



# **URBAN DEVELOPMENT**

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## **PLANNING DIVISION**

### **HATTIESBURG PLANNING COMMISSION**

#### **PUBLIC HEARING STAFF REPORTS**

**November 5, 2025**

## **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. Conditional Use Request- Martin Luther King Jr. Baptist Church, Property Owners, Image Signs and Neon, Contractor, and Michael Bethley, Representative, request conditional use approvals for a pole sign and an electronic message reader board for a B-2 zoned property located at 110 Martin Luther King Jr. Drive (PPIN 32303, Forrest County, Ward 5).

### **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**



# URBAN DEVELOPMENT

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## PLANNING DIVISION

### **MEMORANDUM**

**TO:** All Interested Parties  
**FROM:** Planning Staff  
**DATE:** October 24, 2025  
**SUBJECT:** **November 5, 2025 - Hattiesburg Planning Commission and Board of Adjustment**

**The Hattiesburg Planning Commission** will meet in regular session at 1:00 PM, Wednesday, November 5, 2025, in the dining room of the Jackie Dole Sherrill Community Center.

#### **Virtual Meeting Attendance Option for the Planning Commission**

[Join the meeting now](#)

Meeting ID: 296 437 185 947 2

Passcode: bv3YA9qw

#### **Dial in by phone**

+1 929-346-7084

Phone conference ID: 716 995 575#

**The Board of Adjustment** will meet in regular session at 3:30 PM, Wednesday, November 5, 2025, in the dining room of the Jackie Dole Sherrill Community Center.

#### **Virtual Meeting Attendance Option for the Board of Adjustment**

[Join the meeting now](#)

Meeting ID: 213 358 594 324 3

Passcode: SA7wy9Gt

#### **Dial in by phone**

+1 929-346-7084

Phone conference ID: 867 054 102#

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

**MINUTES OF THE  
REGULAR MEETING OF THE  
HATTIESBURG PLANNING COMMISSION  
October 1<sup>st</sup>, 2025**

**Board Members Roll Call:**

Members Present:

1. Amy Hinton, Chair
2. Elayne Lockett
3. Lee Anne Venable
4. Richard Conville
5. Charles Dawe (Virtual)
6. Caroline Ingram
7. Edward Hargrove

Members Not Present:

1. Rhoda Pickett, Vice Chair
2. Michael Dickerson
3. Rebekah Ray, Secretary
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. Meridian McDaniel, Planner I

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

**AGENDA REVIEW**

**Motion:**

Made by Commissioner Richard Conville to approve October's agenda.

**Second:**

Made by Commissioner Lee Anne Venable

**Vote:**

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

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

### **MINUTES REVIEW**

#### **Motion:**

Made by Commissioner Lee Anne Venable to approve the September 2025 meeting minutes with corrections to the tracking highlight.

#### **Second:**

Made by Commissioner Elayne Lockett

#### **Vote:**

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

The motion to approve the meeting minutes for September 2025 meeting minutes with corrections to the tracking highlight passed with a 7-0 vote.

### **BUILDING REPORT**

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

### **Discussion and Vote:**

The Planning Staff introduced the case.

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

### **Motion:**

Made by Commissioner Lee Anne Venable table the request until the end of the meeting since the applicant was absent.

### **Second:**

Made by Commissioner Amy Hinton

### **Vote:**

| <b>Board Member</b> | <b>Yea</b> | <b>Nay</b> | <b>Other</b> |
|---------------------|------------|------------|--------------|
| Richard Conville    | X          |            |              |
| Charles Dawe        | X          |            |              |
| Michael Dickerson   |            |            | ABSENT       |
| Amy Hinton          | X          |            |              |
| Elayne Lockett      | X          |            |              |
| Rhoda Pickett       |            |            | ABSENT       |
| Edward Hargrove     | X          |            |              |
| Rebekah Ray         |            |            | ABSENT       |

|                  |   |  |  |
|------------------|---|--|--|
| Lee Anne Venable | X |  |  |
| Caroline Ingram  | X |  |  |

The motion to table the request until the end of the meeting passed with a 7-0 vote.

**Item B:** 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).

**Discussion and Vote:**

The Planning Staff introduced the case.

- Presented by:
  - o Danny Travis
- Proponents:
  - o Sedgerick L. Lee
- Opponents:
  - o None

**Motion:**

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

**Second:**

Made by Commissioner Lee Anne Venable

**Vote:**

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

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

**Item C:** 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)

**Discussion and Vote:**

The Planning Staff introduced the case.

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

**Motion:**

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

**Second:**

Made by Commissioner Charles Dawe

**Vote:**

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

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

**Item D:** 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).

**Discussion and Vote:**

The Planning Staff introduced the case.

- Presented by:
  - o Hunter Andrews
- Proponents:

- None
- Opponents:
  - None

**Motion:**

Made by Edward Hargrove to recommend approval of the request.

**Second:**

Made by Commissioner Lee Anne Venable

**Vote:**

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

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

**Item E:** 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).

**Discussion and Vote:**

The Planning Staff introduced the case.

