildings

Surrounding Zoning and Land Use: The adjacent land to the alley being requested for vacation is a mixture of the following:

A-1 Agricultural
B-3 Community Business
R-1A Single-Family Residential

Please reference the zoning map attached to the image sheet

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

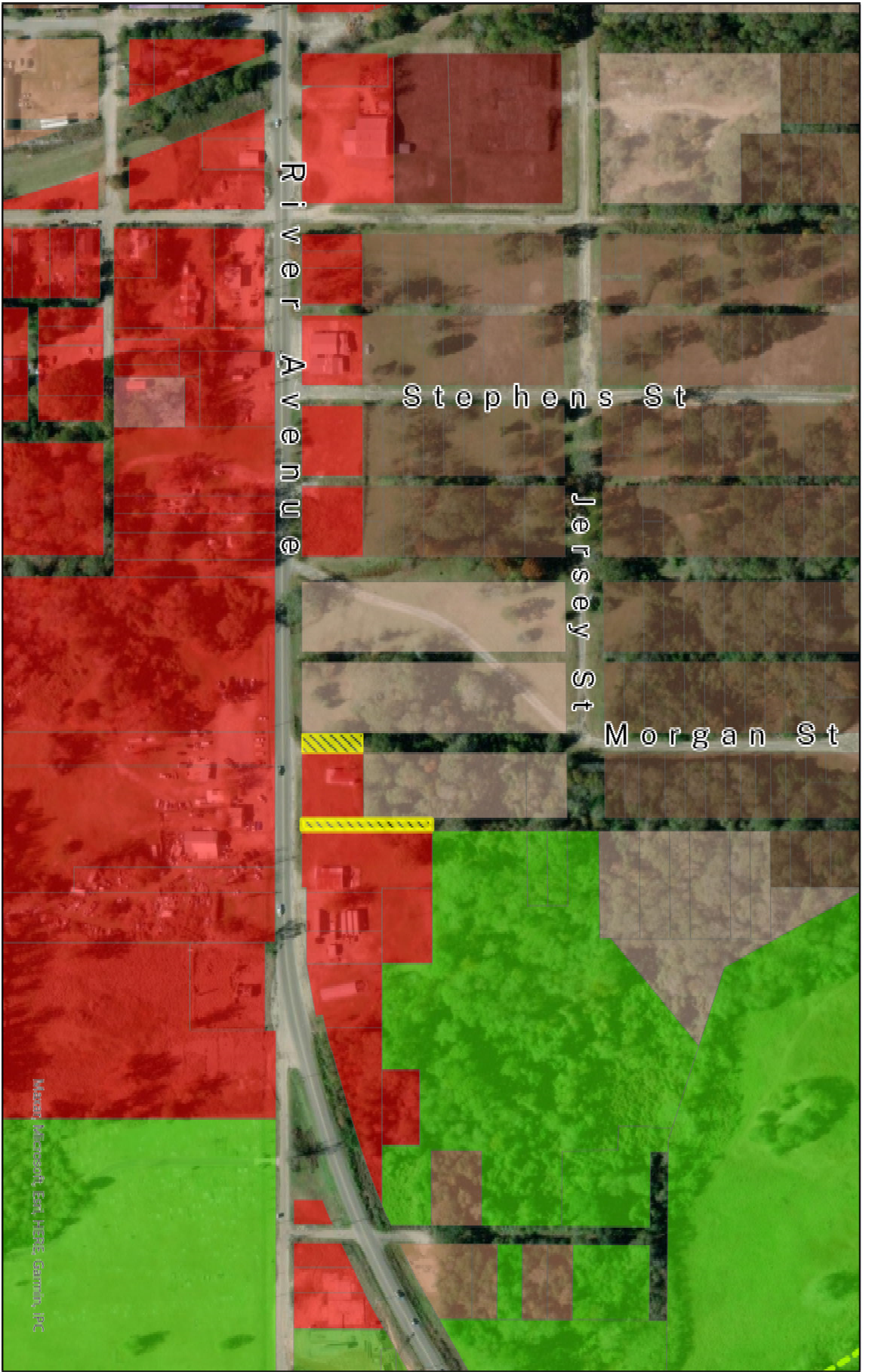
Option: Recommend **Approval** or **Denial** of a request to close and vacate a portion of a street and a portion of an alley located north of River Avenue and east of Morgan Street, also a part of the Magruder and Company Addition Subdivision (Forrest County, Ward 2)

SUBJECT PARCEL

1708 and 1710 River Avenue— Alley/Street Closure Request

Michael Anderson, Property Owner/Applicant, requests to close and vacate a street and an alley located north of River Avenue and east of Morgan Street (Forrest County, Ward 2)





Zoning Classes

- A-1 R-1B B-2 Subject street/alley for closure
- A-2 R-1C B-3
- R-1A R-2 B-5

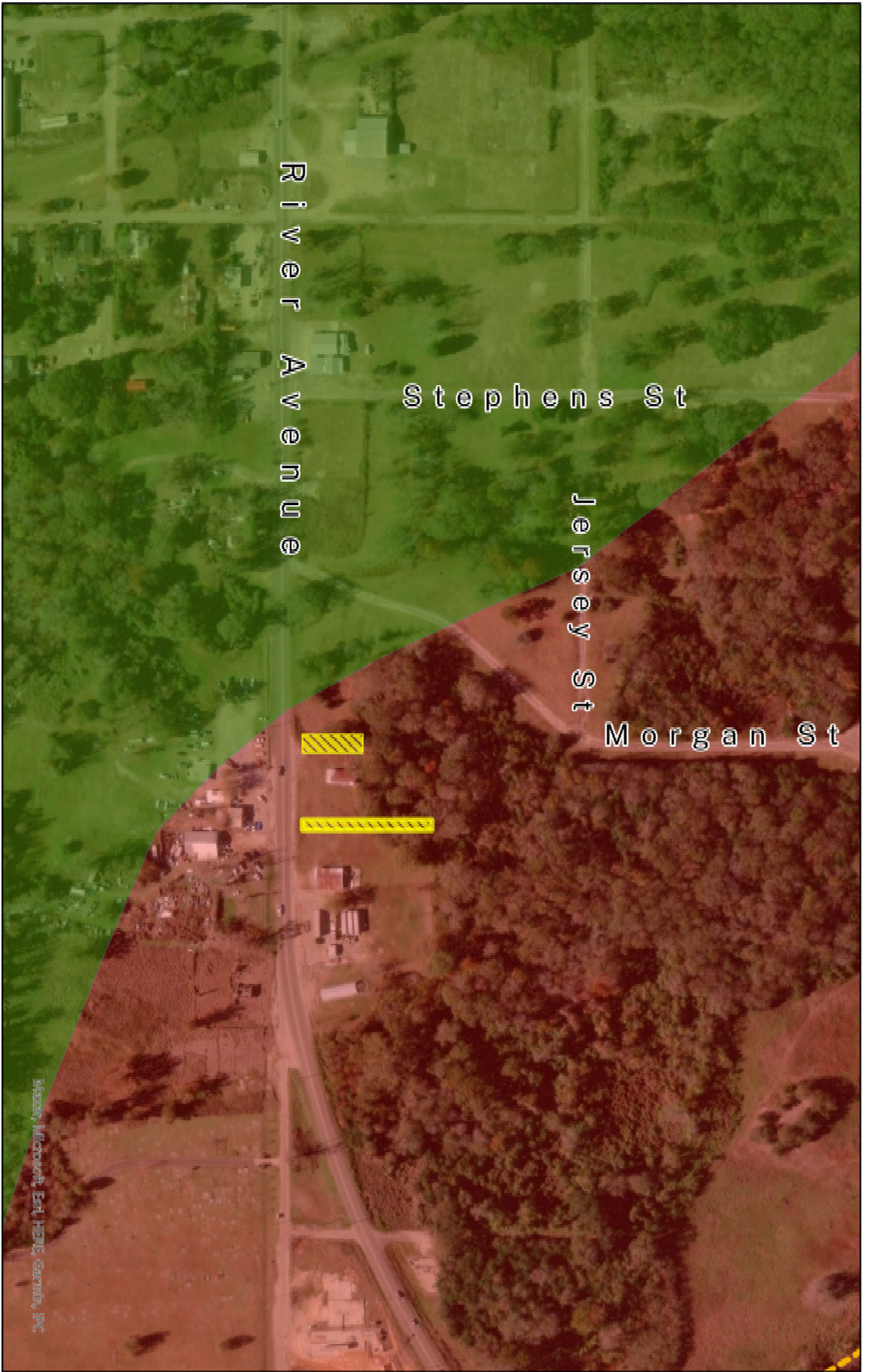
Alley / Street Closure Request
Portion of Morgan Street and
adjacent alley
Part of the Magruder and Company
Subdivision



**URBAN
DEVELOPMENT
PLANNING DIVISION**

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
Map Exported on: 9/23/2025 12:54 PM

Center: 89°16'22"W 31°19'33"N



Zoning Classes

- FLOODWAY AREA IN ZONE AE ▨ Subject street/alley for closure
- ZONE A (100 yr flood - no elevation)
- ZONE AE (100 yr flood w / elevation)
- ZONE SX (500 yr flood)

Alley / Street Closure Request

Portion of Morgan Street and adjacent alley
Part of the Magruder and Company Subdivision

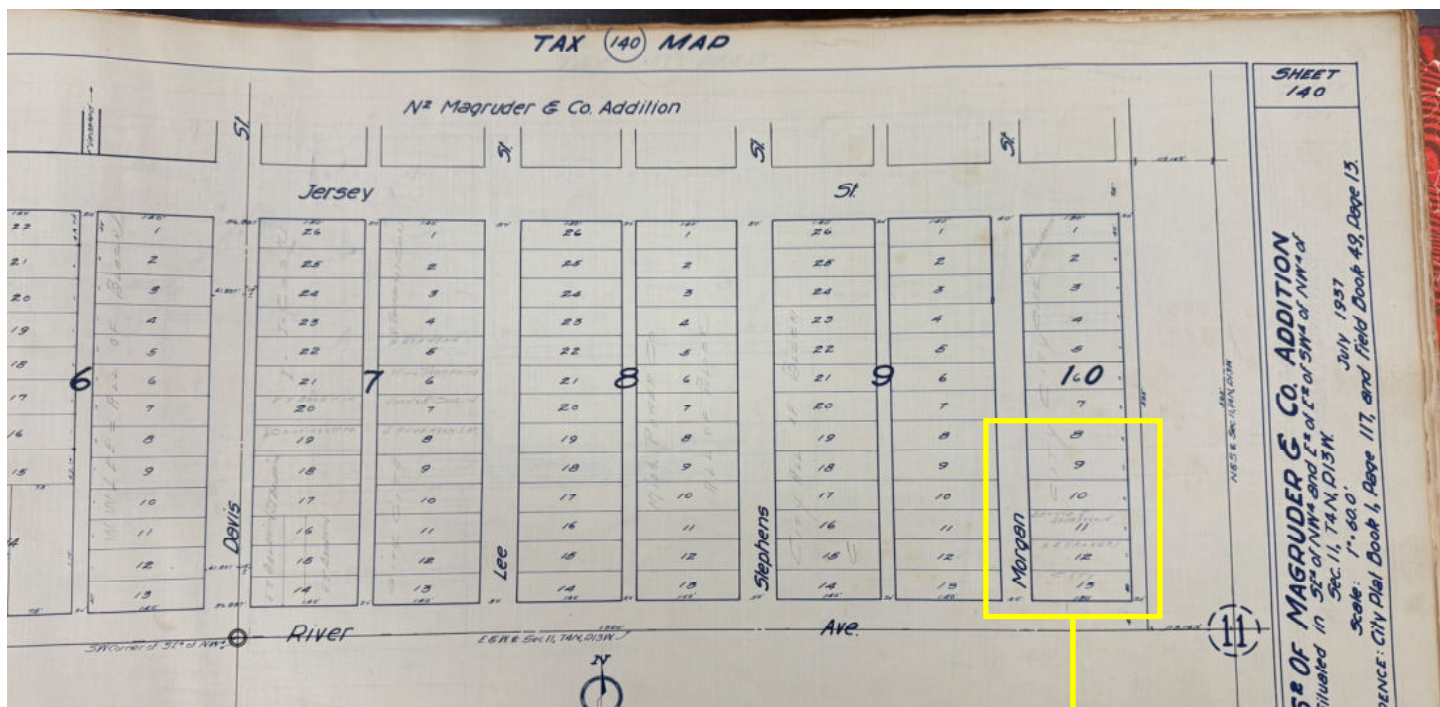


URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°16'22"W 31°19'33"N

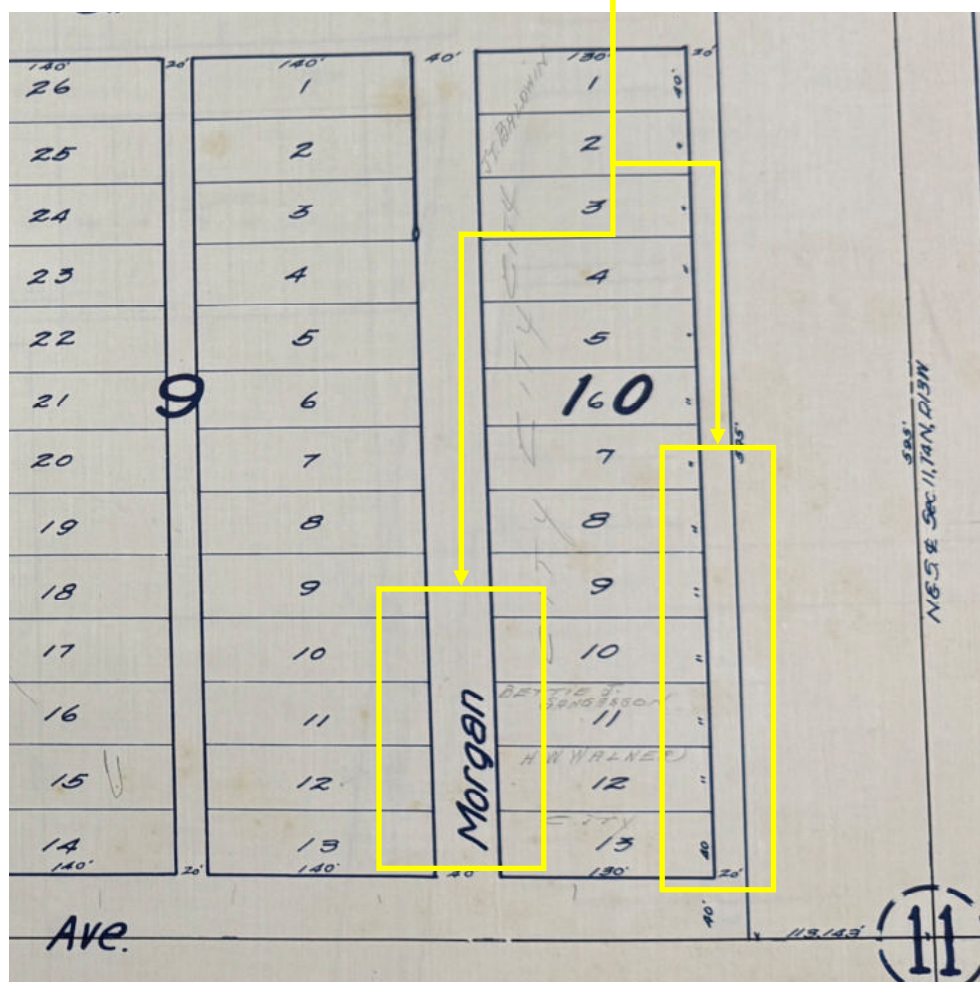
DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 9/23/2025 1:04 PM

Tax Map Showing Block 6-10 of the Magruder & Co Addition Subdivision to the City of Hattiesburg

