

Planning Commission Agenda

November 5, 2025, 1:00 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. Conditional Use Request- Kerri McAlpin Little, Applicant/Contractor, Harold Munn, Representative/Contractor, and Charlie Holder, Representative/Contractor, request conditional use approval for a "Digital Billboard, New" for a B-5 zoned property located at 6732 Hwy 49 (PPIN 27599, Forrest County, Ward 1).
 - B. Rezoning Request- Kellie Nelson and Cameron Thompson, Property Owners/Applicants, and John Nelson, Contractor, request approval of a zoning change from R-1A to A-2 for a property located at 78 N Beverly Hills Road (PPIN 9508, Forrest County, Ward 1).
 - C. Conditional Use Request- Nathan Hinton, Property Owner/Applicant, requests conditional use approval for "Automotive Rental and Sales" for a B-3 (BCO) zoned property located at 1214 West Pine Street (PPIN 15200, Forrest County, Ward 4).
 - D. Rezoning Request- Waste Pro Southeast, LLC, Property Owner, Roland Joyner, Applicant, Katelyn Mizell, Engineer, and John Gaskill, Contractor, request a zoning change from A-1 to I-1 for a property located at 482 JM Tatum Industrial Drive (PPINs 32135 & 32140, Forrest County, Ward 5).
 - E. Conditional Use Request- Jennifer Floyd, Property Owner/Applicant, and Catherine Daniel, Property Owner, request conditional use approval for a "Mobile Home Park" on an R-1C-zoned property located at 1678 James Street (PPIN 39149, Forrest County, Ward 5).
 - F. ~~Removed by staff: Historic Flood Variance Request- Kelly White, Property Owner/Applicant, requests approval for a Historic Flood Variance for a B-4 zoned property located at 101 Walnut Street (PPIN 23660, Forrest County, Ward 4).~~
 - G. Conditional Use Request- Robert Green, Property Owner/Applicant, requests approval of a conditional use request for a "Club/Bar" for a B-2 zoned property located at 912A Dabbs Street (PPIN 13800, Forrest County, Ward 2).

- H. Text Amendment Request- Wesley Foundation of Mississippi Southern, Property Owner/Applicant, Eric Davis, Property Owner/Applicant, Shelby Murray, Applicant/Engineer, and Sarah Newton, Architect, request a text amendment to the Hattiesburg Land Development Code (Ord. 3902, as amended) to allow Mixed-Use as a Conditional Use in R-3 zoning (LDC 5.1) and to add “cafes/coffee shops” as an accessory use to “Place of Assembly” (LDC 5.4.30.2).
- I. Conditional Use Request- Wesley Foundation of Mississippi Southern, Property Owner/Applicant, Eric Davis, Property Owner/Applicant, Shelby Murray, Applicant/Engineer, and Sarah Newton, Architect, request conditional use approval for “Place of Assembly” and “Mixed-Use” for a R-2 zoned property located at 3200 Montague Blvd. (PPIN 22975 & 22976, Forrest County, Ward 1).
- J. Rezoning Request—John Neal, Property Owner/Applicant, Mitch Hembre, Architect, and Bill Rogers, Representative, request approval of a zoning change from B-3 to B-1 for a property located at 1001 Hardy Street (PPIN 21054, Forrest County, Ward 4).
- K. Text Amendment Request- Martin Luther King Jr. Baptist Church, Property Owners, Image Signs and Neon, Contractor, and Michael Bethley, Representative, request a text amendment of the Hattiesburg Land Development Code (Ord. 3209, as amended) to include pole signs as a conditional use approval in B-2 zoning districts and to allow electronic message reader boards as a conditional use approval in B-2 zoning districts.
- L. Text Amendment Request- Martin Luther King Jr. Baptist Church, Property Owners, Image Signs and Neon, Contractor, and Michael Bethley, Representative, request a text amendment of the Hattiesburg Land Development Code (Ord. 3209, as amended) to include pole signs as a conditional use approval in B-2 zoning districts and to allow electronic message reader boards as a conditional use approval in B-2 zoning districts.

III. Other Business

- 1. Tabled Item: 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).
- 2. 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).
- 3. Election of officers.

IV. Adjournment