- Presented by:
  - Kathryn Garner
- Proponents:
  - None
- Opponents:
  - None

**Motion:**

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

**Second:**

Made by Commissioner Richard Conville



**Vote:**

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

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

~~~~~  
**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).

**Discussion and Vote:**

The Planning Staff introduced the case.

- Presented by:
  - o Darlene Thomas
  - o Michael Bethley
- Proponents:
  - o None
- Opponents:
  - o None

**Motion:**

Made by Commissioner Charles Dawe to remove the item from the table.

**Second:**

Made by Commissioner Lee Anne Venable

**Vote:**

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

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

The motion to remove the item from the table passed with a 7-0 vote.

**Motion:**

Made by Commissioner Amy Hinton to table the item to the next meeting, November 5<sup>th</sup>, 2025.

**Second:**

Made by Commissioner Lee Anne Venable

**Vote:**

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

The motion to table the item to the next meeting, November 5<sup>th</sup>, 2025, passed with a 7-0 vote.

**Item A:** 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).

**Motion:**

Made by Commissioner Amy Hinton to table the item to the next meeting, November 5<sup>th</sup>, 2025.

**Second:**

Made by Commissioner Lee Anne Venable

**Vote:**

| Board Member     | Yea | Nay | Other |
|------------------|-----|-----|-------|
| Richard Conville | X   |     |       |

|                   |   |  |        |
|-------------------|---|--|--------|
| Charles Dawe      | X |  |        |
| Michael Dickerson |   |  | ABSENT |
| Amy Hinton        | X |  |        |
| Elayne Lockett    | X |  |        |
| Rhoda Pickett     |   |  | ABSENT |
| Edward Hargrove   | X |  |        |
| Rebekah Ray       |   |  | ABSENT |
| Lee Anne Venable  | X |  |        |
| Caroline Ingram   | X |  |        |

The motion to table the item to the next meeting, November 5<sup>th</sup>, 2025, passed with a 7-0 vote.

### **Business Closed**

#### **Motion:**

Commissioner Lee Anne Venable motioned to adjourn the meeting.

#### **Second:**

Made by Edward Hargrove.

#### **Vote:**

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

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

The Planning Commission adjourned the meeting at 2:58 pm.

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Rebekah Ray, Secretary

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Cory Long, AICP, Planning Division Manager

November 2025 HPC Item: A  
Kerri McAlpin Little, Applicant/Contractor, Harold Munn, Representative/Contractor, and Charlie Holder, Representative/Contractor  
Request for: **Conditional Use Approval**



**Planning Commission  
Case Fact Sheet**

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**Names of Petitioner:** Kerri McAlpin Little, Applicant/Contractor, Harold Munn, Representative/Contractor, and Charlie Holder, Representative/Contractor

|                             |                   |              |              |
|-----------------------------|-------------------|--------------|--------------|
| <b>Address of Property:</b> | <b>Tax Parcel</b> | <b>PPIN:</b> | <b>Ward:</b> |
| 6732 Hwy 49                 | 2-025I-36-006.00  | 27599        | 1            |

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**Request:** Conditional Use Request

**Purpose of 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).

**History / Background:** The applicant met with staff in a pre-application meeting in August 2025 to discuss the installation of a new digital billboard at the gas station site. The applicant described the proposed sign as a flag-mount design, differing from traditional V-type or double-post billboards. Staff explained that under the Land Development Code, new digital billboards require conditional use approval, and that all digital signs must comply with standards for location, height, illumination, spacing, and landscaping.

Sign regulations within the Land Development Code are intended to protect the visual character and safety of major corridors by preventing visual clutter, reducing potential distractions to motorists, and maintaining an attractive streetscape. These regulations support a safe, organized, and visually cohesive environment that enhances the city’s image and overall quality of life.

The Highway 49 corridor serves as one of Hattiesburg's most significant commercial gateways and features a high concentration of billboards and large ground signs, many of which are legal nonconforming structures that do not meet current size or spacing standards. Evaluating new billboard requests in this area is important to maintaining a balance between business visibility, corridor design, and long-term aesthetic objectives.

In addition, Section 10.13.6 of the Land Development Code establishes a digital billboard replacement program designed to gradually reduce the total number of billboards within the city. Under this provision, a new digital billboard may only be approved at the site of an existing static billboard, and approval is contingent upon the permanent removal of two additional static billboards elsewhere in the city. Although the current request is being reviewed through the conditional use process rather than the replacement program, the regulation reflects the City's broader intent to manage overall billboard proliferation and improve corridor aesthetics.

The proposed site plan has not yet been approved by site and design review committee. If approved, the sign will require site and design review as well as a sign permit application. The site plan shown will need to be adjusted to meet the landscaping requirements of section 10.13.5 for digital billboards.

Planning Commission can add additional requirements as conditions of approval, such as added landscaping beyond what the minimum code standards is for digital billboards. The current proposed sign includes split-faced block for the base of the sign with an aluminum cap and an exposed pole. Planning commission could request a higher design standard, such as a material requirement such as non-structural brick cladding for the pole, or other architectural elements to be consistent with the new development adjacent to the billboard..

Conditional use provisions within the zoning ordinance allow consideration of uses that may be appropriate under certain circumstances, provided they are compatible with surrounding development and consistent with the intent of the Comprehensive Plan. In evaluating this request, the Planning

Commission should consider whether a new digital billboard at this location aligns with the corridor design, safety, and visual quality objectives outlined in the Land Development Code and Comprehensive Plan, particularly given the existing concentration of signage along Highway 49.

**Applicant Summary:** See Attached

**Applicable Regulations:**

**SECTION 10 Signs**

**10.13 Digital Billboards**

**10.13.1 General Provisions:** Billboards are allowed to use digital technology, subject to the following limitations, restrictions, and permits, which are in addition to and intended to supplement all other applicable requirements. Digital billboards shall only be allowed along certain business corridors within the city, namely, the Regional and Community as defined in Section 10.13.7. Corridors are considered to be groups of commercial properties that are identified by the street or highway along which they are located. Corridors are also identified by transportation elements, land use, building mass, building form, pedestrian ways, and streetscape.

**10.13.2 Permit Review:** A Permit approved by the City Council after review by the Hattiesburg Planning Commission and Site Design and Review Committee is required for all new Digital Billboards or replacement static billboards, including billboard supports and/or faces.

**10.13.3 Digital Billboard-New:** Shall be limited to B-5, Regional Business District, I-1, and I-2 Industrial Districts located within the Regional and Community Business Corridors as defined in this section.

**10.13.4 Primary Structure:** A new digital billboard will be considered as a primary structure and will require a legal description of the property, whether leased or purchased, and no other uses shall co-exist on the same property as the primary structure. The site is to be grassed and landscaped as approved by the Site Design and Review Committee. New structures shall be designed to complement the surrounding businesses and/or residential properties.

**10.13.5 Accessory Structure:** A new digital billboard will be considered as an accessory structure when constructed on a site that is occupied with a primary structure(s), which may include parking areas, buildings, and similar uses except for other off-premise or on-premise free-standing signs. The area immediately adjacent to the billboard shall be landscaped as approved by the Site Design and Review Committee. This landscaped area shall extend ten (10) feet from the face(s) of the billboard. If a billboard has only one face (single-sided), the landscaped area shall extend ten (10) feet from the rear or back of the sign. This landscaped area should extend ten (10) feet from the outermost edges (street edge and opposite edge) of the sign. The intent of this regulation is to provide a landscaped area around the entire perimeter of the proposed digital billboard. Flexibility for this buffer area may be provided and permitted by the Site Design and Review Committee if the total required area is not reduced and the landscaped area extends beyond the perimeter of the sign to the greatest extent possible. No parking shall be allowed in the required landscaped area. If the landscaped area is adjacent to a parking area, concrete curbing shall be provided along all edges of the perimeter that abut parking areas or lanes. Variances shall not be allowed for a reduction in parking spaces for the placement of a new digital billboard as an accessory structure.

**10.13.7 Digital Billboard Design:**

**10.13.7.1 Movement:** The image will change instantaneously as seen by the human eye, and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change.

**10.13.7.2 Light Levels:** All digital billboards shall be equipped with light-sensing devices or a scheduled dimming timer that will automatically dim the intensity of the light emitted by the sign during ambient low-light conditions and at night so that the sign does not exceed the maximum brightness levels allowed in this section.

**10.13.7.3** Maximum brightness shall not exceed 465 lumens when measured from the sign's face at its maximum brightness during daylight hours and shall not exceed 46 lumens when measured from the sign's face at its maximum

brightness at night.

**10.13.7.4** If such a sign is located within 100 feet of a property with residential zoning, the sign must be oriented such that no portion of the electronic sign face is visible from a residentially-zoned property or the brightness is reduced to no more than 23 lumens at night.

**10.13.7.5** Prior to the issuance of a permit for such a sign, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory preset not to exceed the levels specified above.

**10.13.7.6 Malfunctions:** Any malfunction shall be repaired or disconnected within 48 hours by the owner or operator of such billboard.

**10.13.7.7 Measurement of height:** The height of a digital billboard structure may be measured as the overall structure height from the crown of street elevation (directly in front of or closest to the billboard) rather than from grade at the point of installation, only when the elevation at the point of installation is more than 5 feet below the crown of the street.

**Present Zoning:** B-5 Regional Business

**Present Use:** Fueling Station

**Future Land Use:** Regional Business and Regional Business Corridor

**Surrounding Zoning and Land Use:**

|        |                                        |
|--------|----------------------------------------|
| North: | B-5 Regional Business & I-1 Industrial |
| South: | B-5 Regional Business                  |
| East:  | I-1 Industrial                         |
| West:  | B-5 Regional Business                  |

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

**Option:** Recommend **Approval** or **Denial** of the Conditional Use



Request for a “Digital Billboard, New” for a B-5 zoned property located at 6732 Hwy 49 (PPIN 27599, Forrest County, Ward 1).

**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

November 2025 HPC Item: A

Kerri McAlpin Little, Applicant/Contractor, Harold Munn, Representative/Contractor, and Charlie Holder, Representative/Contractor

Request for: **Conditional Use Approval**

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

---

### 6732 Hwy 49 — 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).





**Zoning Legend**

- A-1
- R-1A
- B-5

- I-1
- ▬ Subject Property

**Conditional Use Request**

PPIN: 27599  
Flood Zone: X  
Ward 1, Forrest County

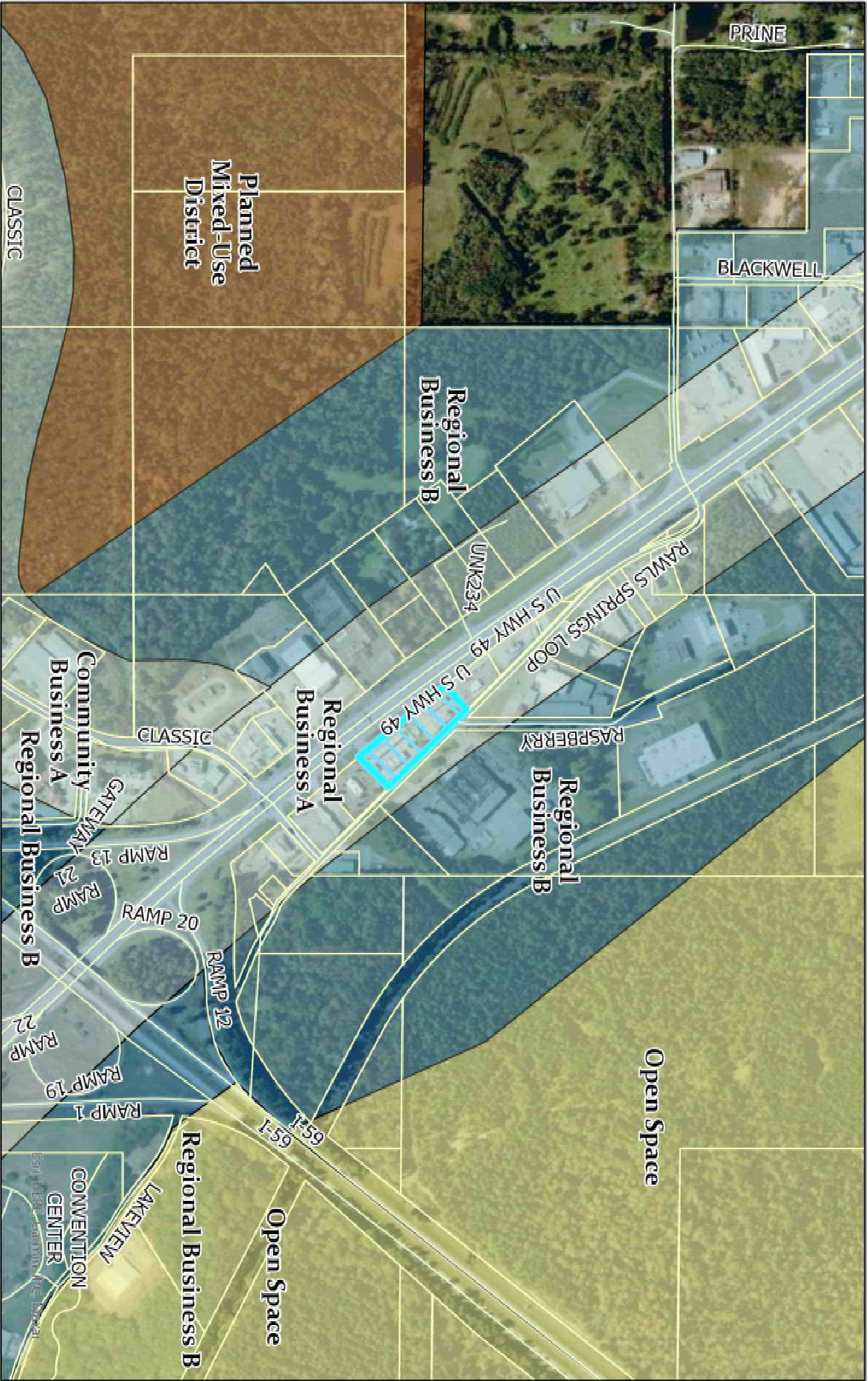
DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 9/24/2025 12:50 PM



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

Center: 89°21'1"W 31°21'42"N

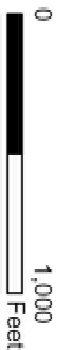




- Future Land Use Map**
- |                                                                                                              |                                                                                                       |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Community Business A       |  Regional Business A |
|  Open Space                 |  Regional Business B |
|  Planned Mixed-Use District |  Subject Property    |

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: 9/24/2025 12:57 PM

Conditional Use Request  
PPIN: 27599  
Flood Zone: X  
Ward 1, Forrest County



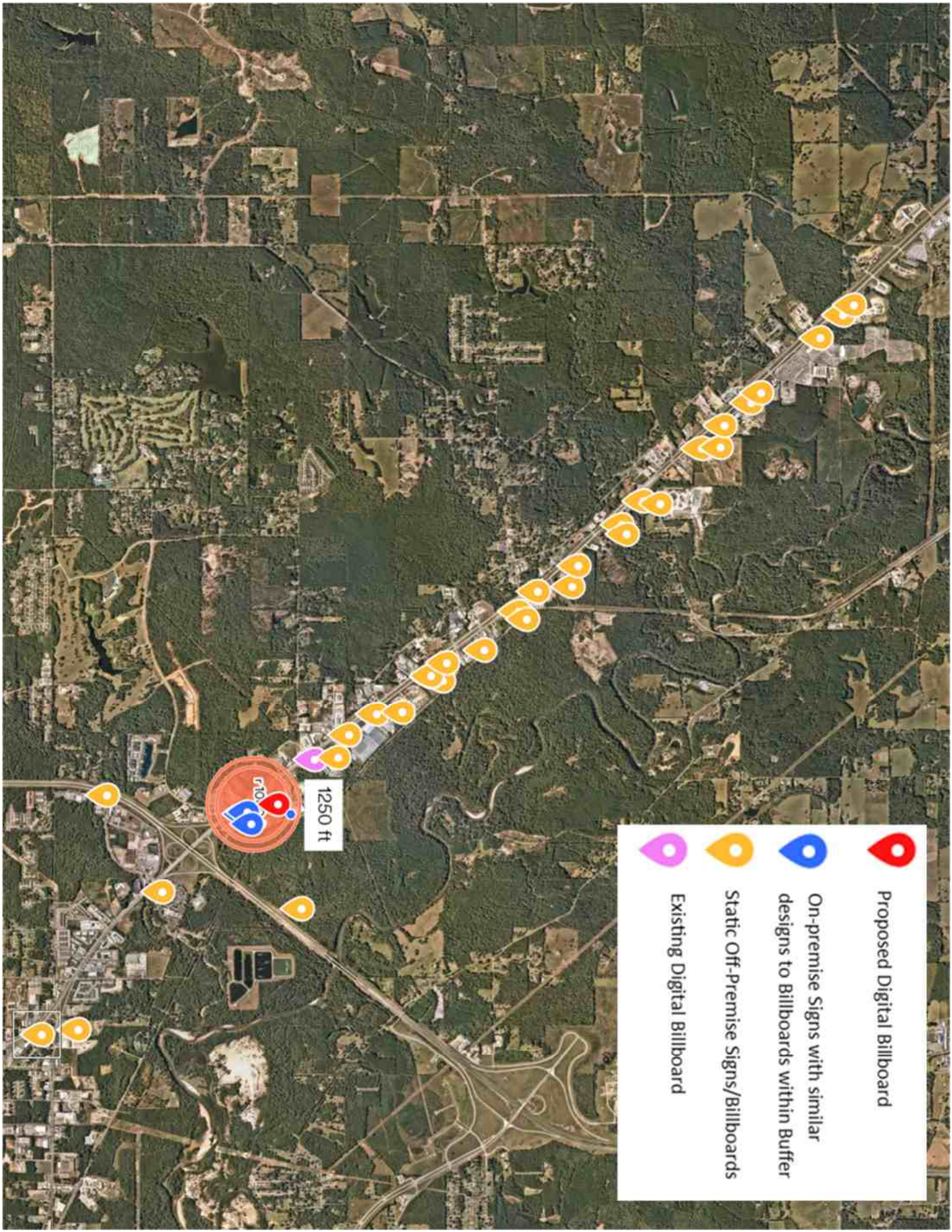
**URBAN DEVELOPMENT**  
PLANNING DIVISION  
Center: 89°21'3"W 31°21'42"N



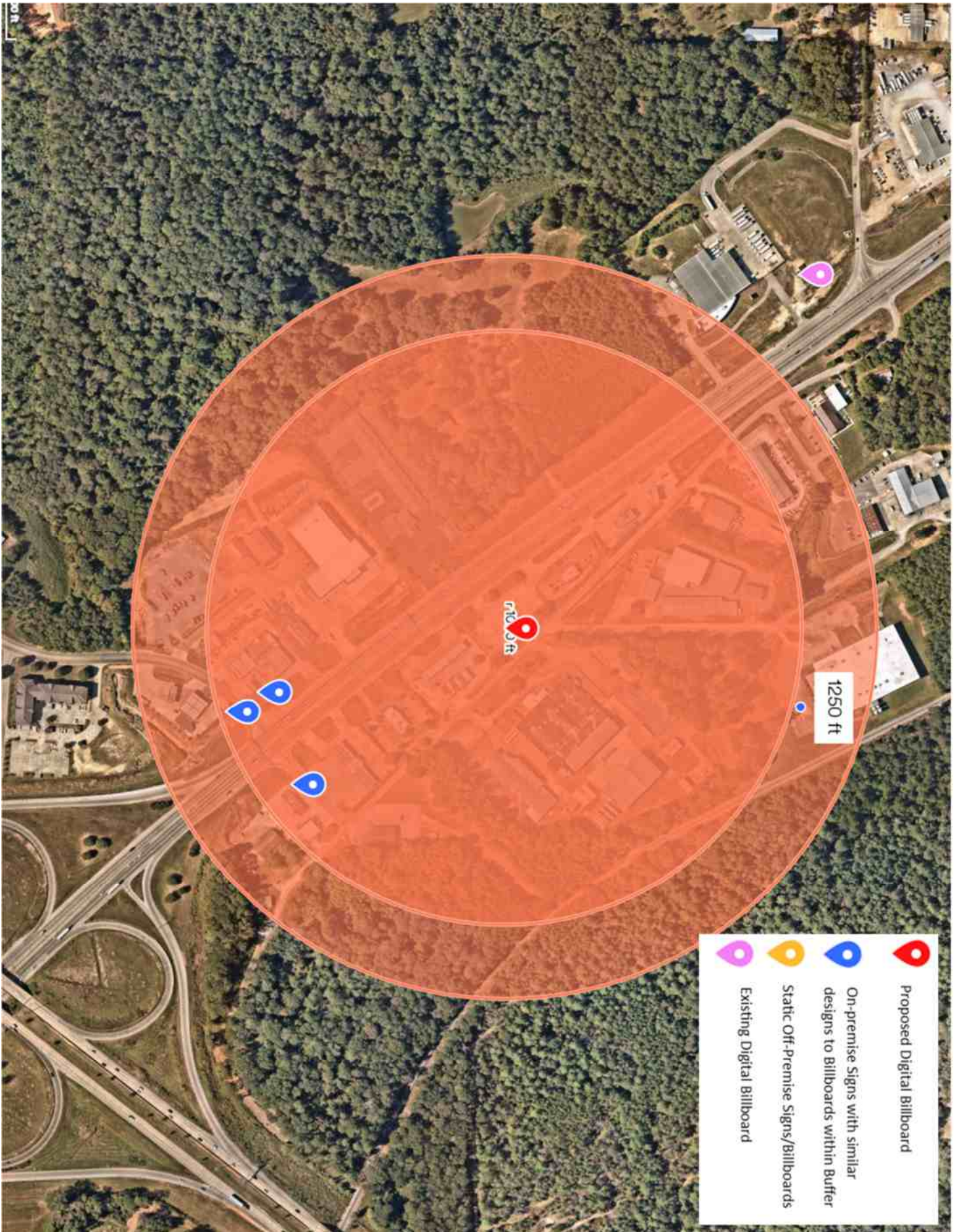


- Proposed Digital Billboard
- On-premise Signs with similar designs to Billboards within Buffer
- Static Off-Premise Signs/Billboards
- Existing Digital Billboard











## Site Aerial





## Surrounding Area

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## Surrounding Area

---

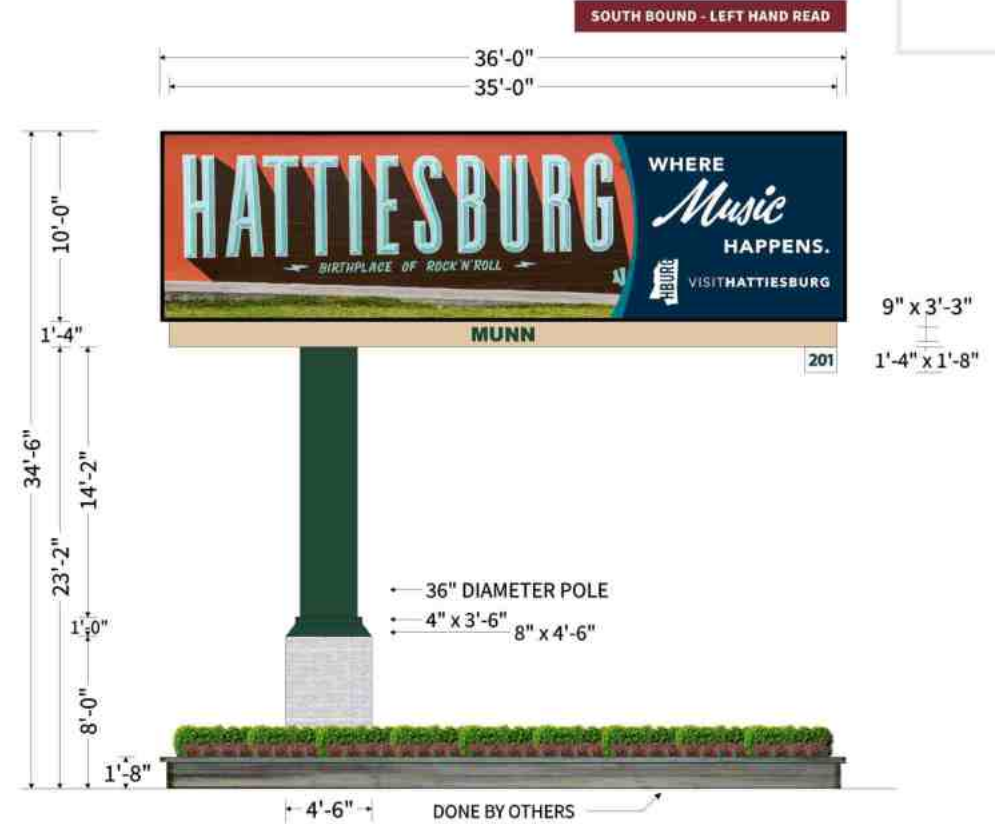
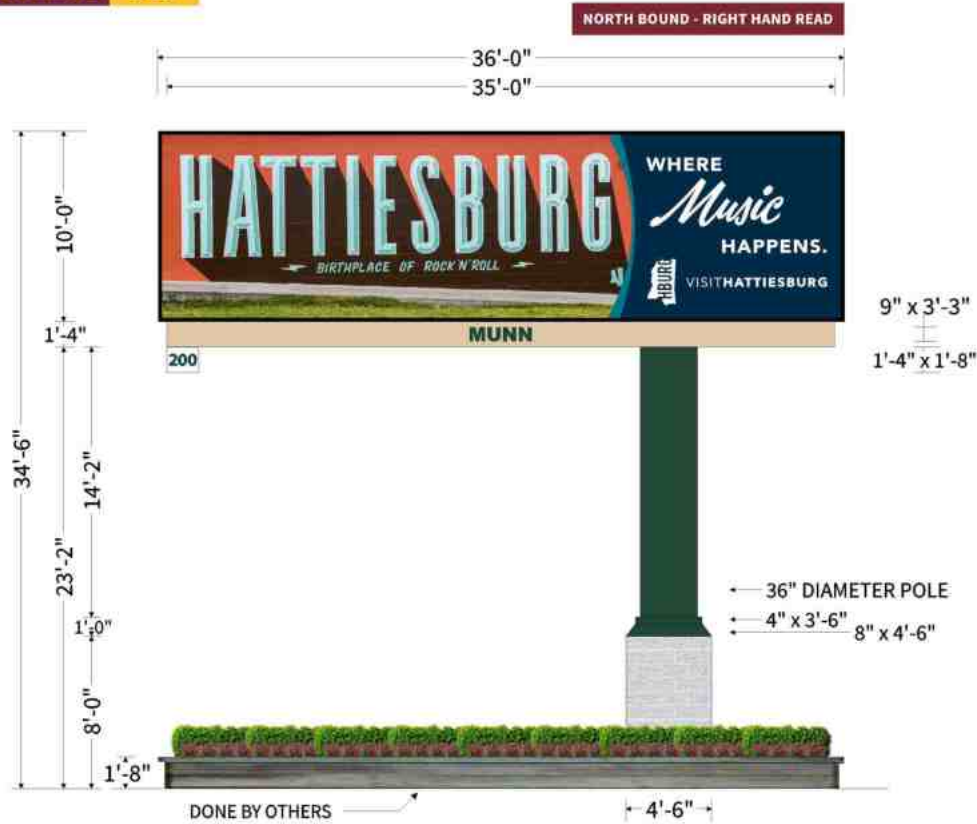






# CONCEPT DRAWING

SQ FOOTAGE 360



## Manufacture and Install

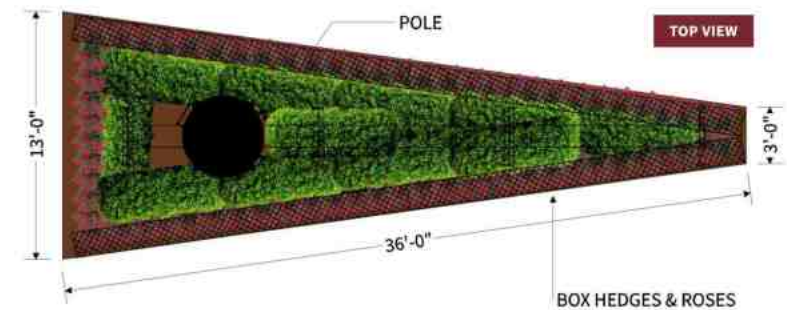
- (1) Double Face V-Shape Monopole Billboard Structure
- (2) Sets of Internally Illuminated Channel Letters with Trimcapped Acrylic Faces, Prefinished Aluminum Sidewalls, and Dual Vinyl Overlays to Show Green During the Day and White at Night

- (1) Split Face Base with Aluminum Cap
  - (2) .063 Aluminum Panels with Vinyl Numbers
- Timber base with boxwood hedges and knockout roses done by others.

## Furnish and Install

- (2) Single Face Full Color RGB LED Digital Billboards

■ PMS 3435 C  
■ PMS 468 C  
□ WHITE



This color sketch is provided as an example of color. There may be some color variation between printed ink and paint. For best color representation, please choose Pantone Matching System® Colors for paint or print.

## Digital Billboard #200 & #201 R3

CUSTOMER: Munn Enterprises

LOCATION: Hattiesburg, MS

REVISION: EDIT LANDSCAPE.

CUSTOMER APPROVAL:

CUSTOMER # MUN101

PM: K.L. SALES: E.H.M.

DATE: 09/16/2025

PRIMARY DESIGNER: D. Schneider

CURRENT DESIGNER: T. Birch

APPROVAL DATE:



THIS CONCEPT IS SOLELY THE PROPERTY OF MUNN ENTERPRISES, INC., AND MAY NOT BE USED, REPRODUCED, COPIED, EXHIBITED, ALTERED, OR DISTRIBUTED IN ANY MANNER.

Be Bold in a Visual World

601.264.7446 • MunnEnterprises.com







**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** Kellie Nelson and Cameron Thompson, Property Owners/Applicants, and John Nelson, Contractor,

| <b>Address of Property:</b> | <b>Tax Parcels</b> | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|--------------------|--------------|--------------|
| 78 N Beverly Hills Road     | 2-029I-10-252.00   | 9508         | 1            |

---

**Request:** Rezoning

**Purpose of 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).

**History / Background:** The applicants initially met with staff to review the intended use of the property for single-family residential development and to address existing code enforcement issues carried over from a previous owner. During that discussion, the applicants expressed interest in establishing agricultural and horticultural uses, specifically the raising of livestock (cows) and gardening after construction of their home.

Staff advised that the current R-1A zoning district does not allow for agricultural activities and that rezoning to an A-2 Agricultural District would be required for the proposed agricultural uses. The subject property contains approximately 80 acres, meeting the minimum size and dimensional standards for the A-2 district.

The property directly abuts land owned by the University of Southern Mississippi (USM) to the south and east, which was recently rezoned to PMU-PD (Planned Mixed Use – Planned Development) to accommodate USM's long-term campus expansion and institutional development framework. The PMU-

PD zoning supports a mix of academic, research, residential, and advanced manufacturing.

Surrounding zoning includes R-1A to the west, consisting primarily of large-lot residential estates, and unincorporated agricultural land to the north, including an additional 20 acres under common ownership with the applicants.

The site's location adjacent to USM's PMU-PD district and near the edge of the city's corporate limits positions it as a logical transition area between urban institutional development and rural or unincorporated lands. Properties to the west are developed as low-density residential estates, while the northern tracts outside city limits remain agricultural.

The Planning Commission should consider whether the rezoning maintains compatibility with surrounding land uses, provides an appropriate transition between urban and rural development patterns, and supports the long-term goals of the Comprehensive Plan for this corridor.

**Applicant Summary:** \* See Attached \*

**Applicable Regulations:**

## **SECTION 4**

### **Zoning Districts Established**

**4.5.3 R-1A Single-Family Residential:** The purpose of the R-1A 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.

**4.5.2 A-2 Agricultural Residential District:** The purpose of the A-2 Agricultural District is to permit low density single-family residential development along with restrictive agricultural uses. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect large lots, open space and low density population.

November 2025 HPC Item: B  
Kellie Nelson and Cameron Thompson, Property Owners/Applicants, and John Nelson, Contractor,  
Request for: **Rezoning**

**Present Zoning:** The property is currently zoned R-1A Single-Family Residential.

**Present Use:** **Vacant Land**

**Future Land Use:** Neighborhood Conservation District 2 and Planned Mixed Use District

**Surrounding Zoning and Land Use:**  
North: Outside City Limits  
South: R-1AC Single-Family Residential  
East: R-1A 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-1A to A-2 for a property located at 78 N Beverly Hills Road (PPIN 9508, Forrest County, Ward 1).

**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

---

### 78 N Beverly Hills Road — Zoning Change 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).





A-1

R-1A

R-1B

R-1C

B-5

PMU-PD

Subject Property

City Limits

Rezoning Request

78 N Beverly Hills Rd

PPIN: 9508

Flood Zone: X

Ward 1, Forrest County

0

1,000

Feet

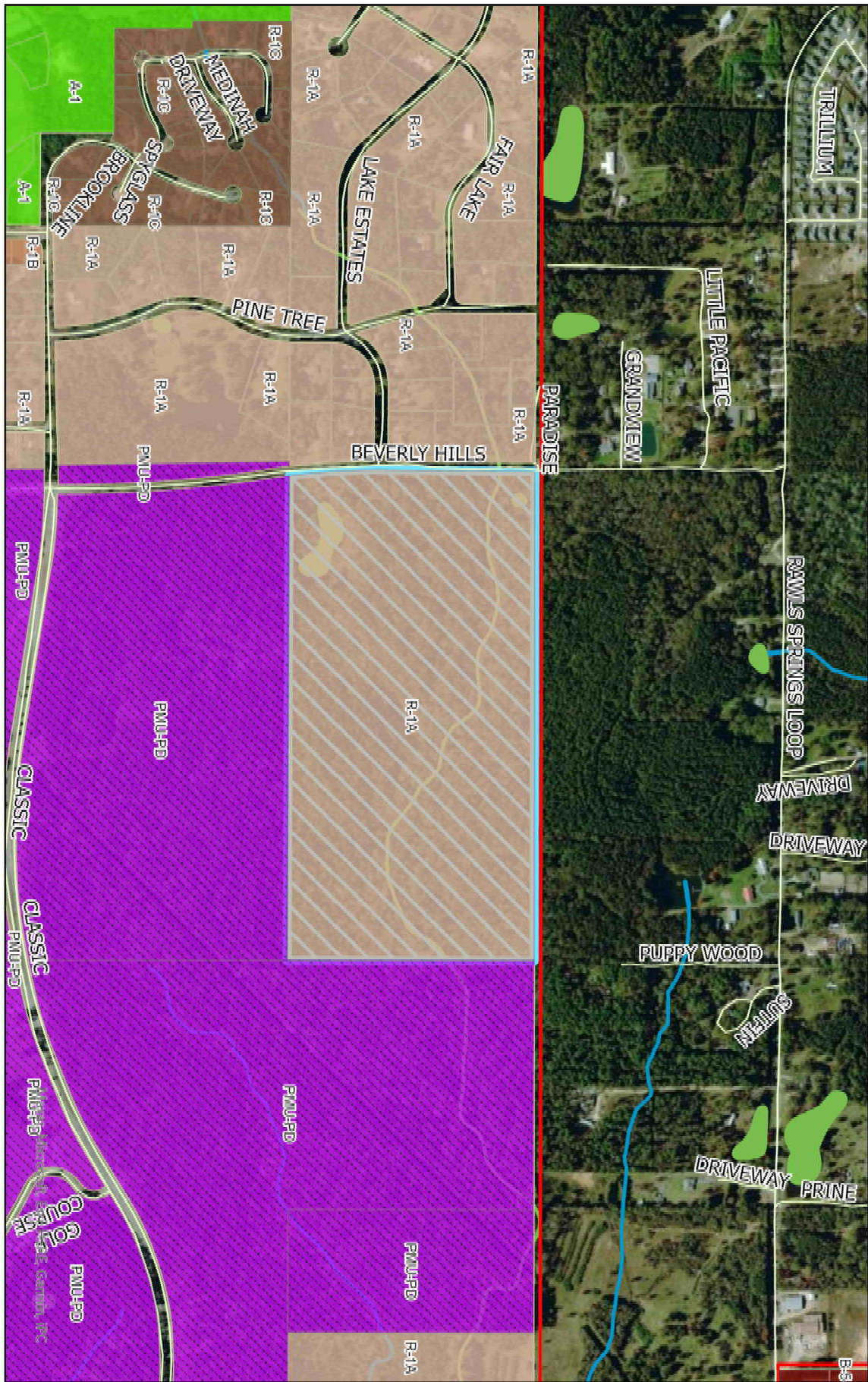
N

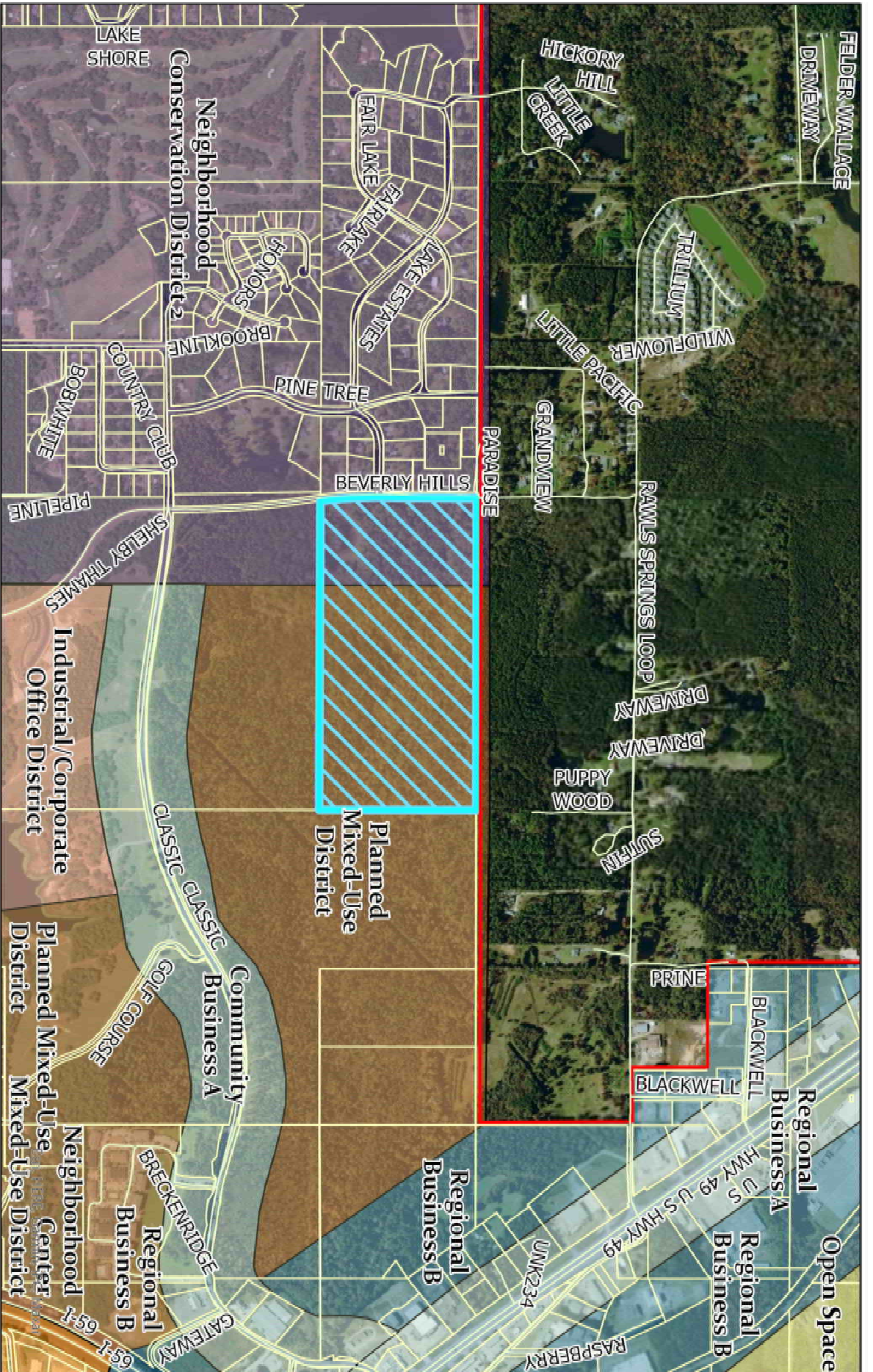
CITY OF DENTON TEXAS

URBAN DEVELOPMENT PLANNING DIVISION

Center: 89°22'11"W 31°21'35"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: 10/17/2025 2:41 PM





Future Land Use Map

- Community Business A
- Industrial/Corporate Office District
- Neighborhood Center Mixed-Use District
- Neighborhood Conservation District 2
- Open Space
- Planned Mixed-Use District
- Regional Business A
- Regional Business B
- City Limits
- Subject Property

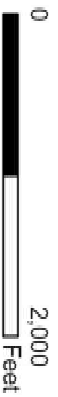
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Rezoning Request  
78 N Beverly Hills Rd  
PPIN: 9508  
Flood Zone: X  
Ward 1, Forrest County



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

Center: 89°22'6"W 31°21'36"N





## Site Aerial





- USA Wetlands
- Marsh, Swamp, Bog, Prairie
  - River
  - City Limits
  - Subject Property

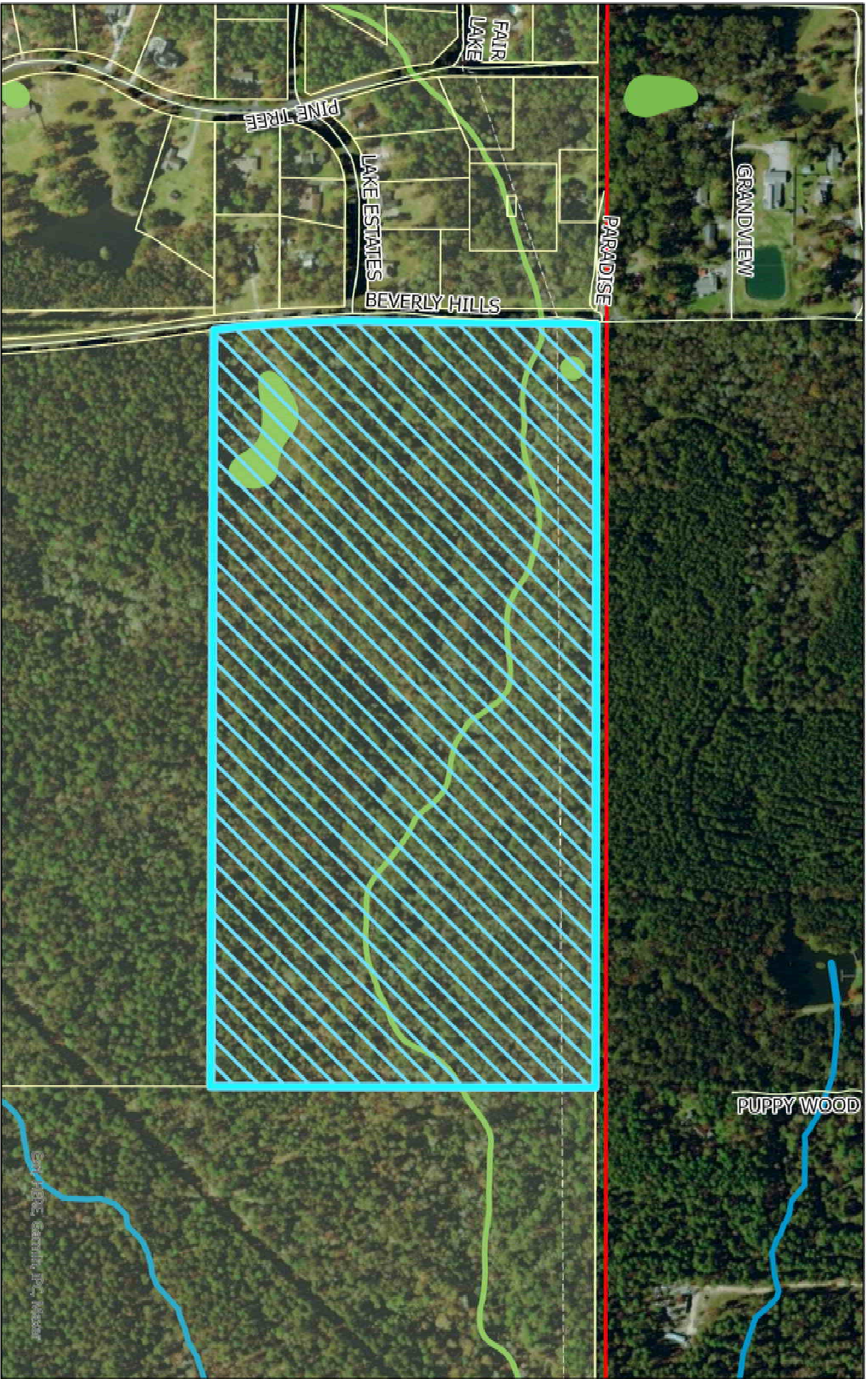
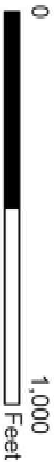
Rezoning Request  
78 N Beverly Hills Rd  
PPIN: 9508  
Flood Zone: X  
Ward 1, Forrest County

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This information CANNOT be used as a substitute for legal, business, tax or other professional advice.  
Map Exported on: 9/24/2025 1:16 PM



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

Center: 89°22'10"W 31°21'35"N





## Surrounding Area

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## Surrounding Area

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# 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 [Hattiesburg Land Development Code](#) for Land Development Code and GIS map. Access via link or QR code



## Applicant Information

Name Applicant: Kellie Nelson & Cameron Thompson Project Name: Thompson Residence

Municipal Address of Site: 78 N Beverly hills Rd Hattiesburg PPIN #: 9508

Parcel Number(s): \_\_\_\_\_

| Type of Public Hearing                                           | Additional Information Needed:                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Variance (fill out pages 7 & 8)         | <input type="checkbox"/> Sign<br><input type="checkbox"/> Setback<br><input type="checkbox"/> Off-Site Parking<br><input type="checkbox"/> Lot Width<br><input type="checkbox"/> Lot Coverage Area<br><input type="checkbox"/> Buffer<br><input type="checkbox"/> Open Space<br><input type="checkbox"/> Other: _____                   |
| <input checked="" type="checkbox"/> Rezoning (fill out page 11)  | Existing Zoning: <u>R-1A</u><br>Proposed Zoning: <u>Agricultural A-2</u>                                                                                                                                                                                                                                                                |
| <input type="checkbox"/> Conditional Use (fill out pages 9 & 10) | <input type="checkbox"/> Automotive Filling Station<br><input type="checkbox"/> Digital Billboard, New<br><input type="checkbox"/> Digital Billboard, Replacement<br><input type="checkbox"/> Telecommunications<br><input type="checkbox"/> Restaurant<br><input type="checkbox"/> Solar Farm<br><input type="checkbox"/> Other: _____ |

## Other Application types:

- |                                                                                    |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Subdividing of a lot, Parcel, or Tract (fill out page 12) | <input type="checkbox"/> Text Amendment                   |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14)         | <input type="checkbox"/> Overlay District                 |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14)         | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

| For Staff Only:                    |                                  |                                      |                                                                                                                                                            |
|------------------------------------|----------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning:<br><u>R-1A</u>             | Historic District:<br><u>N/A</u> | Flood Zone:<br><u><del>2</del> X</u> | Ward:<br><input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 |
| Project Number:                    |                                  | Received:                            |                                                                                                                                                            |
| PPIN # or Parcel #:<br><u>9508</u> |                                  | <u>9/22/25</u> <u>3:54 P.M.</u>      |                                                                                                                                                            |



### FOR RE-ZONING APPLICANTS:

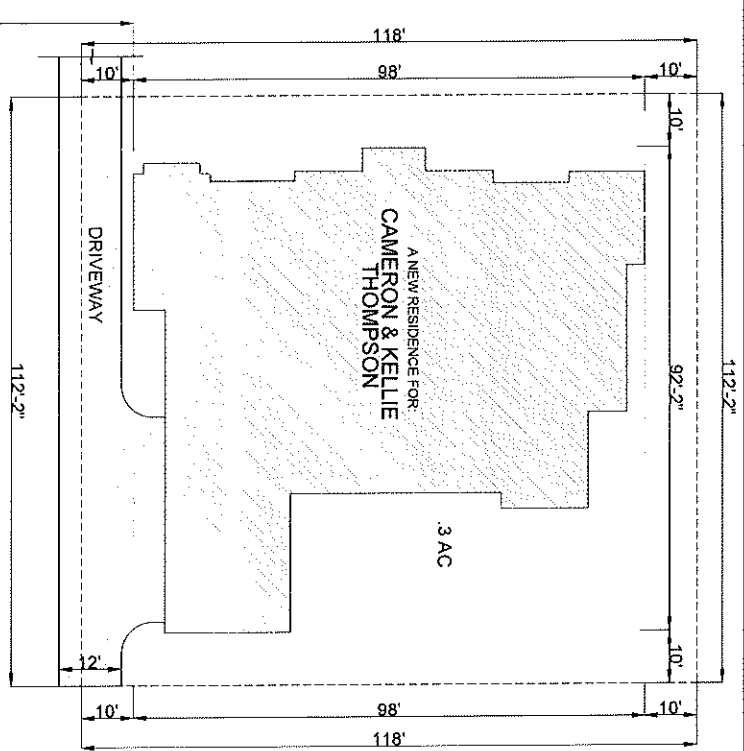
As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing:

- ☐ 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:

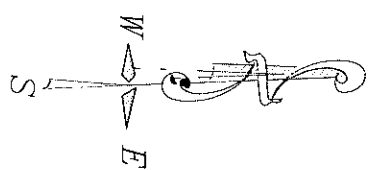
We are proposing to make this agricultural so that we can get some cows (under 10) to let our boys help raise/tend to. We also plan to do gardening/planting as well to help teach responsibilities. The edge of our property is county. If necessary we would love to be zoned/part of county & not the city. The property has been completely wooded for years & since then been thinned within the past year & a half. We are in the process of getting a building permit to build our hopefully forever home. We have no plans to develop further.

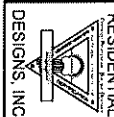




**ENLARGED  
SITE PLAN**  
SCALE 1" = 10'-0"

**NOTES:**  
1. OWNER TO VERIFY ALL ZONING AND CONVEYANCE OF ALL RIGHTS AND INTERESTS PRIOR TO CONSTRUCTION.  
2. OWNER TO VERIFY EXISTING LOCATION OF HOUSE WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.



|                                                                                                     |             |                           |                      |                  |                                          |                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------|-------------|---------------------------|----------------------|------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <br>DESIGNS, INC. | RESIDENTIAL | SHEET NUMBER<br><b>S2</b> | CUSTOM DESIGNED FOR: |                  | <b>CAMERON &amp; KELLIE<br/>THOMPSON</b> | <b>RESIDENTIAL DESIGNS, INC.</b><br>6659 HIGHWAY 98 WEST, HATTIESBURG, MS 39402<br>PHONE: (601) 264-4403 EMAIL: CUSTOMPLANS@COMCAST.NET |
|                                                                                                     |             |                           | DATE<br>09/17/25     | W.D.S.<br>050-25 |                                          |                                                                                                                                         |



OVERALL  
SITE PLAN  
SCALE

SCALE  1" = 100'-0"

**NOTE PLAN NOTES:**

1. OWNER TO VERIFY DCE AND CONSTRUCTION OF ALL WALKS AND DRIVEWAYS PRIOR TO CONSTRUCTION

2. OWNER TO VERIFY EXACT LOCATION OF HOUSE WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION

A decorative compass rose with a central figure, possibly a cherub or a stylized animal head, facing left. The rose is oriented with 'W' at the top, 'E' at the bottom, 'S' on the left, and 'N' on the right. The central figure is positioned between 'W' and 'E'.

PROPERTY LINE

PROPERTY LINE

CUSTOM DESIGNED FOR:  
**CAMERON & KELLIE  
THOMPSON**

**RESIDENTIAL DESIGNS, INC.**[illegible]



# 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                                                                                                                                                                                                   |
| <b>Variance</b><br>Variance applications include one Concept Site Plan Review and one Variance request                                                                        | <b>\$175.00</b> per application.<br><b>\$50.00</b> for each additional variance.                                                                                                                                  |
| <b>Street / Alley Naming or Re-Naming</b>                                                                                                                                     | <b>\$300.00</b> per application.<br><b>\$100.00</b> per required street name sign if approved*<br>(*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.) |
| <b>Street / Alley Closing</b>                                                                                                                                                 | <b>\$300.00</b> per application.                                                                                                                                                                                  |
| <b>Conditional Use</b>                                                                                                                                                        | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Zoning Change</b>                                                                                                                                                          | <b>\$400.00</b> per application. *see PUD or PRD & zoning package rate)                                                                                                                                           |
| <b>Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package</b>                                                                     | <b>\$600.00</b> per package.                                                                                                                                                                                      |
| <b>Subdivision of Land (Preliminary Plats)</b><br>Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats. | <b>\$250.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**</b>                                                                   | <b>\$500.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Change in Land Development Code Text</b>                                                                                                                                   | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Appeal Fees for Proponent or Opponent appeals to City Council</b><br>*Exempt from fees – Established Neighborhood Association*                                             | <b>\$50.00</b> per appeal.                                                                                                                                                                                        |