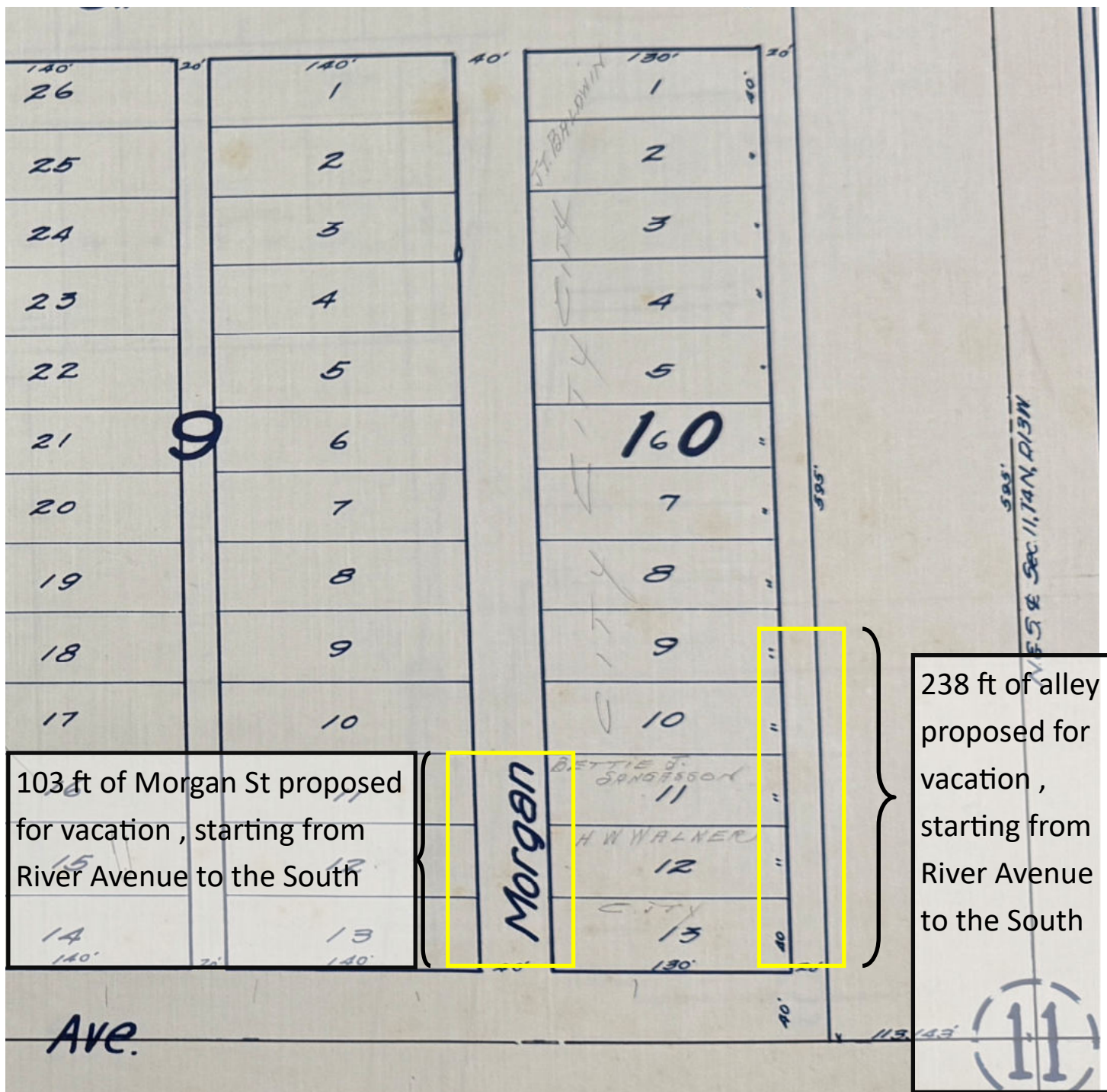


Portions of Street /
Alley being requested
for vacation

Note: Not drawn to
scale and only used as
a reference location



Tax Map Showing Block 6-10 of the Magruder & Co Addition Subdivision to the City of Hattiesburg



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 W. Anderson Project Name: _____

Municipal Address of Site: 1710 & 1708 River Ave PPIN #: 26685 & 20257

Parcel Number(s): 2-030L-11-291.00 2-030L-11-290.00

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: _____ Proposed Zoning: _____
☐ 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) | ☐ Text Amendment |
| ☐ Street or Alley Renaming (fill out pages 13 & 14) | ☐ Overlay District |
| ☒ Vacating Street or Alley (fill out pages 13 & 14) | ☐ Planned Mixed-Use District (PMU) |

For Staff Only:				
Zoning:	Historic District: <u>N/A</u>	Flood Zone: <u>1</u>	Ward: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5	
Project Number: <u>STCL-0825-0002</u>		Received:		
PPIN # or Parcel #:				

Updated Version 05/22/25

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

1710 1/2 1708 River Ave. HBy MS 39401
Street Address City State

on this the 19 day of Aug, 2025

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

on this the _____ day of _____, 20____.

Michael W. Anderson
Property Owner (Print)

[Signature]
Property Owner (Signature)

STATE OF MS
COUNTY OF FOLLEST

Personally came and appeared before me, the within named

Michael W. Anderson,
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 19th day of August, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires:

9/13/2027



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			0
Apartments			0
Churches/Schools			0
Other			0

Any Additional Information: _____

7. Describe the effect the proposed change will have on existing development and the transportation system within the affected area: _____

Pg 13

2. Undeveloped N/S alley btw
PPIN 26685 + 20257

3. N/A

4. Portion of alley bounded on
south by River Ave, on the
west by (PPIN 20257) or
1708 River Ave, on the east
by (PPIN 26685) or 1710
River Ave.

5. Tax Blocks: 290, 291, 289

7. Alley is undeveloped; the closure
will not restrict vehicular access
to adjacent parcels

8. No additional applications have been filed with the city
9. Only city-owned parcels will be affected.



**URBAN
DEVELOPMENT
PLANNING DIVISION**

**Planning Commission
Case Fact Sheet**

Names of Petitioner: Graham Development LLC, Property Owner/Applicant

Address of Property:	Tax Parcels	PPIN:	Ward:
Lamar Blvd	055B-15-001.000	12113	3
Lamar Blvd	052Q-10-044.002	37027	3
Lamar Blvd	052Q-10-044.000	24497	3
Lamar Blvd	052Q-10-044.004	40059	3
Lamar Blvd	052Q-10-044.005	40103	3

Request: Major Subdivision

Purpose of Request: Graham Development LLC, Property Owner/Applicant, requests approval of a major subdivision and a plat alteration for a B-5 zoned property. More specifically, this will add lot six to the Hattiesburg Market Place Subdivision. (PPINs 12113, 37027, 24497, 40059, & 40103, Lamar County, Ward 3).

History / Background: The subject property is part of the larger Hattiesburg Market Place Subdivision, located along U.S. Highway 98 and Lamar Boulevard. The original parent tract consisted of approximately 15 acres and has been gradually subdivided to create multiple commercial lots fronting Graham Property Drive and Lamar Boulevard. These lots have accommodated a mix of commercial and civic uses, including banks, offices, retail development, and public safety facilities.

The proposed plat creates Lot 6, a parcel of approximately 1.42 acres, further dividing the remaining land within the subdivision. This lot continues the pattern of creating mid-sized commercial parcels along Graham Property Drive to support outparcel development while maintaining shared access and internal circulation.

As part of prior phases of development, the applicant coordinated with the Mississippi Department of Transportation

(MDOT) and City of Hattiesburg to construct additional turn lanes from U.S. Highway 98 into the development, which are currently being constructed. These improvements re designed to accommodate increased traffic demand associated with the build-out of the subdivision and provide safer, more efficient access to Graham Property Drive and Lamar Boulevard.

While substantial infrastructure improvements have been made, some of the dedicated public infrastructure from the original subdivision request remains incomplete, including the final asphalt overlay, street trees, and street lighting along Graham Property Drive. The City is currently holding a performance bond to ensure these improvements are completed in accordance with subdivision requirements.

No new public infrastructure is proposed as part of this request. The public hearing is being held to consider a plat modification, consistent with Mississippi Code § 17-1-23, which requires governing body approval of subdivisions and resubdivisions of land.

Applicant Summary: * See Attached *

Applicable Regulations:

SECTION 4

Zoning Districts Established

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

SECTION 4 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-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

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.

- Conformance with the Hattiesburg Comprehensive Plan.
- Conformance with the standards of the zoning district.
- 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.

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.

Section 13

DEFINITIONS

Subdivision: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the

purpose, whether immediate or future, of sale, lease or building development by means of an appropriately recorded legal document.

Subdivision, Major: Any subdivision of land (lot split) that does not conform to the definition of a minor subdivision

Subdivision, Minor: Any subdivision (lot split) containing not more than three lots fronting on an existing street that does not result in the creation of any new street, the extension of municipal utilities, or the need for additional public improvements. A series of related minor subdivisions on contiguous land cumulatively totaling four or more lots shall be construed to create a major subdivision.

Miss. Code Ann. § 17-1-23 – Subdivision Regulation

Section 4 –

(4) If the owner of any land which shall have been laid off, mapped or platted as a city, town or village, or addition thereto, or subdivision thereof, or other platted area, whether inside or outside a municipality, desires to alter or vacate such map or plat, or any part thereof, he may petition the board of supervisors of the county or the governing authorities of the municipality for relief in the premises, setting forth the particular circumstances of the case and giving an accurate description of the property, the map or plat of which is to be vacated or altered and the names of the persons to be adversely affected thereby or directly interested therein. However, before taking such action, the parties named shall be made aware of the action and must agree in writing to the vacation or alteration. Failure to gain approval from the parties named shall prohibit the board of supervisors or governing authorities from altering or vacating the map or plat, or any part thereof. Any alterations of a plat or map must be recorded in the appropriate location and a note shall be placed on the original plat denoting the altered or revised plat. No land shall be subdivided nor shall the map or plat of any land be altered or vacated in violation of any duly recorded covenant running with the land. Any municipality which shall approve such a vacation or alteration pursuant to this section shall be exempt from the sale of surplus real property provisions as set forth in Section 21-17-1.

Present Zoning: The property is currently zoned B-5 Regional Business

Present Use: Commercial Businesses and Vacant/unimproved

Future Land Use: Regional Business Corridor and Regional Business

Surrounding Zoning and Land Use:
North: R-1A Single-Family Residential
South: B-5 Regional Business
East: B-5 Regional Business & R-3 Multi-Family Residential & Outside City Limits
West: B-5 Regional Business

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 preliminary plat for a major subdivision and a plat alteration for a B-5 zoned property. More specifically, this will add lot six to the Hattiesburg Market Place Subdivision. (PPINs 12113, 37027, 24497, 40059, & 40103, 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.

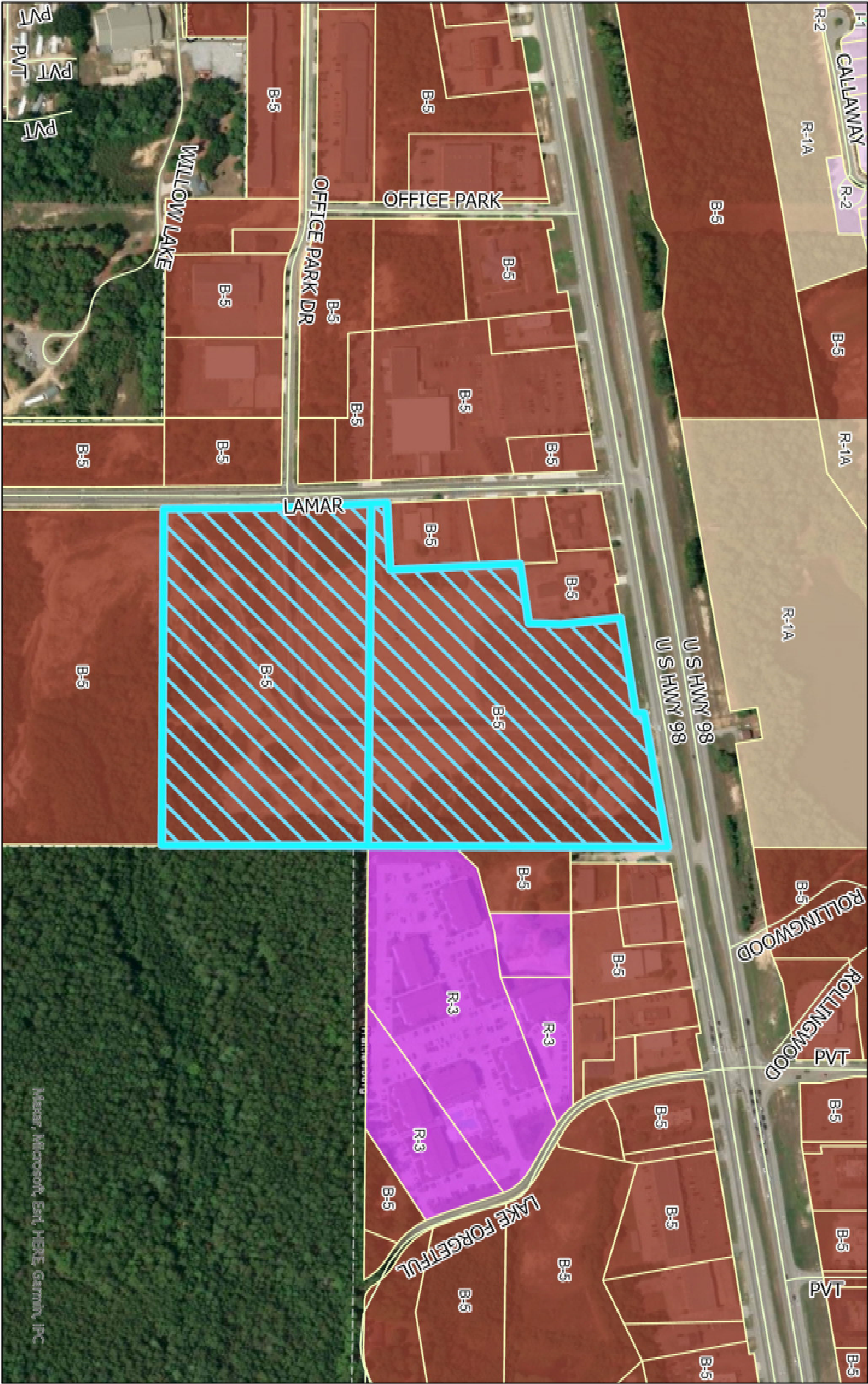
- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
- iv. Determination that adequate public facilities and services will be 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.

SUBJECT PARCEL

Hattiesburg Market Place— Major Subdivision Request

Graham Development LLC, Property Owner/Applicant, requests approval of a major subdivision and a plat alteration for a B-5 zoned property. More specifically, this will add lot six to the Hattiesburg Market Place Subdivision. (PPIN 12113, Lamar County, Ward 3).





- Zoning Legend**
- R-1A
 - R-2
 - R-3

- B-5
- I-1
- Subject Property

Major Subdivision Request
Hattiesburg Marketplace
PPIN: 12113, 37027, 24497, 40059, & 40103
Flood Zone: X
Ward 3, Lamar 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: 9/3/2025 10:13 AM





URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°23'31"W 31°19'5"N



Future Land Use Map

-  Neighborhood Conservation District 2
-  Regional Business A
-  Regional Business B

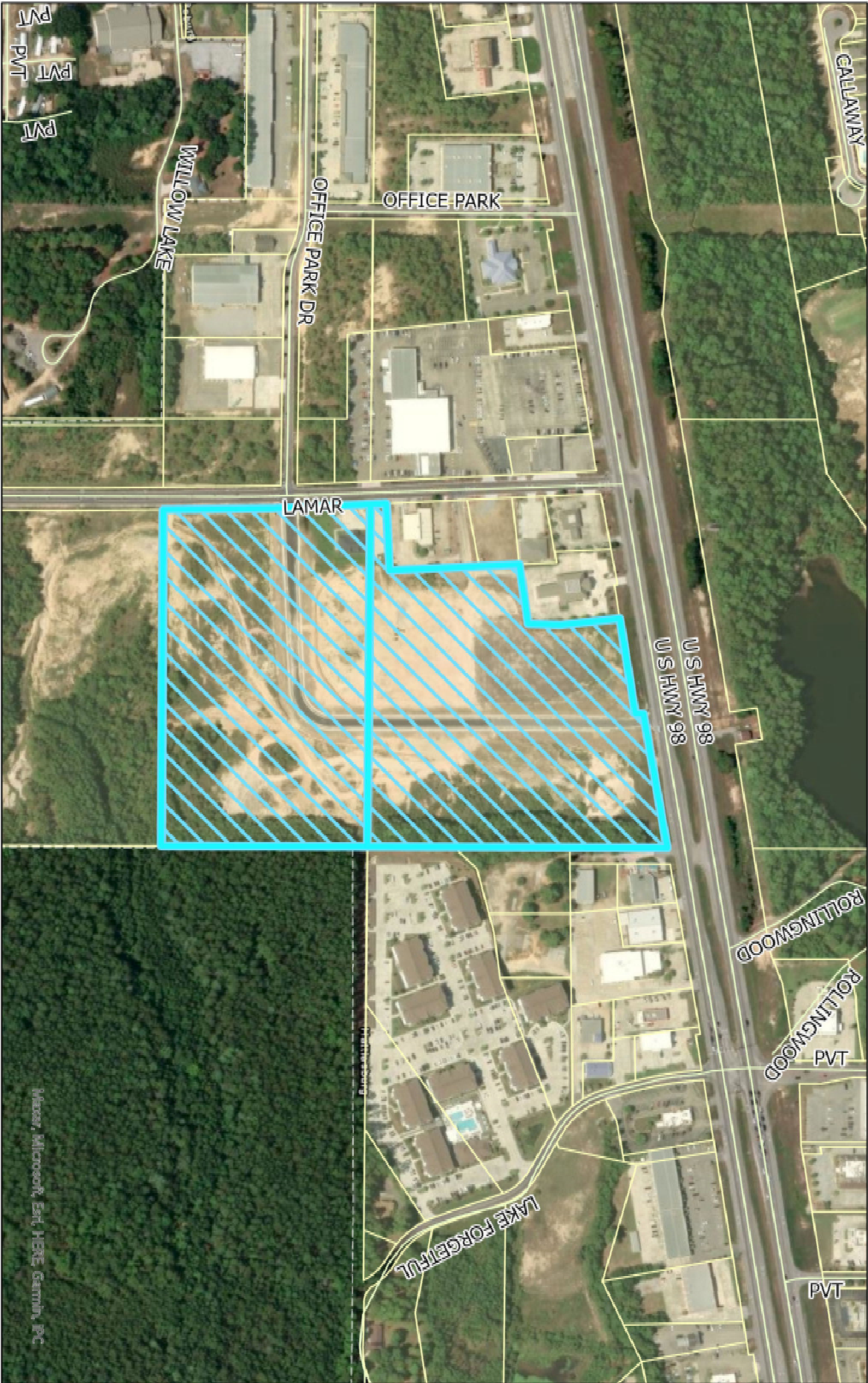
Major Subdivision Request

Hattiesburg Marketplace
PPIN: 12113, 37027, 24497, 40059, & 40103
Flood Zone: X
Ward 3, Lamar 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: 9/3/2025 11:08 AM



**URBAN
DEVELOPMENT
PLANNING DIVISION**
Center: 89°23'29"W 31°19'4"N



Zoning Legend

 Subject Property

Major Subdivision Request

Hattiesburg Marketplace

PPIN: 12113, 37027, 24497, 40059, & 40103

Flood Zone: X

Ward 3, Lamar 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: 9/3/2025 10:12 AM



**URBAN
DEVELOPMENT**
PLANNING DIVISION

Center: 89°23'31"W 31°19'5"N



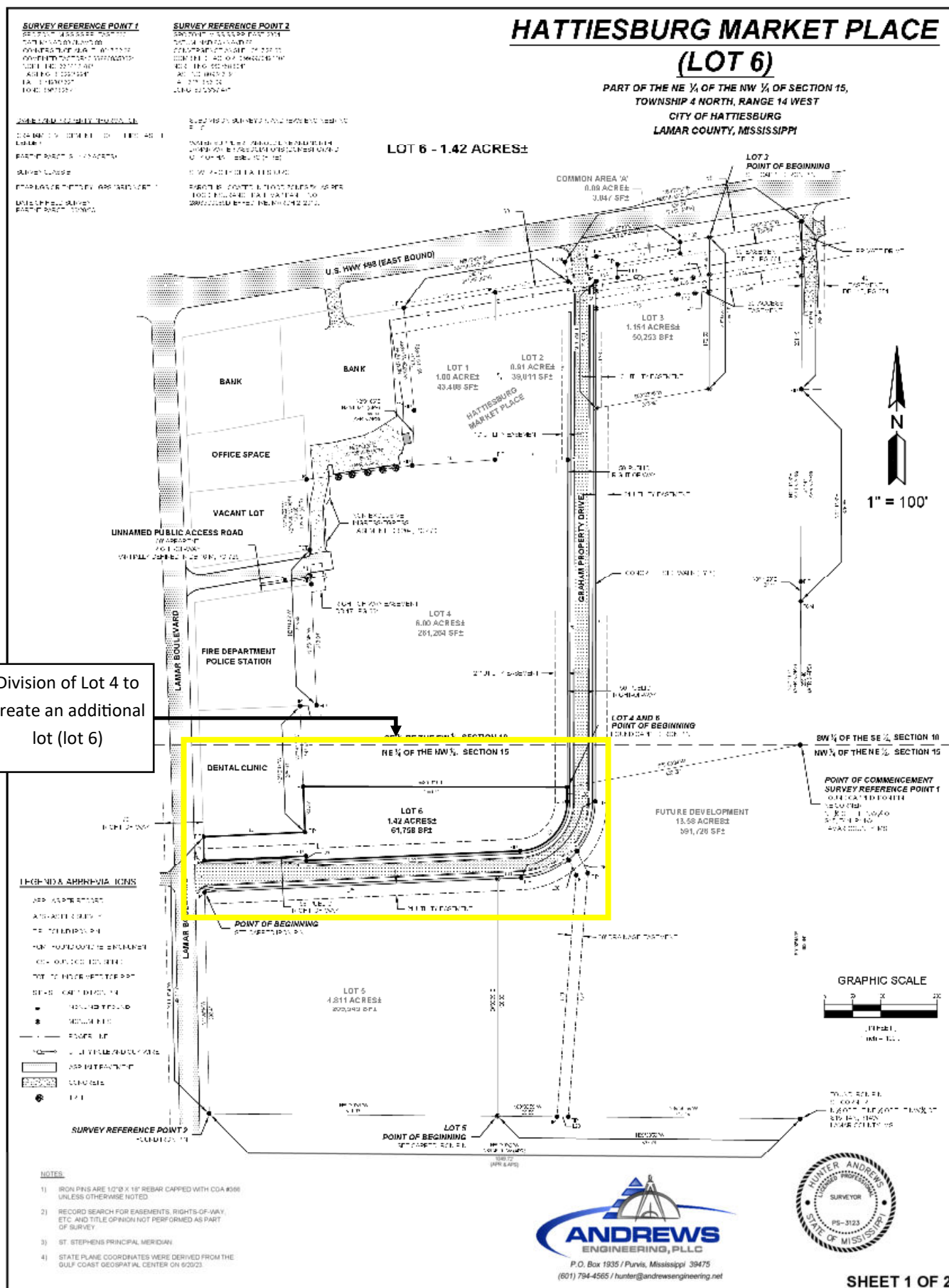
Surrounding Area



Surrounding Area



Proposed Plat (adding lot 6 to subdivision)





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: Graham Development LLC Project Name: Hattiesburg Market Place (Lot 6)

Municipal Address of Site: Graham Property Drive PPIN #: 12113

Parcel Number(s): 055B-15-001.000

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: _____ Proposed Zoning: _____
☐ 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) | ☐ Text Amendment |
| ☐ Street or Alley Renaming (fill out pages 13 & 14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (fill out pages 13 & 14) | ☐ Planned Mixed-Use District (PMU) |

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



Application for Public Hearing

City of Hattiesburg – Planning Division

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

Public Hearing Petitioner Information:

Deadline for applicant to file petition: _____

Hattiesburg Planning Commission Meeting Date: _____

Hattiesburg Board of Adjustment Meeting Date: _____

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

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

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

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

Public Hearing Application Checklist

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

- ☒ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different 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 \$_____

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

40 DEEP SOUTH LANE PURVIS MS
Street Address City State

on this the 15 day of AUGUST, 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.

HUNTER ANDREWS

on this the 15 day of AUGUST, 2025

JASON GRAHAM
Property Owner (print)

[Signature]
Property Owner (signature)

STATE OF Mississippi

COUNTY OF Lamar

Personally came and appeared before me, the within named

Jason Graham

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 15th day of August, 2025.



[Signature]
NOTARY PUBLIC

My Commission Expires:

April 13th, 2029

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

- Parent Parcel / Existing lot/parcel/tract contains: 15 +/- acres Square Footage/Acres
- Lot Area Requirement: none
- Lot Frontage Requirement: 100' at setback
- Existing use of lot/parcel/tract vacant
- To be subdivided into _____ lots/parcels (including parent parcel) – outlined below.

Use extra copies of this form if needed for additional lots

Newly Subdivided Parcels	New lot size in square footage (SF) or acres (A)	New lot has public road frontage	New lot has private road frontage	Indicate name of public of private road(s)	STAFF ONLY Lot area & frontage requirements comply?
1.	1.42 AC	☒ Yes ☐ No	☐ Yes ☒ No	GRAHAM PROPERTY DRIVE & LAMAR BOULEVARD	☐ Yes ☐ No
2.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
3.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
4.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
5.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
6.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
7.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
8.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
9.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
10.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
11.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
12.		☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No
<u>Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"</u>					
<u>Parent Parcel</u>	13.58 AC	YES	NO	GRAHAM PROPERTY DR.	
<u>Total square footage of new lots (verify total matches existing parcel prior to splits)</u>					

Infrastructure required: (Check all that apply)

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

NAME OF RECORDED SUBDIVISION TO BE ALTERED:

Hattiesburg Market Place (Lot 6)

I am writing to formally submit my application for approval of a subdivision alteration as per the requirements outlined in Mississippi State Code 17-1-23, Section 4. I have diligently complied with the provisions of this statute by identifying and notifying individuals who may be adversely affected or directly interested in the proposed alteration.

Below is a summary of the steps required to meet the requirements of Mississippi State Code 17-1-23 for alteration of a plat:

1. **Identification of Affected Individuals:** I have thoroughly documented and named all persons who would be adversely affected by or directly interested in the proposed subdivision alteration.
2. **Notification of Proposed Changes:** Before initiating any action regarding the alteration, I have ensured that the parties named are made aware of the proposed changes.
3. **Obtaining Written Agreement:** I have obtained written agreements to the vacation or alteration from all affected individuals, as required by the statute.

I have also submitted the following with this application:

- ☒ List of persons who are adversely affected or otherwise directly interested in the alteration of the subdivision
- ☒ Written agreements from the persons identified approving the proposed alteration
- ☒ Proposed alteration to the subdivision, drawn to scale.

Enclosed with this application, you will find comprehensive documentation supporting my compliance with Mississippi State Code 17-1-23, Section 4. This includes a list of individuals adversely affected or directly interested in the proposed subdivision alteration, along with copies of their written agreements to the vacation or alteration.

I attest that I have met the requirements above for the alteration of a recorded subdivision in the State of Mississippi and the City of Hattiesburg as outlined in MS State Code 17-1-23.

Signature _____

Date _____

8/25/2025

Note: Hattiesburg Market Place (Lot 6) is a proposed subdivision and does not alter any existing platted subdivision.

Identification of Persons Adversely Affected or Directly Interested in Proposed Subdivision Alteration

Name of Subdivision being altered:

Hattiesburg Market Place (Lot 6) (does not alter an existing platted subdivision)

Address and PPIN of alteration in subdivision:

Graham Property Drive, PPIN 12113

	Name	Address	Phone Number	Approve of Proposed Alteration (Yes or No)		Signature
				Yes	No	
1	Jason Graham	P.O. Box 1207, Purvis, MS 39475	601-794-2253	Yes		
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						

SURVEY REFERENCE POINT 1

SPC ZONE: MISSISSIPPI EAST 2301
DATUM: NAD 83 / NAVD 88
CONVERGENCE ANGLE: -0°17'22.39"
COMBINED FACTOR: 0.999969353624
NORTHING: 661412.782'
EASTING: 810292.994'
LAT: 31°19'02.62"
LONG: 89°23'25.41"

SURVEY REFERENCE POINT 2

SPC ZONE: MISSISSIPPI EAST 2301
DATUM: NAD 83 / NAVD 88
CONVERGENCE ANGLE: -0°17'28.60"
COMBINED FACTOR: 0.999970491104
NORTHING: 660758.804'
EASTING: 809243.841'
LAT: 31°18'56.09"
LONG: 89°23'37.47"

OWNER AND PROPERTY INFORMATION:

GRAHAM DEVELOPMENT, LLC/THE FIRST AS THE LENDER

PARENT PARCELS - 1.42 ACRES±

SURVEY CLASS B

BEARINGS ORIENTED BY: GPS (GRID NORTH)

DATE OF FIELD SURVEY:
PARENT PARCEL 06/20/23

SUBDIVISION SURVEYOR: ANDREWS ENGINEERING, PLLC

WATER SUPPLIER - ARNOLD LINE AND NORTH LAMAR WATER ASSOCIATIONS (DOMESTIC) AND CITY OF HATTIESBURG (FIRE)

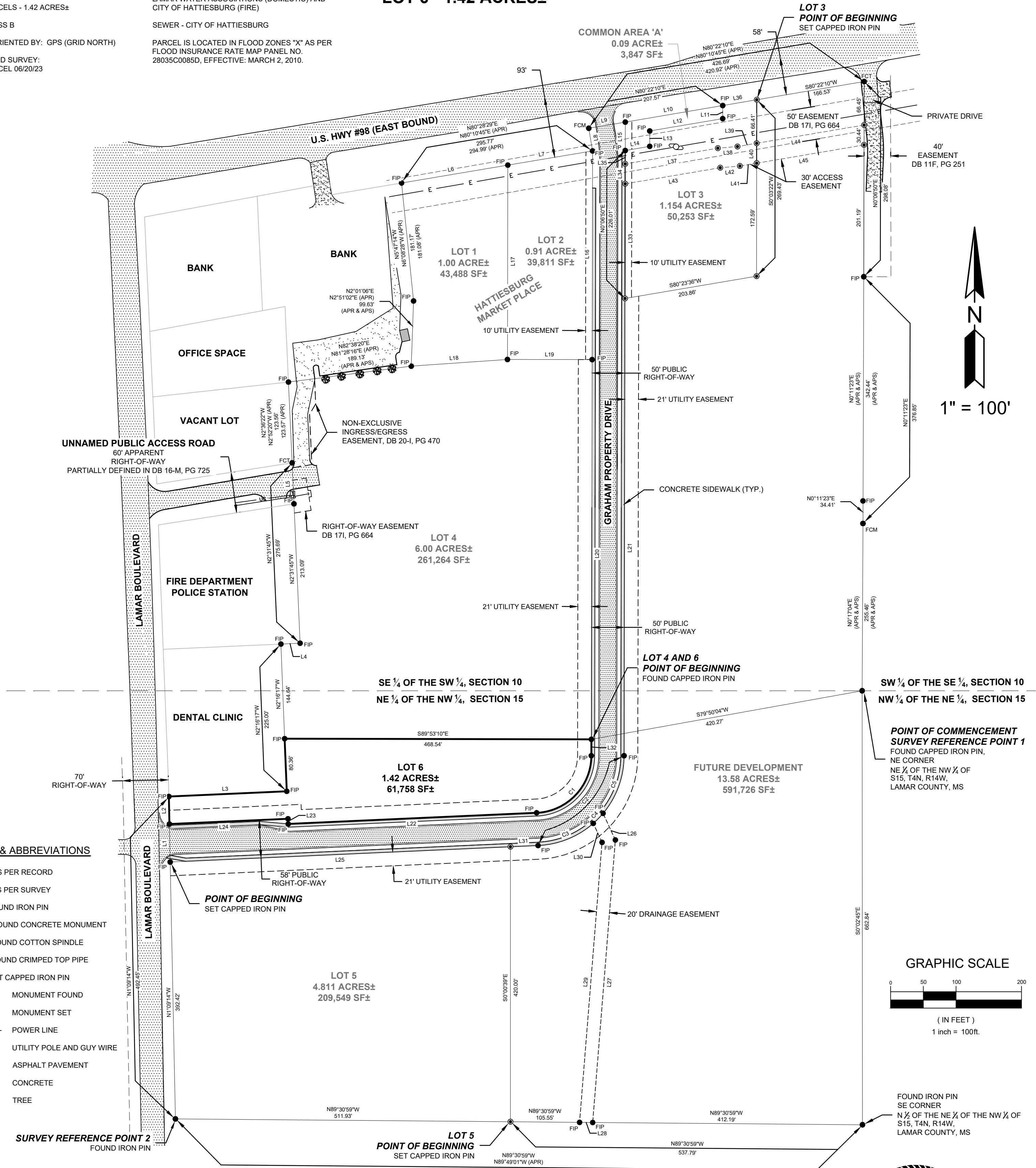
SEWER - CITY OF HATTIESBURG

PARCEL IS LOCATED IN FLOOD ZONES "X" AS PER FLOOD INSURANCE RATE MAP PANEL NO. 28035C0085D, EFFECTIVE: MARCH 2, 2010.