| <b>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</b>      | <b>\$50.00</b> (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: Kellie Nelson

Signature: Kellie Nelson  
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

79 Chester Brown Rd Hattiesburg MS 39401  
Street Address City State

on this the 22nd day of Sept., 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.

Kellie Nelson

on this the 22nd day of Sept, 2025.

CAMERON THOMPSON  
Property Owner (Print)

[Signature]  
Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

CAMERON THOMPSON,  
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  
September, 2025.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

9/13/2027





# 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

79 Chester Brown Rd Hattiesburg MS 39401  
Street Address City State

on this the 22nd day of Sept., 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.

Kellie Nelson

on this the 22nd day of Sept., 2025.

Kellie Nelson  
Property Owner (Print)  
Kellie Nelson  
Property Owner (Signature)

STATE OF Mississippi  
COUNTY OF Forrest

Personally came and appeared before me, the within named

Kellie Nelson  
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  
September, 2025.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

9/13/2027





**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** Nathan Hinton, Property Owner/Applicant

|                             |                   |              |              |
|-----------------------------|-------------------|--------------|--------------|
| <b>Address of Property:</b> | <b>Tax Parcel</b> | <b>PPIN:</b> | <b>Ward:</b> |
| 1214 West Pine Street       | 2-038C-16-344.00  | 15200        | 4            |

---

**Request:** Conditional Use Request

**Purpose of 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).

**History / Background:** The applicant met with staff in a pre-application meeting in September 2025 to discuss the property and its intended use. The applicant explained that he purchased the property over a year ago and that his proposed business is an automotive wholesale operation that purchases cars from auctions and resells them to car dealerships. He stated that the interior office space is intended for paperwork, tax filing, and printing bills of sale, while the outdoor gated area in the rear was designed to briefly park vehicles, transport them to and from nearby mechanics or body shops if needed, and then deliver them directly to dealerships in the downtown area or to be taken to an auction for sale.

Staff discussed the recent zoning changes to the Broadway-West Pine Corridor and the Right Down Broadway Master Plan. Specifically, they addressed how the overlay affected automotive-related uses, which now require a conditional use approval for automotive oriented uses, including rental and sales. After receiving this information, the applicant decided to pursue a conditional use approval for the property's intended use.

The *Right Down Broadway Master Plan*, adopted in January 2025, established a long-term vision to “transform Hattiesburg’s Automotive Row into Hattiesburg’s Creators Corridor.” The plan’s implementation matrix outlines a phased approach, spanning roughly the next decade, to gradually encourage reinvestment, redevelopment, and the introduction of new creative, commercial, and mixed-use opportunities along the corridor.

As part of this implementation, automotive uses are now conditional to allow the City to evaluate each proposal individually for compatibility with the plan’s goals as the corridor transitions toward the desired future mix of uses. This approach provides flexibility for existing businesses while ensuring that new or continued automotive uses do not impede the corridor’s evolution toward its long-term vision.

Conditional uses provide flexibility within the zoning ordinance while ensuring proposed uses remain compatible with surrounding development and consistent with the intent of adopted plans. The Planning Commission should consider whether the proposed use is compatible with its immediate context and whether it aligns with the Comprehensive Plan and the Right Down Broadway Master Plan as the corridor transitions to a more diverse and creative economic corridor.

Should the Planning Commission recommend approval, they can include conditions with the approval to ensure the site coordinates with the Right Down Broadway Plan, such as:

- Opaque screening of vehicles from the right-of-way that are in storage
- Addition of landscaping or tree planting requirement on site
- Removal of the non-compliant freestanding pole sign to address sign proliferation throughout the corridor

**Applicant Summary:** See Attached

**Applicable Regulations:**

## **SECTION 4                      Zoning Districts Established**

**4.7.2 Broadway Corridor Overlay District (BCO).** The Broadway Corridor Overlay District is intended to promote



infill activity in the Broadway Drive-West Pine Street Revitalization area by enabling additional uses that are supportive of the corridor vision plan and providing flexibility for the continuation and expansion of existing businesses within the corridor. The Broadway Corridor Overlay District was established as part of the Right Down Broadway Master Plan, adopted by the City of Hattiesburg on January 7th, 2025, Ordinance No. 3365. Additionally, the Broadway Corridor Overlay District aims to achieve the following:

- i. Encourage incremental, mixed-use infill development.
- ii. Encourage adaptive reuse, infill, and redevelopment that creates a pedestrian-oriented district with a mix of small retail, service, and artisan uses and complementary residential uses.
- iii. Allow for a greater mix of housing types and opportunities.

**4.7.3.3 Conditional Use Approval.** Within the B-3 Zoned areas of the BCO District, the following uses shall require conditional use approval, along with the following all applicable additional use conditions as cross-referenced in Table 5.1, Table of Uses:

- i. Automotive rental and sales
- ii. Automotive, truck, and small engine repair
- iii. Automotive, truck, and small engine maintenance
- iv. Automotive filling station
- v. Parking, Passenger Vehicles
- vi. Parking, Commercial Vehicles

**Present Zoning:** B-3 (BCO) Community Business- Broadway Corridor Overlay

**Present Use:** Office Space (previously used as Alternative Financial Services)

**Future Land Use:** Regional Business Corridor

**Surrounding Zoning and Land Use:**

|        |                                                         |
|--------|---------------------------------------------------------|
| North: | B-3 (BCO) Community Business- Broadway Corridor Overlay |
| South: | B-3 (BCO) Community Business- Broadway Corridor Overlay |
| East:  | B-3 (BCO) Community Business- Broadway Corridor Overlay |
| West:  | B-5 (BCO) Regional Business- Broadway Corridor Overlay  |

**Letters or**

**Concerns stated:**

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

**Option:**

Recommend **Approval** or **Denial** of the Conditional Use Request for “Automotive Rental and Sales” for a B-3 (BCO) zoned property located at 1214 West Pine Street (PPIN 15200, Forrest County, Ward 4).

**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

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### 1214 West Pine Street — 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).







**Zoning Classes**

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

- B-5-BCO
- B-3-BCO
- Subject Property

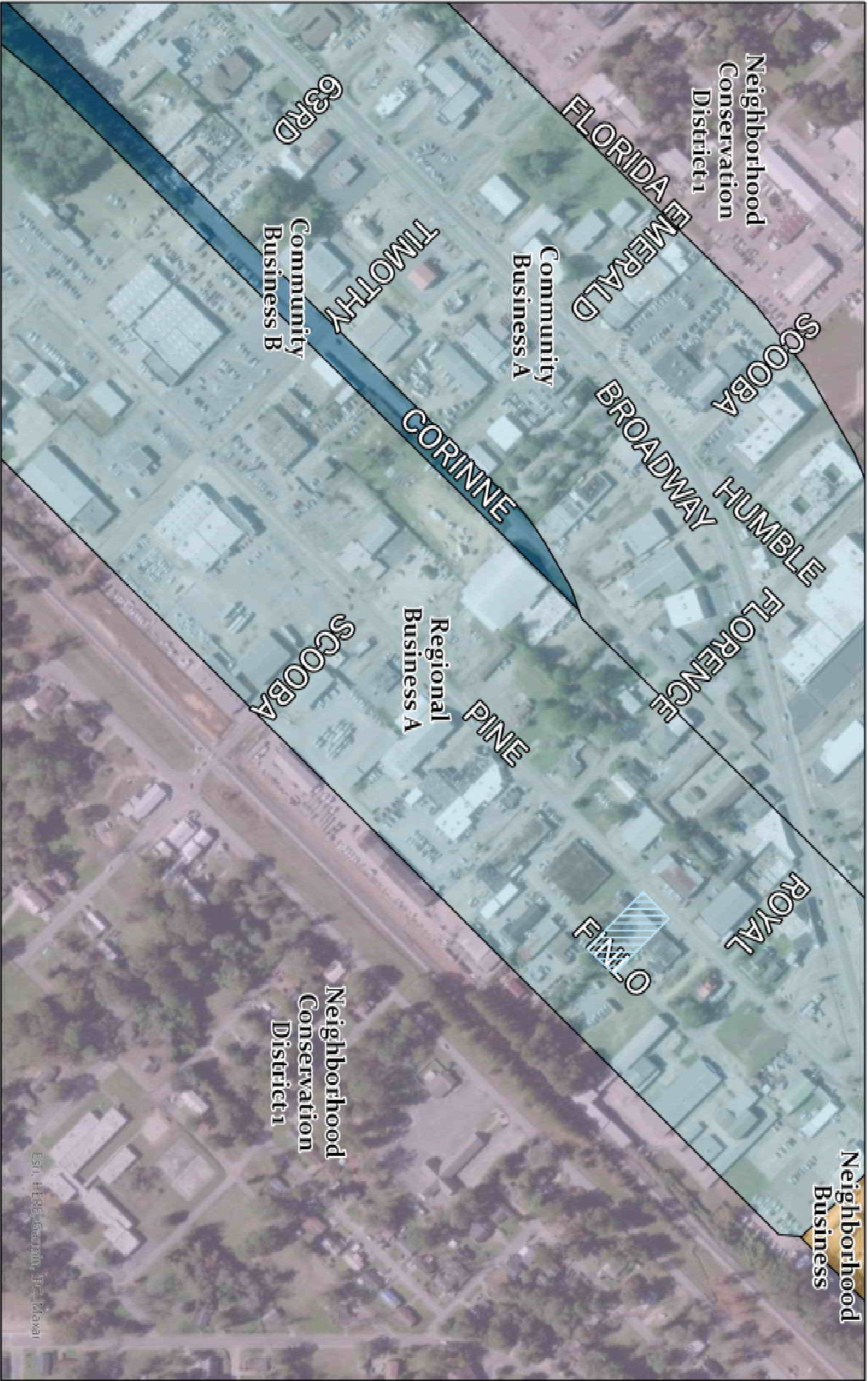
**Conditional Use Request for**  
**Automotive Sales**  
 1214 West Pine Street  
 Zoned: B-3-BCO, PPIN 15200  
 Flood Zone: X  
 Ward 4, Forrest County

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: 10/10/2025 4:35 PM



**URBAN  
 DEVELOPMENT  
 PLANNING DIVISION**

Center: 89°18'13"W 31°18'56"N



Future Land Use Map

- Community Business A
- Community Business B
- Neighborhood Business
- Neighborhood Conservation District 1
- Regional Business A
- Subject Property

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: 10/10/2025 4:43 PM

Conditional Use Request for

Automotive Sales  
1214 West Pine Street  
Zoned: B-3-BCO, PPIN 15200  
Flood Zone: X  
Ward 4, Forrest County





## Site Aerial





## Surrounding Area

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## Surrounding Area

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# 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](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code



## Applicant Information

Name Applicant: Nathan Hinton Project Name: Automobile wholesale lot/office

Municipal Address of Site: 1214 West Pine Street PPIN #: 015200

Parcel Number(s): 2-038C-16-344.00

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

## Other Application types:

- |                                                                                    |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Subdividing of a lot, Parcel, or Tract (fill out page 12) | <input type="checkbox"/> Text Amendment                   |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14)         | <input type="checkbox"/> Overlay District                 |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14)         | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

| For Staff Only:                     |                                  |                         |                                                                                                                                                            |
|-------------------------------------|----------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning:<br><u>B3 (BCO)</u>          | Historic District:<br><u>N/A</u> | Flood Zone:<br><u>X</u> | Ward:<br><input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 |
| Project Number:                     |                                  | Received:<br>           |                                                                                                                                                            |
| PPIN # or Parcel #:<br><u>15200</u> |                                  |                         |                                                                                                                                                            |

BY: MM  
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.

| Public Hearing Fees                                                                                                                                                           |                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing Type                                                                                                                                                           | Fees Associated                                                                                                                                                                                                   |
| <b>Variance</b><br>Variance applications include one Concept Site Plan Review and one Variance request                                                                        | <b>\$175.00</b> per application.<br><b>\$50.00</b> for each additional variance.                                                                                                                                  |
| <b>Street / Alley Naming or Re-Naming</b>                                                                                                                                     | <b>\$300.00</b> per application.<br><b>\$100.00</b> per required street name sign if approved*<br>(*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.) |
| <b>Street / Alley Closing</b>                                                                                                                                                 | <b>\$300.00</b> per application.                                                                                                                                                                                  |
| <b>Conditional Use</b>                                                                                                                                                        | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Zoning Change</b>                                                                                                                                                          | <b>\$400.00</b> per application. *see PUD or PRD & zoning package rate)                                                                                                                                           |
| <b>Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package</b>                                                                     | <b>\$600.00</b> per package.                                                                                                                                                                                      |
| <b>Subdivision of Land (Preliminary Plats)</b><br>Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats. | <b>\$225.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**</b>                                                                   | <b>\$500.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Change in Land Development Code Text</b>                                                                                                                                   | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Appeal Fees for Proponent or Opponent appeals to City Council</b><br>*Exempt from fees – Established Neighborhood Association*                                             | <b>\$50.00</b> per appeal.                                                                                                                                                                                        |
| <b>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</b>      | <b>\$50.00</b> (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: Nathan Hinton

Signature: [Signature]

Updated Version 05/22/2025



**OWNER AFFIDAVIT PAGE**

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

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

1214 West Pine Street, Hattiesburg MS  
Street Address City State

on this the 24<sup>th</sup> day of Sep, 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\_\_\_\_.

Nathan Hinton  
Property Owner (Print)  
[Signature]  
Property Owner (Signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named  
Nathan Hinton  
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 24<sup>th</sup> day of  
September, 2025.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
9/7/27



**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:

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

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

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

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

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

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

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

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

Refer to the [hattiesburgms.com/planning](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code.





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

All conditions set forth in section 5 would be met or not applicable due to none of the conditions set forth in section 5 would pertain to my business activities. As a Automotive wholesaler, no vehicles would be listed at the location for sale, rental or lease. The location would not be open to the public nor would my wholesale clients be accessing the location to purchase vehicles. Vehicles I purchase at auctions that would be delivered to the 1214 w. pine street would be either taken directly to the purchasing dealerships down the road, to a mechanic shop or dealership mechanic shop if minor repairs are needed, taken to a body shop if needing minor body part replaced such as cracked bumpers, headlights/tail lights, repairing scratches/dents or replacing windshields. I do not purchase wrecked vehicles or total loss vehicles however almost all used vehicles sold at aucitons can have sort of cosmetic damagea that could be repaired or replaced and lots of vehicles have check engine lights or mechanical problems that might need to repaired to be ready to be sold again by the purchasing dealships as I sell them vehicles that are ready to be listed on their lots. I don't do any repairs myself, so any repairs would be outsourced to local mechanics, associated brands mechanics, body shops or tire shops in the downtown area. No repairs would be taking place at the location of 1214 w. pine street. All vehicles delivered to 1214 w. pine street that are placed in the locked up fenced in area would be there no longer than 3 days and the reasoning would be vehicles delivered on friday or saturday would be locked up til monday to be delivered to purchasing dealership location, mechanic/body shop or to be delivered to the auction to be checked in and sold there. The office would not be open to the public either, and have no set operating hours as the only time the office would be used is to access a computer to input vehicle information into a program called "Frazier" to print out Bill of sales for the dealships that purchase my vehicles wholesale. The time inside the office would be between 30 mins and no more than 8 hours a week as it takes only a few mins to make a bill of sale and print it off then lock up and leave.

5.4.7 Automotive and Truck Repair, Maintenance, Rental  
and Sales.

5.4.7.1 Display of Vehicles for Sale or Lease.

i. Vehicles for sale or lease may be displayed in the established front yard provided that no vehicle shall be displayed

within fifteen feet of the street right-ofway.

ii. All new display areas shall be paved.

5.4.7.2 Outdoor Storage.

i. A motor vehicle repair, service, body or  
paint shop which has wrecked, partially

dismantled, or inoperative vehicles located on-site shall store these vehicles in an enclosed building or in a separate motor vehicle storage yard which meets the requirements of this ordinance for such yards.

ii. Storage areas are exempt from the interior landscaping requirements for parking lots. However, the perimeter landscaping requirements of parking lots

shall apply to such storage areas

iii. Storage areas may only be located behind the principal building and/or its

accessory buildings, and shall not be

placed within 100 feet of any property

line that abuts a thoroughfare or local

public street

2. ) Describe the effects the proposed use of utilites and facilites will have on the community.

The only utilites used would be electricity, water and internet. Ac thermostat is set to 78 during the summer and heat would only be used during the coldest time for the brief moments inside the office. Electricity use would only be for 1 computer, the ac/heat/ and internet. Water usage is solely for bathroom purposes. None of these uses should have any negative impact on the community and only benefit the community seeking to purchase an affordable vehicle by providing the dealerships I sell to downtown to have more affordable and dependable vehicles available to purchase.

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

The location has an office with access to internet for me to be able to print off bill of sales for the vehicles sold to dealerships in the area and a gated fenced in area spanning around the property with enough space behind the building to have vehicles that are delivered there from the auctions to be able to safely park with plenty of room to then pull them out and deliver them to the respected locations they are going. Which are the Dealerships downtown who purchase the vehicles or to the appropriate mechanic, body or tire shop then either back to 1214 w. pine street for me to deliver to the dealership that is purchasing the vehicle or they are directly delivered to the purchasing dealership without going back to 1214 w. pine street.



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

No extra pedestrian or vehicular traffic would be generated at the location of 1214 w. pine street besides when the very few vehicles purchased each week would be dropped off and then delivered to other locations. 1214 w pine street would not be open to the public so no pedestrians traffic would be there and I wouldn't classify the 1 maybe 8 vehicles each week would be considered generating traffic and that is all depending on me even being able to purchase the vehicles in the auction as that isn't always a guarantee each week. Some weeks I am not able to purchase anything, some weeks I am able to purchase a few as I am buying for other dealerships, I have to stay within a set pricing structure for them and its not always gauranteed that I am able to find the vehicles they are looking for at the pricing structure they are wanting to buy them for.

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

No there wouldn't be any increase in noise levels from the office or from the vehicles that would be dropped off then driven to the purchasing dealership in the area or mechanic/body/tire shop.

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

No customers would be at the location, and the only employees would be myself and one other. The only time either of would be at 1214 w pine street would be to move vehicles that need to be either taken to mechanic/body/tire shop or delivering the vehicles to the purchasing dealership, or to print out a bill of sale for the purchasing dealership of the vehicle they purchased. As my business depends on the vehicles I am able to purchase I don't have a set amount of days that I am required to be at my office and so most days I wouldn't be there as I'm at vehicle auctions trying to purchase more vehicles to sale to dealerships. So most days except thursday friday and monday, I wouldn't be in the office or at the location as I try to make sure that all my business is handled by days end friday and then whatever was not able to be taken care of by then, I handle it on monday so I can be in auctions out of town tuesday, wednesday and on thursday the local hattiesburg auctions.

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

West pine street has been known colloquially as "car dealer row" for as long as I can remember and even though some car dealerships have chosen to open more extravagant locations out towards hardy street/hwy 98. There are still a bunch of locally owned dealerships located on west pine street and my wholesale business fits in perfectly and synergistically to help keep hard working mississippians who own dealerships in the area operating and in business to provide cars for sale to the community of hattiesburg.



November 2025 HPC Item: D

Waste Pro Southeast, LLC, Property Owner, Roland Joyner, Applicant, Katelyn Mizell, Engineer, and John Gaskill, Contractor

Request for: **Rezoning**



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

**Planning Commission  
Case Fact Sheet**

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**Names of Petitioner:** Waste Pro Southeast, LLC, Property Owner, Roland Joyner, Applicant, Katelyn Mizell, Engineer, and John Gaskill, Contractor

| <b>Address of Property:</b> | <b>Tax Parcels</b> | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|--------------------|--------------|--------------|
| 482 JM Tatum Industrial Dr  | 2-042H-25-051.00   | 32135        | 5            |
|                             | 2-042H-25-053.00   | 32140        | 5            |

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**Request:** Rezoning

**Purpose of 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).

**History / Background:** The applicants met with staff to discuss the proposed expansion of the Waste Pro facility located along JM Tatum Industrial Drive. The property is currently zoned A-1 (Agricultural) and lies within an area identified as a Regional Business Corridor in the Hattiesburg Comprehensive Plan (2008). The site adjoins property to the south that is zoned I-1 (Light Industrial) and designated for Industrial land use. Several nearby parcels along JM Tatum Industrial Drive are developed with industrial and service-related uses that support the corridor's employment function.

The site has been used as an industrial related business prior to the adoption of the current land development code. Given it has been occupied and used in such a way prior to the current code, the property has been operating as a legal non-conforming use and continued to do so. The improvements and expansion on site are requiring the property to come into compliance with the current land development code. Waste Pro has already

undergone site and design review, and final approval for their site is contingent upon the property being zoned I-1.

The property currently sits within the regional business corridor designation from the future land use map of the comprehensive plan. The Regional Business Corridor designation allows for a range of regional commercial, business park, and light industrial activities. The adjacent Industrial category encourages manufacturing, warehousing, and distribution operations. The requested change from A-1 to I-1 would align the zoning of the property more closely with existing development patterns along JM Tatum Industrial Drive and the adjacent industrial zoning to the south. The request would also extend the boundary of industrial zoning northward, beyond what is currently shown on the Future Land Use Map.

The Planning Commission should consider whether the proposed rezoning maintains compatibility with surrounding uses and represents a logical adjustment to the corridor's established development pattern, given its proximity to existing industrial zoning and its location within a business-oriented area of the city.

**Applicant Summary:** \* See Attached \*

**Applicable Regulations:**

## **SECTION 4**

### **Zoning Districts Established**

**4.5.1 A-1 General Agricultural District:** The purpose of the A-1 Agricultural District is to permit agricultural uses and low-density residential development. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect rural uses from urbanization until such is warranted and the appropriate change in district classification is made.

**4.5.13 A-2 Light Industrial District:** The purpose of the I-1 District is to provide for the development of research, light industrial, office parks, warehouse, and distribution centers consistent with comprehensive planning policies. This district is consistent with the Industry and Corporate Office District in the Comprehensive Plan.

November 2025 HPC Item: D

Waste Pro Southeast, LLC, Property Owner, Roland Joyner, Applicant, Katelyn Mizell, Engineer, and John Gaskill, Contractor

Request for: **Rezoning**

**Present Zoning:** The property is currently zoned A-1 General Agriculture

**Present Use:** Waste Pro

**Future Land Use:** Regional Business Corridor

**Surrounding Zoning and Land Use:**  
North: A-1 General Agriculture  
South: I-1 Light Industrial  
East: A-1 General Agriculture  
West: A-1 General Agriculture

**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 A-1 to I-1 for a property located at 482 JM Tatum Industrial Drive (PPINs 32135 & 32140, 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

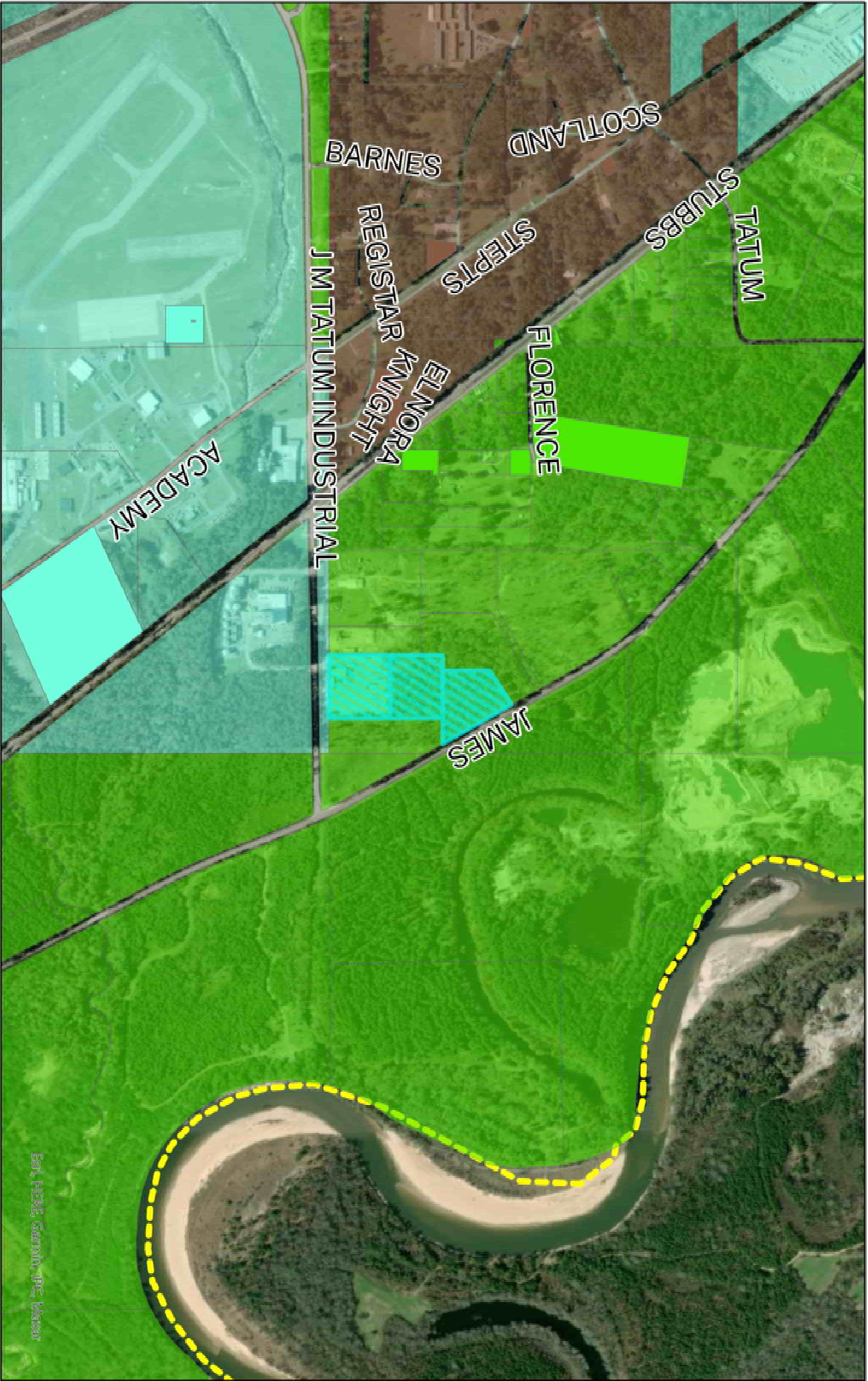
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482 JM Tatum Industrial Drive — Zoning Change Request

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).







**Zoning Classes**

- A-1
- R-1C
- I-1
- ▨ Subject Property
- Streets

**Zoning Change to I-1**

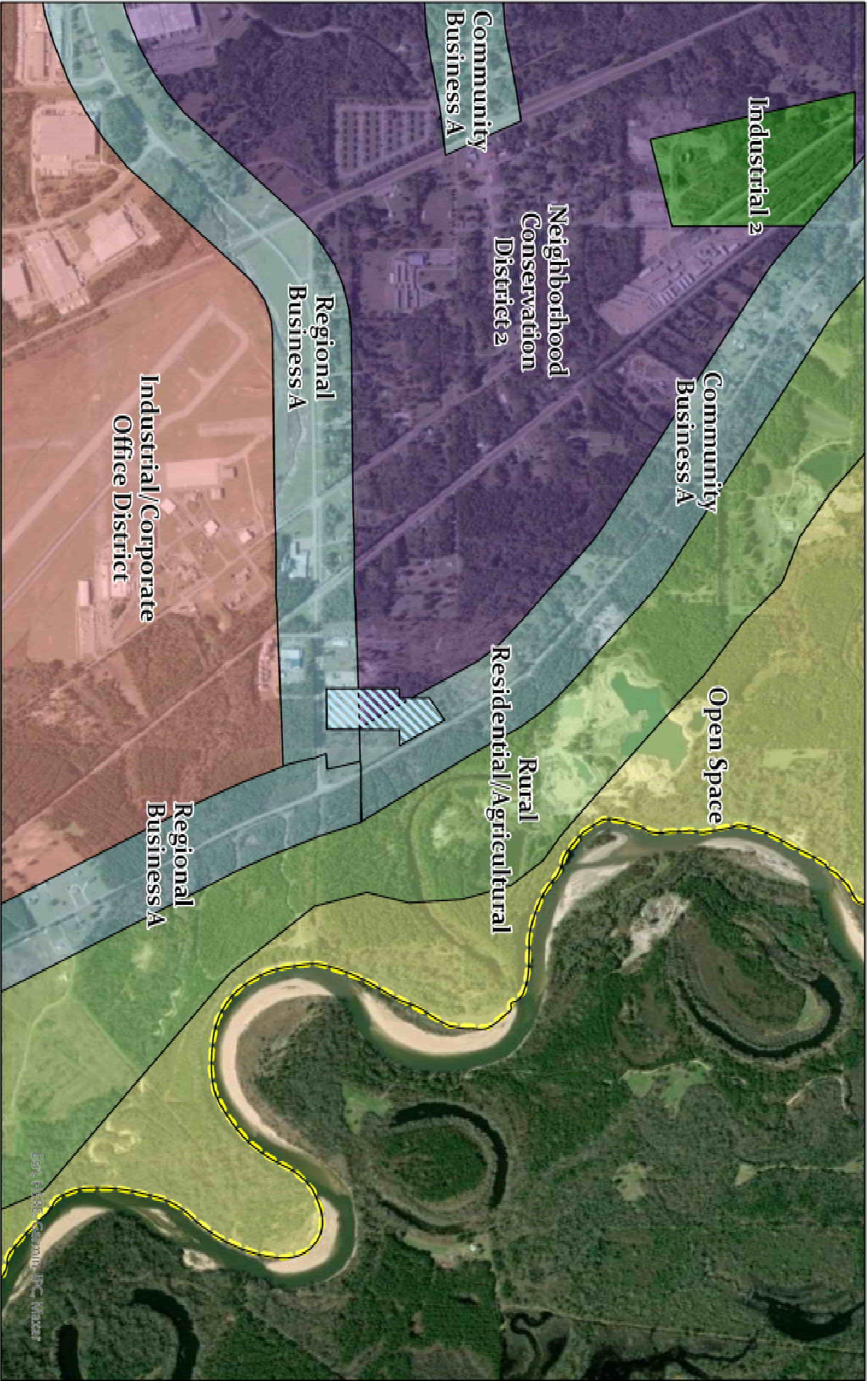
482 JM Tatum  
Zoned: A-1, PPIN 32135, 32140  
Flood Zone: X  
Ward 5, Forrest County

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: 10/10/2025 4:51 PM



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

Center: 89°14'49"W 31°16'32"N



- Future Land Use Map
- Community Business A
  - Industrial 2
  - Industrial/Corporate Office District
  - Neighborhood Conservation District 2
  - Open Space
  - Regional Business A
  - Rural Residential/Agricultural
  - Subject Property

Zoning Change to I-1  
482 JM Tatum  
Zoned: A-1, PPIN 32135, 32140  
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: 10/10/2025 5:30 PM

00.5 Miles

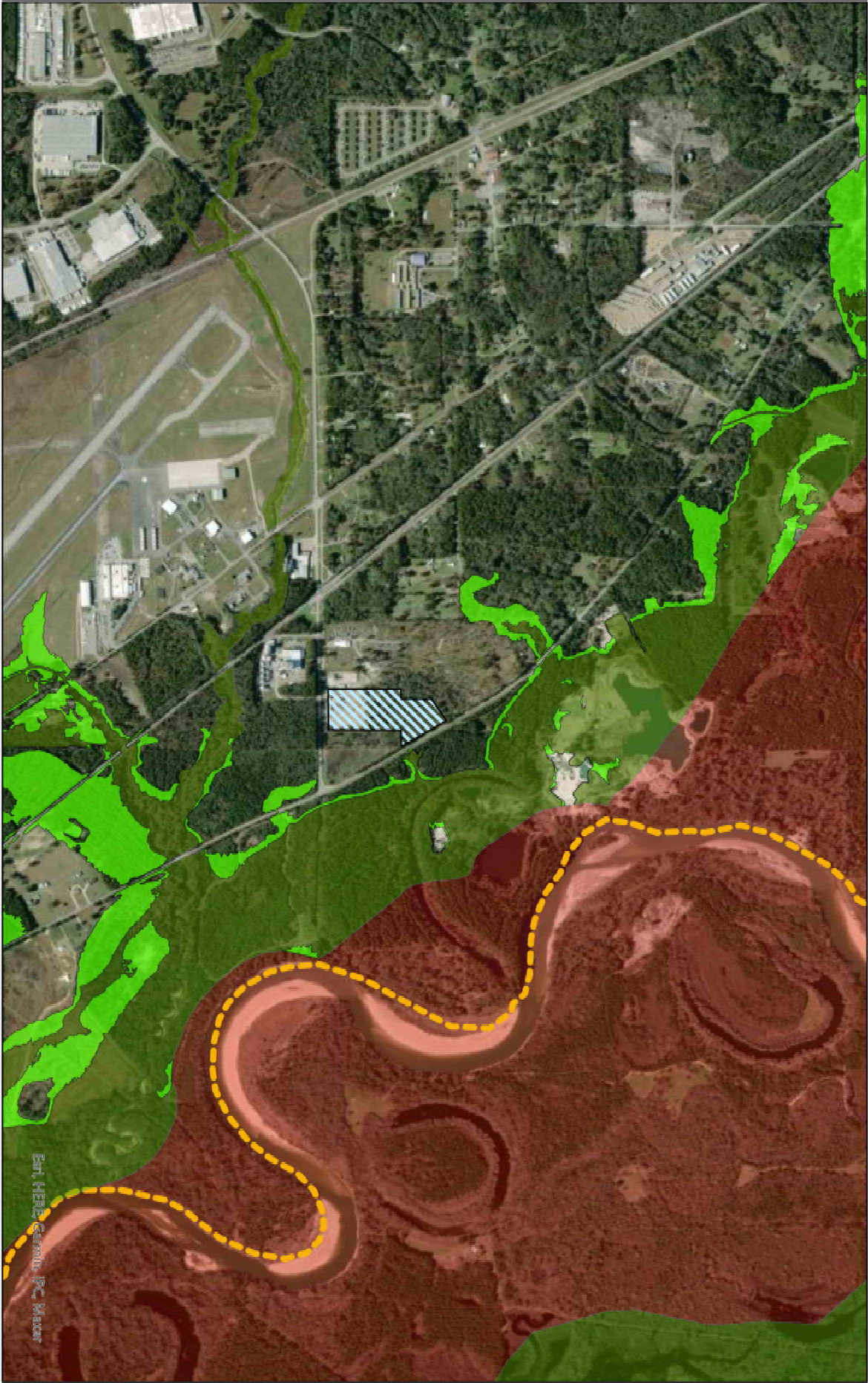
N

URBAN  
DEVELOPMENT

PLANNING DIVISION

Center: 89°14'52"W 31°16'36"N





**Flood Zones**

- 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**

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: 10/10/2025 5:29 PM

**Zoning Change to I-1**

**482 JM Tatum**

**Zoned: A-1, PPIN 32135, 32140**

**Flood Zone: X**

**Ward 5, Forrest County**



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

Center: 89°14'52"W 31°16'36"N



## Site Aerial





## Surrounding Area

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## Surrounding Area

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# 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](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code



## Applicant Information

Name Applicant: Waste Pro- Hattiesburgh Hauling Facility Project Name: Expansion Area Addition

Municipal Address of Site: 480 JM Tatum Industrial Drive, Hattiesburg, MS PPIN #: \_\_\_\_\_

Parcel Number(s): 2-042H-25-051.00 and 2-042H-25-053.00

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

## Other Application types:

- |                                                                                    |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Subdividing of a lot, Parcel, or Tract (fill out page 12) | <input type="checkbox"/> Text Amendment                   |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14)         | <input type="checkbox"/> Overlay District                 |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14)         | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