LOT 6 - 1.42 ACRES±

HATTIESBURG MARKET PLACE (LOT 6)

PART OF THE NE ¼ OF THE NW ¼ OF SECTION 15,
TOWNSHIP 4 NORTH, RANGE 14 WEST
CITY OF HATTIESBURG
LAMAR COUNTY, MISSISSIPPI



LEGEND & ABBREVIATIONS

- APR - AS PER RECORD
APS - AS PER SURVEY
FIP - FOUND IRON PIN
FCM - FOUND CONCRETE MONUMENT
FCS - FOUND COTTON SPINDLE
FCT - FOUND CRIMPED TOP PIPE
SIP - SET CAPPED IRON PIN
- MONUMENT FOUND
○ MONUMENT SET
- E — POWER LINE
— U — UTILITY POLE AND GUY WIRE
- ASPHALT PAVEMENT
CONCRETE
TREE

NOTES:

- IRON PINS ARE 1/2"Ø X 18" REBAR CAPPED WITH COA #366 UNLESS OTHERWISE NOTED.
- RECORD SEARCH FOR EASEMENTS, RIGHTS-OF-WAY, ETC. AND TITLE OPINION NOT PERFORMED AS PART OF SURVEY.
- ST. STEPHENS PRINCIPAL MERIDIAN.
- STATE PLANE COORDINATES WERE DERIVED FROM THE GULF COAST GEOSPATIAL CENTER ON 6/20/23.



P.O. Box 1935 / Purvis, Mississippi 39475
(601) 794-4565 / hunter@andrewsengineering.net



HATTIESBURG MARKET PLACE
(LOT 6)

PART OF THE NE ¼ OF THE NW ¼ OF SECTION 15,
TOWNSHIP 4 NORTH, RANGE 14 WEST
CITY OF HATTIESBURG
LAMAR COUNTY, MISSISSIPPI

OWNER'S CERTIFICATE:
State of Mississippi
County of Lamar

This is to certify that, I, the undersigned owner of the property shown hereon, hereby
dedicate this plat to be known as Hattiesburg Market Place (Lot 6). The undersigned
has caused the same to be subdivided as shown and has signed and delivered this
plat.

This the ____ day of ____, 2025

By:
Jason Graham, Member
Graham Development, LLC
40 Deep South Lane
Purvis, MS 39475

ACKNOWLEDGMENT:
State of Mississippi
County of Lamar

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 Jason Graham of Graham Development, LLC, who acknowledged
that he executed the above and foregoing instrument, after first having been duly
authorized by said corporations so to do.

My commission expires on: ____

Notary Public

LENDER'S CERTIFICATE:
State of Mississippi
County of Lamar

This is to certify that, I, the undersigned lienholder of the property shown hereon,
hereby dedicate this plat to be known as Hattiesburg Market Place (Lot 6). The
undersigned has caused the same to be subdivided as shown and has signed and
delivered this plat.

This the ____ day of ____, 2025

By:
Mackenzie Parker, Commercial Loan Officer, Vice President
The First Bank

ACKNOWLEDGMENT:
State of Mississippi
County of Lamar

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 Mackenzie Parker, Vice President of The First Bank, who
acknowledged that he executed the above and foregoing instrument, after first having
been duly authorized by said corporations so to do.

My commission expires on: ____

Notary Public

CITY APPROVAL AND ACCEPTANCE:
State of Mississippi
County of Lamar

Survey checked and approved by the City Engineer for the City of Hattiesburg on 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 on the, the ____ day of ____, 2025.

City Clerk Mayor

VERIFICATION:
State of Mississippi
County of Lamar

This is to certify that I, Hunter Andrews, a Mississippi Licensed Professional Land
Surveyor, as maker of the map of Hattiesburg Market Place (Lot 6), have compared
this the ____ with the ____ and the ____
and find the same to be exact copies of each other.

Hunter Andrews
Professional Land Surveyor / License # 3123

ACKNOWLEDGMENT:
State of Mississippi
County of Lamar

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 Hunter Andrews, Professional Land Surveyor, who acknowledged
that he/she executed the above and foregoing instrument, after first having been duly
authorized by said corporation so to do.

My commission expires on: ____

Notary Public

PLANNING DEPARTMENT CERTIFICATE:

Final approval of plat, this the ____ day of ____, 2025.

Urban Developer Director
City of Hattiesburg

REFERENCE MATERIAL:

- 1. TAX MAPS AND TAX DATA.
- 2. WARRANTY DEEDS ON FILE IN THE LAMAR COUNTY CHANCERY CLERK'S OFFICE: DB 7T, PG 232; DB 16J, PG 679; DB 23N, PG 90; DB 16M, PG 725.
- 3. STREET DEED ON FILE IN THE LAMAR COUNTY CHANCERY CLERK'S OFFICE: DB 16M, PG 727.
- 4. SURVEY PERFORMED BY CASEY L. BENEDICT DATED 8/4/17.
- 5. SURVEY PERFORMED BY CASEY L. BENEDICT DATED 9/30/14.
- 6. SURVEY PERFORMED BY MICHAEL T. WAITES DATED 5/15/03.
- 7. SURVEY PERFORMED BY RICHARD B. BRANTLEY DATED 01/13/14.
- 8. HATTIESBURG MARKET PLACE SUBDIVISION PLAT ON FILE AT THE LAMAR COUNTY CHANCERY CLERK'S OFFICE.
- 9. HATTIESBURG MARKET PLACE (LOTS 3.4.&5 SUBDIVISION PLAT ON FILE AT THE LAMAR COUNTY CHANCERY CLERK'S OFFICE.
- 10. EASEMENT INSTRUMENTS ON FILE IN THE LAMAR COUNTY CHANCERY CLERK'S OFFICE: DB 11F, PG 251; DB 17T, PG 664; DB 20I, PG 470; DB 30P, PG 230.

LEGAL DESCRIPTION - LOT 6:

A PARCEL OF LAND BEING PART OF THE NE ¼ OF THE NW ¼ OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 14 WEST, CITY OF HATTIESBURG, LAMAR COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED ON GRID NORTH)

COMMENCING AT A CAPPED IRON PIN AT THE NE CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI; THENCE RUN S79°50'04"W FOR 420.27' TO A CAPPED IRON PIN ON THE WESTERN RIGHT-OF-WAY OF GRAHAM PROPERTY DRIVE FOR THE POINT OF BEGINNING; THENCE RUN S0°06'50"W ALONG SAID RIGHT-OF-WAY FOR 25.04 TO AN IRON PIN; THENCE RUN 133.34' ALONG A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY TO AN IRON PIN ON THE NORTHERN RIGHT-OF-WAY OF SAID ROAD, SAID CURVE HAVING A RADIUS OF 87.50', AN INCLUDED ANGLE OF 87°18'54", AND A CHORD RUNNING S43°46'17"W FOR 120.81'; THENCE RUN S87°25'44"W ALONG SAID RIGHT-OF-WAY FOR 379.87' TO AN IRON PIN; THENCE RUN N2°34'16"W ALONG SAID RIGHT-OF-WAY FOR 8.00' TO AN IRON PIN; THENCE RUN S87°25'44"W ALONG SAID RIGHT-OF-WAY FOR 181.26' TO AN IRON PIN ON THE EASTERN RIGHT-OF-WAY OF LAMAR BOULEVARD; THENCE RUN N1°09'14"W ALONG SAID RIGHT-OF-WAY FOR 42.01' TO AN IRON PIN; THENCE RUN N87°25'44"E FOR 180.22' TO AN IRON PIN; THENCE RUN N2°16'17"W FOR 80.36' TO AN IRON PIN; THENCE RUN S89°53'10"E FOR 468.54' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 1.42 ACRES (61,758 SF) MORE OR LESS.

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

SURVEYOR'S CERTIFICATE:
State of Mississippi
County of Lamar

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 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 said 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.

Hunter Andrews
Professional Land Surveyor / License # 3123



Table with 6 columns: SEGMENT, LENGTH, RADIUS, DELTA, CHORD, CHORD DIRECTION. Contains 5 rows of curve data (C1-C5).

Table with 3 columns: SEGMENT, LENGTH, DIRECTION. Contains 15 rows of parcel line data (L1-L15).

Table with 3 columns: SEGMENT, LENGTH, DIRECTION. Contains 15 rows of parcel line data (L16-L30).

Table with 3 columns: SEGMENT, LENGTH, DIRECTION. Contains 15 rows of parcel line data (L31-L45).



570

FILED

2016 OCT 4 AM 8 51

WAYNE SMITH
CHANCERY CLERK

THIS INSTRUMENT PREPARED BY:

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

Indexing Instructions: The property described in this instrument is situated in the SE¼ of SW¼, Section 10 and NE¼ of NW¼, Section 15, Township 4 North, Range 14 West, Lamar County, Mississippi. Please index accordingly in the sectional index.

RETURN TO:

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

STATE OF MISSISSIPPI
COUNTY OF LAMAR

WARRANTY DEED

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

WILMER J. MORRIS, III

Address: 38 Rollingwood
Hattiesburg, MS 39402
Phone: 601-268-0235

and

MARTHA JO MORRIS HOWELL

1206 Poplar Road
Corinth, MS 38824
Phone: 662-286-5653 cell 662-2849327

THE WILMER JOSEPH MORRIS, III and
and BETTYE P. MORRIS JOINT REVOCABLE
TRUST U/A 10/14/2014

Address: 38 Rollingwood
Hattiesburg, MS 39402
Phone: 601-268-0235

MARTHA JO HOWELL LAND COMPANY
LLC, a Mississippi limited liability company

1206 Poplar Road
Corinth, MS 38824
Phone: 662-286-5653 cell 662-2849327

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

GRAHAM DEVELOPMENT, LLC,

a Mississippi limited liability company

Address: Po Box 1207
PURVIS, MS 39475
Phone: 601-794-2253

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

File No. 16-09-1044

A parcel of land being part of the SE¼ of the SW¼, Section 10, and the NE¼ of the NW¼, Section 15, Township 4 North, Range 14 West, Lamar County, Mississippi, and being more particularly described as follows (BEARINGS ARE BASED ON GRID NORTH): Commencing at a capped iron pin at the NE corner of the NE¼ of the NW¼ of Section 15, Township 4 North, Range 14 West, Lamar County, Mississippi, said point also being the Point of Beginning; thence run South 00°02'45" East along the East line of the said forty for 662.84 feet to an iron pin at the SE corner of the N½ of the NE¼ of the NW¼ of Section 15; thence run North 89°30'59" West along the South line of the N½ of the NE¼ of the NW¼ for 1049.72 feet to a capped iron pin on the Eastern right of way line of Lamar Boulevard; thence run North 01°09'14" West along the said right of way line for 503.62 feet to an iron pin; thence run North 02°16'17" West along the said right of way line for 213.84 feet to a capped iron pin; thence run North 87°25'44" East for 209.37 feet to an iron pin; thence run North 02°31'45" West for 213.09 feet to a capped iron pin; thence run North 89°42'38" East for 869.41 feet to a capped iron pin on the East line of the SE¼ of the SW¼ of Section 10; thence run South 00°11'23" West along the said East line for 34.41 feet to a concrete monument; thence run South 00°17'04" West along the said East line for 255.46 feet back to the Point of Beginning; said parcel contains 21.99 acres, more or less; all together with all improvements thereon and appurtenances thereunto belonging.

Grantors and Grantees shall pro-rate county and state ad valorem taxes for 2016.

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

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

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

The above warranty and this conveyance are subject to those certain subdivision regulations of record in Minute Book 59 at Page 202, Minute Book 82 at Page 282, Minute Book 112 at Pages 144 and 290, and Minute Book 148 at Page 706 and recorded in Ordinances Book 1 at Page 507 and to those site plan regulations of record in Minute Book 142 at Page 173, Minute Book 148 at Page 727 and recorded in Ordinances Book 1 at Page 528.

The above warranty and this conveyance are subject to that easement to Pearl River Valley Electric Power Association dated September 28, 2004, and recorded in Land Deed Book 17-I at Page 664 in the office of the Chancery Clerk of Lamar County, Mississippi.

Grantors herein warrant that the above described real property does not constitute a part of their respective homesteads, nor is it adjacent thereto.

572

WITNESS OUR SIGNATURES on this 30th day of September, A.D., 2016.

Wilmer J. Morris III
WILMER J. MORRIS, III

Martha Jo Morris Howell
MARTHA JO MORRIS HOWELL

Wilmer Joseph Morris III
WILMER JOSEPH MORRIS, III, Trustee of the
Wilmer Joseph Morris, III and Bettye P. Morris Joint
Revocable Trust U/A 10/14/2014

Bettye P. Morris
BETTYE P. MORRIS, Trustee of the Wilmer Joseph
Morris, III and Bettye P. Morris Joint Revocable
Trust U/A 10/14/2014

Martha Jo Howell
MARTHA JO HOWELL, Manager, Martha Jo
Howell Land Company, LLC, a Mississippi limited
liability company

STATE OF MISSISSIPPI

COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th
day of September, A.D., 2016, within my jurisdiction, the within named **WILMER J. MORRIS, III**, who
acknowledged that he executed the above and foregoing instrument.

My Commission Expires:



Stephen K. Thomas
NOTARY PUBLIC

STATE OF MISSISSIPPI

COUNTY OF Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th
day of September, A.D., 2016, within my jurisdiction, the within named **MARTHA JO MORRIS
HOWELL**, who acknowledged that she executed the above and foregoing instrument.

My Commission Expires:

File No. 16-09-1044



Stephen K. Thomas
NOTARY PUBLIC

TATE OF MISSISSIPPI

COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of September, A.D., 2016, within my jurisdiction, the within named **WILMER JOSEPH MORRIS, III, and BETTYE P. MORRIS**, who acknowledged that they are Trustees of The Wilmer Joseph Morris, III and Bettye P. Morris Joint Revocable Trust U/A 10/14/2014, and in said representative capacity, they executed the above and foregoing instrument after first having been duly authorized so to do.

My Commission Expires:



STATE OF MISSISSIPPI

COUNTY OF Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of September, A.D., 2016, within my jurisdiction, the within named **MARTHA JO HOWELL**, who acknowledged that she is Manager of Martha Jo Howell Land Company, LLC, a Mississippi limited liability company and that for and on behalf of said company and as its act and deed, she executed the above and foregoing instrument after first having been duly authorized by said company so to do.

My Commission Expires:



[Signature]
NOTARY PUBLIC



CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI
LAMAR COUNTY

Wayne Smith, Chancery Clerk

LD Book 25-m Page 570
Indexed ☒ Recorded ☒ Abstracted ☐
Shirley Broome D.C.

File No. 16-09-1044

478

FILED

2017 AUG 21 PM 1 15

WAYNE SMITH
CHANCERY CLERK

THIS INSTRUMENT PREPARED BY:

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

Indexing Instructions: The property described in this instrument is situated in the SE¼ of SW¼, Section 10, Township 4 North, Range 14 West, Lamar County, Mississippi. Please index accordingly in the sectional index.