| For Staff Only:     |                    |             |                            |                                                                                                             |
|---------------------|--------------------|-------------|----------------------------|-------------------------------------------------------------------------------------------------------------|
| Zoning:             | Historic District: | Flood Zone: | Ward:                      |                                                                                                             |
|                     |                    |             | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 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](mailto:planning@hattiesburgms.com)
- ☐ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document).
- ☐ **Variance application only:** A letter of approval/denial from all adjoining property owners must be obtained and submitted with the application
- ☐ Other documents needed (if relevant):
  - ☐ Maps of digital billboard removal sites
  - ☐ Maps of digital billboard replacement sites
  - ☐ Documentation on measurements
  - ☐ Other: \_\_\_\_\_
- ☐ Payment to the City of Hattiesburg for filing a public hearing application in the amount of \$\_\_\_\_\_





## Application for Site Plan Review

City of Hattiesburg – Planning Division

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

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

| <u>Public Hearing Fees</u>                                                                                                                                                    |                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing Type                                                                                                                                                           | Fees Associated                                                                                                                                                                                                   |
| <b>Variance</b><br>Variance applications include one Concept Site Plan Review and one Variance request                                                                        | <b>\$175.00</b> per application.<br><b>\$50.00</b> for each additional variance.                                                                                                                                  |
| <b>Street / Alley Naming or Re-Naming</b>                                                                                                                                     | <b>\$300.00</b> per application.<br><b>\$100.00</b> per required street name sign if approved*<br>(*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.) |
| <b>Street / Alley Closing</b>                                                                                                                                                 | <b>\$300.00</b> per application.                                                                                                                                                                                  |
| <b>Conditional Use</b>                                                                                                                                                        | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Zoning Change</b>                                                                                                                                                          | <b>\$400.00</b> per application. *see PUD or PRD & zoning package rate)                                                                                                                                           |
| <b>Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package</b>                                                                     | <b>\$600.00</b> per package.                                                                                                                                                                                      |
| <b>Subdivision of Land (Preliminary Plats)</b><br>Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats. | <b>\$225.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**</b>                                                                   | <b>\$500.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Change in Land Development Code Text</b>                                                                                                                                   | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Appeal Fees for Proponent or Opponent appeals to City Council</b><br>*Exempt from fees – Established Neighborhood Association*                                             | <b>\$50.00</b> per appeal.                                                                                                                                                                                        |
| <b>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</b>      | <b>\$50.00</b> (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: Roland Joyner

Signature:   
Updated Version 06/22/2025

**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

480 Jm Industrial DR. Hattiesburg, MS 39401  
Street Address City State

on this the 25<sup>th</sup> day of September, 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 25<sup>th</sup> day of September, 2025

Sean Jennings  
Property Owner (Print)

Sean Jennings  
Property Owner (Signature)

STATE OF Florida

COUNTY OF Seminole

Personally came and appeared before me, the within named

Sean Jennings  
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 25<sup>th</sup> day of  
September, 2025

Malenie Velez  
NOTARY PUBLIC

My Commission Expires:

3/9/29



## 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

480 JM Tatum Industrial Dr. Hattiesburg MS  
Street Address City State

on this the 25 day of September, 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 25 day of September, 2025

Roland Joyner  
Applicant (Print)

Roland Joyner  
Applicant (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

Rolando Joyner  
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 25<sup>th</sup> day of September, 2025.

Tina M. Carney  
NOTARY PUBLIC

My Commission Expires:

Sept 2, 2027



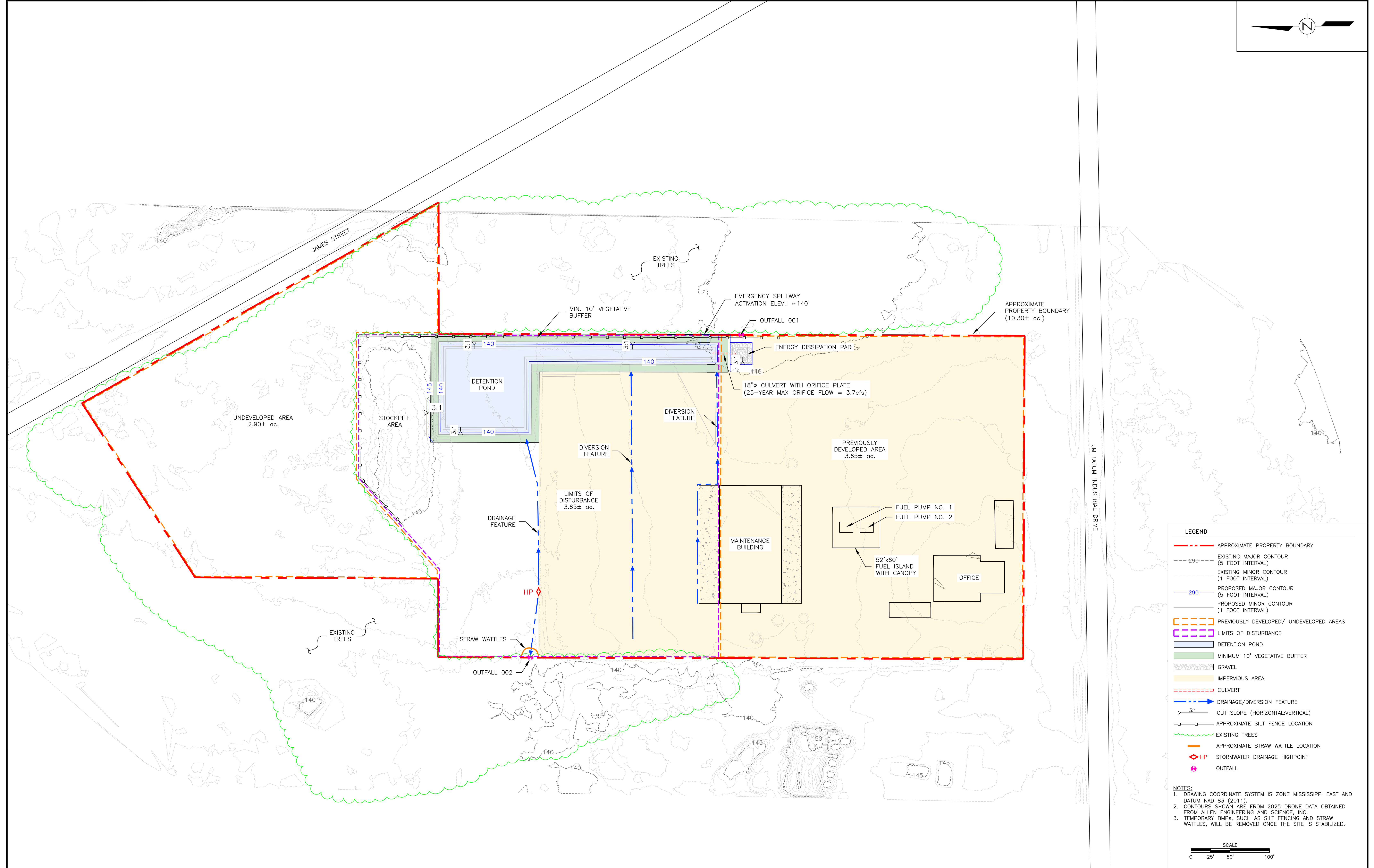
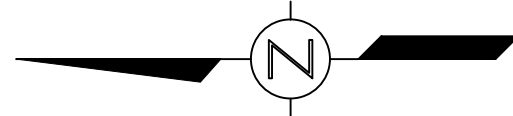
As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing:

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

The Site is currently located in a primarily industrial area. The site is a solid waste hauling facility. The site generally does maintenance activities of solid waste hauling trucks and temporary storage of waste pro owned equipment and waste receptacles.

[illegible]

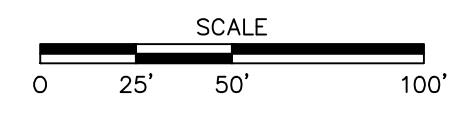




- LEGEND**
- APPROXIMATE PROPERTY BOUNDARY
  - EXISTING MAJOR CONTOUR (5 FOOT INTERVAL)
  - EXISTING MINOR CONTOUR (1 FOOT INTERVAL)
  - PROPOSED MAJOR CONTOUR (5 FOOT INTERVAL)
  - PROPOSED MINOR CONTOUR (1 FOOT INTERVAL)
  - PREVIOUSLY DEVELOPED/ UNDEVELOPED AREAS
  - LIMITS OF DISTURBANCE
  - DETENTION POND
  - MINIMUM 10' VEGETATIVE BUFFER
  - GRAVEL
  - IMPERVIOUS AREA
  - CULVERT
  - DRAINAGE/DIVERSION FEATURE
  - CUT SLOPE (HORIZONTAL:VERTICAL)
  - APPROXIMATE SILT FENCE LOCATION
  - EXISTING TREES
  - APPROXIMATE STRAW WATTLE LOCATION
  - HP STORMWATER DRAINAGE HIGHPOINT
  - OUTFALL

**NOTES:**

- DRAWING COORDINATE SYSTEM IS ZONE MISSISSIPPI EAST AND DATUM NAD 83 (2011).
- CONTOURS SHOWN ARE FROM 2025 DRONE DATA OBTAINED FROM ALLEN ENGINEERING AND SCIENCE, INC.
- TEMPORARY BMPs, SUCH AS SILT FENCING AND STRAW WATTLES, WILL BE REMOVED ONCE THE SITE IS STABILIZED.



|      |                         |    |              |  |
|------|-------------------------|----|--------------|--|
|      |                         |    |              |  |
|      |                         |    |              |  |
|      |                         |    |              |  |
|      |                         |    |              |  |
| 0    | ISSUED FOR REVIEW       | MH | 08/15/2025   |  |
| REV. | DESCRIPTION OF REVISION | BY | CURRENT DATE |  |



|                  |            |
|------------------|------------|
| SCALE:           | 1"=50'     |
| DRAWN:           | P. LANNING |
| CHECKED:         | J. HILL    |
| REVIEWED:        | M. HOHM    |
| PROJECT MANAGER: | M. HOHM    |
| DATE:            | 08/15/2025 |



|                                                              |          |                                      |  |
|--------------------------------------------------------------|----------|--------------------------------------|--|
| SITE DEVELOPMENT PLAN                                        |          | PROJECT No. 25176                    |  |
| WASTEPRO OF MISSISSIPPI, INC.<br>FORREST COUNTY, MISSISSIPPI |          | CAD FILE NAME<br>081525 DWG02 R0 SDP |  |
| DRAWING                                                      | REVISION |                                      |  |
| 2                                                            | 0        |                                      |  |



**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** Jennifer Floyd, Property Owner/Applicant, and Catherine Daniel, Property Owner

|                             |                   |              |              |
|-----------------------------|-------------------|--------------|--------------|
| <b>Address of Property:</b> | <b>Tax Parcel</b> | <b>PPIN:</b> | <b>Ward:</b> |
| 1678 James Street           | 2-037N-23-031.00  | 39149        | 5            |

---

**Request:** Conditional Use Request

**Purpose of 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).

**History / Background:** The applicant met with staff in a pre-application meeting in September 2025. They expressed their desire to place two mobile homes on their property at 1678 James Street. The previous structure on the property was lost in a fire. Staff discussed the zoning of the property as R-1C, which does not permit mobile homes. They explored a variety of options, including potential rezoning, a conditional use permit for a mobile home park (since they wanted two mobile homes on the property), and other types of homes allowed within the zoning. The applicant ultimately chose to pursue the conditional use permit. Staff also explained the property’s location within two flood zones and discussed that any structures would need to comply with flood ordinance regulations.

As a “mobile home park” is not listed in the table of uses or defined in the Land Development Code, staff determined that a “conditional use” request could be sought as outlined in Section 5.2. If approved as a conditional use, the property would not be allowed to expand without additional approval by the Planning Commission and City Council. The applicant

decided to move forward with the option—requesting conditional use approval for a “mobile home park.”

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

The proposed use would have no adverse effect on public utilities, as the structures have previously been used in this location for existing utilities/services. The Planning Commission should consider whether or not the proposed use is compatible with the surrounding uses and in harmony with the neighborhood.

Planning Commission may also recommend any conditions for approval to ensure these conditions are met, including meeting the conditions for use outlined for the use “Dwelling, Manufactured (mobile) Home” (5.4.19). PC may consider requiring the structure to meet the requirements of 5.4.19 for anchoring, equipment removal, skirting, and porch.

**Applicant Summary:** See Attached

**Applicable Regulations:**

## **SECTION 5 USE REGULATIONS**

### **5.2 Determination of Use Category**

The Director shall make a determination as to whether or not any proposed use is permitted within Hattiesburg’s zoning jurisdiction based on the uses listed in the Table of Uses. Whenever it is not clear whether a proposed use is or is not permitted, the Director shall consult the purpose statement for each district and the latest version of the North American Industrial Classification System (NAICS) to help make a determination. Any use not specifically listed in the Permitted Uses Table and any proposed use not substantially similar to a listed use as determined by the Director after consultation may be considered a “Conditional Use” and will require review by the Hattiesburg Planning Commission.



**Table 5.4 – Use Conditions for “Dwelling, Manufactured (mobile) Home”**

5.4.19 Dwelling, Manufactured (mobile) Home. One dwelling, manufactured (mobile) home allowed per lot. Manufactured homes on individual lots shall meet the following requirements:

5.4.19.1 Compatibility. Homes shall be generally in keeping with the scale, size and texture of the residential structures in the surrounding neighborhood.

5.4.19.2 Anchoring. Anchoring and Foundation. Homes shall be installed and anchored according to State Fire Marshal requirements.

5.4.19.3 Labeling. Shall bear FMHCCS Label or Seal of Compliance.

5.4.19.4 Exterior finish. Homes shall have horizontal siding. At a minimum, the exterior siding shall consist predominantly of vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint, wood or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.

5.4.19.5 Roof construction and pitch. Homes shall have a minimum of a 3/12 roof pitch with asphalt shingles.

5.4.19.6 Placement. All homes shall meet setbacks and be placed on the lot in harmony with the existing structures.

5.4.19.7 Equipment Removal. The towing tongue, wheels and hitch-axle shall be removed upon final placement of the unit.

5.4.19.8 Skirting. Skirting or other solid screen shall be installed to enclose the foundation of the structure and crawl space and shall be complimentary to the design of the structure.

5.4.19.9 Porch Required. Porch Required. All manufactured homes shall have either a deck or porch with steps at each entrance constructed and installed in accordance with the



standards set forth by the current building codes. The minimum square footage of the floor of such porch or deck shall measure at least 36 square feet.

**Present Zoning:** R-1A Single-Family Residential

**Present Use:** Vacant Residential Lot

**Future Land Use:** Neighborhood Conservation District 2

**Surrounding Zoning and Land Use:**

North: R-1A Single-Family Residential  
South: A-1 General Agriculture  
East: R-1A Single-Family Residential  
West: I-1 Industrial

**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 approval for a “Mobile Home Park” on an R-1C-zoned property located at 1678 James Street (PPIN 39149, Forrest County, Ward 5).

**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

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### 1678 James Street — 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).





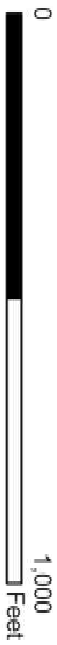
**Future Land Use Map**

- Community Business A
- Industrial 2
- Neighborhood Conservation District 2
- Rural Residential/Agricultural
- 1678 James Street

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: 10/13/2025 12:19 PM

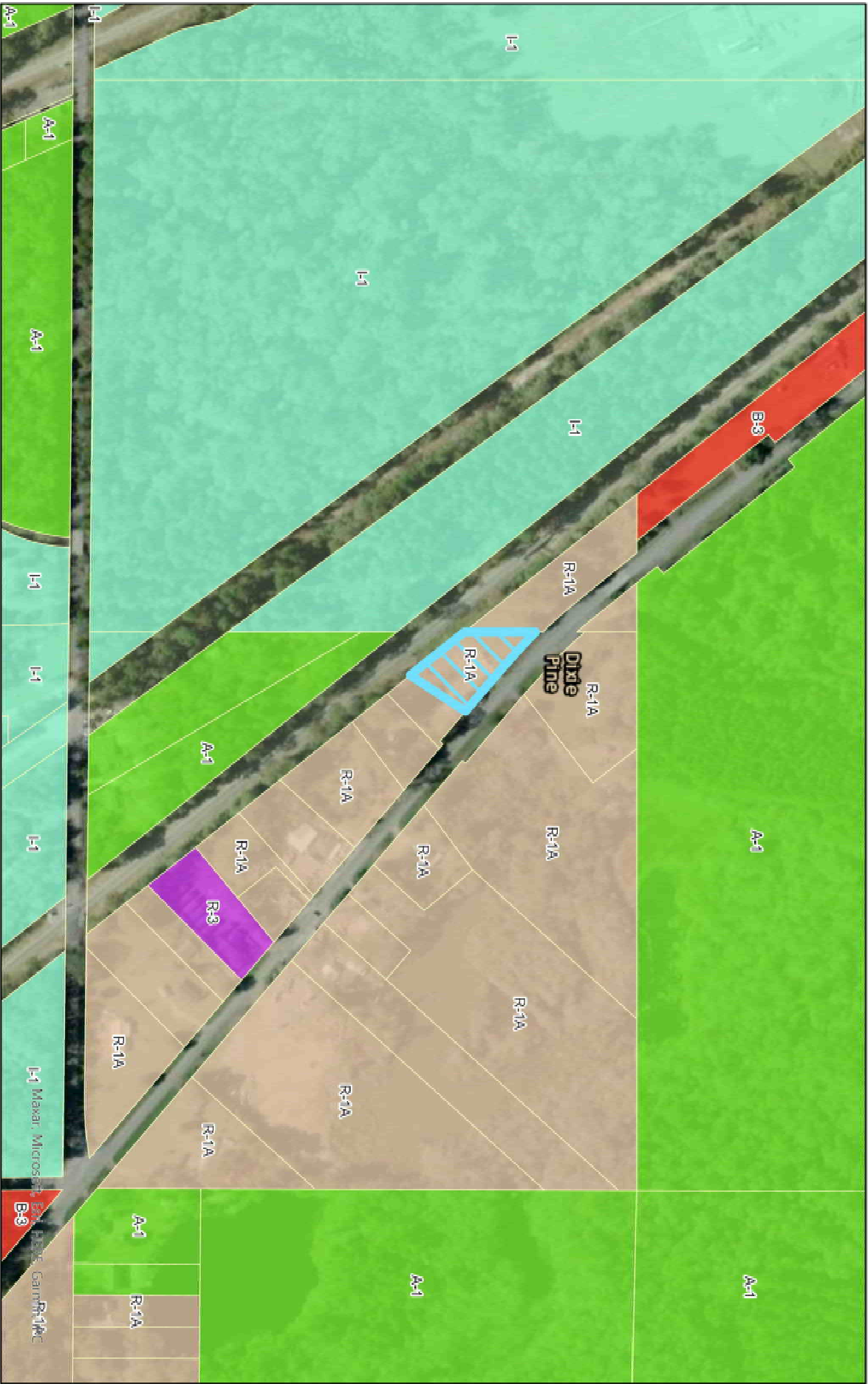
**Conditional Use Request**

1678 James Street  
Zoned: R-1A, PPIN 39149  
Flood Zone: SX and AE  
Ward 5, Forrest County



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**  
Center: 89°16'W 31°17'27"N





**Zoning Classes**

- A-1
- R-1A
- R-3
- B-3
- I-1
- 1678 James Street

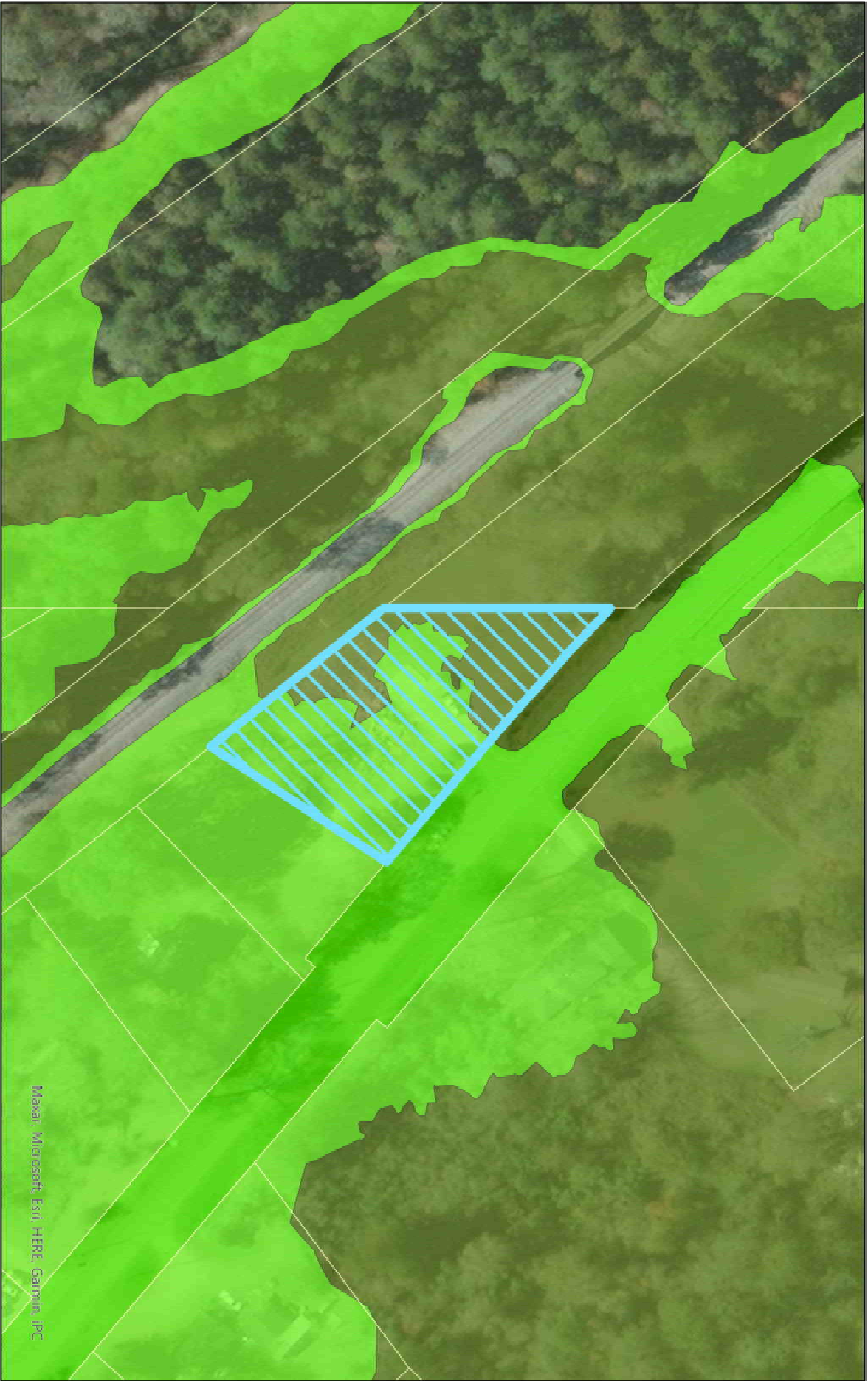
**Conditional Use Request**  
1678 James Street  
Zoned: R-1A, PPIN 39149  
Flood Zone: SX and AE  
Ward 5, Forrest County

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: 10/13/2025 12:15 PM



**URBAN DEVELOPMENT**  
PLANNING DIVISION

Center: 89°16'W 31°17'26"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)
- █ 1678 James Street

Conditional Use Request  
1678 James Street  
Zoned: R-1A, PPIN 39149  
Flood Zone: SX and AE  
Ward 5, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data.  
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Map Exported on: 10/13/2025 12:27 PM



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

Center: 89°16'1"W 31°17'28"N



## Site Aerial





## Surrounding Area

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## Surrounding Area

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# 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](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code



## Applicant Information

Name Applicant: Jennifer Floyd Project Name: \_\_\_\_\_

Municipal Address of Site: 1678 James St H'burg, MS PPIN #: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

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

## Other Application types:

- |                                                                                    |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Subdividing of a lot, Parcel, or Tract (fill out page 12) | <input type="checkbox"/> Text Amendment                   |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14)         | <input type="checkbox"/> Overlay District                 |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14)         | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

| For Staff Only:     |                    |             |                                                                                                                                                 |  |
|---------------------|--------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Zoning:             | Historic District: | Flood Zone: | Ward:<br><input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 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: NOV Hearing - SEPT. 29, 2025  
 Hattiesburg Planning Commission Meeting Date: NOV. 5, 2025  
 Hattiesburg Board of Adjustment Meeting Date: \_\_\_\_\_  
 City Council Agenda Review Date – (you or your representative should attend): NOV. 17  
 City Council Meeting (Vote) Date – (you or your representative may attend): NOV. 18

- 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](mailto:planning@hattiesburgms.com)
- ☐ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document).
- ☐ **Variance application only:** A letter of approval/denial from all adjoining property owners must be obtained and submitted with the application
- ☐ Other documents needed (if relevant):
  - ☐ Maps of digital billboard removal sites
  - ☐ Maps of digital billboard replacement sites
  - ☐ Documentation on measurements
  - ☐ Other: \_\_\_\_\_
- ☐ Payment to the City of Hattiesburg for filing a public hearing application in the amount of \$\_\_\_\_\_





## Application for Site Plan Review

City of Hattiesburg – Planning Division

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

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

| <u>Public Hearing Fees</u>                                                                                                                                                    |                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing Type                                                                                                                                                           | Fees Associated                                                                                                                                                                                                   |
| <b>Variance</b><br>Variance applications include one Concept Site Plan Review and one Variance request                                                                        | <b>\$175.00</b> per application.<br><b>\$50.00</b> for each additional variance.                                                                                                                                  |
| <b>Street / Alley Naming or Re-Naming</b>                                                                                                                                     | <b>\$300.00</b> per application.<br><b>\$100.00</b> per required street name sign if approved*<br>(*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.) |
| <b>Street / Alley Closing</b>                                                                                                                                                 | <b>\$300.00</b> per application.                                                                                                                                                                                  |
| <b>Conditional Use</b>                                                                                                                                                        | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Zoning Change</b>                                                                                                                                                          | <b>\$400.00</b> per application. *see PUD or PRD & zoning package rate)                                                                                                                                           |
| <b>Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package</b>                                                                     | <b>\$600.00</b> per package.                                                                                                                                                                                      |
| <b>Subdivision of Land (Preliminary Plats)</b><br>Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats. | <b>\$225.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**</b>                                                                   | <b>\$500.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Change in Land Development Code Text</b>                                                                                                                                   | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Appeal Fees for Proponent or Opponent appeals to City Council</b><br>*Exempt from fees – Established Neighborhood Association*                                             | <b>\$50.00</b> per appeal.                                                                                                                                                                                        |
| <b>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</b>      | <b>\$50.00</b> (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:

Jennifer Floyd

Signature:

Jennifer Floyd  
Updated Version 01/22/2025

**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

1678 James St Hattiesburg MS 39401  
Street Address City State

on this the 21<sup>st</sup> day of Sept, 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.

(not applicable)

on this the 21<sup>st</sup> day of September, 2025

Jennifer Floyd  
Property Owner (Print)

[Signature]  
Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Jones

Personally came and appeared before me, the within named

Jennifer Lee Floyd

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 21<sup>st</sup> day of  
Sept, 2025.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

10/14/2027



## APPLICANT AFFIDAVIT PAGE

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

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

1678 James St Hattiesburg, MS 39401  
 Street Address City State

on this the 21<sup>ST</sup> day of Sept, 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.

(not applicable)

on this the 21<sup>ST</sup> day of Sept, 2025.

Catherine Daniel  
 Applicant (Print)

Catherine Daniel  
 Applicant (Signature)

STATE OF Mississippi  
 COUNTY OF Jones

Personally came and appeared before me, the within named

Catherine Daniel,  
 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 21<sup>ST</sup> day of Sept, 2025.

[Signature]  
 NOTARY PUBLIC

My Commission Expires:

10/14/2027





**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, because we will follow the guidelines for the mobile home

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

Already a residential infrastructure on the property for utility use.

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

Residential size mobile homes and the property.

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

Yes, it will be 3 adults and 4 children.

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:

Yes, because it will be Aligned with other homes in the area.

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

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

Refer to the [hattiesburgms.com/planning](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code.









**Planning Commission  
Case Fact Sheet**

---

**Names of Petitioner:** Robert Green, Property Owner/Applicant

| <b>Address of Property:</b> | <b>Tax Parcel</b> | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|-------------------|--------------|--------------|
| 912A Dabbs Street           | 2-038B-15-232.00  | 13800        | 2            |

---

**Request:** Conditional Use Request

**Purpose of 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).

**History / Background:** The applicant met with staff in the planning division office to discuss his desire to create a space for himself and friends to socialize. He wants a place to watch sports on TV and have a beer. He proposed establishing this in a commercial location as a “social club” similar to a fraternity, sorority, or Masonic lodge. Staff requested items outlined in the definitions section of the Land Development Code, such as specific membership criteria, payment of fees and dues, regular meetings, a constitution, and by-laws, but these were not provided by the applicant prior to the finalization of this report.

The applicant was granted a conditional use approval, via a 7-0-1 vote from the Planning Commission and a 5-0 vote from the City Council, for a different location (915 Dabbs Street) in August 2021, but never opened due to the COVID-19 Pandemic. (Case SITE-0724-0254). When the applicant eventually applied PTL for 912 Dabbs Street and opened at 912 Dabbs Street. This was closed via code enforcement mechanisms due to the location being incorrect/without a conditional use for 912 Dabbs Street. Following the closure, the

applicant applied in July 2024 for a club/bar at 912 Dabbs, which was denied (Case USE-000768-2024).

**Applicant Summary:** See Attached

**Applicable Regulations:**

## 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.

## SECTION 5

**Table 5.1 – Table of Uses**

| Table 5.1 Table of Uses                                   |                           |              |     |             |      |      |     |          |     |     |     |            |     |                                           |     |        |
|-----------------------------------------------------------|---------------------------|--------------|-----|-------------|------|------|-----|----------|-----|-----|-----|------------|-----|-------------------------------------------|-----|--------|
| Use                                                       |                           | Agricultural |     | Residential |      |      |     | Business |     |     |     | Industrial |     | Additional Use Conditions Cross Reference |     |        |
| ■                                                         | Permitted                 | A-1          | A-2 | R-1A        | R-1B | R-1C | R-2 | R-3      | B-1 | B-2 | B-3 | B-4        | B-5 | I-1                                       | I-2 |        |
| □                                                         | Permitted with conditions |              |     |             |      |      |     |          |     |     |     |            |     |                                           |     |        |
| ◆                                                         | Conditional Use           |              |     |             |      |      |     |          |     |     |     |            |     |                                           |     |        |
| ×                                                         | Not Permitted             |              |     |             |      |      |     |          |     |     |     |            |     |                                           |     |        |
| Care center                                               | ◆                         | ◆            | ×   | ×           | ×    | ×    | ×   | □        | □   | □   | □   | □          | □   | ◆                                         | ×   | 5.4.12 |
| Care center, home                                         | □                         | □            | ◆   | ◆           | ◆    | ◆    | ◆   | □        | □   | □   | □   | □          | □   | ×                                         | ×   | 5.4.12 |
| Cemeteries and columbariums accessory to a worship center | □                         | □            | □   | □           | □    | □    | □   | □        | □   | □   | □   | □          | □   | ×                                         | ×   | 5.4.13 |
| Cemetery and columbarium as principal uses                | ◆                         | ◆            | ×   | ×           | ×    | ×    | ×   | ×        | ×   | ×   | □   | ×          | □   | ×                                         | ×   | 5.4.13 |
| Civic/cultural/community center                           | ×                         | ◆            | ◆   | ◆           | ◆    | ◆    | ◆   | □        | □   | □   | □   | □          | □   | ◆                                         | ×   | 5.4.14 |
| Clubs and bars                                            | ×                         | ×            | ×   | ×           | ×    | ×    | ×   | ×        | ×   | ◆   | □   | □          | □   | ×                                         | ×   | 5.4.15 |