RETURN TO:

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

STATE OF MISSISSIPPI

COUNTY OF LAMAR

WARRANTY DEED

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

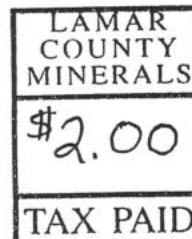
WILMER J. MORRIS, III
38 Rollingwood
Hattiesburg, MS 39402
(601) 268-0235

and

MARTHA JO MORRIS HOWELL
1206 Poplar Road
Corinth, MS 38824
(662) 286-5653

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

GRAHAM DEVELOPMENT, LLC,
a Mississippi limited liability company
P.O. Box 1207
Purvis, MS 39475
(601) 794-2253



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

A parcel of land being part of the SE¼ of the SW¼, Section 10, Township 4 North, Range 14 West, Lamar County, Mississippi, and being more particularly described as follows: (bearings are based on Grid North)

Commencing at a capped iron pin at the SE corner of the SE¼ of the SW¼ of Section 10, Township 4 North, Range 14 West, Lamar County, Mississippi; thence run North 0°17'04" East along the East line of the said forty for 255.46 feet to a concrete monument; thence run North 0°11'23" East for 34.41 feet to a capped iron pin for the Point of Beginning; thence run South 89°42'38" West for 869.41 feet to a capped iron pin; thence run North 2°31'45" West for 62.60

File No. 17-08-776

run North 82°38'20" East for 189.13 feet to a capped iron pin; thence run North 2°01'06" East for 99.63 feet to an iron pin; thence run North 5°47'14" West for 181.17 feet to an iron pin on the Southern right of way of U.S. Highway #98; thence run North 80°28'29" East along the said right of way for 295.77 feet to a capped iron pin; thence run North 9°20'45" West along the said right of way for 35.03 feet to a brass disc right of way marker; thence run North 80°15'26" East along the said right of way for 427.24 feet to a cotton spindle at the intersection of the Southern right of way of U.S. Highway #98 and the East line of the SE¼ of the SW¼; thence run South 0°06'50" West along the East line of the said forty for 298.08 feet to an iron pin; thence run South 0°11'23" West along the said East line for 342.44 feet back to the Point of Beginning; said parcel contains 9.89 acres, more or less; all together with all improvements thereon and appurtenances thereunto belonging.

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

The above warranty and this conveyance is made subject to prior reservations of oil, gas and other minerals by former owners. Grantors herein reserve any and all oil, gas and other minerals that they may own lying in and under the above described real property.

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

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

The above warranty and this conveyance is made subject to those certain subdivision regulations of record in Minute Book 59 at Page 202, Minute Book 82 at Page 282, Minute Book 112 at Pages 144 and 290, and Minute Book 148 at Page 706 and recorded in Ordinances Book 1 at Page 507 and to those site plan regulations of record in Minute Book 142 at Page 173, Minute Book 148 at Page 727 and recorded in Ordinances Book 1 at Page 528.

The above warranty and this conveyance is made subject to that easement to Pearl River Valley Electric Power Association dated September 28, 2004, and recorded in Land Deed Book 17-I at Page 664 in the office of the Chancery Clerk of Lamar County, Mississippi.

The above warranty and this conveyance is made subject to those easements to South Mississippi Electric Power Association dated November 7, 1996, and recorded in Land Deed Book 12-N at Page 138 and dated November 15, 1996, and recorded in Land Deed Book 12-N at Page 506 in the office of the Chancery Clerk of Lamar County, Mississippi.

The above warranty and this conveyance is made subject to that easement for ingress and egress, overhead electric power lines and private drive encroachment as shown on the survey by Andrews Engineering, PLLC dated August 4, 2017, attached hereto and made a part hereof.

Grantors herein warrant that the above described real property does not constitute a part of their respective homesteads, nor is it adjacent thereto.

480

WITNESS MY SIGNATURE on this 21st day of August, A.D., 2017.

Wilmer J. Morris III
WILMER J. MORRIS, III

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 August, A.D., 2017, within my jurisdiction, the within named **WILMER J. MORRIS, III**, who acknowledged that he executed the above and foregoing instrument.

My Commission Expires:



[Signature]
NOTARY PUBLIC

File No. 17-08-776

WITNESS MY SIGNATURE on this 18th day of August, A.D., 2017.

Martina Jo Morris Howell
MARTHA JO MORRIS HOWELL

STATE OF MISSISSIPPI

COUNTY OF Alcorn

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of August, A.D., 2017, within my jurisdiction, the within named MARTHA JO MORRIS HOWELL, who acknowledged that she executed the above and foregoing instrument.

My Commission Expires:



Stephanie Godwin
NOTARY PUBLIC



CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI
LAMAR COUNTY
Wayne Smith, Chancery Clerk
LD Book 26-D Page 478-482
Indexed ☒ Recorded ☒ Abstracted ☐
Sharon Herrin D.C.



**URBAN
DEVELOPMENT
PLANNING DIVISION**

**Planning Commission
Case Fact Sheet**

Names of Petitioner: AIDS Services Coalition, Property Owner/Applicant, and Kathryn Garner, Representative

Address of Property:	Tax Parcel	PPIN:	Ward:
117 College Street	2-029J-10-119.00	14586	2
117 College Street	2-029J-10-120.00	14587	2
117 College Street	2-029J-10-118.00	14588	2
117 College Street	2-042G-25-043.01	14589	2

Request: Conditional Use Request

Purpose of Request: AIDS Services Coalition, Property Owner/Applicant, and Kathryn Garner, Representative, request approval for “dwelling, multi-family” for a B-1 zoned property located at 117 College Street (PPIN 14586, 14587, 14588, & 14589, Forrest County, Ward 2).

History / Background: The applicant met with staff to discuss the renovations of three apartment complexes in the North Main Historic District. Four buildings were previously used as apartment complexes, but one was lost in a fire. The remaining three have not been in use for more than six months. Because of this lapse, and since the property is zoned B-1, the apartments have lost their legal nonconforming status and cannot be reactivated without conditional use approval.

The Comprehensive Plan identifies this area as part of the Downtown District, the City’s historic central business district. The plan promotes a mix of land uses, including higher-density residential such as apartments and condominiums, as compatible with the district’s historic development pattern and overall higher density of activity.

Conditional uses allow flexibility in the zoning ordinance while ensuring proposed uses remain compatible with surrounding development. Approval may be granted with conditions to ensure the use is in harmony with the neighborhood. The proposed reuse would not create adverse impacts to public utilities, as the site has previously been served. The Planning Commission should consider whether the proposed use is compatible with the surrounding context and consistent with the Comprehensive Plan's vision for downtown.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 5 USE REGULATIONS

5.4.18 Dwelling, Two-Family and Multi-Family.

5.4.18.1 On infill development sites in residential districts, multi-family buildings shall be designed to blend in with surrounding single-family residential buildings to the maximum extent practicable with regard to building design, setbacks, driveway and garage design and location, porches, and sidewalks.

5.4.18.2 Site designs shall create a sense of "neighborhood" and shall meet the following requirements:

- i. Buildings shall be sited with front entrances and porches oriented toward streets, drives, and plazas, rather than clustered around parking lots.
- ii. An internal vehicular circulation system for private streets, when included, shall be reflective of a single-family residential street system.
- iii. Parking lots shall be located behind buildings, except where it is deemed appropriate to use a parking lot as a buffer from an arterial street, or where such parking area will directly abut a

property line exterior to the development site when located in or adjacent to a residential district.

iv. Walkways shall connect all buildings with parking areas, play areas, clubhouses, and existing public sidewalks adjacent to the development site

v. Plazas, clubhouses, pools, and recreational facilities shall be centrally located when provided.

5.4.18.3 Building designs that create variety and do not look monotonous if replicated throughout the development, it shall be required. Such designs shall include the following:

i. Side and rear building elevations, garages, carports, and all accessory structures shall have the same level of design, aesthetic quality, and architectural detailing.

ii. Porches, varied rooflines, and varied façade depths shall be provided to create variety and individuality of each building.

iii. Windows and projecting wall surfaces shall be used to break up larger wall surfaces, establish visual interest, and provide visibility of the street and other public spaces, encouraging social interaction.

iv. Protective entry courts, common vestibules, covered breezeways, or enclosed stair halls shall be used to reduce the number of visible doors, unless designed in a row house or townhouse manner oriented toward the street.

v. Garages shall be designed to be integrated with the building design or sited so as to avoid long monotonous rows of garage doors and building walls. Garages shall be oriented so that they do not visually dominate the building façade or the streetscape.

Present Zoning:

B-1 Professional Business

Present Use: Vacant apartment complex

Future Land Use: Downtown District

Surrounding Zoning and Land Use:

North:	B-1 Professional Business
South:	B-4 Downtown Business
East:	B-1 Professional Business
West:	B-1 Professional Business

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

Option: Recommend **Approval** or **Denial** of the Conditional Use Request for “dwelling, multi-family” for a B-1 zoned property located at 117 College Street (PPIN 14586, 14587, 14588, & 14589, Forrest County, Ward 2).

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

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

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

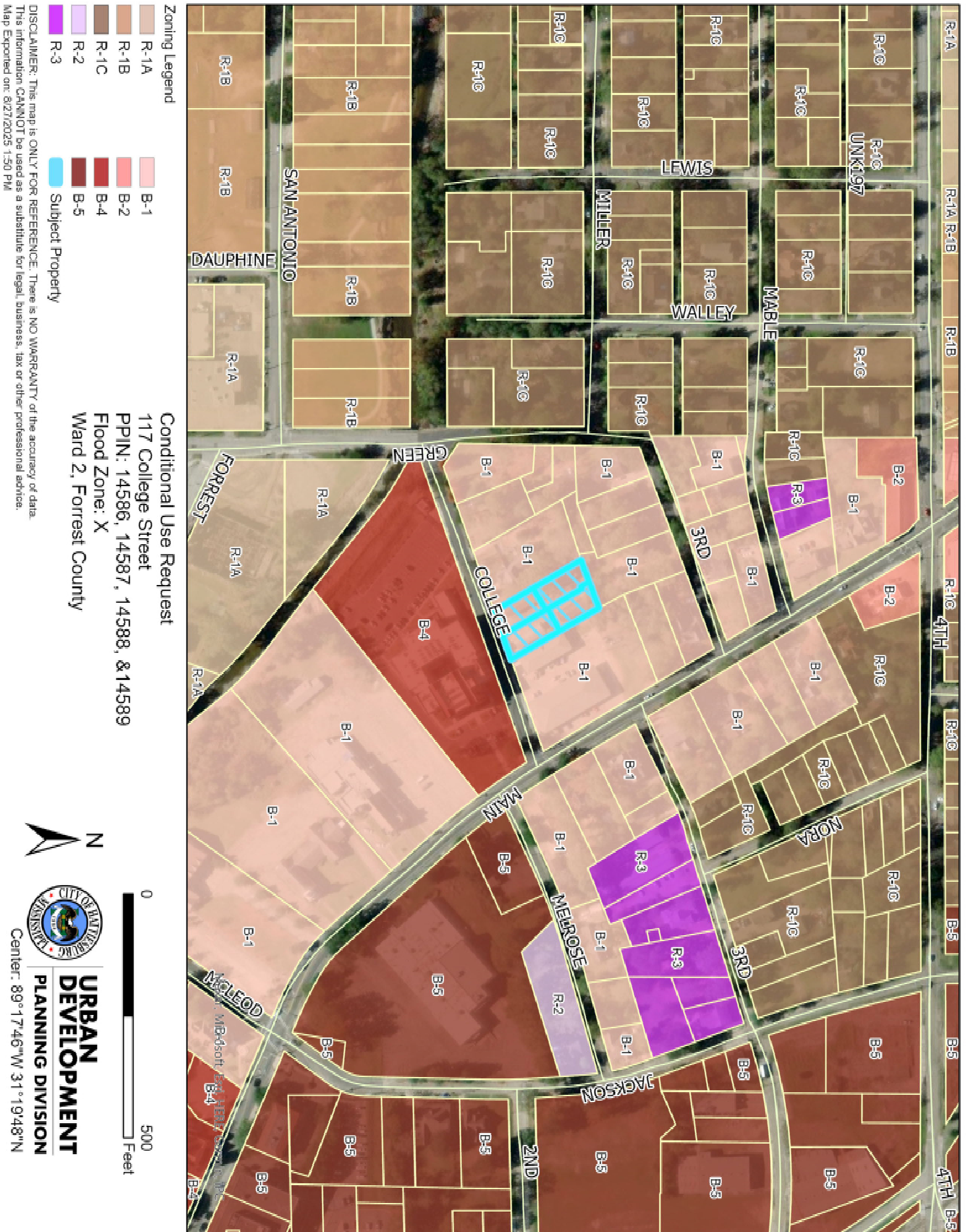
- i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide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

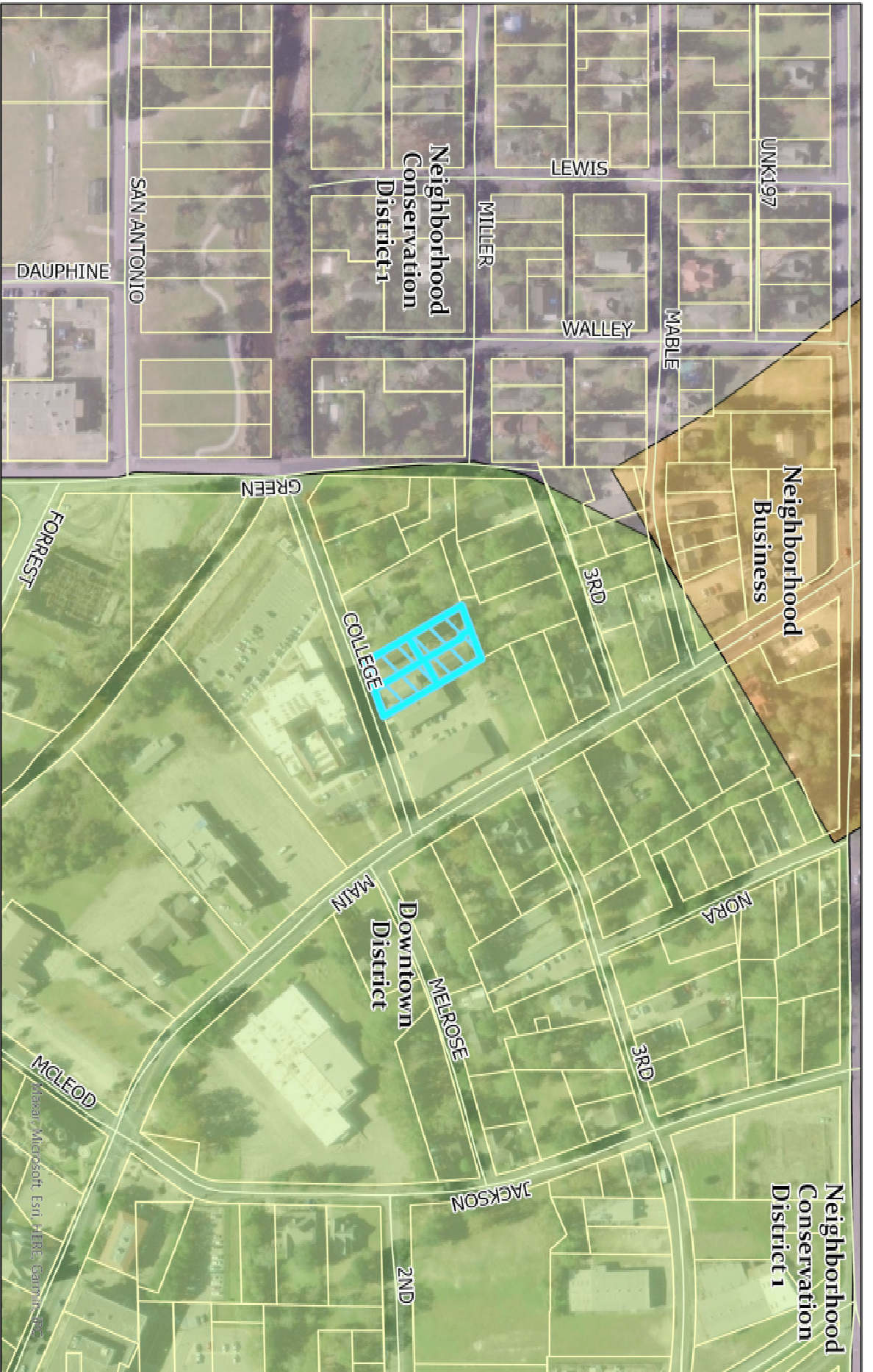
SUBJECT PARCEL

117 College Street— Conditional Use Request

AIDS Services Coalition, Property Owner/Applicant, and Kathryn Garner, Representative, request approval for “dwelling, multi-family” for a B-1 zoned property located at 117 College Street (PPIN 14586, 14587, 14588, & 14589, Forrest County, Ward 2).