### 5.4.15 Clubs and Bars.

**5.4.15.1** Amplified music, loud speakers, and similar noise devices shall not be permitted outdoors. Noise emanating from the club shall not exceed ambient noise levels in the surrounding area at a distance of more than 100 feet from any point of the property containing the club.

**5.4.15.2** Off-premises parking for bars in B3 is not permitted.

## **SECTION 13**

### **Definitions**

**Club:** A group of people organized for a common purpose to pursue common goals, interests, or activities. Usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, a constitution, and by-laws.

#### **Present Zoning:**

B-2 Neighborhood Business

#### **Present Use:**

Commercial building, no active privilege tax license application on file

#### **Future Land Use:**

Neighborhood Conservation District 1

#### **Surrounding Zoning and Land Use:**

North: B-2 Neighborhood Business

South: B-2 Neighborhood Business

East: R-1A, Single Family Residential

West: B-2 Neighborhood Business / R-1A, Single Family Residential

#### **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 a “Club/Bar” for a B-2 zoned property located at 912A Dabbs Street (PPIN 13800, 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

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### 912A Dabbs Street — 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).





**Zoning Map**

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

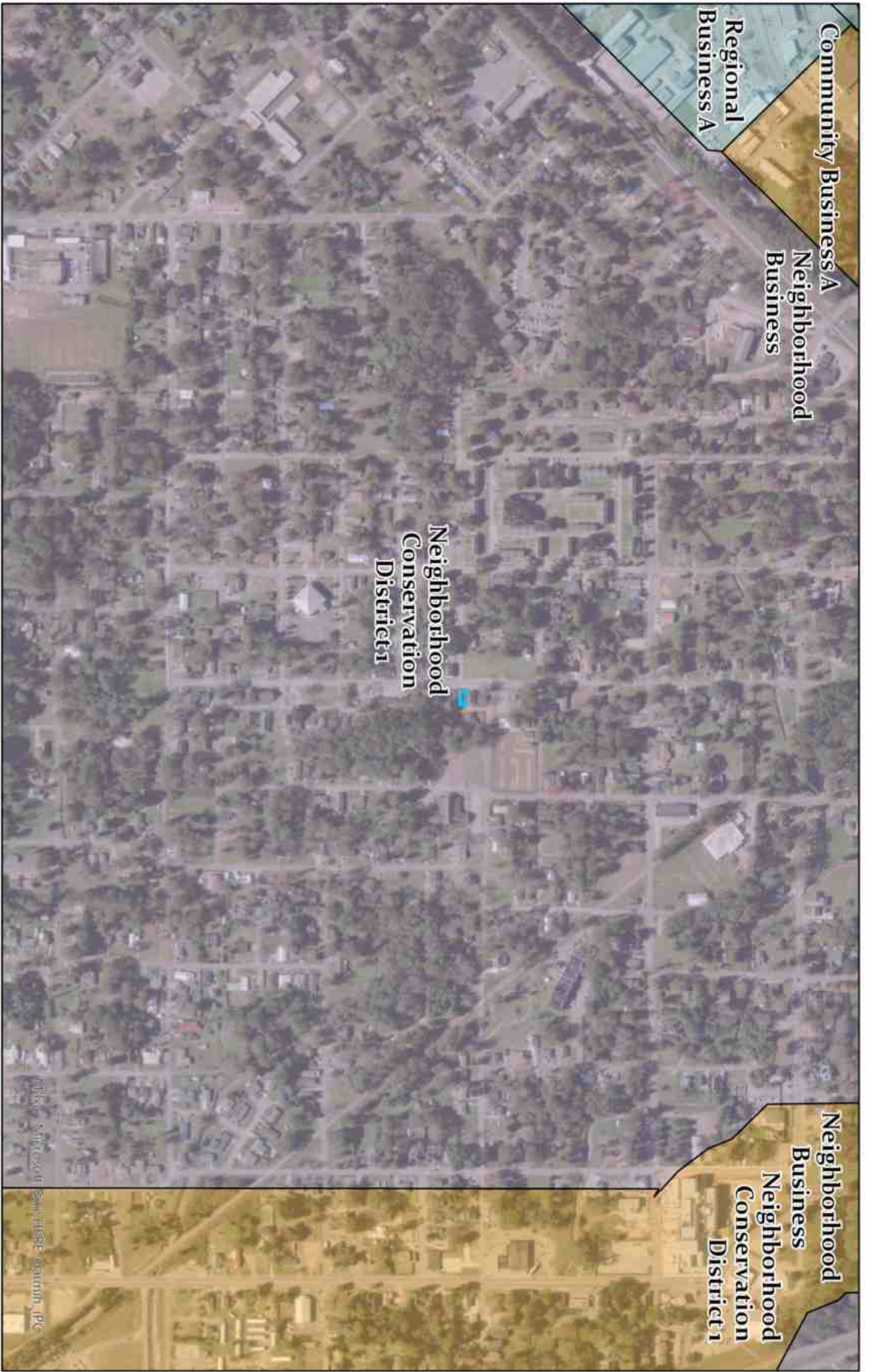
DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 6/21/2024 12:02 PM

Conditional Use Request for  
"Club and Bar"  
PPIN: 13800  
Flood Zone: X  
Ward 2, Forrest County



Center: 89°17'35"W 31°18'49"N





- Future Land Use Map
-  Subject Property
  -  Community Business A
  -  Neighborhood Business

-  Neighborhood Conservation District 1
-  Regional Business A

Conditional Use Request for  
"Club and Bar"  
PPIN: 13800  
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: 6/21/2024 12:00 PM



0 0.25 Miles



**URBAN DEVELOPMENT**  
PLANNING DIVISION

Center: 89°17'35"W 31°18'47"N



## Site Aerial





# Site History



Opened at 912 Dabbs St. instead of 915 Dabbs St.  
Closed via Code Enforcement

2021 application for conditional use approval for "Club and Bar" at 915 Dabbs Street

2024 application for Conditional Use was denied for "Club and Bar" at 912 Dabbs

2025 submitted an application for Conditional Use for "Club and Bar" for a social club at 912 Dabbs Street



## Surrounding Area

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## 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](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code



## Applicant Information

Name Applicant: Robert Green Project Name: 3rd Pocket Social Club

Municipal Address of Site: 912 Dobbins PPIN #: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

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

## Other Application types:

- |                                                                                    |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Subdividing of a lot, Parcel, or Tract (fill out page 12) | <input type="checkbox"/> Text Amendment                   |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14)         | <input type="checkbox"/> Overlay District                 |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14)         | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

| For Staff Only:     |                    |                                     |                                                                                                                                                 |
|---------------------|--------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning:             | Historic District: | Flood Zone:                         | Ward:<br><input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 |
| Project Number:     |                    | Received: <u>Sept 29th @ 1:30pm</u> |                                                                                                                                                 |
| PPIN # or Parcel #: |                    |                                     |                                                                                                                                                 |



**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

912 N Debbis st M King MS  
Street Address City State

on this the 29 day of 9, 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\_\_\_\_.

Robert Green

Property Owner (Print)

Robert Green  
Property Owner (Signature)

STATE OF Mississippi  
COUNTY OF Forrest

Personally came and appeared before me, the within named

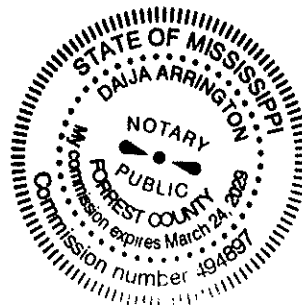
Robert Green  
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th day of September, 2025

Daphne J. Ar  
NOTARY PUBLIC

My Commission Expires:

March 24, 2029





## 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                                                                                                                                                                                                   |
| <b>Variance</b><br>Variance applications include one Concept Site Plan Review and one Variance request                                                                        | <b>\$175.00</b> per application.<br><b>\$50.00</b> for each additional variance.                                                                                                                                  |
| <b>Street / Alley Naming or Re-Naming</b>                                                                                                                                     | <b>\$300.00</b> per application.<br><b>\$100.00</b> per required street name sign if approved*<br>(*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.) |
| <b>Street / Alley Closing</b>                                                                                                                                                 | <b>\$300.00</b> per application.                                                                                                                                                                                  |
| <b>Conditional Use</b>                                                                                                                                                        | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Zoning Change</b>                                                                                                                                                          | <b>\$400.00</b> per application. *see PUD or PRD & zoning package rate)                                                                                                                                           |
| <b>Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package</b>                                                                     | <b>\$600.00</b> per package.                                                                                                                                                                                      |
| <b>Subdivision of Land (Preliminary Plats)</b><br>Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats. | <b>\$225.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**</b>                                                                   | <b>\$500.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Change in Land Development Code Text</b>                                                                                                                                   | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Appeal Fees for Proponent or Opponent appeals to City Council</b><br>*Exempt from fees – Established Neighborhood Association*                                             | <b>\$50.00</b> per appeal.                                                                                                                                                                                        |
| <b>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</b>      | <b>\$50.00</b> (per each 100 mailing labels)                                                                                                                                                                      |

**\*OTHER PROCESSES MAY HAVE ADDITIONAL FEES\***

Make all checks payable to the City of Hattiesburg

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

Print Name:

Robert Green

Signature:

[Signature]

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 code allows for clubs, this will be a social club of people that share a love for the community. Their goal is to support the Neighborhood Association in accomplishing it's goal for the community.*

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

*There will be no excessive use of utilities. There are no planned or scheduled events that would stress the utilities.*

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

*The group need just a space to meet and socialize with each other.*

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

*When meeting occur the additional parking will be covered by the shared parking lot within 300' of the building.*

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?

On meeting days when everyone will be present there will be 25 people.

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

Debbis St is the center of the community. The community garden, the stores and gathering spots on the street. The club will give another reason to be on the street.

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

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

Refer to the [hattiesburgms.com/planning](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code.





**Planning Commission  
Case Fact Sheet**

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**Names of Petitioner:** Wesley Foundation of Mississippi Southern, Property Owner/Applicant, Eric Davis, Property Owner/Applicant, Shelby Murray, Applicant/Engineer, and Sarah Newton, Architect

---

**Request(s):** Request for Land Development Code Text Amendment

**Purpose of 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).

**History / Background:** The applicants intend to construct a new Wesley Foundation facility that incorporates student housing, a café, and a worship area within a single building on the site of the existing structure. The proposed building and property are privately owned, even though it sits within the formal boundaries of the University of Southern Mississippi Campus. Staff discussed with the applicants that the current R-3 zoning does not allow mixed-use development or commercial accessory functions such as cafés within places of assembly. The proposed text amendment would provide a pathway for consideration of such uses through the conditional use process, allowing the Planning Commission to evaluate design, intensity, and neighborhood compatibility on a case-by-case basis.

National planning guidance supports this approach. The American Planning Association's A Planners Dictionary (PAS Report 5xx/5xx) notes that most zoning codes permit churches and other places of assembly within residential districts, either by right or as a conditional use, and often include accessory uses such as schools, coffee houses, day care centers, or community halls. The report further observes that communities may wish to distinguish these accessory activities from the primary assembly use when they have the potential to produce greater impacts on surrounding neighborhoods.

This text amendment aligns with that principle by allowing cafés or coffee shops as an accessory use only in conjunction with a principal Place of Assembly, ensuring such uses remain subordinate and integrated into the primary institutional or faith-based purpose of the site. Conditional use review provides an additional safeguard by enabling evaluation of traffic generation, parking, hours of operation, and neighborhood compatibility prior to approval.

Similarly, the proposed amendment to allow Mixed-Use as a Conditional Use within R-3 zoning provides flexibility for institutions and organizations, such as the Wesley Foundation, to incorporate limited residential and community-serving components within predominantly residential areas, subject to Planning Commission review. This reflects broader planning best practices that encourage context-sensitive infill development and integrated housing and service uses near major institutional campuses, as supported by the City's Comprehensive Plan.

The request is also being partnered with a conditional use request that would allow for this project, and with a variance request to exceed the maximum impervious surface coverage area for R-3 (50%) to instead allow for 80% for the proposed development site.

The Planning Commission should consider whether these proposed text amendments maintain appropriate safeguards for residential districts while providing the flexibility needed for evolving community, educational, and faith-based uses that serve neighborhood and student populations.

**Applicant Summary:**

\* See Attached \*



**AGENDA ITEM H:**  
**PROPOSED TEXT AMENDMENT CHANGES BY APPLICANT**

*Amend section 5, Table 5.1, for the following use:*

“Dwelling, Mixed use”

Request change the use in the R-3 Zoning District from “Not Permitted” to “conditional use approval”

*Amend Section 5.4.32.2 from the following:*

“Accessory uses such as administrative offices, bookstores, parking lots, community centers, multi-purpose facilities, outdoor recreational facilities, and care centers on the same site or sites contiguous to the principal use shall be permitted. Similar uses on noncontiguous sites or on a site separated from the principal use by a public street shall be considered principal uses in their own right and will be regulated as such. No merchandise or merchandise display shall be visible from outside a building. No business or identification sign pertaining to an accessory use shall be visible from outside the building.”

To include “Cafe’s/coffee shops” to read as follows:

“Accessory uses such as administrative offices, bookstores, parking lots, community centers, multi-purpose facilities, outdoor recreational facilities, care centers, and **café’s/coffeeshops** on the same site or sites contiguous to the principal use shall be permitted. Similar uses on noncontiguous sites or on a site separated from the principal use by a public street shall be considered principal uses in their own right and will be regulated as such. No merchandise or merchandise display shall be visible from outside a building. No business or identification sign pertaining to an accessory use shall be visible from outside the building.”

**OPTIONS TO CONSIDER WITH THE AMENDMENT:**

Consider the addition of a definition for a “Café/Coffee Shop” into section 13, Definitions, from the American Planning Association’s PAS Report, *A Planner’s Dictionary*:

November 2025: Item H

Hattiesburg Land Development Code Amendment Request

Wesley Foundation of Mississippi Southern, Property Owner/Applicant, Eric Davis, Property Owner/Applicant, Shelby Murray, Applicant/Engineer, and Sarah Newton, Architect

Café/Coffee Shop – “An informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.”

**Letters or**

**Concerns stated:**

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

**Option:**

Recommend **Approval** or **Denial** of the request for an Amendment of the Hattiesburg Land Development Code, Ord. No. 3209, as amended.



# 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](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code



## Applicant Information

Name Applicant: Clearpoint Engineers / USM Wesley Foundation Project Name: USM Wesley Foundation Building

Municipal Address of Site: 3200 Montague Blvd, Hattiesburg (on USM campus) PPIN #: 22975 / 22976

Parcel Number(s): 2-08K-004 / 2-028K-005

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

## Other Application types:

- |                                                                                    |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Subdividing of a lot, Parcel, or Tract (fill out page 12) | <input checked="" type="checkbox"/> Text Amendment        |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14)         | <input type="checkbox"/> Overlay District                 |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14)         | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

| For Staff Only:     |                    |             |                            |                                                                                                             |
|---------------------|--------------------|-------------|----------------------------|-------------------------------------------------------------------------------------------------------------|
| Zoning:             | Historic District: | Flood Zone: | Ward:                      |                                                                                                             |
|                     |                    |             | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 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: Mon, Sept 29, 2025 @ 5:00 p.m

Hattiesburg Planning Commission Meeting Date: Wed, November 5, 2025

Hattiesburg Board of Adjustment Meeting Date: \_\_\_\_\_

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

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

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

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

### **Public Hearing Application Checklist**

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

- ☒ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standards may be accepted only per approval from staff)
- ☒ Site & Design Review Committee, if needed
- ☒ Copy of entire Warranty Deed (filed and recorded at the courthouse) with legal description granting title to the current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- ☒ Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to [planning@hattiesburgms.com](mailto: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 \$ \*TBD

\*Waiver request submitted, per entry on Planning Review Notes dated 9/25/25



## 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                                                                                                                                                                                                   |
| <b>Variance</b><br>Variance applications include one Concept Site Plan Review and one Variance request                                                                        | <b>\$175.00</b> per application.<br><b>\$50.00</b> for each additional variance.                                                                                                                                  |
| <b>Street / Alley Naming or Re-Naming</b>                                                                                                                                     | <b>\$300.00</b> per application.<br><b>\$100.00</b> per required street name sign if approved*<br>(*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.) |
| <b>Street / Alley Closing</b>                                                                                                                                                 | <b>\$300.00</b> per application.                                                                                                                                                                                  |
| <b>Conditional Use</b>                                                                                                                                                        | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Zoning Change</b>                                                                                                                                                          | <b>\$400.00</b> per application. *see PUD or PRD & zoning package rate)                                                                                                                                           |
| <b>Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package</b>                                                                     | <b>\$600.00</b> per package.                                                                                                                                                                                      |
| <b>Subdivision of Land (Preliminary Plats)</b><br>Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats. | <b>\$225.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**</b>                                                                   | <b>\$500.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Change in Land Development Code Text</b>                                                                                                                                   | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Appeal Fees for Proponent or Opponent appeals to City Council</b><br>*Exempt from fees – Established Neighborhood Association*                                             | <b>\$50.00</b> per appeal.                                                                                                                                                                                        |
| <b>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</b>      | <b>\$50.00</b> (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: Stacey Odom, Admin.

Signature: Stacey Odom

Updated Version 05/22/2025

## 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

3200 Montague Blvd Hattiesburg MS  
Street Address City State

on this the 29th day of Sept, 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.

Shelby Murray of Clearpoint Engineers  
on this the 29th day of Sept, 2025

Shelby Murray  
Applicant (Print)

[Signature]  
Applicant (Signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named

USM Wesley Foundation  
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 29th day of Sept, 2025

Stacey Odom  
NOTARY PUBLIC

My Commission Expires:

10/18/2027





**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

3200 Montague Blvd Hattiesburg MS  
Street Address City State

on this the 29<sup>th</sup> day of Sept, 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.

Eric Davis of USM Wesley Foundation  
on this the 29<sup>th</sup> day of Sept, 2025

[Signature]  
Property Owner (Print)

Eric Davis  
Property Owner (Signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named  
USM Wesley Foundation

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 29<sup>th</sup> day of  
Sept, 2025

[Signature]  
NOTARY PUBLIC

My Commission Expires:

10/18/2027



### **FOR VARIANCE APPLICANTS:**

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

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

#### **Approval Criteria.**

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

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

The property was originally intended for residential use. Current use of the property  
dictates a variance be granted for added impervious area to 80%.  
80% impervious area matches the Business zone use which is matches this area.  
Current use of the property is a place of worship, coffee shop, and dwelling units.

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

No special priviledge will be granted with the granting of this variance.  
The variance is site specific based on these circumstances.  
The site is surrounded by the University and public streets.  
The site has no adjacent residential uses.

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

The literal interpretation of the code would not allow the property  
owner to make the proposed improvements.

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

The applicant cannot make reasonable use of the property without  
the requested variance.

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

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Not applicable.

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

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The granting of this variance will not conflict with the purposes and intent implied in the land development code.

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



**FOR CONDITIONAL USE APPLICANTS:**

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

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

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

Yes.

With the text amendment described in the attached letter.

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

The community will reap profound benefits of a family friendly worship place of assembly and coffee shop/cafe.

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

The size is appropriate for the surrounding University campus.  
The site being in the center of campus allows easy access for students.

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

Yes. A small amount because most attendees will be those who live on campus. Most USM Wesley events will be outside normal school day hours. Existing campus parking will be utilized.

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?  
Coffee shop will have 10-20 customers/employees per day at  
intermittent times to not cause traffic delays.
- 
- 
- 
7. Is proposed use compatible with surrounding uses and design? If yes, please explain:  
Yes. Very compatible with the needs of students on campus.  
Worship Center and cafe is very good for students.
- 
- 
- 
8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 18  
vehicles, and 1 ADA vehicles; with 0 loading spaces.

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

Refer to the [hattiesburgms.com/planning](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via  
link or QR code.







the zoning district in which they are located. In no case shall such bonuses permit the building or development to encroach upon any required buffer or open space; however, minimum setbacks may be reduced by up to 20% to accommodate the increased density.

9.7.4.2 Fee Waiver. All fees related to land development approval shall be waived for all eligible development.

9.7.4.3 Tax Abatement. Abatement of any taxes as specified by City policy for any green, development, infill, or grayfield development located within an adopted Central Business District or Redevelopment Area.



September 29, 2025

Mr. Nathan Satcher,  
Planner, Department of Urban Development  
City of Hattiesburg  
PO Box 1898  
Hattiesburg, MS 39403

**Subject: New Wesley Foundation Building – USM Campus**  
Text Amendment to Land Development Code  
3200 Montague Blvd  
Hattiesburg, MS 39401

Dear Mr. Satcher,

The purpose of this letter is to request a text amendment to the Land Development Code as follows:

1. To allow mixed use in a R-3 zoning as conditional use.
2. LDC 5.4.30.2 Add café/coffee shop to places of assembly. Text to read as follows:  
“Accessory uses such as administrative offices, bookstores, parking lots, community centers, multi-purpose facilities, outdoor recreational facilities, care centers, and **cafés/coffee shops** on the same site or sites contiguous to the principal use shall be permitted.”

As always, we appreciate the opportunity to present for this project. If you have any questions or need additional information, please contact us.

Sincerely,

Shelby Murray, P.E.  
Clearpoint Engineers, PA

November 2025 HPC Item: I

Wesley Foundation of Mississippi Southern, Property Owner/Applicant, Eric Davis, Property Owner/Applicant, Shelby Murray, Applicant/Engineer, and Sarah Newton, Architect  
Request for: **Conditional Use Approval**



### Planning Commission Case Fact Sheet

---

**Names of Petitioner:** Wesley Foundation of Mississippi Southern, Property Owner/Applicant, Eric Davis, Property Owner/Applicant, Shelby Murray, Applicant/Engineer, and Sarah Newton, Architect

| <b>Address of Property:</b> | <b>Tax Parcel</b> | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|-------------------|--------------|--------------|
| 3200 Montague Blvd.         | 2-028K-07-004.00  | 22975        | 1            |
| 3200 Montague Blvd.         | 2-028K-07-005.00  | 22976        | 1            |

---

**Request:** Conditional Use Request

**Purpose of 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-3 zoned property located at 3200 Montague Blvd. (PPIN 22975 & 22976, Forrest County, Ward 1).

**History / Background:** The applicants met with staff in multiple pre-application meetings to discuss plans to redevelop the existing Wesley Foundation site. The proposed project would replace the current structure with a new facility that includes residential, a place of assembly, and a coffee shop. The use classification is a combination of “mixed-use” and “place of assembly”.

Staff informed the applicants that the R-3 zoning district does not currently permit mixed-use development or the commercial accessory use of a coffee shop associated with a place of assembly. To address these limitations, the applicants submitted a separate text amendment request proposing to: allow “Mixed-Use” as a conditional use within the R-3 zoning district; and add “Cafes/Coffee Shops” as an accessory use to



“Place of Assembly.” The conditional use approval for “Mixed-Use” on this site is contingent upon the adoption of the related text amendments.

The Hattiesburg Comprehensive Plan identifies this area as part of the University/College District, which encompasses the University of Southern Mississippi and adjacent properties that support institutional, educational, residential, and related uses. The plan describes this district as a major employment and activity center designed to accommodate academic facilities, student housing, and supporting land uses in a manner that reinforces the university’s role as a regional institution.

The plan encourages development within the University/College District that supports the university’s educational and community mission, promotes compatible transitions between institutional and neighborhood uses, and provides student-oriented housing, civic, and service opportunities that strengthen connections between the campus and the broader community.

The proposed redevelopment of the Wesley Foundation property would occur within this district and represents a combination of institutional, residential, and limited accessory commercial functions associated with campus activity. The project’s location along Montague Boulevard, adjacent to existing university facilities, is consistent with the Comprehensive Plan’s designation of this area as an extension of the University/College District.

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 Planning Commission should consider whether the proposed use is appropriate for the location, whether it maintains compatibility with surrounding properties, whether it meets the review criteria for conditional uses as outlined in the Land Development Code and is consistent with the comprehensive plan.

## **Applicable Regulations:**

### **SECTION 5**

#### **Uses**

##### **5.4.20 Dwelling, Mixed-Use.**

5.4.20.1 Non-residential uses must be uses permitted within the zoning district.

5.4.20.2 Dwelling in conjunction with uses permitted within the same zoning district provided that mixed residential and non-residential uses are located within the same structure.

5.4.20.3 No more than 50% of the ground floor of a building may be a dwelling use.

##### **5.4.32 Places of Assembly.**

5.4.32.1 Places of assembly seating more than 600 people must have direct access to a major thoroughfare. Pedestrian and bicycle access is encouraged and will be required whenever a public sidewalk or trail abuts the property.

5.4.32.2 Accessory uses such as administrative offices, bookstores, parking lots, community centers, multi-purpose facilities, outdoor recreational facilities, and care centers on the same site or sites contiguous to the principal use shall be permitted. Similar uses on noncontiguous sites or on a site separated from the principal use by a public street shall be considered principal uses in their own right and will be regulated as such. No merchandise or merchandise display shall be visible from outside a building. No business or identification sign pertaining to an accessory use shall be visible from outside the building.

5.4.32.3 Except as noted in 5.4.32.2 accessory uses not permitted as principal uses (including television stations, radio stations, printing presses, or sports complexes) are prohibited.

### **Present Zoning:**

R-3 Multi-Family Residential

November 2025 HPC Item: I

Wesley Foundation of Mississippi Southern, Property Owner/Applicant, Eric Davis, Property Owner/Applicant, Shelby Murray, Applicant/Engineer, and Sarah Newton, Architect  
Request for: **Conditional Use Approval**

**Present Use:** USM Wesley Foundation Building

**Future Land Use:** University/College District

**Surrounding Zoning and Land Use:**

|        |                              |
|--------|------------------------------|
| North: | R-3 Multi-Family Residential |
| South: | R-3 Multi-Family Residential |
| East:  | R-3 Multi-Family Residential |
| West:  | R-3 Multi-Family Residential |

**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 approval for “Place of Assembly” and “Mixed-Use” for a R-3 zoned property located at 3200 Montague Blvd. (PPIN 22975 & 22976, Forrest County, Ward 1).

**NOTE:** *Contingent upon approval of the corresponding text amendment.*

**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.



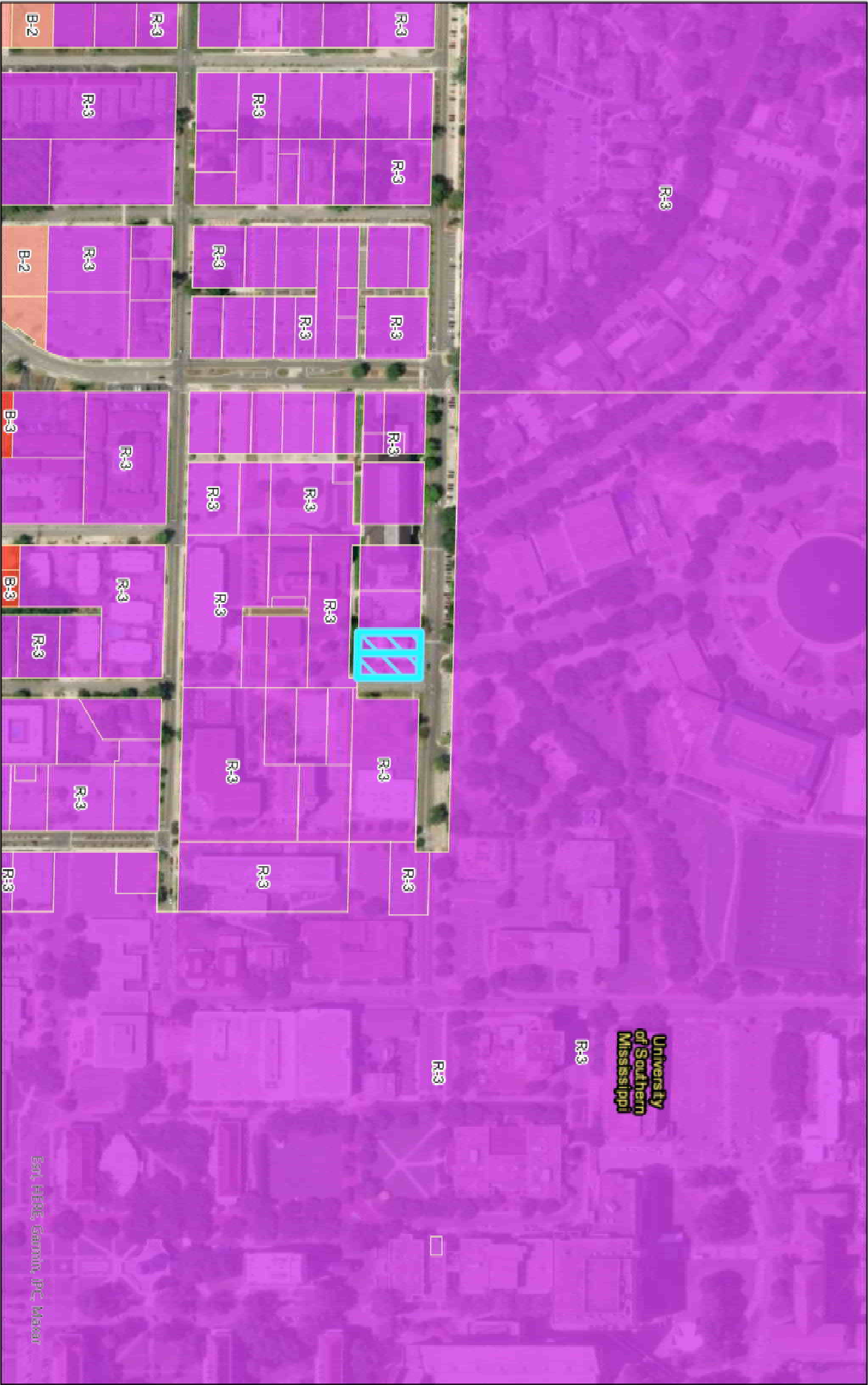
## SUBJECT PARCEL

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### 3200 Montague Blvd— 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-3 zoned property located at 3200 Montague Blvd. (PPIN 22975 & 22976, Forrest County, Ward 1).



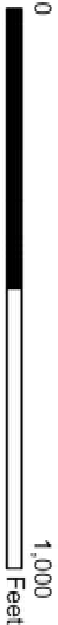


**Zoning Classes**

- R-3 
- B-2 
- B-3 
-  3200 Montague Blvd.

**Conditional Use and Variance Requests**

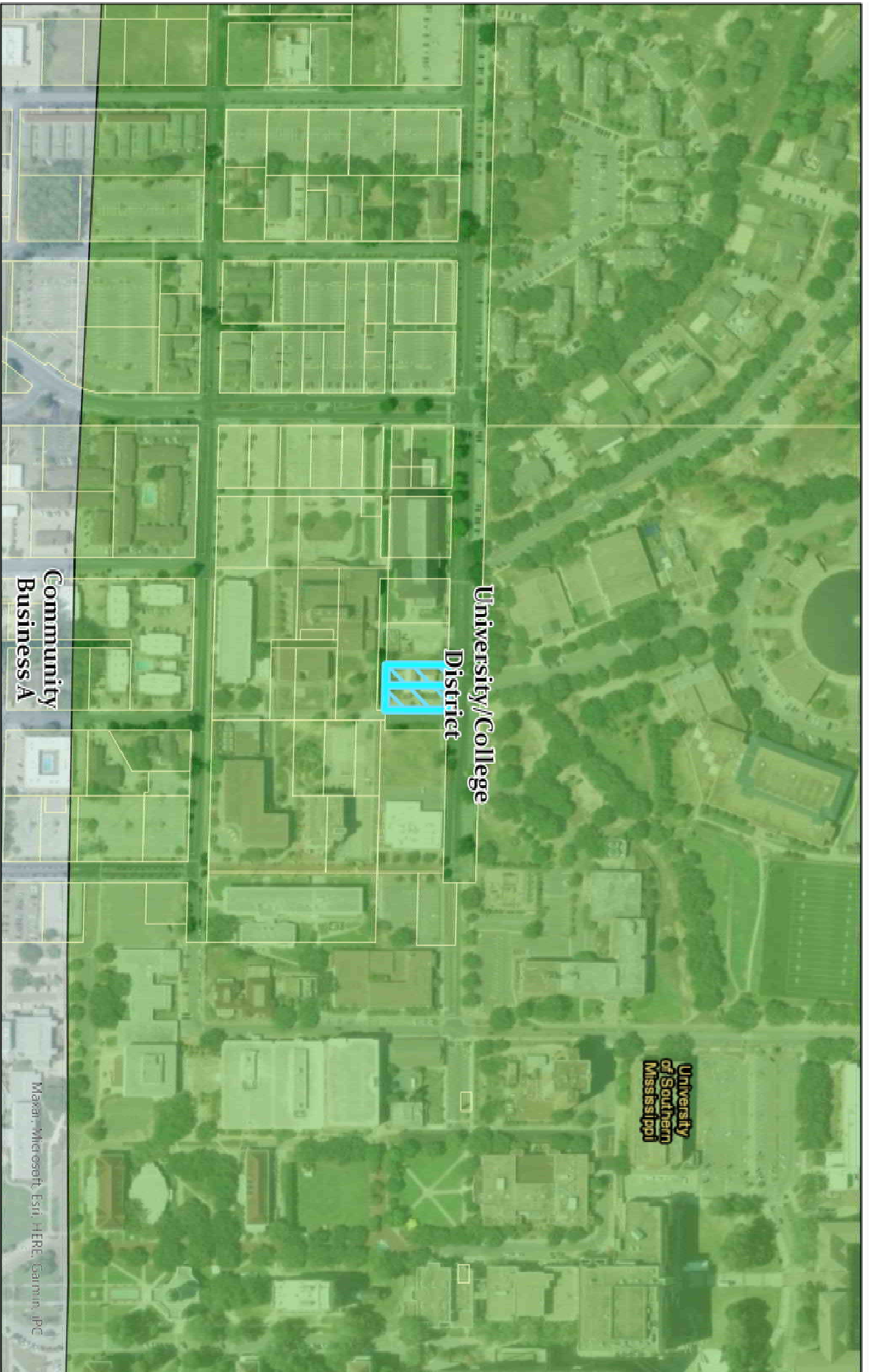
3200 Montague Blvd.  
Zoned: R-3, PPIN 22975 & 22976  
Flood Zone: X  
Ward 1, Forrest County



**URBAN DEVELOPMENT**  
**PLANNING DIVISION**

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Center: 89°20'14"W 31°19'42"N



Future Land Use Map

- Community Business A
- University/College District
- 3200 Montague Blvd.

Conditional Use and Variance Requests  
3200 Montague Blvd.  
Zoned: R-3, PPIN 22975 & 22976  
Flood Zone: X  
Ward 1, Forrest County

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Map Exported on: 10/13/2025 1:30 PM



**URBAN DEVELOPMENT**  
**PLANNING DIVISION**

Center: 89°20'15"W 31°19'42"N



## Site Aerial





## Surrounding Area



## Surrounding Area

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**Planning Commission  
Case Fact Sheet**

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**Names of Petitioner:** John Neal, Property Owner/Applicant, Mitch Hembre, Architect, and Bill Rogers, Representative

| <b>Address of Property:</b> | <b>Tax Parcels</b> | <b>PPIN:</b> | <b>Ward:</b> |
|-----------------------------|--------------------|--------------|--------------|
| 1001 Hardy Street           | 2-029L-09-228.00   | 21054        | 4            |

---

**Request:** Rezoning

**Purpose of 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 2).

**History / Background:** The applicants met with staff in fall 2025 to discuss options for converting a B-3 zoned building on Hardy Street from commercial to residential. Staff explained various options, including rezoning or creating a mixed-use building to meet the zoning use requirements in lieu of a rezoning. The applicants initially considered rezoning the property to an R zone, but staff recommended keeping the property as a commercial zoning, to keep in line with both the existing pattern of development and to fit within the current comprehensive plan and future land use for the corridor.

The applicant explored the option of downzoning to B-1 or B-2. Both zoning districts would allow for the use as a “dwelling, single-family residential”, but the B-2 would also require a conditional use approval. B-1 allows a single-family residence by right in this zoning district, and what the applicant ultimately chose to avoid the conditional use approval request as well.

The current Hattiesburg Comprehensive Plan designates this portion of Hardy Street as part of the Neighborhood Business Corridor, located along a transitional segment between the

Downtown District and adjoining residential neighborhoods. The plan describes this area as one intended to accommodate a mix of low-intensity commercial, office, and service uses that serve nearby residents while remaining compatible with the surrounding residential fabric. Site development standards should include maximum building sizes, maximum residential densities, minimum and maximum building setbacks, building and site design elements, and provisions for pedestrian comfort and accessibility. Future changes to the future land use map and direction of this corridor are also subject to change with the adoption of an updated Comprehensive Plan, which the city is currently updating.

The proposed rezoning from B-3 (Community Business District) to B-1 (Neighborhood Business District) would reduce the intensity of potential commercial activity and permit limited residential use, including single-family dwellings, which are not permitted in the current zoning. While this could provide a softer land use transition along the corridor, the site remains within an area that is predominantly zoned B-3 and characterized by commercial uses at this time.

The Planning Commission should consider whether this rezoning aligns with the Comprehensive Plan's intent for Hardy Street as a neighborhood business corridor, and whether the introduction of residential use at this location maintains consistency with the established land use pattern and corridor transition goals. Should the Planning Commission feel that the downzoning to a B-1 along this corridor is incompatible with the surrounding land uses, they could recommend that the property be zoned to B-2 and require a conditional use approval for the use of a single-family dwelling.

**Applicant Summary:** \* See Attached \*

**Applicable Regulations:**

## **SECTION 4**

### **Zoning Districts Established**

#### **4.5.8 B-1 Professional Business**

The purpose of this business district is to provide areas for professional and business offices and related activities that



require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide compact locations for business offices, medical and dental offices, as well as suburban locations near residential neighborhoods

#### **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-3 Community Business.

**Present Use:** Vacant building.

**Future Land Use:** Neighborhood Business Corridor

**Surrounding Zoning and Land Use:**  
North: B-1 Personal Business and R-1C Single-Family Residential  
South: B-3 Community Business  
East: B-3 Community Business  
West: B-3 Community 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-3 to B-1 for a property located at 1001 Hardy Street (PPIN 21054, Forrest County, Ward 2).

**Basis for approval (Zoning Change):** I. There was a mistake in the original zoning

November 2025 HPC Item: J

John Neal, Property Owner/Applicant, Mitch Hembre, Architect, and Bill Rogers, Representative

Request for: **Rezoning**

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

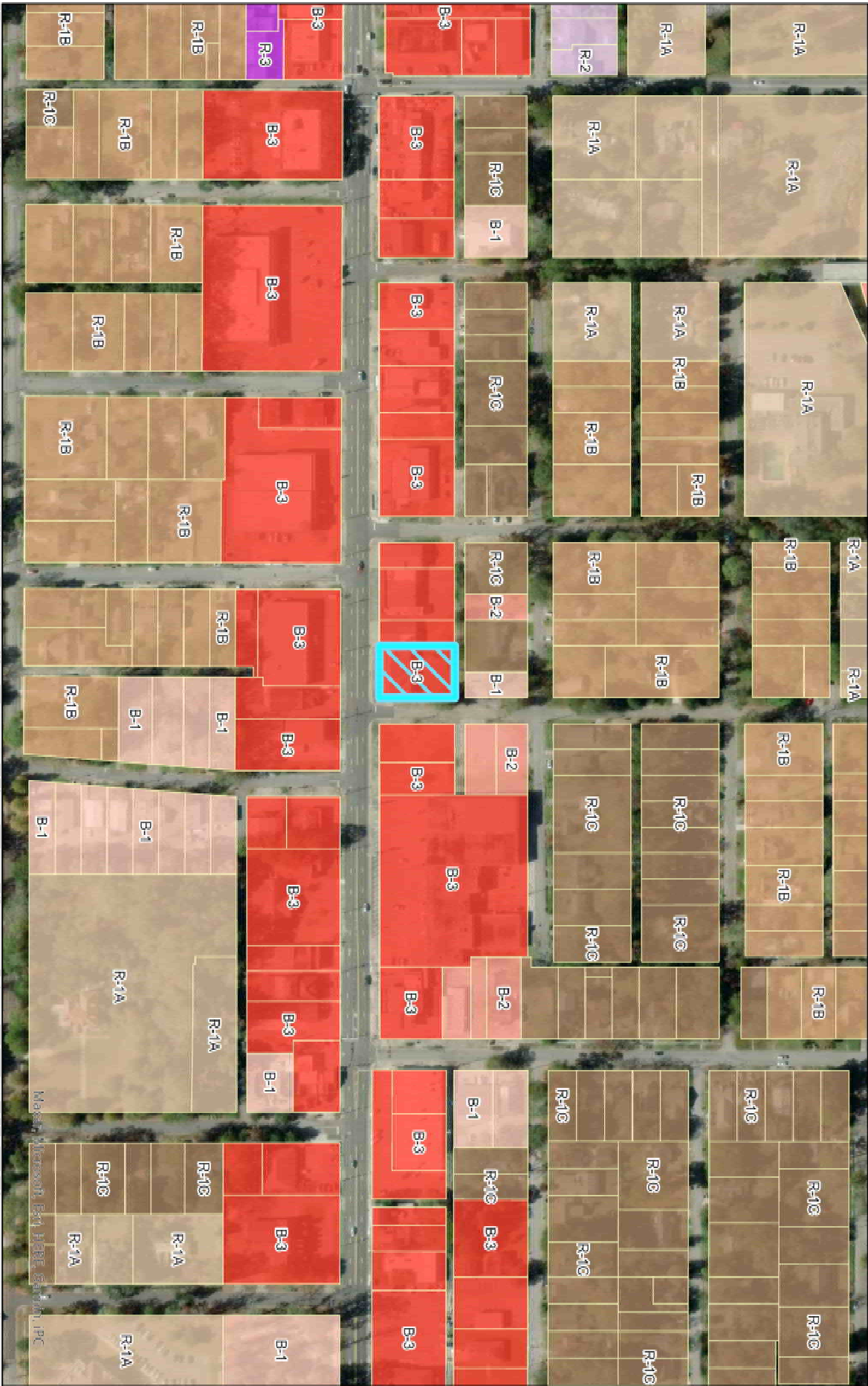
## SUBJECT PARCEL

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### 1001 Hardy Street — Zoning Change 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).





- Zoning Classes**
- R-1A
  - R-1B
  - R-1C
  - R-2
  - R-3
  - B-1
  - B-2
  - B-3
  - 1001 Hardy Street

**Zoning Change and Variance Requests**  
1001 Hardy Street  
Zoned: B-3, PPIN 21054  
Flood Zone: X  
Ward 4, Forrest County

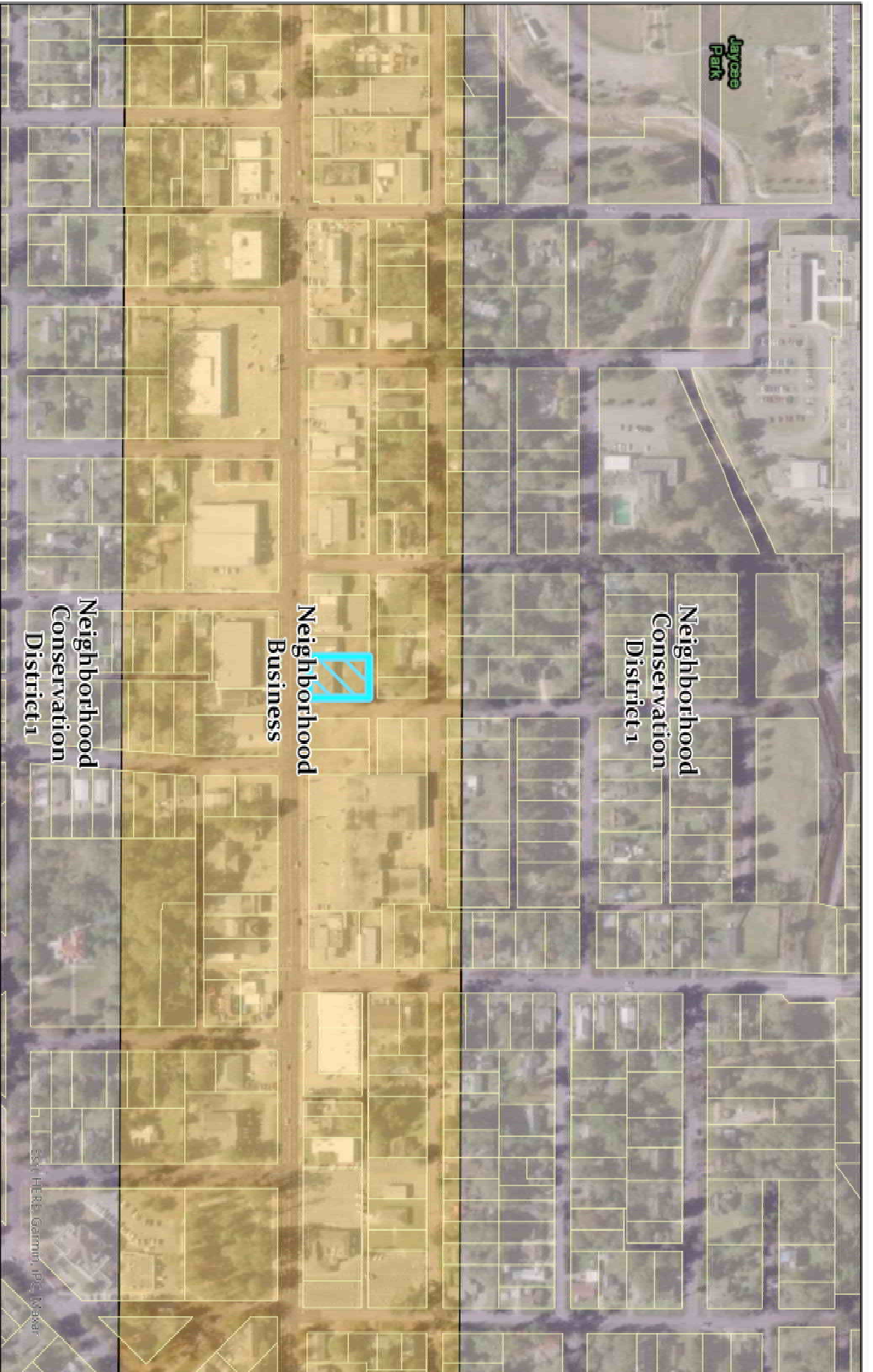


**URBAN DEVELOPMENT**  
PLANNING DIVISION

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Center: 89°18'22"W 31°19'31"N





**Future Land Use Map**

-  Neighborhood Business
-  Neighborhood Conservation District 1
-  1001 Hardy Street

**Zoning Change and Variance Requests**  
1001 Hardy Street  
Zoned: B-3, PPIN 21054  
Flood Zone: X  
Ward 4, Forrest County



**URBAN  
DEVELOPMENT  
PLANNING DIVISION**

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Map Exported on: 10/13/2025 2:45 PM

Center: 89°18'23"W 31°19'32"N



## Site Aerial





## Property and Surrounding Area

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## 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](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code



## Applicant Information

Name Applicant: MITCH HEMBREE Project Name: NEAL RESIDENCE

Municipal Address of Site: 1001 HARDY STREET PPIN #: 21054

Parcel Number(s): 2-029L-09-228.00

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

## Other Application types:

- |                                                                                    |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Subdividing of a lot, Parcel, or Tract (fill out page 12) | <input type="checkbox"/> Text Amendment                   |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14)         | <input type="checkbox"/> Overlay District                 |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14)         | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

## For Staff Only:

|                     |                    |             |                                                                                                                                        |
|---------------------|--------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Zoning:             | Historic District: | Flood Zone: | Ward:                                                                                                                                  |
|                     |                    |             | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 |
| Project Number:     |                    | Received:   |                                                                                                                                        |
| PPIN # or Parcel #: |                    |             |                                                                                                                                        |

**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

10011 Hardy St. Hittit MS  
Street Address City State

on this the 29th day of Sept., 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.

Bill Rogers, Mitch Hembree  
on this the 29th day of Sept, 2025

John Neal  
Property Owner (Print)  
[Signature]  
Property Owner (Signature)

STATE OF MS  
COUNTY OF Forrest

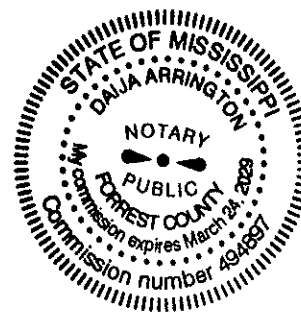
Personally came and appeared before me, the within named John Neal,  
who signed and delivered the above and foregoing instrument as and for their free act and deed on the  
day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject  
property as described in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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th day of  
September, 2025.

[Signature]  
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

1001 Hardy St Hattiesburg MS  
Street Address City State

on this the 29 day of September, 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\_\_\_\_.

Mitch Hembree  
Applicant (Print)  
[Signature]  
Applicant (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

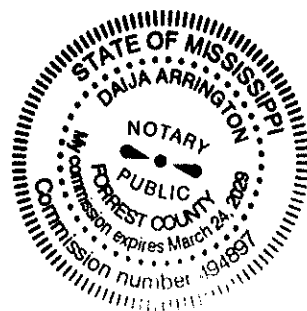
Mitchell Hembree  
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29<sup>th</sup> day of September, 2025.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

March 24, 2029





### FOR VARIANCE APPLICANTS:

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

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

#### Approval Criteria.

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

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

All conditions for which variances are applied for are existing conditions, with the exception of the driveway, which cannot be placed at the required distance from the intersection due to the existing location of the building. Removal of the existing parking lot with it's curb cuts will make the property more in compliance than is now.

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

The other properties in the area have similar conditions. Most of the properties in this area are in violation of the current Land Development Code.

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

The literal interpretation would make the proposed use of the property obsolete as the conditions are already existing.

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

See notes above.

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

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Yes, Pre existing conditions.

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

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Yes, Pre existing conditions.

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

**FOR 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:

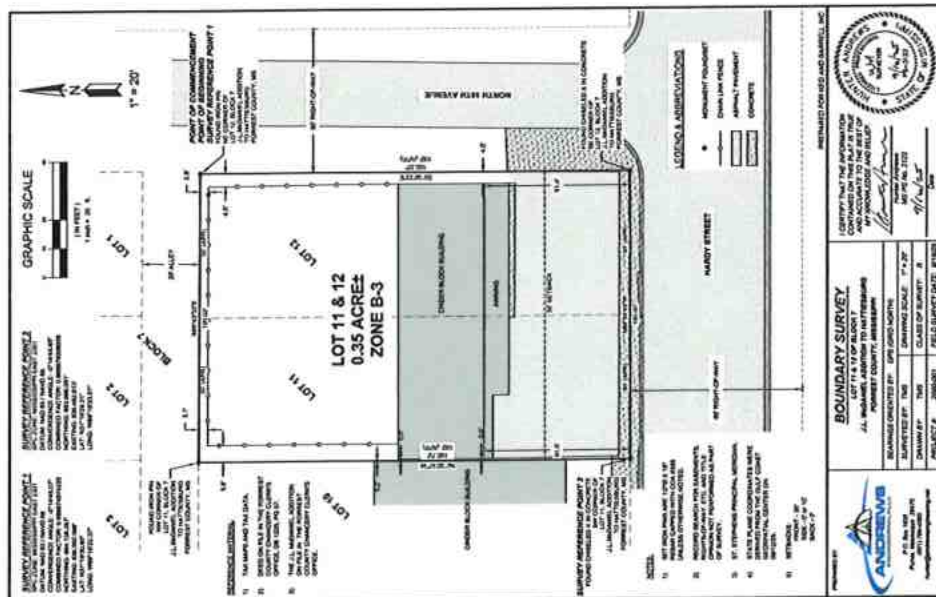
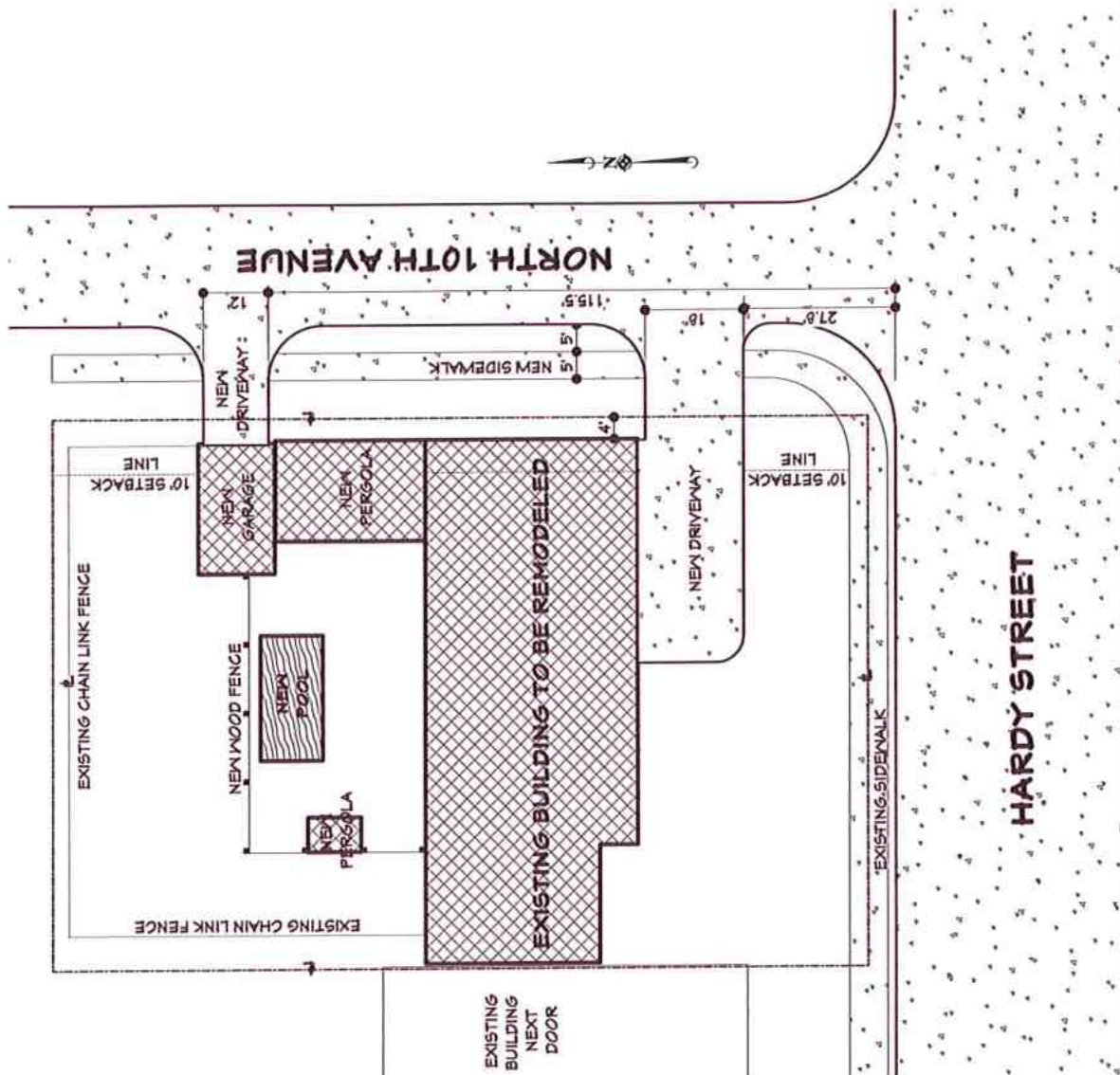
- ☐ There was a mistake in the original zoning.
- ☒ The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- ☐ Annexation.

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

Property <sup>has</sup> ~~is~~ currently been vacant for many years. Adjacent property to the north is currently B-1. We would like to request a B-1 Zone from the current B-3 Zone. This will allow the owner to build out and beautify the property w/ landscaping. This would greatly improve the 10<sup>th</sup> Ave block on Hurdy St. Please see renderings.



|         |                                                           |                                                                          |                                                                                                                                                                  |                            |
|---------|-----------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| PROJECT | <b>NEAL RESIDENCE</b><br>1001 HARDY ST. — HATTIESBURG, MS | PROJECT NO.<br><br>DRAWING NO.<br><br>DATE<br><br>PROFESSIONAL<br>MEMBER | <br>CERTIFIED<br>MEMBER<br>ICC<br>INTERNATIONAL<br>CONSTRUCTION<br>CODE COUNCIL | SHEET NO.<br><br><b>01</b> |
|         |                                                           |                                                                          |                                                                                                                                                                  |                            |

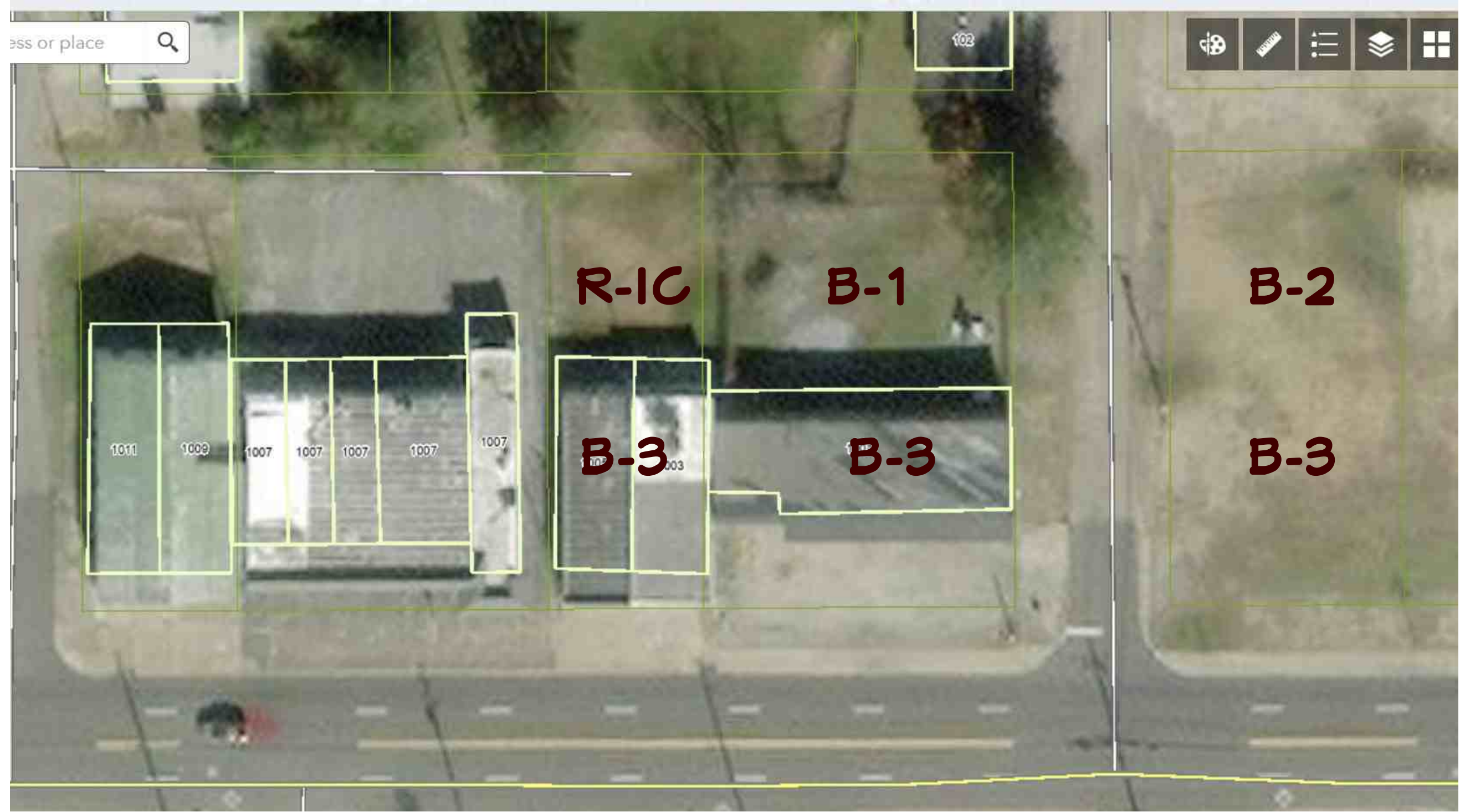


## SURVEY / EXISTING SITE PLAN









**EXISTING SITE**



**EXISTING PERSPECTIVE**



**PROPOSED SITE**  
RENDERING BY MITCH HEMBREE



**PROPOSED PERSPECTIVE**  
RENDERING BY MITCH HEMBREE

PROJECT

**NEAL RESIDENCE**  
1001 HARDY ST — HATTIESBURG, MS

PROJECT NO.

PLANS BY

PHONE: 601-467-9457  
EMAIL: BuildingDesign@icloud.com

**BILL RODGERS, AIBD, CBCO**  
RodCo, LLC  
BUILDING DESIGN • CONSULTING • HOUSE PLANS • INSPECTION SERVICES • PLANS REVIEW  
ICC CERTIFIED BUILDING CODE OFFICIAL • BUILDING PLANS EXAMINER • BUILDING INSPECTOR  
RESIDENTIAL COMBINATION INSPECTOR • MECHANICAL INSPECTOR • MECHANICAL PLANS EXAMINER  
PLUMBING INSPECTOR • PLUMBING PLANS EXAMINER

DATE

PROFESSIONAL  
MEMBER:



CERTIFIED  
MEMBER:



SHEET NO.

**02**





## 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](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code



### Applicant Information

**Name Applicant:** Kerri McAlpin Little **Project Name:** Keith's #152 Digital Billboard

**Municipal Address of Site:** 6732 Highway 49 North, Hattiesburg, MS 39402 **PPIN #:** 27599

**Parcel Number(s):** 2-0251--36-006.00

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

### Other Application types:

- |                                                                                    |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Subdividing of a lot, Parcel, or Tract (fill out page 12) | <input type="checkbox"/> Text Amendment                   |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14)         | <input type="checkbox"/> Overlay District                 |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14)         | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

| For Staff Only:     |                    |             |                            |                                                                                                             |
|---------------------|--------------------|-------------|----------------------------|-------------------------------------------------------------------------------------------------------------|
| Zoning:             | Historic District: | Flood Zone: | Ward:                      |                                                                                                             |
|                     |                    |             | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 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](mailto: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                                                                                                                                                                                                   |
| <b>Variance</b><br>Variance applications include one Concept Site Plan Review and one Variance request                                                                        | <b>\$175.00</b> per application.<br><b>\$50.00</b> for each additional variance.                                                                                                                                  |
| <b>Street / Alley Naming or Re-Naming</b>                                                                                                                                     | <b>\$300.00</b> per application.<br><b>\$100.00</b> per required street name sign if approved*<br>(*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.) |
| <b>Street / Alley Closing</b>                                                                                                                                                 | <b>\$300.00</b> per application.                                                                                                                                                                                  |
| <b>Conditional Use</b>                                                                                                                                                        | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Zoning Change</b>                                                                                                                                                          | <b>\$400.00</b> per application. *see PUD or PRD & zoning package rate)                                                                                                                                           |
| <b>Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package</b>                                                                     | <b>\$600.00</b> per package.                                                                                                                                                                                      |
| <b>Subdivision of Land (Preliminary Plats)</b><br>Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats. | <b>\$225.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**</b>                                                                   | <b>\$500.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Change in Land Development Code Text</b>                                                                                                                                   | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Appeal Fees for Proponent or Opponent appeals to City Council</b><br>*Exempt from fees – Established Neighborhood Association*                                             | <b>\$50.00</b> per appeal.                                                                                                                                                                                        |
| <b>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</b>      | <b>\$50.00</b> (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: Kerri McAlpin Little

Signature: Kerri McAlpin Little

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

6762 Highway 49 North, Hattiesburg, MS 39402

on this the 26<sup>th</sup> 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.

on this the 26<sup>th</sup> day of August, 2025.

KS Hattiesburg 2 Real Estate LLC  
Property Owner (Print)

KS Hattiesburg 2 Real Estate LLC  
Property Owner (Signature)  
by Keith Saucier

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

KS Hattiesburg 2 Real Estate LLC Keith Saucier

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 26<sup>th</sup> day of August, 2025.

Loretta Williams  
NOTARY PUBLIC

My Commission Expires:

Feb 23, 2026





## 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

7712 Highway 49 North, Hattiesburg, MS 39402

on this the 26<sup>th</sup> 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.

on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Herri McAlpin Little  
Applicant (Print)

Herri McAlpin Little  
Applicant (Signature)

STATE OF ms

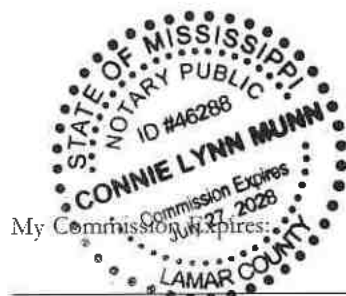
COUNTY OF Lamar

Personally came and appeared before me, the within named

Herri Little  
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 26<sup>th</sup> day of August, 2025.

Connie Lynn Munn  
NOTARY PUBLIC



## 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

7712 Highway 49 North, Hattiesburg, MS 39402

on this the 26<sup>th</sup> 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.

on this the 26<sup>th</sup> day of August, 2025.

Harold Munn  
Applicant (Print)  
Harold Munn  
Applicant (Signature)

STATE OF Lamar, MS  
COUNTY OF Lamar

Personally came and appeared before me, the within named

Harold Munn  
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 26<sup>th</sup> day of August, 2025.

Kerri Kaye Little  
NOTARY PUBLIC



My Commission Expires:

November 8, 2028

## APPLICANT AFFIDAVIT PAGE

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

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

7712 Highway 49 North, Hattiesburg, MS 39402

on this the 26<sup>th</sup> 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.

on this the 26<sup>th</sup> day of August, 2025.

Charlie Holder  
Applicant (Print)

Charlie Holder  
Applicant (Signature)

STATE OF

MS

COUNTY OF

Lamar

Personally came and appeared before me, the within named

Charlie Holder

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 26<sup>th</sup> day of August, 2025.

Kerri Kaye Little  
NOTARY PUBLIC



My Commission Expires:

November 8, 2028



**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, we have met all requirement required by the City of Hattiesburg. Design, setbacks, distance from existing billboards, site plan, zoning, etc.  

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2. **Describe the effects the proposed use of utilities and facilities will have on the community.** \_The effects on the community will me minimum as far as foot traffic. The only utility will be power which will already be present on the property since it will have an existing business. However, the digital billboard will provide dynamic advertising that will increase tax revenue, promote local business, and will also provide important announcements. Our digital billboards provide: time, date, and weather throughout the day. It also has Emergency Weather alerts, and Amber Alerts built in. We will also offer the City of Hattiesburg the opportunity to provide emergency alerts to be broadcast as needed. \_Public Safety information, economic growth, community engagement, and advertng versatility are some of the most positive aspects of a digital billboard.  

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3. **Describe how the size of the site is appropriate for the proposed use.** \_The proposed site is a large parcel that has the capability to sustain the digital billboard on it's property/site. The property has available space for the existing business to operate on a consistent daily basis with no interruption in traffic and or consumer flow in and out of the site with the proposed digital billboard having no interference.  

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4. **Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:** \_\_No, there will be no additional pedestrian or vehicle traffic .  

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

6. **What is the expected number of customers/employees per day?** \_No customers or employees will be need for this stand alone digital billboard. The system is digital and will be controlled and operated by computer off site at the Munn Enterprises company. \_\_\_\_\_

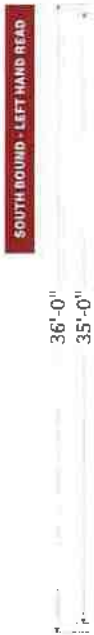
7. **Is proposed use compatible with surrounding uses and design? If yes, please explain:**  
\_Yes, The design of the digital billboard is beautifully created and designed to be pleasing to the eye. It will coordinate design elements of the store that is being built to have a conceptional design flow. The property is zoned to allow digital billboards. This billboard will be similar to the existing billboard just up the highway at the Pepsi Company plant. \_\_\_\_\_

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for \_\_\_\_0\_\_\_\_ vehicles, and \_\_\_\_0\_\_\_\_ ADA vehicles; with \_0\_\_\_\_ loading spaces.  
NO PARKING IS REQUIRED FOR THIS DIGITAL BILLBOARD

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

Refer to the [hattiesburgms.com/planning](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code.





PMS 3435 C PMS 468 C WHITE

Manufacture and Install

- (1) Double Face V-Shape Monopole Billboard Structure
  - (2) Sets of Internally Illuminated Channel Letters with Trimcapped Acrylic Faces, Prefinished Aluminum Sidewalls, and Dual Vinyl Overlays to Show Green During the Day and White at Night
  - (1) Split Face Base with Aluminum Cap
  - (2) .063 Aluminum Panels with Vinyl Numbers
- Timber base with boxwood hedges and knockout roses

Furnish and Install

- (2) Single Face Full Color RGB LED Digital Billboards

THIS CONCEPT IS SOLELY THE PROPERTY OF MUNN ENTERPRISES, INC., AND MAY NOT BE USED, REPRODUCED, COPIED, EXHIBITED, ALTERED, OR DISTRIBUTED IN ANY MANNER.

**Digital Billboard #200 & #201 R2**

|                                              |                        |                                |
|----------------------------------------------|------------------------|--------------------------------|
| CUSTOMER: Munn Enterprises                   | CUSTOMER # MUN101      | DATE: 09/04/2025               |
| LOCATION: Hattiesburg, MS                    | PM: K.L. SALES: E.H.M. | PRIMARY DESIGNER: D. Schneider |
| REVISION: REDUCE HEIGHT OF DISPLAY TO 10'-0" |                        | CURRENT DESIGNER: T. Zwick     |

**CUSTOMER APPROVAL**

**SIGN HERE**

REVISIONAL DATE:





## Property Link

### FORREST COUNTY, MS

Current Date 8/13/2025

Tax Year 2024

Records Last Updated 8/13/2025

**PROPERTY DETAIL**

**OWNER** HATTIESBURG STORE REAL ESTATE  
325 T SMITH RD

HATTIESBURG MS 39401

ACRES : 1.20

LAND VALUE : 69600

IMPROVEMENTS : 421510

TOTAL VALUE: 491110

ASSESSED : 73667

**PARCEL** 2-025I-36-006.00  
**ADDRESS** 6750 U S HWY 49

**TAX INFORMATION**

| YEAR 2024 | TAX DUE  | PAID     | BALANCE |
|-----------|----------|----------|---------|
| COUNTY    | 4825.19  | 4825.19  | 0.00    |
| CITY      | 3913.93  | 3913.93  | 0.00    |
| SCHOOL    | 4837.71  | 4837.71  | 0.00    |
| TOTAL     | 13576.83 | 13576.83 | 0.00    |

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 1 / 23 / 2025

**MISCELLANEOUS INFORMATION**

**EXEMPT CODE**  
**HOEMSTEAD CODE** None  
**TAX DISTRICT** 1110  
**PPIN** 027599  
**SECTION** 36  
**TOWNSHIP** 05N  
**RANGE** 14W

**LEGAL** POB 450 W OF NE COR SEC 36 NW  
ALG RAWLS SPG RD 162 SW 141 SE  