Future Land Use Map

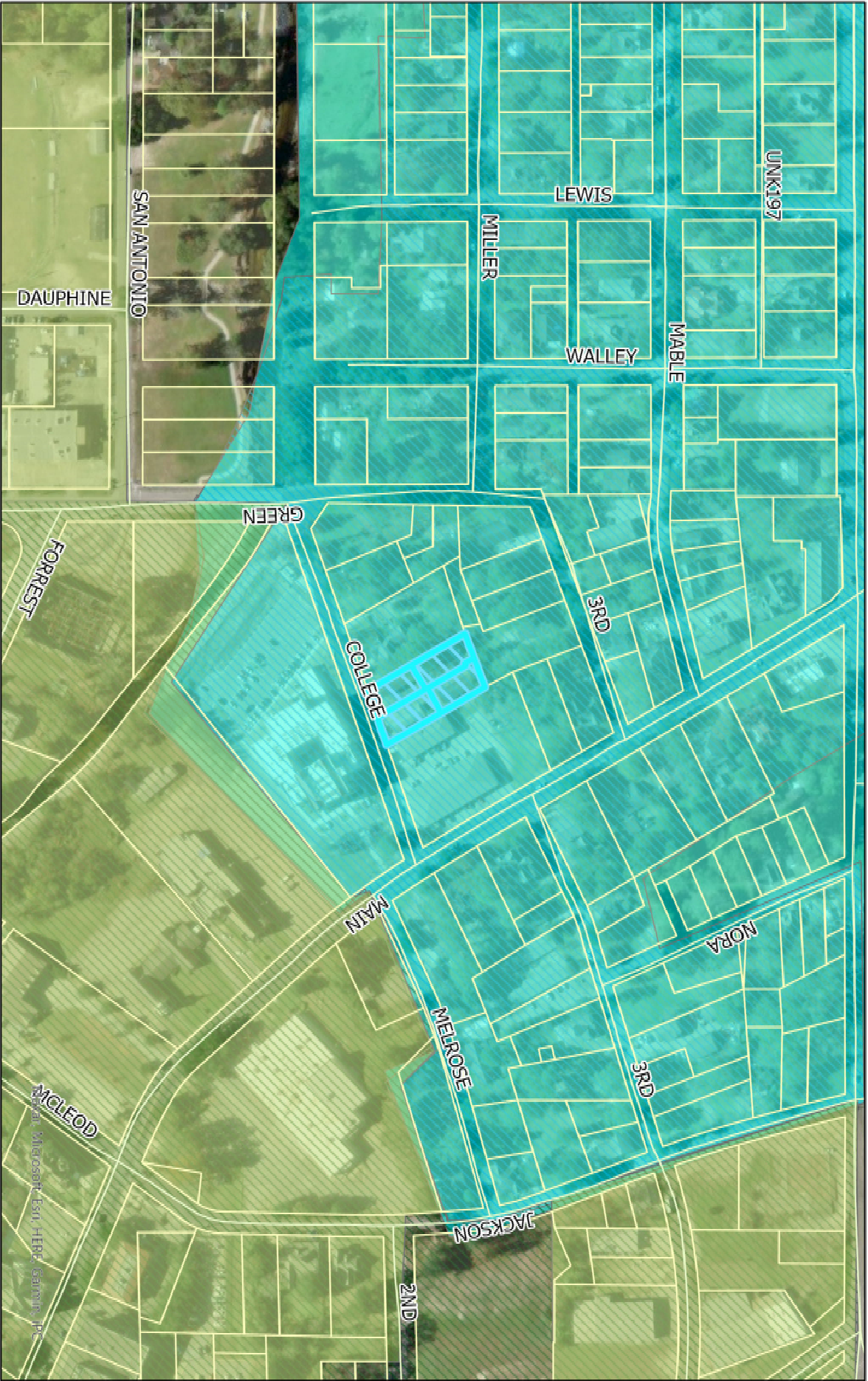
- Downtown District
- Neighborhood Business
- Neighborhood Conservation District 1
- Subject Property

Conditional Use Request
 117 College Street
 PPIN: 14586, 14587, 14588, & 14589
 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: 8/27/2025 1:53 PM



URBAN DEVELOPMENT PLANNING DIVISION
 Center: 89°17'45"W 31°19'48"N



Historic Districts

- Hub City Downtown Historic District Boundaries, Local
- Hub City National Register District, National Register
- North Main Historic District, Local
- North Main National Register District, National Register

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: 8/27/2025 2:03 PM

Conditional Use Request

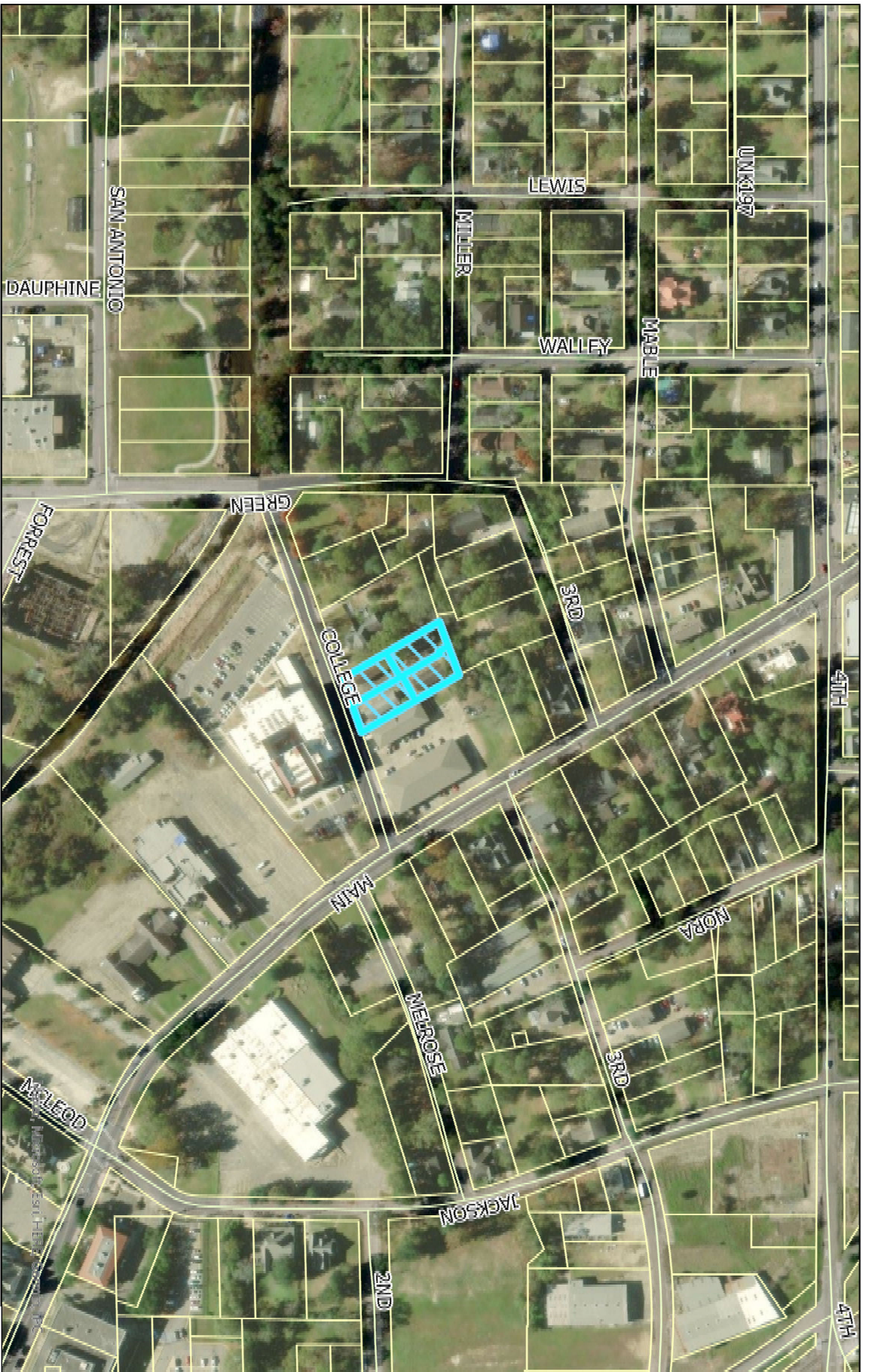
117 College Street
PPIN: 14586, 14587, 14588,
& 14589
Flood Zone: X
Ward 2, Forrest County



**URBAN
DEVELOPMENT
PLANNING DIVISION**

Center: 89°17'46"W 31°19'48"N





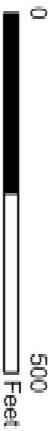
Zoning Legend
 Subject Property

Conditional Use Request
 117 College Street
 PPIN: 14586, 14587, 14588, & 14589
 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: 8/27/2025 1:49 PM



URBAN DEVELOPMENT
 PLANNING DIVISION
 Center: 89°17'46"W 31°19'48"N



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: AIDS Services Coalita Project Name: Shelley Place (Bkg) ^{All}

Municipal Address of Site: 117 College Street PPIN #: 114588

Parcel Number(s): _____

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: <u>B-1</u> Proposed Zoning: <u>B-1</u>
☒ 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) | ☐ Text Amendment |
| ☐ Street or Alley Renaming (fill out pages 13 & 14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (fill out pages 13 & 14) | ☐ Planned Mixed-Use District (PMU) |

For Staff Only:				
Zoning: <u>B-1</u>	Historic District: <u>N. Main</u>	Flood Zone: <u>X</u>	Ward: ☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5	
Project Number:		Received:		
PPIN # or Parcel #:		<u>. MM</u> <u>8-26-25</u>		



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: 8/28/25
Hattiesburg Planning Commission Meeting Date: 10/1/25
Hattiesburg Board of Adjustment Meeting Date: _____
City Council Agenda Review Date – (you or your representative should attend): 10/20/25
City Council Meeting (Vote) Date – (you or your representative may attend): 10/21/25

- 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 \$_____



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.	\$225.00 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:

Kathryn Garner

Signature:

Kathryn Garner

Updated Version 05/22/2025

FOR CONDITIONAL USE APPLICANTS:

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

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

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

Yes. The property was constructed as a 4plex in 1980 and has remained as such since that time. However, it has been vacant for a number of years, thus requiring a conditional use permit

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

MA

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

We are renovating an existing building of +/- 1200 sq ft. We are not changing the footprint

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

Residents will be present in the 4 units (2hr).

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

No

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

N/A

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

It is infill construction from the 1980's.
N. Main St Apartments are directly adjacent
and apts are across (Preservation).

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

Parking is there now.

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.



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

117 College Street Hattiesburg MS 39401
Street Address City State

on this the 26th day of August, 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.

Kathryn Garner
on this the 26th day of August, 2025

Kathryn Garner
Property Owner (Print)
Kathryn Garner
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forrest

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of August, 2025.
Danya Sengler
NOTARY PUBLIC

My Commission Expires:

March 24, 2029



Request for Fee Waiver

117 College Street - Conditional Use Permit

ASC requests a waiver. As a non-profit, we are proposing housing for families in need be placed in this 4 plex.

Katy Gamu
8/26/25

TRAVIS AND TRAVIS, PLLC

ATTORNEYS AND COUNSELORS AT LAW

POST OFFICE BOX 590

HATTIESBURG, MISSISSIPPI 39403

SIMEON E. TRAVIS 1866-1952
 JAMES KEARNEY TRAVIS 1905-1968
 JAMES KEARNEY TRAVIS, JR.
 JAMES KEARNEY TRAVIS, III

PHONE: 601-582-5591
 FAX: 601-582-8914
 EMAIL: travisandtravis@bellsouth.net

January 20, 2016

AIDS Services Coalition, Inc.
 Attn: Kathy Garner, Executive Director
 P. O. Box 169
 Hattiesburg, MS 39403-0169

Dear Kathy:

RE: Purchase from CS Holdings, Inc.

We are enclosing herewith the original recorded Special Warranty Deed executed by CS Holdings, Inc., a Mississippi Corporation, conveying the real property described therein situated at 117 College Street, Building D, Hattiesburg, Mississippi 39401 to AIDS Services Coalition, Inc. As you will note, this Special Warranty Deed appears of record in Land Deed Book 1209 at Page 190.

We are also enclosing herewith the original of Old Republic National Title Insurance Company's Owner's Policy No. OX9806879 covering the subject real property in the amount of Twenty Thousand and No/100 (\$20,000.00) Dollars. The Resolution-Condemnation of Unsafe and Dilapidated Property adopted by the City of Hattiesburg referred to therein can be deleted as an exception by endorsement once it has been cancelled of record.

We greatly appreciate the opportunities you have given us to be of assistance. Please do not hesitate to let us know if you have any questions or if we can be of any further assistance.

Sincerely,

Travis and Travis, PLLC

By: 
 James Kearney Travis, III

ps

Enclosures

cc: James K. Dukes, Jr.
 Dukes, Dukes & Wood
 P. O. Box 2055
 Hattiesburg, MS 39403-2055

Forrest County
Filed/Recorded AUGUST 12 2015 03:26:00PM
Witness my hand and seal
Jimmy C. Harard
Chancery Clerk



Prepared by:

CS Holdings, Inc.
17 Plaza Dr
Hattiesburg, MS 39402
Phone: (601) 264-1467

Return to:

TRAVIS & TRAVIS
P.O. BOX 590
HATTIESBURG, MS ~~39403-0590~~
Aids Services Coalition, Inc.
P.O. Box 169
Hattiesburg, MS 39403
Phone: (601) 450-4286

STATE OF MISSISSIPPI
COUNTY OF FORREST

SPECIAL WARRANTY DEED

Indexing Instructions: A part of Lot 11, Block 167 of the Crittenden Survey, in the City of Hattiesburg, County of Forrest, State of Mississippi.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor

CS HOLDINGS, INC.
a Mississippi Corporation
17 Plaza Dr
Hattiesburg, MS 39402
Phone: (601)264-1467

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

AIDS SERVICES COALITION, INC., A MISSISSIPPI NON-PROFIT CORPORATION
P.O. Box 169
Hattiesburg, MS 39403
Phone: (601) 450-4286

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

SEE EXHIBIT "A" ATTACHED HERETO

Grantor assumes and agrees to pay the 2015 Ad Valorem taxes on subject property as and when the same become due and payable.

Inst. 737289
Bk 1209 Pg 0190

CS Holdings, Inc., makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the improvements located on the real property. The Grantee has inspected and examined the property and improvements thereon and is purchasing the same based on no representation or warranty expressed or implied made by the Grantor, but solely in its own judgment.

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

Grantor's warranty of title is limited to warranting that it has created no lien or encumbrance nor taken any action or omitted any act that may give rise to any claim, lien or encumbrance against the property described herein since the date on which Grantor came into ownership and/or possession of said property. Grantor makes no warranty with respect to the time before that date, nor any warranty for any lien or encumbrance that may arise or has arisen against the property described herein due to the acts or omissions of others.

WITNESS THE SIGNATURE of said corporation by its officer, after being duly authorized by said corporation so to execute the same, on this the 6 day of August, A.D., 2015.

CS HOLDINGS, INC.

a Mississippi Corporation

Jim Smith SR-V.P.

By: JIM SMITH

Its: Senior Vice President

STATE OF MISSISSIPPI
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this day of August, A.D., 2015, within my jurisdiction, the within named Jim Smith, who acknowledged that he is the Senior Vice President of CS Holdings, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed, he/she executed the above and foregoing instrument after having been first duly authorized so to do.

Kemil L. Simmons
NOTARY PUBLIC

My Commission Expires:

10/26/17



EXHIBIT "A"
DESCRIPTION OF PROPERTY

A part of Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest County, Mississippi, and more particularly described as commencing at the Northeast corner of the above said Lot 11; thence Southwesterly and along the Northerly margin of College Street 52.5 feet; thence at an interior angle of 102 degrees 03 minutes 30 seconds to the left run Northwesterly 103.2 feet to the Point of Beginning; thence continue in the same Northwesterly direction 82.01 feet; thence at an interior angle of 100 degrees 55 minutes 30 seconds to the right run Southwesterly 5 feet; thence at an interior angle of 259 degrees 01 minutes to minutes to the right run Northwesterly 22 feet; thence at an interior angle of 100 degrees 59 degrees 01 minutes to the right run Southeastery 47.5 feet; thence at an interior angle of 79 angle of 90 degrees 07 minutes to the right run Northeastery 113.9 feet; thence at an interior Point of Beginning; together with all improvements thereon and appurtenances thereunto belonging.

Prepared by:
CS Holdings, Inc.
17 Plaza Dr
Hattiesburg, MS 39402
Phone: (601) 264-1467

Return to:
Aids Services Coalition, Inc.
P.O. Box 169
Hattiesburg, MS 39403
Phone: (601) 450-4286

**STATE OF MISSISSIPPI
COUNTY OF FORREST**

SPECIAL WARRANTY DEED

Indexing Instructions: A part of Lot 11, Block 167 of the Crittenden Survey, in the City of Hattiesburg, County of Forrest, State of Mississippi.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor

CS HOLDINGS, INC.
a Mississippi Corporation
17 Plaza Dr
Hattiesburg, MS 39402
Phone: (601) 264-1467

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

AIDS SERVICES COALITION, INC., A MISSISSIPPI NON-PROFIT CORPORATION
P.O. Box 169
Hattiesburg, MS 39403
Phone: (601) 450-4286

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

SEE EXHIBIT "A" ATTACHED HERETO

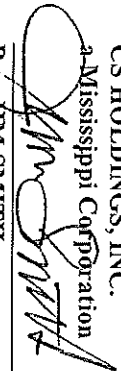
Grantee assumes and agrees to pay the 2015 Ad Valorem taxes on subject property as and when the same become due and payable.

CS Holdings, Inc., makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the improvements located on the real property. The Grantee has inspected and examined the property and improvements thereon and is purchasing the same based on no representation or warranty expressed or implied made by the Grantor, but solely in its own judgment.

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

Grantor's warranty of title is limited to warranting that it has created no lien or encumbrance nor taken any action or omitted any act that may give rise to any claim, lien or encumbrance against the property described herein since the date on which Grantor came into ownership and/or possession of said property. Grantor makes no warranty with respect to the time before that date, nor any warranty for any lien or encumbrance that may arise or has arisen against the property described herein due to the acts or omissions of others.

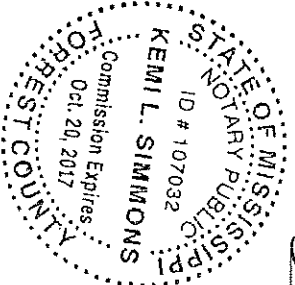
WITNESS THE SIGNATURE of said corporation by its officer, after being duly authorized by said corporation so to execute the same, on this the 6 day of August, A.D., 2015.

CS HOLDINGS, INC.
a Mississippi Corporation

By: JIM SMITH SR-V.P.
Its: Senior Vice President

STATE OF MISSISSIPPI
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6 day of August, A.D., 2015, within my jurisdiction, the within named Jim Smith, who acknowledged that he is the Senior Vice President of CS Holdings, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed, he/she executed the above and foregoing instrument after having been first duly authorized so to do.


NOTARY PUBLIC



My Commission Expires:
10/20/17

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A part of Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest County, Mississippi, and more particularly described as commencing at the Northeast corner of the above said Lot 11; thence Southwesterly and along the Northerly margin of College Street 52.5 feet; thence at an interior angle of 102 degrees 03 minutes 30 seconds to the left run Northwesterly 103.2 feet to the Point of Beginning; thence continue in the same Northwesterly direction 82.01 feet; thence at an interior angle of 100 degrees 55 minutes 30 seconds to the right run Southwesterly 5 feet; thence at an interior angle of 259 degrees 01 minutes to the right run Northwesterly 22 feet; thence at an interior angle of 100 degrees 59 minutes to the right run Southwesterly 47.5 feet; thence at an interior angle of 79 degrees 01 minutes to the right run Southeasterly 113.9 feet; thence at an interior angle of 90 degrees 07 minutes to the right run Northeasterly 51.35 feet to the Point of Beginning; together with all improvements thereon and appurtenances thereunto belonging.

TRAVIS & TRAVIS

ATTORNEYS AND COUNSELORS AT LAW

POST OFFICE BOX 590

HATTIESBURG, MISSISSIPPI 39403

SIMEON E. TRAVIS 1866-1952
JAMES KEARNEY TRAVIS 1905-1968
JAMES KEARNEY TRAVIS, JR.
JAMES KEARNEY TRAVIS, III

PHONE: 601-582-5591
FAX: 601-582-8914

June 30, 2015

Aids Services Coalition, Inc.
Attn: Kathy Garner, Executive Director
P. O. Box 169
Hattiesburg, MS 39403-0169

Dear Kathy:

RE: Purchases from (1) Melvin Cooper; (2) Joseph J. Mobley; (3) Ashly M. Hudson et vir

We are enclosing herewith for your file the following in connection with the above referenced transactions:

1. The original recorded Warranty Deed executed by Melvin Cooper conveying the real property described therein situated at 117 College Street, Building C, Hattiesburg, Mississippi 39401 to Aids Services Coalition, Inc. As you will note, this Warranty Deed appears of record in Land Deed Book 1181 at Page 291.
2. The original of Mississippi Valley Title Insurance Company's Owner's Policy No. OP561584 covering the subject real property acquired from Melvin Cooper in the amount of Sixty-three Thousand and No/100 (\$63,000.00) Dollars.
3. The original recorded Warranty Deed executed by Joseph J. Mobley conveying the real property described therein situated at 117 College Street, Building B, Hattiesburg, Mississippi 39401 to Aids Services Coalition, Inc. As you will note, this Warranty Deed appears of record in Land Deed Book 1181 at Page 293.
4. The original of Mississippi Valley Title Insurance Company's Owner's Policy No. OP561579 covering the subject real property acquired from Joseph J. Mobley in the amount of Fifty-seven Thousand and No/100 (\$57,000.00) Dollars.
5. The original recorded Warranty Deed executed by Ashly M. Hudson and Alcus R. Hudson, Jr. by Ashly M. Hudson, his true and lawful Attorney-in-Fact, conveying the real property described therein situated at 117 College Street, Building A, Hattiesburg, Mississippi 39401 to Aids Services Coalition, Inc. As you will note, this Warranty Deed appears of record in Land Deed Book 1181 at Page 295.

7

Aids Services Coalition, Inc.
 June 30, 2015
 Page Two

6. The original of Mississippi Valley Title Insurance Company's Owner's Policy No. OP561575 covering the subject real property acquired from Mr. and Mrs. Hudson in the amount of Thirty-five Thousand and No/100 (\$35,000.00) Dollars. The Resolution-Condensation of Unsafe and Dilapidated Property adopted by the City of Hattiesburg referred to therein can be deleted as an exception by endorsement once it has been cancelled of record.

We greatly appreciate the opportunity to be of assistance in connection with the subject transactions. Please let us know when we can be of further assistance.

Sincerely,

Travis & Travis

By: *Dean Travis*
 James Kearney Travis, III

ps

Enclosures

cc: James K. Dukes, Jr.
 Dukes, Dukes & Wood
 P. O. Box 2055
 Hattiesburg, MS 39403-2055



Prepared by:

James Kearney Travis, III
Travis & Travis
P. O. Box 590
Hattiesburg, MS 39403-0590
(601) 582-5591
MSB #8779

Return to:

James Kearney Travis, III
Travis & Travis
P. O. Box 590
Hattiesburg, MS 39403-0590

INDEXING INSTRUCTIONS: Index as a part of Lot 11, Block 167 of the Crittenden Survey,
Hattiesburg, Forrest County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF FORREST

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 (\$10.00) cash in hand paid
and other good and valuable considerations, the receipt and sufficiency of which are hereby
acknowledged and confessed, I

Melvin Cooper, Grantor
423 McInnis Street
Petal, MS 39465
Phone: 601-310-5224

do hereby grant, bargain, sell, convey, and warrant, subject to the exceptions and reservations
hereinafter set forth, unto

Aids Services Coalition, Inc., a Mississippi Non-Profit Corporation, Grantee
P. O. Box 169
Hattiesburg, MS 39403
Phone: 601-450-4286

the real property lying and being situated in the City of Hattiesburg, County of Forrest, State of
Mississippi, described as follows, to-wit:

A part of Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest
County, Mississippi, and more particularly described as commencing at the
Northeast corner of the above said Lot 11; thence Southwesterly and along the
North margin of College Street 52.5 feet to the Point of Beginning; thence
continue Southwesterly and along the Northerly margin of College Street 52.5
feet; thence at an interior angle of 102 degrees 07 minutes to the left run
Northwesterly 92.3 feet; thence at an interior angle of 89 degrees 53 minutes to
the left run Northeasterly 51.35 feet; thence at an interior angle of 90 degrees 03
minutes 30 seconds to the left run Southeasterly 103.2 feet to the Point of
Beginning; together with all improvements thereon and appurtenances thereunto
belonging.

LESS AND EXCEPT any of the oil, gas, and other minerals of like kind and
character in, on, and under the above described property which have been

heretofore excepted, reserved, or conveyed by prior owners in the chain of title.

This conveyance and the warranty hereof are subject to all easements, grants, or rights-of-way of record or in use for public and/or private roads, streets, and routes of access, and for electric, telephone, gas, water, drainage, sewage, or similar utility purposes which affect or relate to the subject property.

It is the intent of the Grantor to convey unto the Grantee and the Grantor does hereby convey unto the Grantee all of the Grantor's right, title, and interest in and to all real property owned by the Grantor situated in Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest County, Mississippi, regardless of whether or not the above description accurately, fully, or completely describes the same.

The above described property constitutes no part of the Grantor's exempt homestead.

Taxes on the above described property shall be prorated as of this date.

IN TESTIMONY WHEREOF, Witness the Signature of the Grantor on this the 24th day of July, A.D., 2014.

Melvin Cooper
Melvin Cooper, Grantor

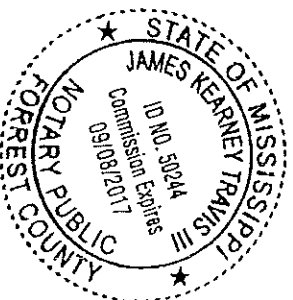
STATE OF MISSISSIPPI
COUNTY OF FORREST

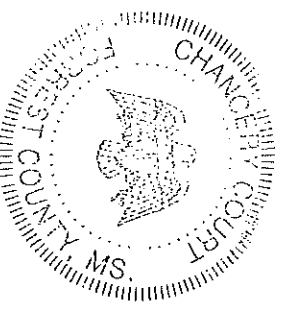
PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Melvin Cooper, who acknowledged that he signed, executed, and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 24th day of July, A.D., 2014.

[Signature]
Notary Public

My Commission Expires:
8-8-17





Prepared by:

James Kearney Travis, III
Travis & Travis
P. O. Box 590
Hattiesburg, MS 39403-0590
(601) 582-5591
MSB #8779

Return to:

James Kearney Travis, III
Travis & Travis
P. O. Box 590
Hattiesburg, MS 39403-0590

INDEXING INSTRUCTIONS: Index as a part of Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF FORREST

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged and confessed, I

Joseph J. Mobley, Grantor
1501 Cambridge Drive
LaPlace, LA 70068
Phone: 504-491-7097

do hereby grant, bargain, sell, convey, and warrant, subject to the exceptions and reservations hereinafter set forth, unto

Aids Services Coalition, Inc., a Mississippi Non-Profit Corporation, Grantee
P. O. Box 169
Hattiesburg, MS 39403
Phone: 601-450-4286

the real property lying and being situated in the City of Hattiesburg, County of Forrest, State of Mississippi, described as follows, to-wit:

A part of Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest County, Mississippi, and more particularly described as follows:

Commence at the Northeast corner of the said Lot 11 and run Northwesterly along the Northern line of said Lot 11 for 115.66 feet to and for the Point of Beginning; From said Point of Beginning run Northwesterly along the Northern line of said Lot 11 for 92.0 feet; thence at an interior angle of 100 degrees 55 minutes to the right run Southwesterly 57.3 feet; thence at an interior angle of 79 degrees 01 minutes to the right run Southeasterly for 22.0 feet; thence at an interior angle of 100 degrees 59 minutes to the right run Northwesterly for 5.0 feet; thence at an interior angle of 259 degrees 04 minutes 30 seconds to the right run Southeasterly for 80.8 feet; thence at an interior angle of 90 degrees 03 minutes 30 seconds to the right run Northeasterly for 51.35 feet back to the Point of Beginning; together with all improvements thereon and appurtenances thereunto belonging, and

including all easements of record or in use providing access to the subject property.

LESS AND EXCEPT any of the oil, gas, and other minerals of like kind and character in, on, and under the above described property which have been heretofore excepted, reserved, or conveyed by prior owners in the chain of title.

This conveyance and the warranty hereof are subject to all easements, grants, or rights-of-way of record or in use for public and/or private roads, streets, and routes of access, and for electric, telephone, gas, water, drainage, sewage, or similar utility purposes which affect or relate to the subject property.

It is the intent of the Grantor to convey unto the Grantee and the Grantor does hereby convey unto the Grantee all of the Grantor's right, title, and interest in and to all real property owned by the Grantor situated in Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest County, Mississippi, regardless of whether or not the above description accurately, fully, or completely describes the same.

The above described property constitutes no part of the Grantor's exempt homestead.

Taxes on the above described property shall be prorated as of this date.

24 IN TESTIMONY WHEREOF, Witness the Signature of the Grantor on this the day of July, A.D., 2014.

Joseph J. Mobley
Joseph J. Mobley, Grantor

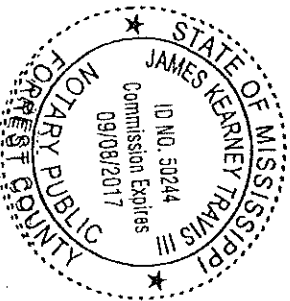
STATE OF MISSISSIPPI
COUNTY OF FORREST

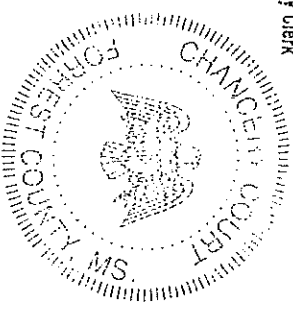
PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Joseph J. Mobley, who acknowledged that he signed, executed, and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 24th day of July, A.D., 2014.

James Kearney Travis III
Notary Public

My Commission Expires:
9-8-17





Prepared by:

James Kearney Travis, III
Travis & Travis
P. O. Box 590
Hattiesburg, MS 39403-0590
(601) 582-5591
MSB #8779

Return to:

James Kearney Travis, III
Travis & Travis
P. O. Box 590
Hattiesburg, MS 39403-0590

INDEXING INSTRUCTIONS: Index as a part of Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF FORREST

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged and confessed, we,

Ashly M. Hudson, Grantor
23 Planters Point
Hattiesburg, MS 39402
Phone: 601-818-7009

AND

Alcus R. Hudson, Jr., Grantor, by Ashly M. Hudson, his true and lawful Attorney-in-Fact under that Limited Power of Attorney dated April 8, 2014, of record in the office of the Chancery Clerk of Forrest County, Mississippi
23 Planters Point
Hattiesburg, MS 39402
Phone: 601-818-7009

do hereby grant, bargain, sell, convey, and warrant, subject to the exceptions and reservations hereinafter set forth, unto

Aids Services Coalition, Inc., a Mississippi Non-Profit Corporation
sometimes referred to as ASC, Inc., Grantee
P. O. Box 169
Hattiesburg, MS 39403
Phone: 601-450-4286

the real property lying and being situated in the City of Hattiesburg, County of Forrest, State of Mississippi, described as follows, to-wit:

A part of Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest County, Mississippi, and more particularly described as beginning at the NE corner of the above said Lot 11; thence Southwesterly and along the Northerly margin of College Street 52.5 feet; thence at an interior angle of 102 degrees 03 minutes 30 seconds to

the left run Northwesterly 104.4 feet; thence at an interior angle of 89 degrees 56 minutes 30 seconds to the left run Northeasterly 51.35 feet; thence at an interior angle of 90 degrees 00 minutes to the left run Southeasterly 115.3 feet to the Point of Beginning; together with all improvements thereon and appurtenances thereunto belonging.