ALG HWY 49 270 NE 184 NW 108  
TO POB B632 P116 4/16/90  
PREV #: H1065-00-006  
B632 P116 4/16/90  
B673 P545 7/16/92  
B 1075 P 018 12/01/2009

Book 1075 Page 018

**TAX PAID HISTORY**

| Year | Owner                         | Total Tax Paid (Y/N)                      |
|------|-------------------------------|-------------------------------------------|
| 2022 | HATTIESBURG STORE REAL ESTATE | 13859.90 Y<br>LAST PAYMENT DATE 1/30/2023 |
| 2021 | HATTIESBURG STORE REAL ESTATE | 14139.73 Y<br>LAST PAYMENT DATE 1/28/2022 |
| 2020 | HATTIESBURG STORE REAL ESTATE | 13705.86 Y<br>LAST PAYMENT DATE 2/ 1/2021 |
| 2019 | HATTIESBURG STORE REAL ESTATE | 13524.09 Y<br>LAST PAYMENT DATE 1/31/2020 |
| 2018 | HATTIESBURG STORE REAL ESTATE | 13571.57 Y<br>LAST PAYMENT DATE 1/24/2019 |
| 2017 | HATTIESBURG STORE REAL ESTATE | 13478.10 Y<br>LAST PAYMENT DATE 4/29/2018 |
| 2016 | HATTIESBURG STORE REAL ESTATE | 12395.07 Y<br>LAST PAYMENT DATE 6/24/2018 |
| 2015 | HATTIESBURG STORE REAL ESTATE | 12200.63 Y<br>LAST PAYMENT DATE 6/24/2018 |

**PURCHASE COUNTY TAX SALE FILES****TAX SALES HISTORY, FOR UNPAID TAXES**YearSold ToRedeemed Date/By



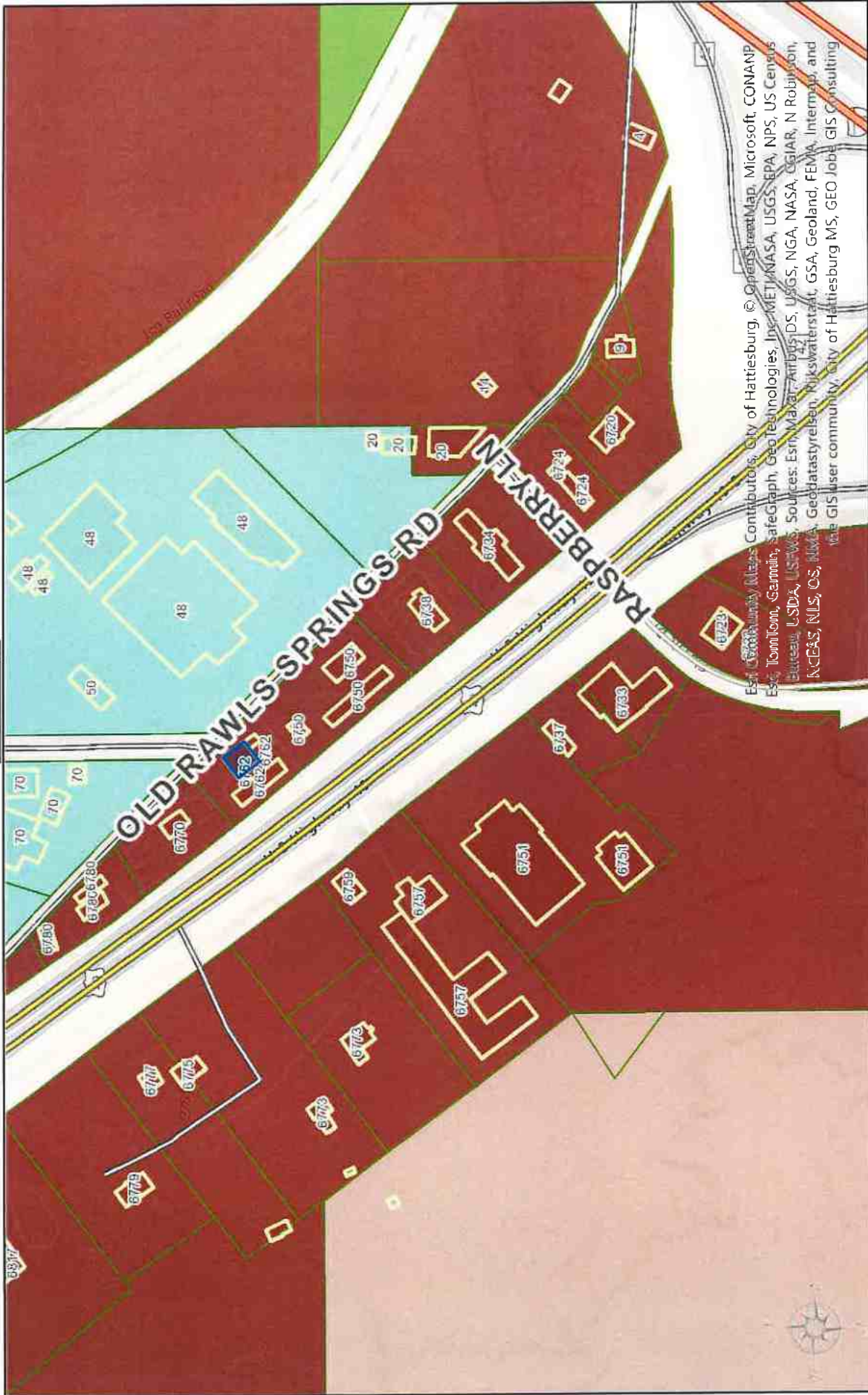
48

address or place



Degrees

# My Map



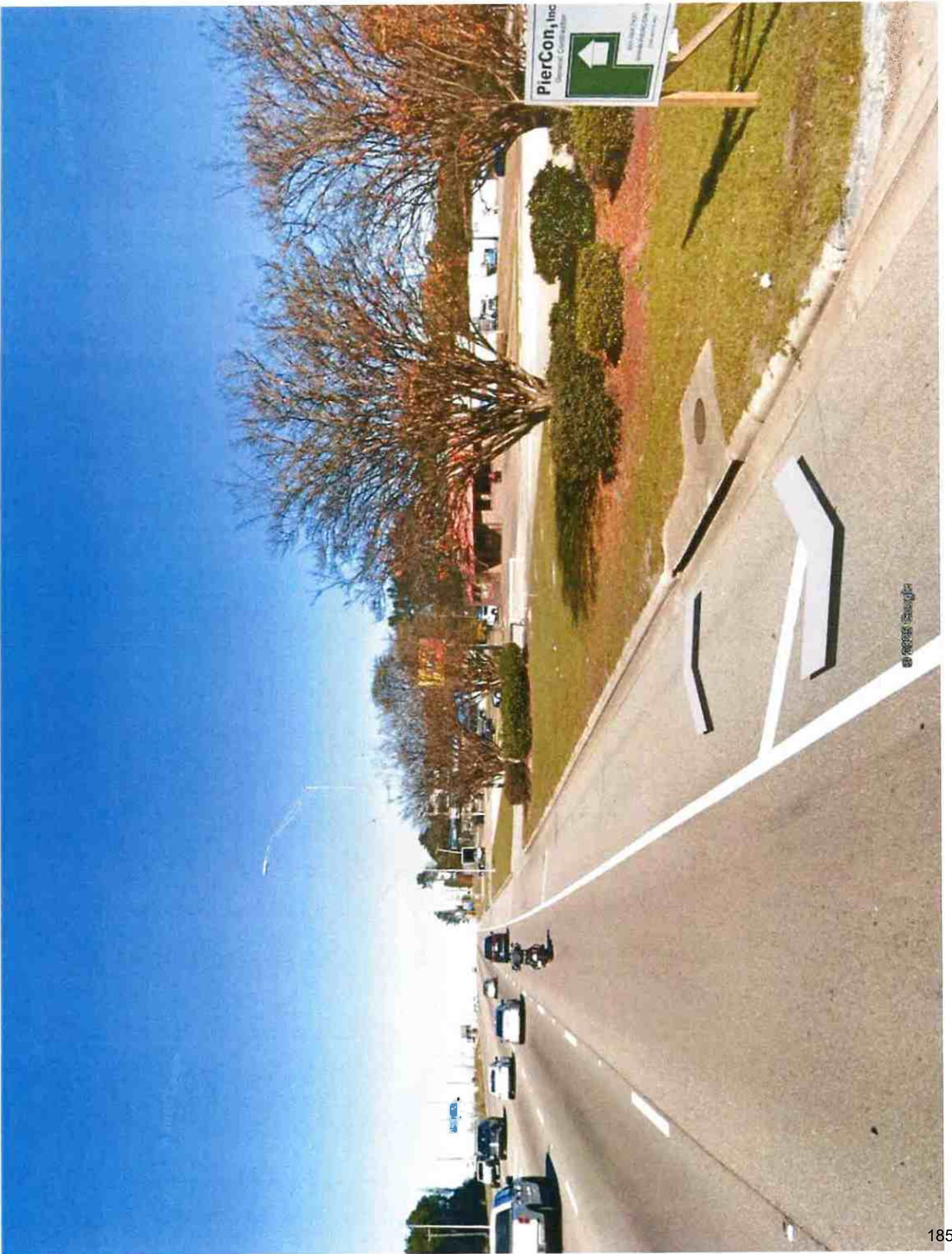
## City of Hattiesburg, MS

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.

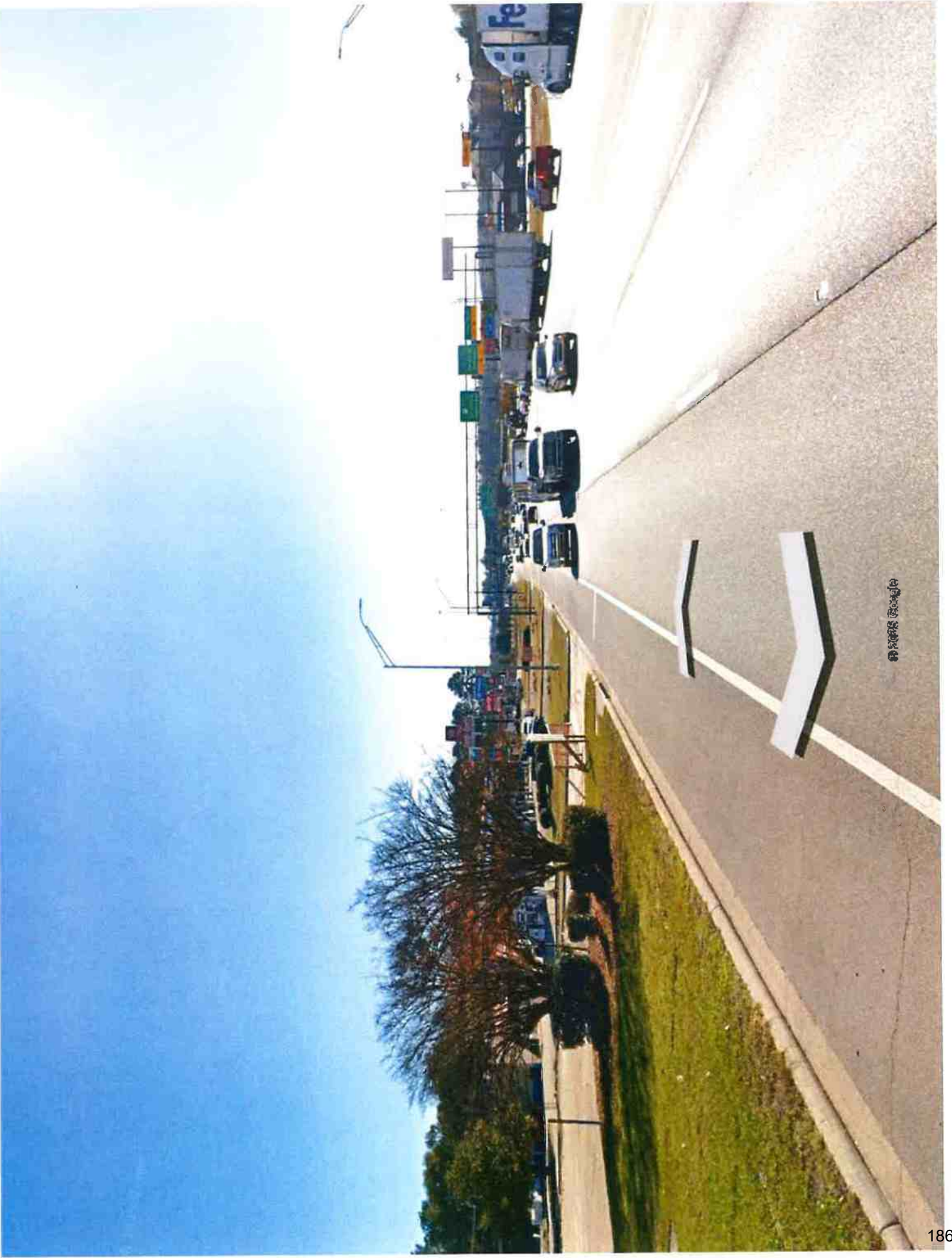
MAP DATE: August 13, 2025











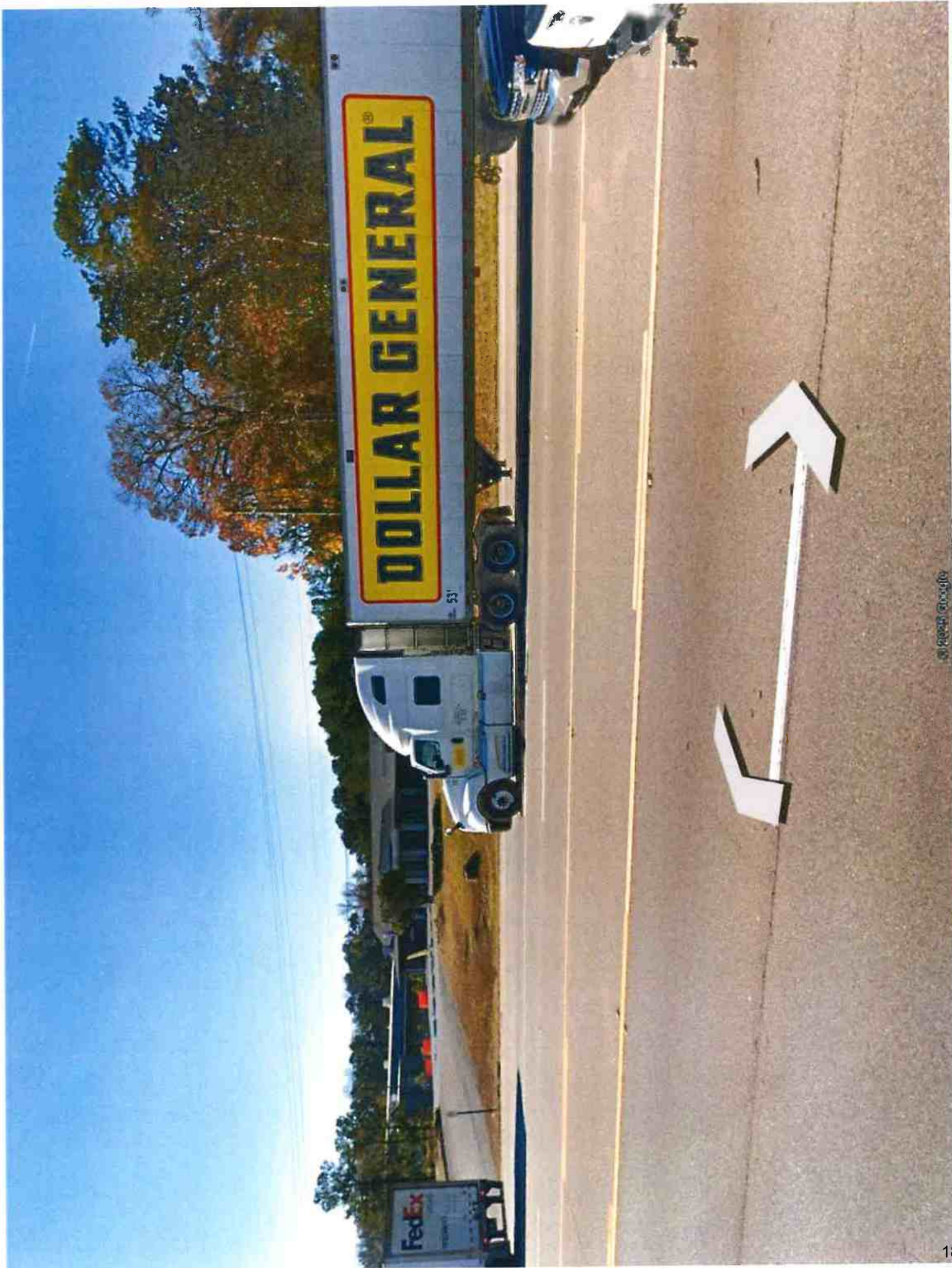
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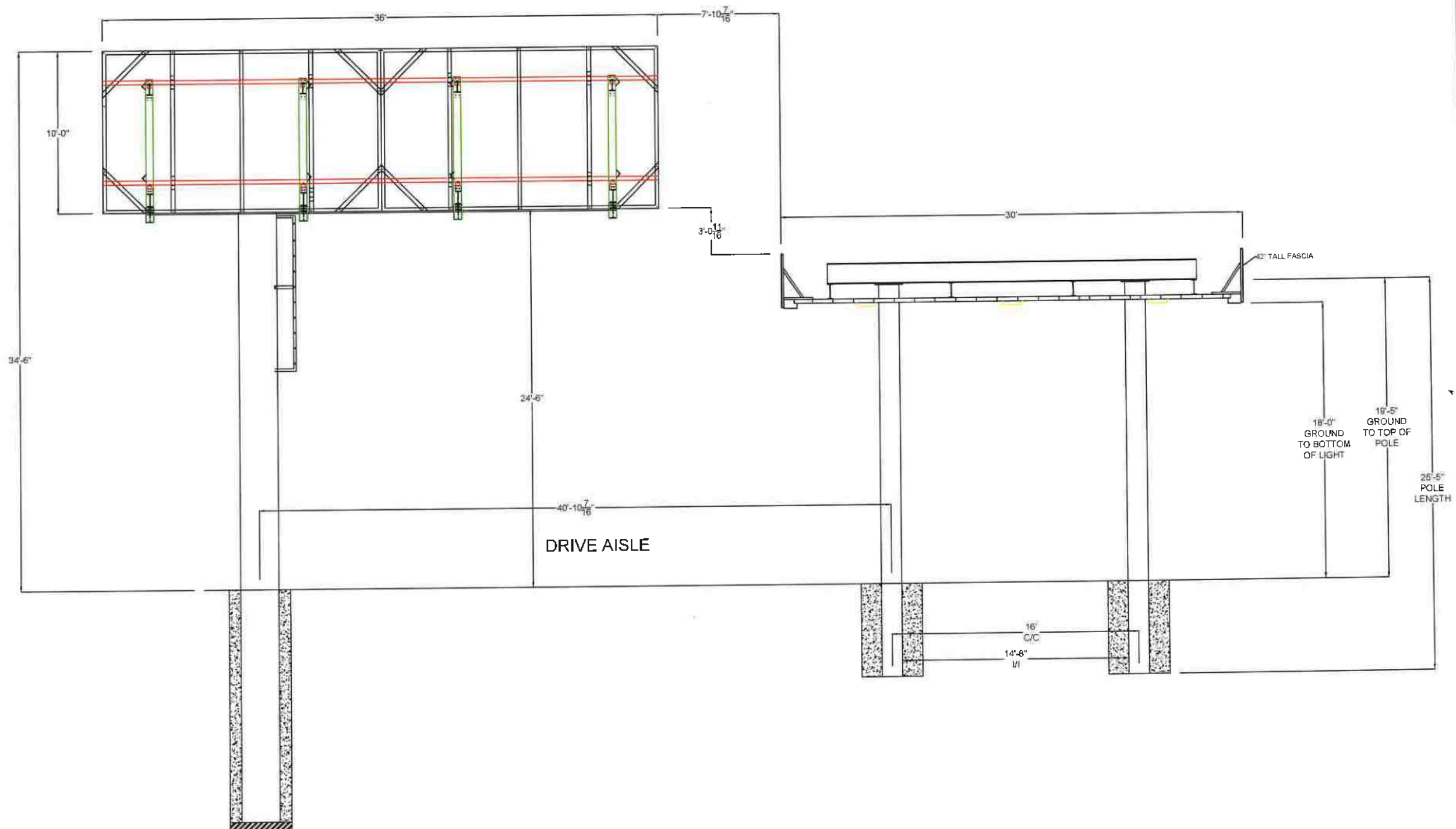
09/20/25 06:04:06









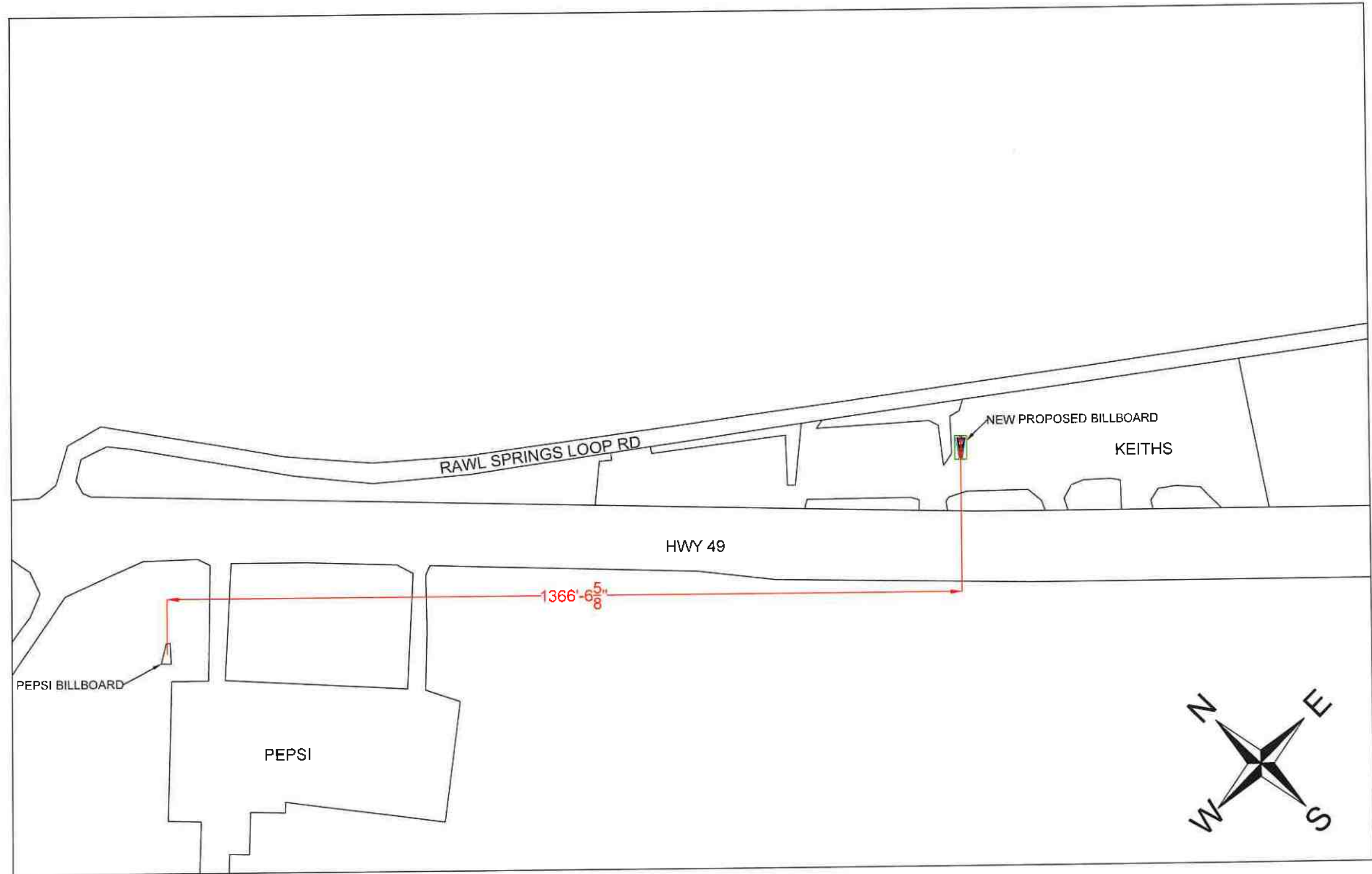


| REV.                |
|---------------------|
| REV #2- ADD WORDING |
| REV #3- CHNG HEIGHT |
|                     |
|                     |
|                     |
|                     |

|                                                                                       |                                                                                     |                                  |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------|
|  | <b>MUNN ENTERPRISES, INC.</b><br>7712 Hwy 49 North, Hattiesburg, MS<br>601-264-7446 | <b>SOUTHERN SIGN SPECIALISTS</b> |
|                                                                                       | LOCATION:<br>KEITHS #152<br>6762 HIGHWAY 49 NORTH<br>HATTIESBURG, MS 39402          |                                  |
| DWG. BY: LANDON TRIGG                                                                 | WORK ORDER #                                                                        |                                  |
| DATE: 9/4/25                                                                          | SALESMAN: C.H.                                                                      |                                  |
| CUSTOMER: KEITH'S/MUNN DIGITAL BILLBOARD #200-#201                                    |                                                                                     |                                  |
| PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED                             |                                                                                     |                                  |

|                                              |
|----------------------------------------------|
| APPROVED BY:                                 |
| DATE APPROVED:                               |
| DRAWINGNAME:<br><b>KEITHS BILLBOARD</b><br>1 |

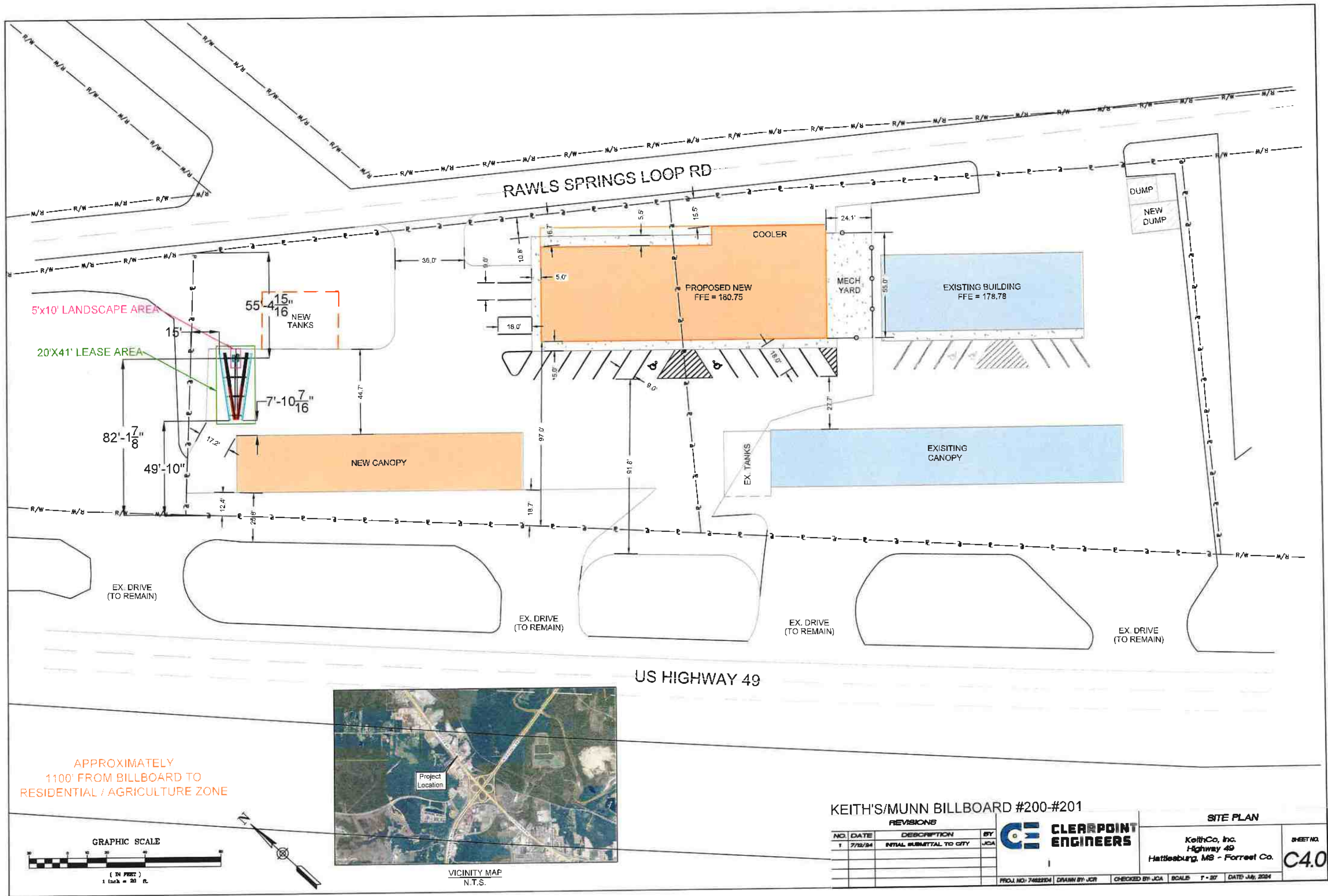


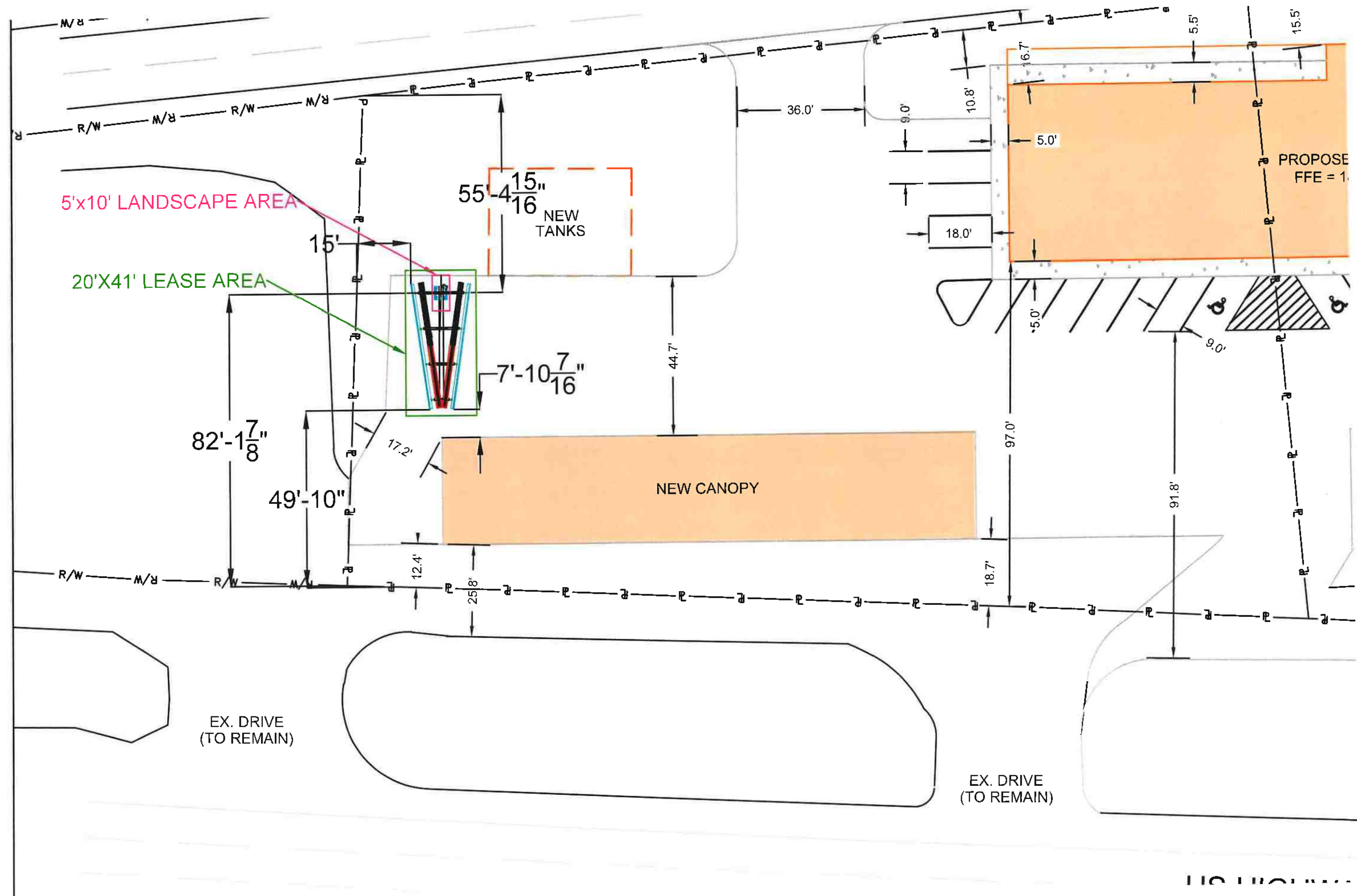


| REV. |
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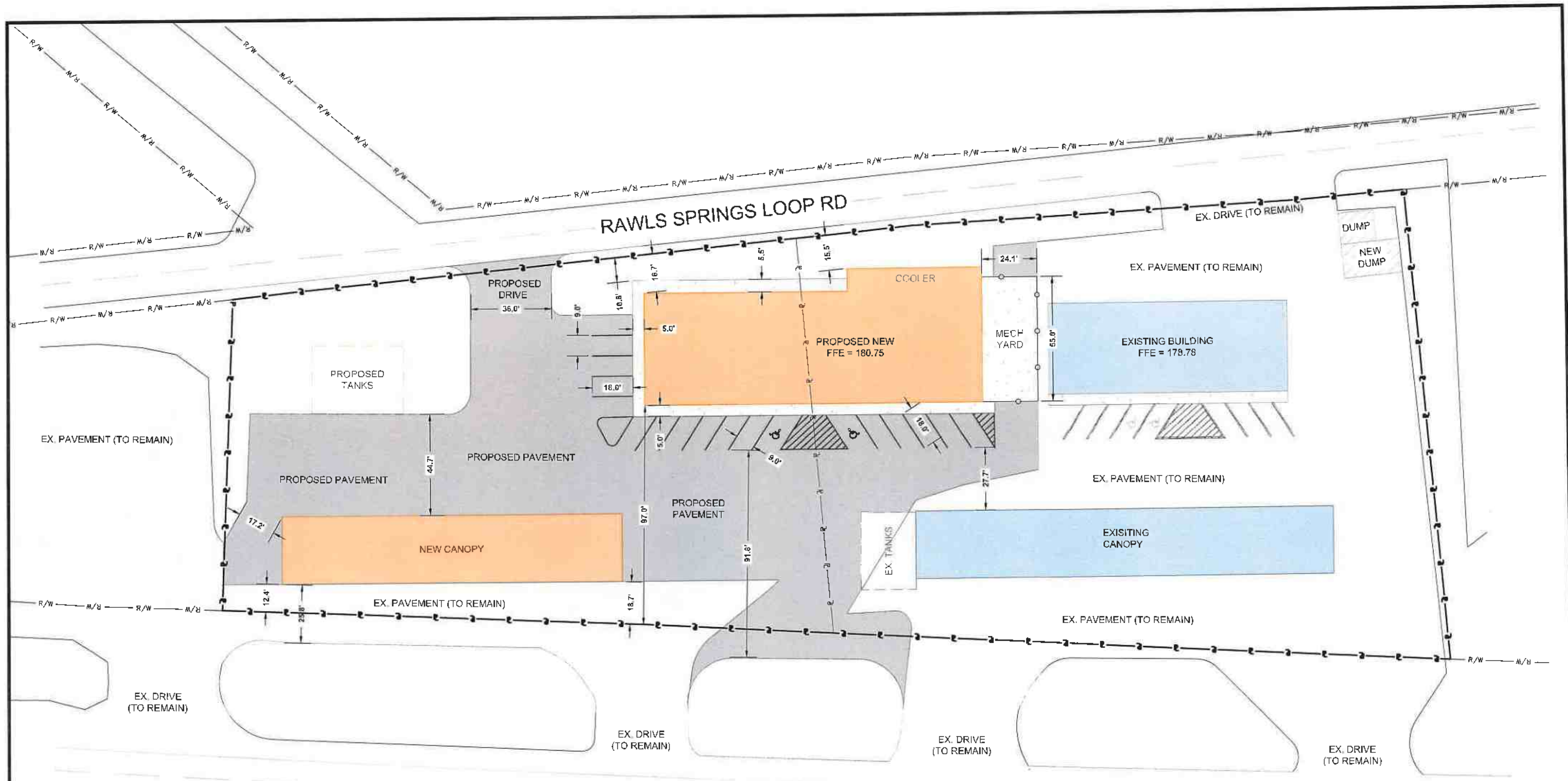
|                                                                                       |                                                                                     |                                  |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------|
|  | <b>MUNN ENTERPRISES, INC.</b><br>7712 Hwy 49 North, Hattiesburg, MS<br>601-264-7448 | <b>SOUTHERN SIGN SPECIALISTS</b> |
| DWG. BY: LANDON TRIGG                                                                 | WORK ORDER #                                                                        | LOCATION: KEITHS #152            |
| DATE: 8/3/25                                                                          | SALESMAN: CH                                                                        | XXXX                             |
| CUSTOMER: KEITH CO                                                                    |                                                                                     | XXXX                             |
| PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED                             |                                                                                     |                                  |

|                                              |
|----------------------------------------------|
| APPROVED BY:                                 |
| DATE APPROVED:                               |
| DRAWINGNAME:<br><b>KEITHS BILLBOARD</b><br>1 |





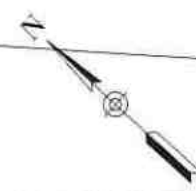
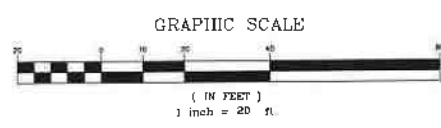




US HIGHWAY 49



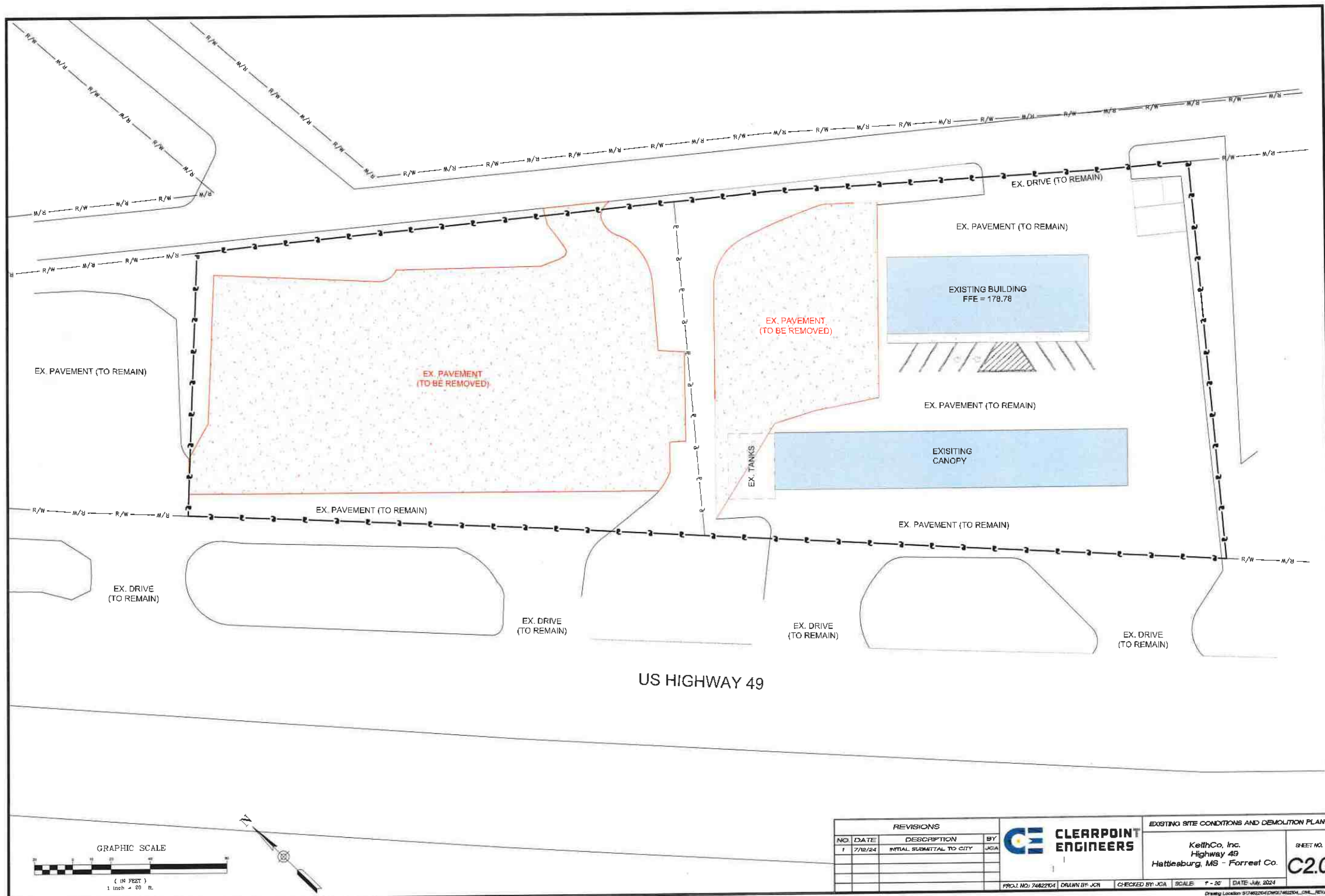
VICINITY MAP  
N.T.S.



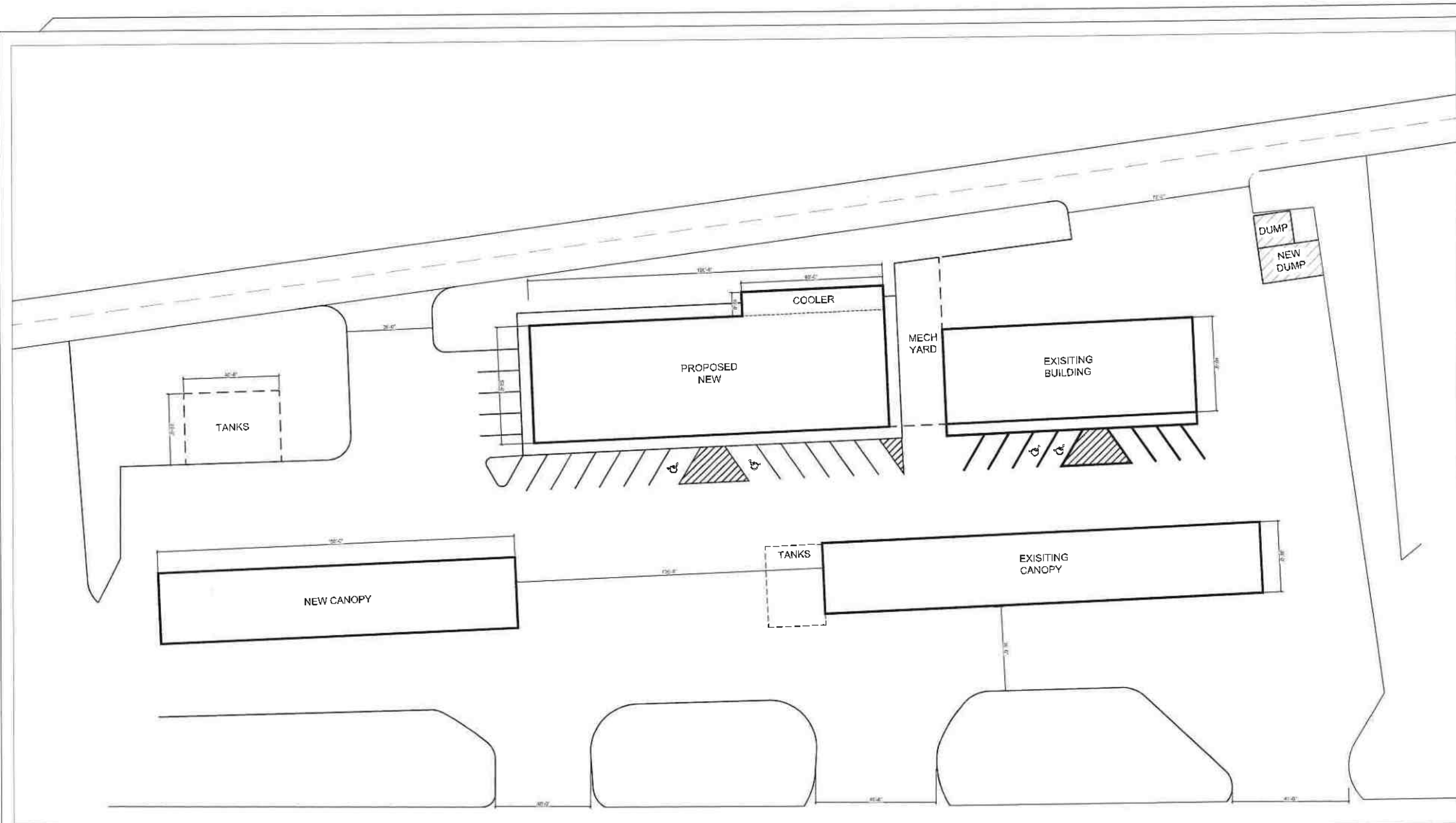
| REVISIONS |         |                           |     |
|-----------|---------|---------------------------|-----|
| NO.       | DATE    | DESCRIPTION               | BY  |
| 1         | 7/12/24 | INITIAL SUBMITTAL TO CITY | JCA |
|           |         |                           |     |
|           |         |                           |     |
|           |         |                           |     |



| SITE PLAN                                                    |                                                                                              |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| KeithCo, Inc.<br>Highway 49<br>Hattiesburg, MS - Forrest Co. |                                                                                              |
| SHEET NO.<br><b>C4.0</b>                                     | DATE: July, 2024<br>SCALE: 1" = 20'<br>DRAWN BY: JOR<br>CHECKED BY: JCA<br>PROJ. NO: 7462204 |



KEITHCO HWY #100



- HWY 49 N

|                                        |  |                  |  |                           |  |            |  |        |  |
|----------------------------------------|--|------------------|--|---------------------------|--|------------|--|--------|--|
| PierCon, Inc. GENERAL CONTRACTOR       |  | SHEET: SITE      |  | CLIENT: KEITHCO           |  | REVISIONS: |  | NOTES: |  |
| 23 LIBERTY PLACE HATTIESBURG, MS 39402 |  | LOCATION: HWY 49 |  | DATE: 8/10/2024           |  |            |  |        |  |
| PHONE (601)264-7437                    |  | DRAWN BY: ###    |  | CHECKED BY: KEITH CONERLY |  |            |  |        |  |
| FAX (601)261-0081                      |  |                  |  | BY: DENNIS PIERCE         |  |            |  |        |  |
|                                        |  |                  |  | SCALE: 1" = 20'           |  |            |  |        |  |
|                                        |  |                  |  | DESIGN / CONSTRUCTION     |  |            |  |        |  |
| SHEET C101                             |  |                  |  |                           |  |            |  |        |  |
| # OF ##                                |  |                  |  |                           |  |            |  |        |  |

THESE PLANS ARE CONCEPTUAL. THE PROPERTY OF PIERCON, INC. AND CANNOT BE REPRODUCED WITHOUT CONSENT. IN THE EVENT THAT AN AGREEMENT TO USE THE PLANS PROVIDED BY PIERCON CANNOT BE REACHED, THEY MUST BE RETURNED OR COMPENSATION IS REQUIRED BEFORE USE BY OTHERS. PIERCON, INC. RESERVES THE RIGHT TO USE ANY AND ALL DRAWINGS, SKETCHES, AND PHOTOGRAPHS FOR EXCLUSIVE USE IN BUSINESS PROMOTION AND ADVERTISING. PIERCON, INC. SHALL NOT BE HELD LIABLE REGARDING ANY ERRORS, OMISSIONS OR ANOMALIES ARISING FROM THE USE OF THESE DRAWINGS OR SUBSEQUENT CHANGES MADE TO THESE DRAWINGS BY THOSE OTHER THAN PIERCON, INC.





**Planning Commission  
Case Fact Sheet**

---

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

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

---

**Request(s):** Request for Land Development Code Text Amendment

**Purpose of 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.

**History / Background:** 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 property's current zoning, B-2, does not allow for electronic reader boards. The applicant discussed that recent changes to the neighborhood, with the Hall Avenue Overpass, have significantly altered circulation and access in this area. While it has improved traffic flow along the corridor, it has affected access to this property. Overpass warrants a signage change.

The applicants originally applied for a zoning change that was brought to the Planning Commission, and the Planning

July 2025: Item C

Hattiesburg Form-Based Code Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

Commission tabled the request. They asked the applicants and staff to meet to discuss other options for obtaining the desired signage without a zoning change. Staff and the applicants met in another pre-application meeting to review the various options for the different signage types. Staff presented and discussed multiple options to establish signage, that would meet the current regulations. The applicants expressed that they wanted to move forward with trying to obtain an electronic reader board and applied for text amendments to allow pole signs and electronic message reader boards as conditional use approvals in the B-2 zoning district for their current proposed sign design.

The proposed sign design will also require variances from the electronic message reader board zoning requirements. The signs' location does not meet the residential buffer requirements (within 200 feet of an active residential use zoning), and the electronic message reader board section is a larger % than what the code allows for (45.71% instead of a max of 40%).

Allowing pole signs and electronic message reader boards as conditional uses would not automatically authorize such installations but would create a discretionary process for case-by-case evaluation. This could provide flexibility for sites affected by major infrastructure changes while retaining the ability to impose conditions related to sign height, illumination, and design to ensure compatibility with corridor objectives and adjacent properties.

The Planning Commission should assess whether the requested amendment maintains the overall intent of the City's sign regulations to promote safety, legibility, and visual quality, while also recognizing the changing access and visibility conditions resulting from the Hall Avenue Overpass project.

**Applicant Summary:** \* See Attached \*

**Applicable Regulations:**

**Section 10**

**SIGNS**

10.1.1 The purpose of sign control in the City of Hattiesburg is to:

July 2025: Item C

# Hattiesburg Form-Based Code Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

- Provide for identification, information and advertisement in an orderly manner
- Protect the public health, safety and welfare of the City
- Improve the visual quality of gateways and corridors and protect the integrity of adjacent neighborhoods
- Implement the City of Hattiesburg Comprehensive Plan

| Table 10.6 - 1 Permitted Signs By Zoning District |                                                                                                                                                                                                                       |                                   |             |      |      |     |     |          |     |     |     |     |            |     |   |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------|------|------|-----|-----|----------|-----|-----|-----|-----|------------|-----|---|
| Zone                                              |                                                                                                                                                                                                                       |                                   |             |      |      |     |     |          |     |     |     |     |            |     |   |
| ■ = Permitted<br>× = Not Permitted                | Agricultural                                                                                                                                                                                                          |                                   | Residential |      |      |     |     | Business |     |     |     |     | Industrial |     |   |
|                                                   | A-1                                                                                                                                                                                                                   | A-2                               | R-1A        | R-1B | R-1C | R-2 | R-3 | B-1      | B-2 | B-3 | B-4 | B-5 | I-1        | I-2 |   |
| Sign Type                                         | On Premises Freestanding Sign                                                                                                                                                                                         |                                   |             |      |      |     |     |          |     |     |     |     |            |     |   |
|                                                   | Monument*                                                                                                                                                                                                             | ■                                 | ■           | ■    | ■    | ■   | ■   | ■        | ■   | ■   | ■   | ×   | ■          | ■   | ■ |
|                                                   | Pole                                                                                                                                                                                                                  | ×                                 | ×           | ×    | ×    | ×   | ×   | ×        | ×   | ×   | ■   | ×   | ■          | ■   |   |
|                                                   | Subdivision or Multi-family Sign                                                                                                                                                                                      | ■                                 | ■           | ■    | ■    | ■   | ■   | ×        | ×   | ×   | ×   | ×   | ×          | ×   |   |
|                                                   | On Premises Building Sign                                                                                                                                                                                             |                                   |             |      |      |     |     |          |     |     |     |     |            |     |   |
|                                                   | Wall                                                                                                                                                                                                                  | ■                                 | ■           | ■    | ■    | ■   | ■   | ■        | ■   | ■   | ■   | ■   | ■          | ■   |   |
|                                                   | Projecting                                                                                                                                                                                                            | ×                                 | ×           | ×    | ×    | ×   | ×   | ■        | ■   | ■   | ■   | ■   | ×          | ×   |   |
|                                                   | Marquee                                                                                                                                                                                                               | ×                                 | ×           | ×    | ×    | ×   | ×   | ×        | ×   | ■   | ■   | ■   | ×          | ×   |   |
|                                                   | Canopy (door or window)                                                                                                                                                                                               | ×                                 | ×           | ×    | ×    | ×   | ×   | ■        | ■   | ■   | ■   | ■   | ×          | ×   |   |
|                                                   | Off Premises Freestanding Sign                                                                                                                                                                                        |                                   |             |      |      |     |     |          |     |     |     |     |            |     |   |
|                                                   | Billboards                                                                                                                                                                                                            | ×                                 | ×           | ×    | ×    | ×   | ×   | ×        | ×   | ×   | ×   | ×   | ■          | ■   | ■ |
|                                                   | Billboards, Digital                                                                                                                                                                                                   | See <a href="#">Section 10.13</a> |             |      |      |     |     |          |     |     |     |     |            |     |   |
|                                                   | Off Premises Building Sign - Off Premises Building Signs are Not Permitted                                                                                                                                            |                                   |             |      |      |     |     |          |     |     |     |     |            |     |   |
|                                                   | Wall                                                                                                                                                                                                                  | ×                                 | ×           | ×    | ×    | ×   | ×   | ×        | ×   | ×   | ×   | ×   | ×          | ×   | × |
|                                                   | Projecting                                                                                                                                                                                                            | ×                                 | ×           | ×    | ×    | ×   | ×   | ×        | ×   | ×   | ×   | ×   | ×          | ×   | × |
| Roof                                              | ×                                                                                                                                                                                                                     | ×                                 | ×           | ×    | ×    | ×   | ×   | ×        | ×   | ×   | ×   | ×   | ×          | ×   |   |
| Marquee                                           | ×                                                                                                                                                                                                                     | ×                                 | ×           | ×    | ×    | ×   | ×   | ×        | ×   | ×   | ×   | ×   | ×          | ×   |   |
| Canopy                                            | ×                                                                                                                                                                                                                     | ×                                 | ×           | ×    | ×    | ×   | ×   | ×        | ×   | ×   | ×   | ×   | ×          | ×   |   |
| Notes                                             | * Monument and wall signs in residential districts are limited to non-residential uses. See <a href="#">Section 10.8.2.5</a> for <a href="#">electronic message boards</a> as a conditional use in the R-1A district. |                                   |             |      |      |     |     |          |     |     |     |     |            |     |   |



July 2025: Item C

Hattiesburg Form-Based Code Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

| Table 10.6 - 2 Dimensional Requirements By Sign Type |                                             |                                                                                                                        |                |      |                                                                                                                                                                                                                                           |
|------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sign Type                                            | Sign Height/Width (max)                     | Sign Message Area (max) (sq. ft.)                                                                                      | Setback (min.) |      | Additional Criteria                                                                                                                                                                                                                       |
|                                                      |                                             |                                                                                                                        | Front          | Side |                                                                                                                                                                                                                                           |
| On Premises Signs Freestanding                       |                                             |                                                                                                                        |                |      |                                                                                                                                                                                                                                           |
| Monument Sign                                        | 10'/None                                    | All applicable zones except I-1 and I-2 – 50 square feet;                                                              | 5'             | 15'  | 1 per 500' of parcel street frontage /2 on corner lot (1 per street) with 150' min. frontage for any on premises freestanding sign; bottom edge of message area is min 18" and max 30" above ground; dimensions include multitenant signs |
|                                                      |                                             | For I-1 and I-2 – 72 square feet                                                                                       |                |      |                                                                                                                                                                                                                                           |
| Pole Sign                                            | 35'/20'                                     | For B-3 – 1square foot sign message area/1' street frontage up to 200 square feet                                      | 10'            | 15'  | 1 per 500' of parcel street frontage/2 on corner lot (1 per street) with 150' min. street frontage for any on premises freestanding sign; Bottom edge of message area is min. 6' above ground; dimensions include multitenant signs       |
|                                                      |                                             | B-5, I-1, I-2 – 2 square feet sign message area/1' street frontage up to 400 square feet                               |                |      |                                                                                                                                                                                                                                           |
| Subdivision or Multi-family Sign                     | 6'/8'                                       | 32                                                                                                                     | 5'             | 2'   | 2 per entrance                                                                                                                                                                                                                            |
| On Premises Signs Building                           |                                             |                                                                                                                        |                |      |                                                                                                                                                                                                                                           |
| Wall Sign                                            | Wall signs shall not extend above roof line | For B-1 , All R zones– 1 square foot sign area/1' front façade width up to 50 square feet                              | n/a            | n/a  | 2 per structure/unit                                                                                                                                                                                                                      |
|                                                      |                                             | For B-2 – 1 square foot sign area/1' front façade width up to 100 square feet                                          | n/a            | n/a  | 3 per structure/unit                                                                                                                                                                                                                      |
|                                                      |                                             | For B-3, B-5, I-1, I-2 – maximum of 15% of the single wall, 350 square feet max, or for structural canopy 10% per side | n/a            | n/a  | 3 per structure/unit                                                                                                                                                                                                                      |
|                                                      |                                             | For B-4 - 1' sign area/1' front facade width up to 150'                                                                |                |      |                                                                                                                                                                                                                                           |
| Projecting Sign                                      | 8' min above sidewalk                       | 5% of façade Area/ up to 45 square feet                                                                                | n/a            | n/a  | 1/ May not project into public ROW, except sidewalks, or impede traffic                                                                                                                                                                   |
| Marquee                                              | 10' min above sidewalk                      | 200 square feet                                                                                                        | n/a            | n/a  | No higher than roof line of 2nd story                                                                                                                                                                                                     |
| Awning                                               | 10' min above sidewalk                      | 10 square feet                                                                                                         | n/a            | n/a  | Under or on the face of the canopy only                                                                                                                                                                                                   |

## **10.8 Sign Design**

10.8.2.5 No sign may contain or be illuminated with flashing or intermittent lights or lights of changing degrees of intensity except electronic message boards or historic signs under the following conditions and restrictions:

- i. The restoration or operation of historic signs within a local historic conservation district or a district listed in the National Register of Historic Places.
- ii. Electronic message board lighting may be provided by right in the B-3 and B-5 Districts or in the R-1A and R-3 District as a conditional use as follows:
- iii. Flashing, blinking, animated or scrolling messages, or interactive signs are prohibited. iv. Messages shall post for a minimum time of 8 seconds and the image will change instantaneously as seen by the human eye;
- iv. Messages shall post for a minimum time of 8 seconds and the image will change instantaneously as seen by the human eye
- v. Messages consisting of time or alphabetic or numeric characters on a background that may not include any video or moving images; vi. The use of red lights is discouraged in electronic message board signs;