LESS AND EXCEPT any of the oil, gas, and other minerals of like kind and character in, on, and under the above described property which have been heretofore excepted, reserved, or conveyed by prior owners in the chain of title.

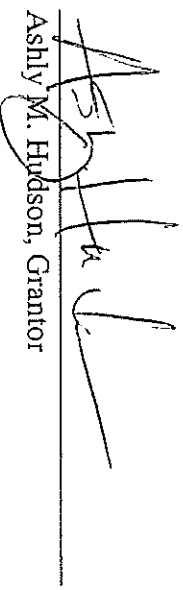
This conveyance and the warranty hereof are subject to all easements, grants, or rights-of-way of record or in use for public and/or private roads, streets, and routes of access, and for electric, telephone, gas, water, drainage, sewage, or similar utility purposes which affect or relate to the subject property.

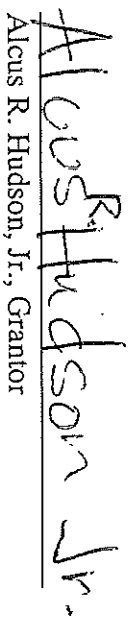
It is the intent of the Grantors to convey unto the Grantee and the Grantors do hereby convey unto the Grantee all of the Grantors' right, title, and interest in and to all real property owned by the Grantors situated in Lot 11, Block 167 of the Crittenden Survey, Hattiesburg, Forrest County, Mississippi, regardless of whether or not the above description accurately, fully, or completely describes the same.

The above described property constitutes no part of the Grantors' exempt homestead.

Taxes on the above described property shall be prorated as of this date.

24th IN TESTIMONY WHEREOF, Witness the Signatures of the Grantors on this the day of July, A.D., 2014.


Ashly M. Hudson, Grantor

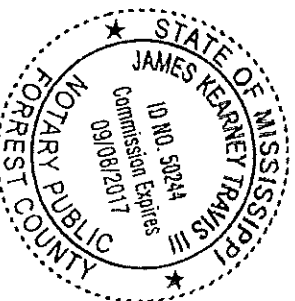

Alcus R. Hudson, Jr., Grantor

By: 
Ashly(M) Hudson, Attorney-in-Fact under
Limited Power of Attorney dated April 8,
2014

STATE OF MISSISSIPPI
COUNTY OF FORREST

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Ashly M. Hudson, who acknowledged that she signed, executed, and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 24th day of July, A.D., 2014.




Notary Public

My Commission Expires:
9-8-17

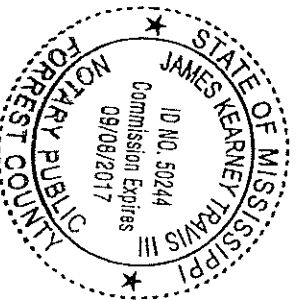
STATE OF MISSISSIPPI
COUNTY OF FORREST

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Ashly M. Hudson, who acknowledged that she is the true and lawful Attorney-in-Fact for Alcus R. Hudson, Jr. under that certain Limited Power of Attorney dated April 8, 2014, and that she signed, executed, and delivered the above and foregoing Warranty Deed on the day and year therein mentioned for and on behalf of and as the act and deed of the said Alcus R. Hudson, Jr., she being duly authorized so to do.

GIVEN under my hand and official seal of office on this the 24th day of July, A.D., 2014.


Notary Public

My Commission Expires:
9-8-17





**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).

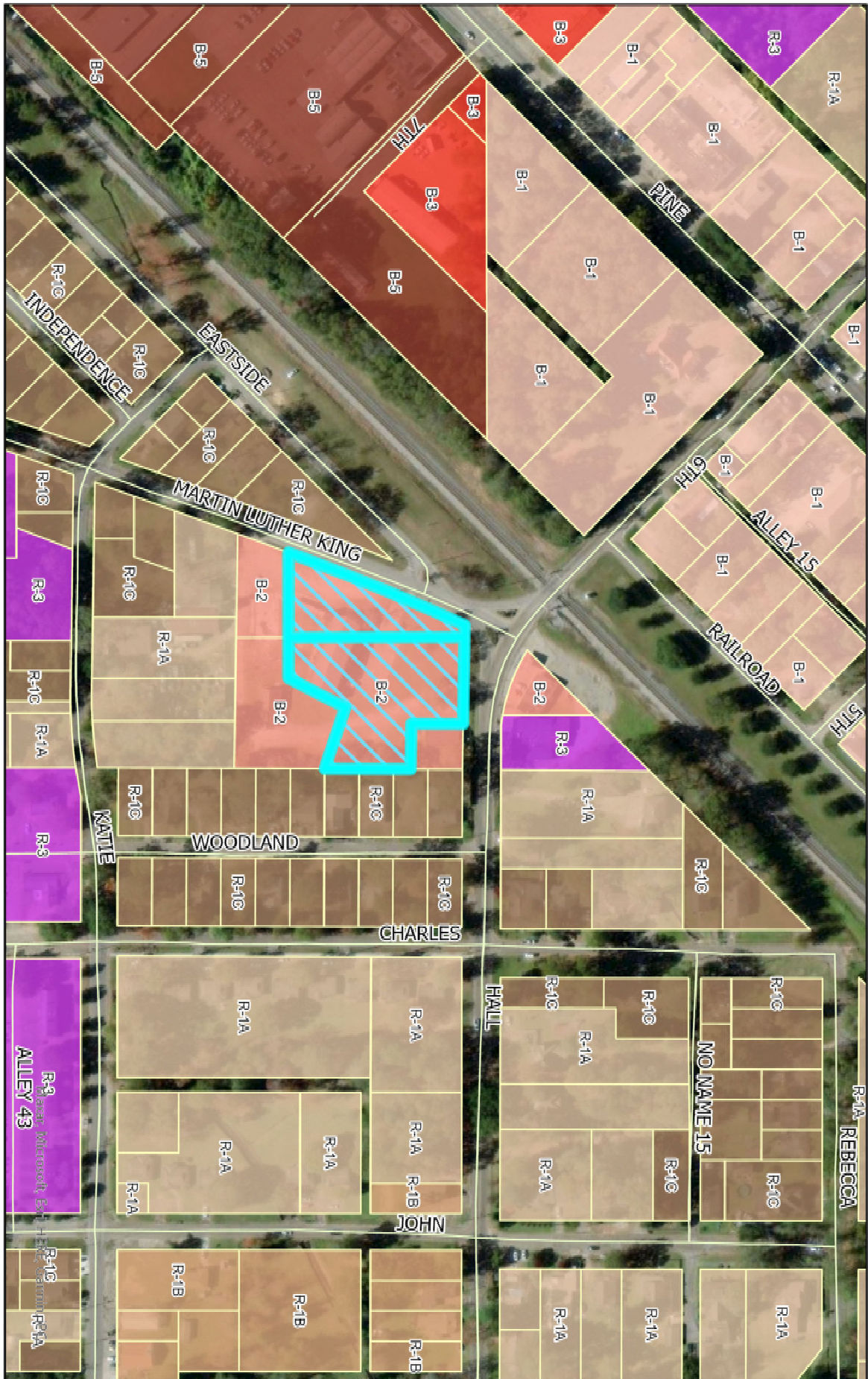
Basis for approval (Zoning Change):
I. There was a mistake in the original zoning
II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning
III. Annexation

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

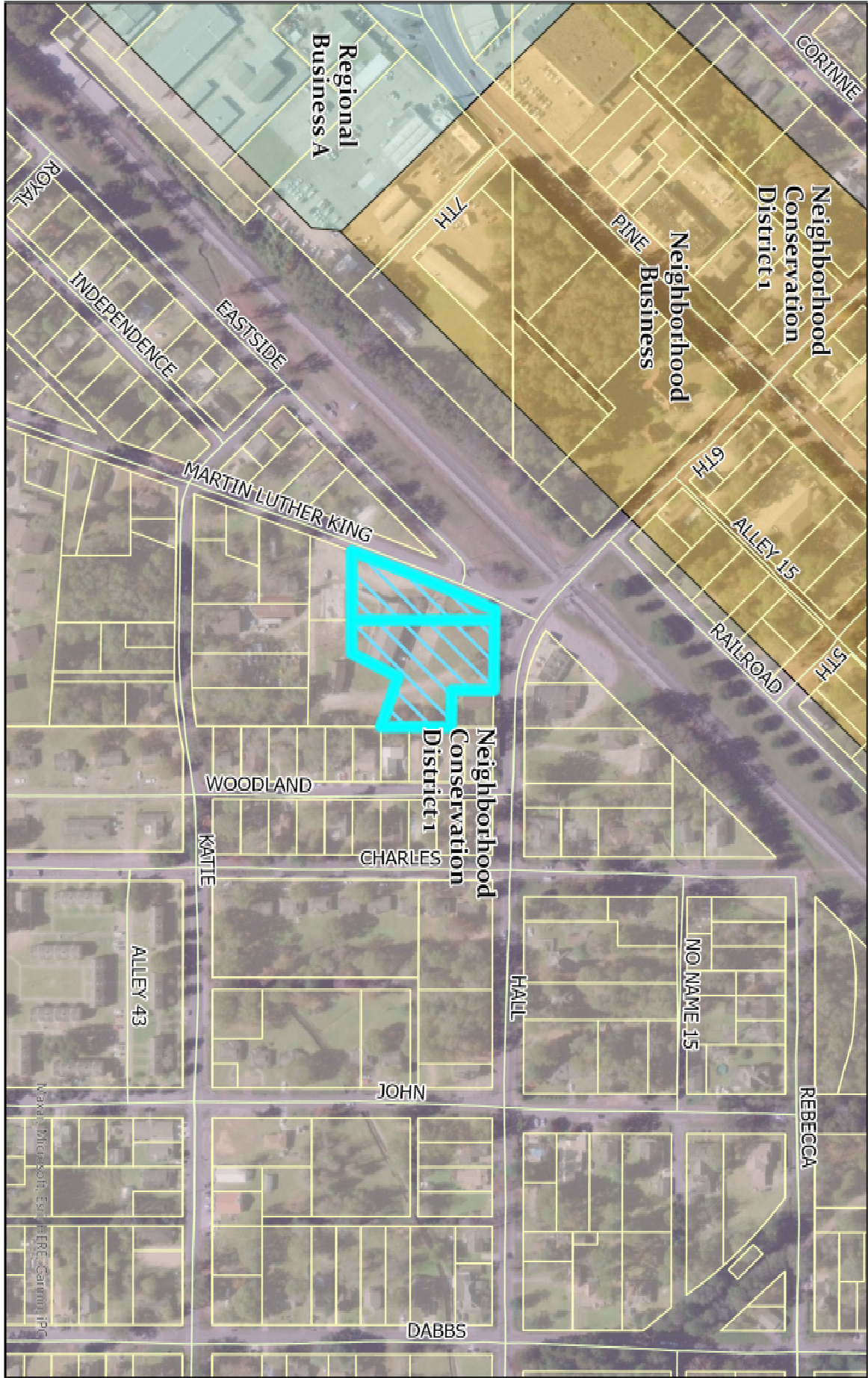
- R-1A
- R-3
- R-1B
- B-1
- R-1C
- B-2

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

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.
This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
Map Exported on: 8/8/2025 3:11 PM



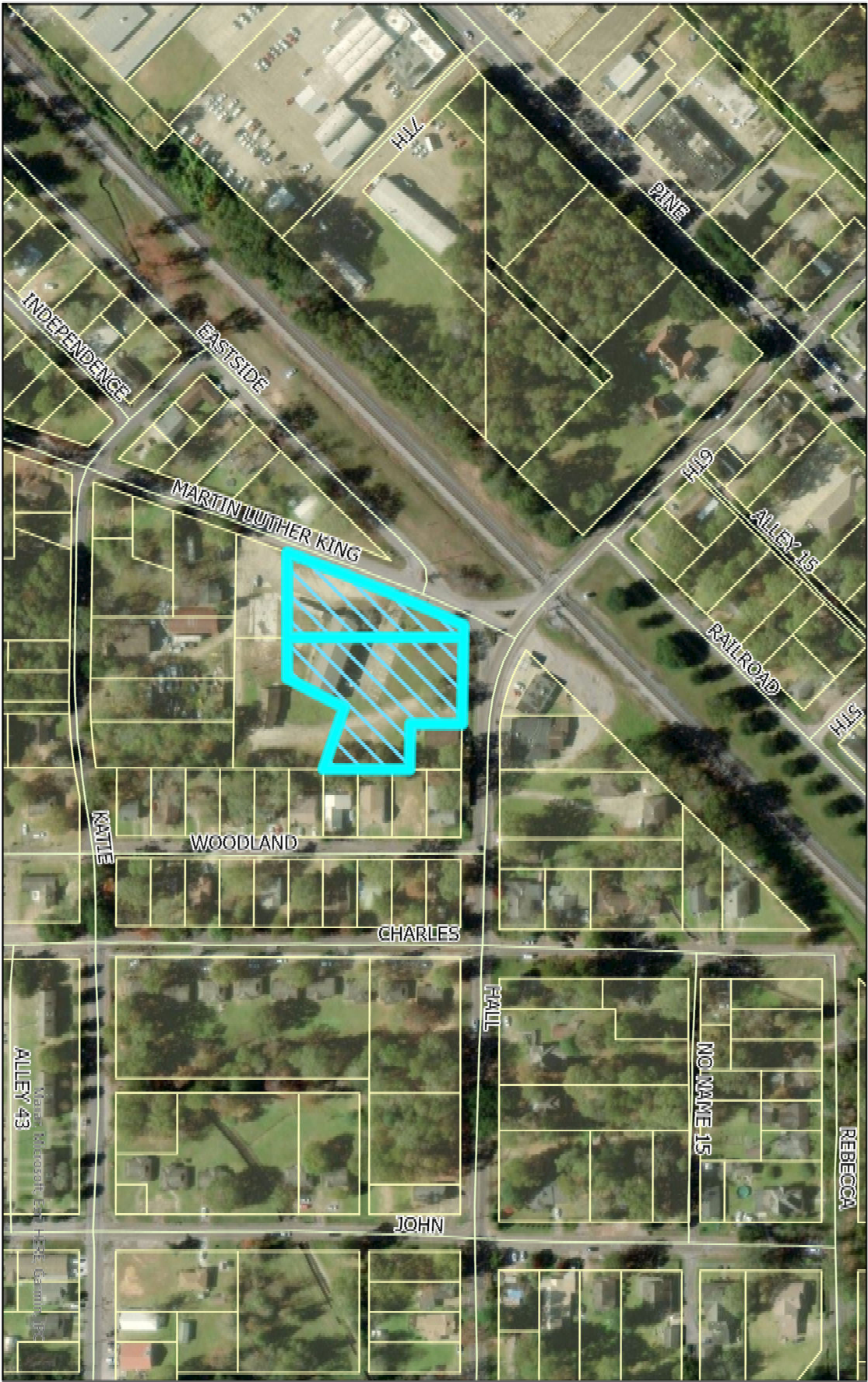
URBAN DEVELOPMENT
PLANNING DIVISION
Center: 89° 17'51"W 31° 19'2"N



- 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

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: 8/8/2025 3:43 PM

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

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: 8/8/2025 3:45 PM



**URBAN
DEVELOPMENT
PLANNING DIVISION**
Center: 89°17'51"W 31°19'27"N

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:
☐ 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: <u>B-2</u> Proposed Zoning: <u>B-3</u>
☐ 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) | ☐ Text Amendment |
| ☐ Street or Alley Renaming (fill out pages 13 & 14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (fill out pages 13 & 14) | ☐ Planned Mixed-Use District (PMU) |

For Staff Only:			
Zoning: <u>B-2</u>	Historic District: <u>N/A</u>	Flood Zone: <u>X</u>	Ward: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 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:

[Handwritten Signature]

Updated Version 05/22/2024

OWNER AFFIDAVIT PAGE

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

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

110 MLK Harb 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 Forrest

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



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:

Change in neighborhood with installation of
Hall Ave. overpass

Beautification of the area and upgrading
of community with all the new changes in
the area.