- vi. An electronic message is considered accessory to a larger static sign. The electronic message portion of such sign shall constitute no more than 40% of sign area of a freestanding sign and shall be limited to one such sign per lot.
- vii. Electronic message boards shall be separated from the nearest lot line of any residential use by a minimum 200 feet.
- viii. All electronic message boards shall be equipped with light sensing devices or a scheduled dimming timer that will automatically dim the intensity of the light emitted by the sign during ambient low-light conditions and at night so that the sign does not exceed the maximum brightness levels allowed in this section.
- ix. Maximum brightness shall not exceed 0.3-foot candles over ambient light levels measured at a distance of one hundred and fifty (150) feet

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Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

- x. Written certification from the sign manufacturer must be provided at the time of application for a sign permit certifying that the light intensity of the electronic message center has been preset not to exceed the illumination levels established by this section.
- xi. Any malfunction shall be repaired or disconnected within 48 hours by the owner or operator of such sign

**AGENDA ITEM K:**

**PROPOSED TEXT AMENDMENT CHANGES BY APPLICANT:**

LDC Table 10.6-1 Permitted Signs by Zoning District, Permitted Zoning District for “Pole Signs”

***Text amendment to add conditional use approval for Pole Sign in B-2 Zones***

LDC 10.8.2.5. ii. Electronic message board lighting may be provided by right in the B-3 and B-5 Districts or in the R-1A or R-3 Districts as a conditional use as follows:

*Text amendment to add “B-2” as a conditional use, to read as:*

*“Electronic message board lighting may be provided by right in the B-3 and B-5 Districts or in the R-1A, R-3, or B-2 Districts as a conditional use as follows”*

If approved, staff also recommend the following changes to make requirements consistent for the additions:

LDC Table 10.6-1 Dimensional Requirements by Sign Type

*Text amendment to include B-2 dimensional requirements for the Sign Message Area (max) (sq. ft.) for Pole Sign:*

*“For **B-2/B-3** – 1square foot sign message area/1’ street frontage up to 200 square feet”*

**Letters or  
Concerns stated:**

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



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Hattiesburg Form-Based Code Amendment Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

**Option:** Recommend **Approval** or **Denial** of the request for an Amendment of the Hattiesburg Land Development Code, Ord. No. 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.

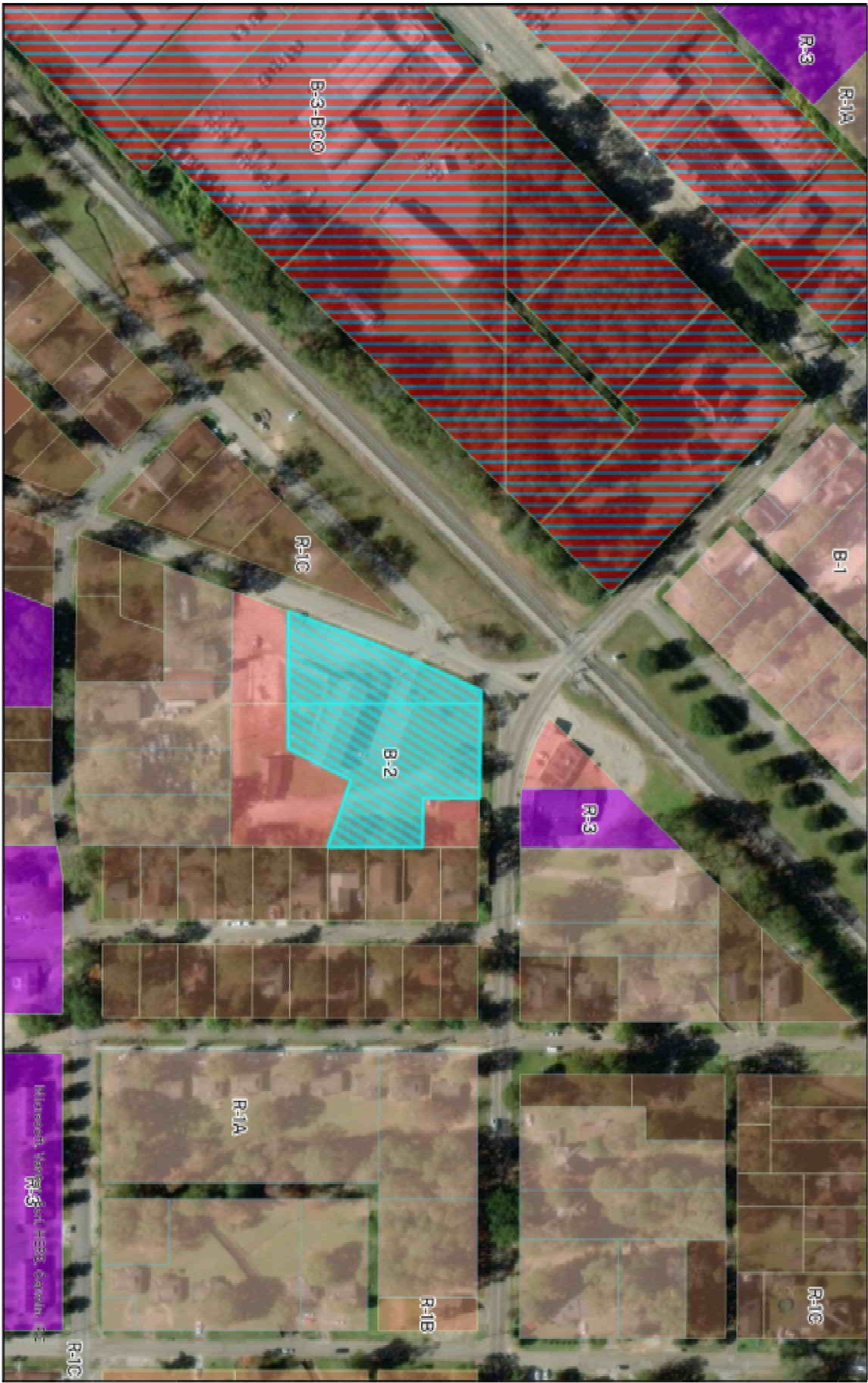
## SUBJECT PARCEL

---

### 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.





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

**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: 10/13/2025 3:05 PM



0

500

Feet

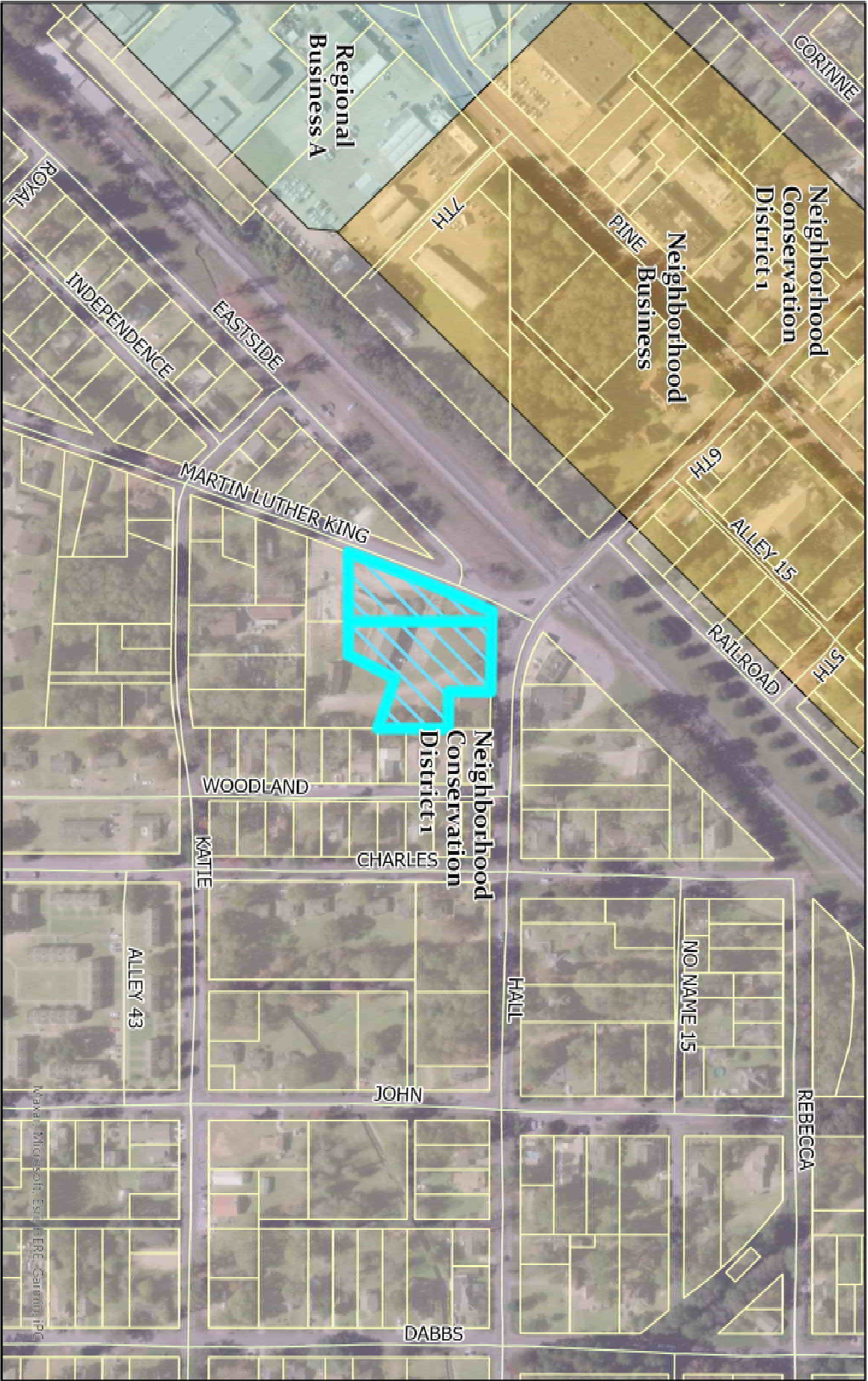


URBAN  
DEVELOPMENT

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



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





## Site Aerial





## Surrounding Area

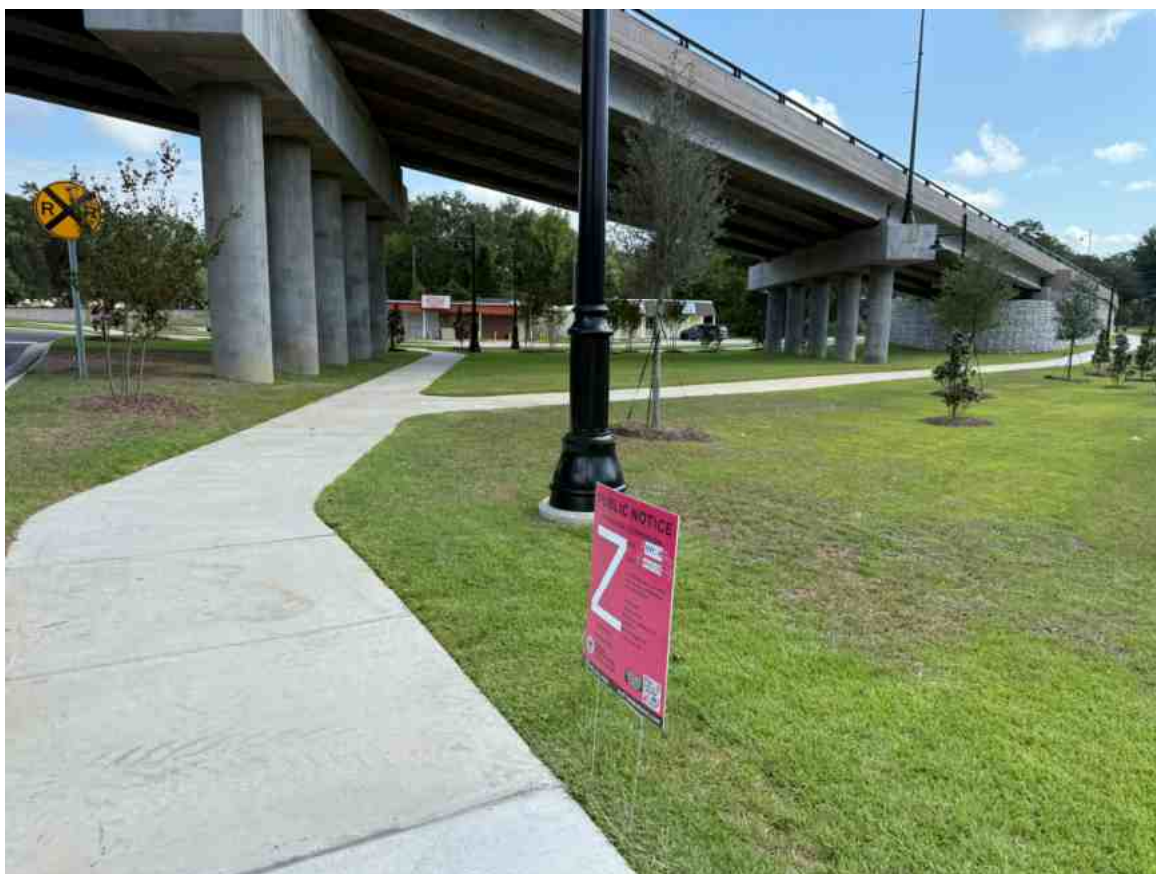
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## Surrounding Area

---





# 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](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via link or QR code



## Applicant Information

Name Applicant: Martin Luther King Baptist Church

Project Name: MLK Baptist Church

Municipal Address of Site: 110 Martin Luther King Ave Hattiesburg, MS 39401

PPIN #: 32303

Parcel Number(s):

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

## Other Application types:

- |                                                                                    |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Subdividing of a lot, Parcel, or Tract (fill out page 12) | <input checked="" type="checkbox"/> Text Amendment        |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14)         | <input type="checkbox"/> Overlay District                 |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14)         | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

| For Staff Only:     |                    |             |                            |                                                                                                             |
|---------------------|--------------------|-------------|----------------------------|-------------------------------------------------------------------------------------------------------------|
| Zoning:             | Historic District: | Flood Zone: | Ward:                      |                                                                                                             |
|                     |                    |             | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 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

### Contact Information

#### Primary Representative:

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

Representative Name Image Signs and Neon Representative Phone Number: 601-582-1642

Representative Email Address: image@imagesignsandneon.com

Representative Full Address: 310 S 25th Ave Hattiesburg, MS 39401

#### Secondary Representative:

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

Representative Name Michael Bethely Representative Phone Number: 601-543-3647

Representative Email Address: michaelbethley58@gmail.com

Representative Full Address: 110 Martin Luther King Ave Hattiesburg, MS 39401

#### Other Representative(s):

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

Representative Name \_\_\_\_\_ Representative Phone Number: \_\_\_\_\_

Representative Email Address: \_\_\_\_\_

Representative Full Address: \_\_\_\_\_

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

Representative Name \_\_\_\_\_ Representative Phone Number: \_\_\_\_\_

Representative Email Address: \_\_\_\_\_

Representative Full Address: \_\_\_\_\_

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

Representative Name \_\_\_\_\_ Representative Phone Number: \_\_\_\_\_

Representative Email Address: \_\_\_\_\_

Representative Full Address: \_\_\_\_\_





## Application for Public Hearing

City of Hattiesburg – Planning Division

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

### **Public Hearing Petitioner Information:**

Deadline for applicant to file petition: \_\_\_\_\_

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](mailto:planning@hattiesburgms.com)
- ☐ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document).
- ☐ **Variance application only:** A letter of approval/denial from all adjoining property owners must be obtained and submitted with the application
- ☐ Other documents needed (if relevant):
  - ☐ Maps of digital billboard removal sites
  - ☐ Maps of digital billboard replacement sites
  - ☐ Documentation on measurements
  - ☐ Other: \_\_\_\_\_
- ☐ Payment to the City of Hattiesburg for filing a public hearing application in the amount of \$\_\_\_\_\_



## Application for Site Plan Review

City of Hattiesburg – Planning Division

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

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

| <u>Public Hearing Fees</u>                                                                                                                                                    |                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing Type                                                                                                                                                           | Fees Associated                                                                                                                                                                                                   |
| <b>Variance</b><br>Variance applications include one Concept Site Plan Review and one Variance request                                                                        | <b>\$175.00</b> per application.<br><b>\$50.00</b> for each additional variance.                                                                                                                                  |
| <b>Street / Alley Naming or Re-Naming</b>                                                                                                                                     | <b>\$300.00</b> per application.<br><b>\$100.00</b> per required street name sign if approved*<br>(*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.) |
| <b>Street / Alley Closing</b>                                                                                                                                                 | <b>\$300.00</b> per application.                                                                                                                                                                                  |
| <b>Conditional Use</b>                                                                                                                                                        | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Zoning Change</b>                                                                                                                                                          | <b>\$400.00</b> per application. *see PUD or PRD & zoning package rate)                                                                                                                                           |
| <b>Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package</b>                                                                     | <b>\$600.00</b> per package.                                                                                                                                                                                      |
| <b>Subdivision of Land (Preliminary Plats)</b><br>Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats. | <b>\$225.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package**</b>                                                                   | <b>\$500.00</b> per application.<br><b>\$10.00</b> per each additional created lot (** see PUD or PRD & Subdivision of Land package rate)                                                                         |
| <b>Change in Land Development Code Text</b>                                                                                                                                   | <b>\$200.00</b> per application.                                                                                                                                                                                  |
| <b>Appeal Fees for Proponent or Opponent appeals to City Council</b><br>*Exempt from fees – Established Neighborhood Association*                                             | <b>\$50.00</b> per appeal.                                                                                                                                                                                        |
| <b>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</b>      | <b>\$50.00</b> (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: Megan Sherman

Signature: Megan Sherman

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

\_\_\_\_\_  
Street Address City State

on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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\_\_\_\_.

\_\_\_\_\_  
Property Owner (Print)

\_\_\_\_\_  
Property Owner (Signature)

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

**Personally came and appeared** before me, the within named

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

**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE**, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_



## **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

\_\_\_\_\_,  
Street Address City State

on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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\_\_\_\_.

\_\_\_\_\_  
Applicant (Print)

\_\_\_\_\_  
Applicant (Signature)

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

**Personally came and appeared** before me, the within named

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

**GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE**, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_

# EMC

## FOR VARIANCE APPLICANTS:

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

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

### Approval Criteria.

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

1. **Hardship.** (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.  
The property has physical constraints for visibility and would benefit from visu  
messaging. The are no alternative methods that provide similar communicati  
effectiveness. Additionally, the church's original signs were removed by emine  
to allow for the new overpass project, which is outside of the church's control.
2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.  
This request is based on the functional and mission-based needs of the church to communicated to it's congregation and to the public. Other religious insti  
in similar zoning districts have been granted permission-either by code or vari  
to install EMCs to support community outreach and visibility. Granting this var  
would maintain equity across similarly situated properties and would not creat  
a precedent of undue leniency.
3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.  
A literal interpretation of the current sign regulations would deprive Martin Luther King Baptist Church of the ability to effectively communicate with its cong  
and surrounding community. While other properties within the same zoning di  
churches, civic institutions) are able to use modern signage, the church woulc  
this capability solely due to rigid application of the code.
4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.  
Churches rely heavily on timely, visible communication to service both congregation and community. Static signage does not allow the church to notify pas  
of service times, events, food distributions, or outreach initiatives. Denial of th  
variance would place an unreasonable burden on the church's ability to serve

it's mission and engage it's community, thereby depriving the property of reasonable and intended use.

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

The variance requested represents the minimum variance necessary to allow reasonable use of the property. The church is not seeking to exceed any other

zoning or sign code requirements beyond what is essential for the EMC installation and operation. The size, location, and design of the sign comply with city standards except for the specific relief requested, which is narrowly tailored to address communication needs.

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

The requested variance represents the minimum deviation necessary to allow for the reasonable use of the property by Martin Luther King Baptist Church.

church is not seeking to exceed height, size, or placement limits beyond what is appropriate or typical for the area. Only to incorporate an EMC component into its sign for the purpose of public communication.

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



**FOR CONDITIONAL USE APPLICANTS:**

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

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

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

requested use? If yes, please explain:

The proposed variance application aligns with the provisions set forth in Sec. 5.1. Signage associated with churches is permitted or conditional permitted, a requested is to address sign regulation within the code. The request will be re accordance with Sec. 5.2 and if necessary, the Planning Commission with rev

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

The proposed EMC will have a positive impact on the community by enhancir the visual appeal of the property. It will look professional, modern, and attracti and will compliment the area. The improved visibility will help communicate in messages and events effectively and potentially increase growth within the cc to further to church's mission of community outreach and involvement.

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

The site occupied by the church is large and well-established within the comm making it fully appropriate for the EMC. The church sits on a spacious parcel will not appear out of place or excessive for the setting.

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

The sign is intended solely as a communication tool to inform current and pro congregants and community members about services, events, and outreach programs. It will not create new uses or activities that would increase traffic v

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

No, the sign will be strictly visual and will not result in any noise elevation.

## EMC

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6. **What is the expected number of customers/employees per day?**  
As a religious institution, the church does not have customers or employee in traditional sense.
- 
- 
- 
7. **Is proposed use compatible with surrounding uses and design? If yes, please explain:**  
Yes, the proposed EMC is compatible with the surrounding uses and design c  
The church is located in a well-established community where institutional, reli  
and civic uses are common. The size, design, and placement of the EMC con  
with city code requirements and respect the character of the neighborhood.
- 
8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for N/A  
vehicles, and N/A ADA vehicles; with N/A loading spaces.

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

Refer to the [hattiesburgms.com/planning](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via  
link or QR code.



# POLE

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The property has physical constraints for visibility and would benefit from  
a pole sign. There are no alternative methods that provide similar visibility.  
Additionally, the church's original was removed by eminent domain to allow for  
overpass project, which is outside of the church's control.
2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.  
This request is based on the functional and mission-based needs of the church to communicate to its congregation and to the public. Other religious institutions  
in similar zoning districts have been granted permission-either by code or variance  
to install pole signs to support visibility. Granting this variance  
would maintain equity across similarly situated properties and would not create  
a precedent of undue leniency.
3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.  
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and surrounding community. While other properties within the same zoning district  
(churches, civic institutions) are able to use pole signage, the church would be  
deprived of this capability solely due to rigid application of the code.
4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.  
Churches rely heavily on timely, visible communication to service both congregation and community. Wall signage does not allow the church to notify parishioners  
of service times, events, food distributions, or outreach initiatives. Denial of the  
variance would place an unreasonable burden on the church's ability to serve



## POLE

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The variance requested represents the minimum variance necessary to allow reasonable use of the property. The church is not seeking to exceed any other

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# POLE

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

requested use? If yes, please explain:

The proposed variance application aligns with the provisions set forth in Sec. 5.1. Signage associated with churches is permitted or conditional permitted, a requested is to address sign regulation within the code. The request will be re accordance with Sec. 5.2 and if necessary, the Planning Commission with rev

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The sign is intended solely as a communication tool to inform current and pro congregants and community members about services, events, and outreach programs. It will not create new uses or activities that would increase traffic v

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## POLE

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As a religious institution, the church does not have customers or employee in traditional sense.
- 
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and civic uses are common. The size, design, and placement of the pole com  
with city code requirements and respect the character of the neighborhood.
- 
8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for N/A  
vehicles, and N/A ADA vehicles; with N/A loading spaces.

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

Refer to the [hattiesburgms.com/planning](http://hattiesburgms.com/planning) for Land Development Code and GIS map. Access via  
link or QR code.





**FOR RE-ZONING APPLICANTS:**

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

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

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

This image shows a full page of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for handwriting practice or general writing. There are no margins, text, or other markings on the page.

## FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

### Property Data

- Parent Parcel / Existing lot/parcel/tract contains: \_\_\_\_\_ Square Footage/Acres
- Lot Area Requirement:
- Lot Frontage Requirement:
- Existing use of lot/parcel/tract
- To be subdivided into \_\_\_\_\_ lots/parcels (including parent parcel) – outlined below.

Use extra copies of this form if needed for additional lots

| Newly Subdivided Parcels                                                                                                        | New lot size in square footage (SF) or acres (A) | New lot has public road frontage                                                                      | New lot has private road frontage                           | Indicate name of public or private road(s) | <b><u>STAFF ONLY</u></b><br>Lot area & frontage requirements comply? |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------|
| 1.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 2.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 3.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 4.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 5.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 6.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 7.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 8.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 9.                                                                                                                              |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 10.                                                                                                                             |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 11.                                                                                                                             |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| 12.                                                                                                                             |                                                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                           | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| <b><u>Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"</u></b> |                                                  |                                                                                                       |                                                             |                                            |                                                                      |
| <b><u>Parent Parcel</u></b>                                                                                                     |                                                  |                                                                                                       |                                                             |                                            |                                                                      |
|                                                                                                                                 |                                                  | <b><u>Total square footage of new lots (verify total matches existing parcel prior to splits)</u></b> |                                                             |                                            |                                                                      |

**Infrastructure required: (Check all that apply)**

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

**FOR STREET/ALLEY RENAMING, CLOSING, OR VACATING**

**1. Indicate the specific request(s):**

☐ Street   ☐ Alley   ☐ Closing   ☐ Vacating   ☐ Naming   ☐ Renaming

**2. Current name of street/alley to be named/renamed, vacated, or closed:**

**3. Proposed name of street/alley to be named/renamed (If Applicable):**

**4. Describe the portion of the street/alley to be renamed, closed, or vacated (use all bounding or intersecting streets/alleys, from and to):**

**5. Tax Block(s) and Lot(s) involved in closing request:**

**6. Describe the existing land use of properties and the number of residents affected by renaming the street/alley within 400 feet:**

| Type of Land Use of adjacent development | Number of properties adjacent to the existing street | Number of property owners adjacent to the existing street | Number of residents affected by the change of address |
|------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------|
| Businesses                               |                                                      |                                                           |                                                       |
| Residences                               |                                                      |                                                           |                                                       |
| Apartments                               |                                                      |                                                           |                                                       |
| Churches/Schools                         |                                                      |                                                           |                                                       |
| Other                                    |                                                      |                                                           |                                                       |

**Any Additional Information:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_



8. Have applications for zoning, variance, building permit, or other applications been filed?
- ☐ Yes (If so, provide reference #s and dates: \_\_\_\_\_)
- ☐ No
9. Acknowledgement of property owners affected by the street/alley renaming. Include all names and addresses. Please attach these as additional page(s).
10. Obtain from City's Engineering Department the legal description of the street/alley or portion thereof to be closed, vacated, named, or renamed (electronic copy required)

## Text Amendment- MLK Baptist Church

### *Electronic Reader Board in B-2 as a conditional use*

The Martin Luther King Baptist Church respectfully requests a text amendment to the City of Hattiesburg's zoning ordinance to allow Electronic Reader Board as a *conditional use* within the B-2 zoning district. This request is made to enhance the Church's ability to communicate effectively with its congregation and the broader community.

As a longstanding institution in Hattiesburg, Martin Luther King Baptist Church serves not only as a place of worship but also as a vital community hub. An Electronic Reader Board will enable the church to disseminate real-time information about services, events, charitable drives, educational programs, and emergency alerts. This increased communication capacity will contribute positively to the well-being, safety, and connectedness of local residents.

The church is committed to implementing technology that respects nearby land uses and avoids any visual pollution. Design guidelines and operational restrictions can ensure that EMC signs remain tasteful and appropriate.

Allowing an Electronic Reader Board for institutional uses like churches in the B-2 zone supports smart growth, public information access, and equitable use of communication tools. This approach is consistent with contemporary planning trends that encourage digital signage as a responsible, adaptive reuse of traditional sign allowances.

We believe this amendment strikes a balance between maintaining the character of the B-2 district and meeting the evolving communication needs of local institutions serving the public good.

## Text Amendment- MLK Baptist Church

### *Pole Sign as a conditional use in B-2*

Martin Luther King Baptist Church respectfully requests a text amendment to the City of Hattiesburg's zoning ordinance to permit a pole sign as a conditional use in the B-2 zoning district. This request is part of our broader effort to improve visibility, communication, and community outreach through signage that is both functional and context sensitive.

The Church is situated along a roadway with nearby competing visual elements. A pole sign provides the necessary elevation and visibility to safely and effectively guide visitors, including first-time attendees, seniors, and those unfamiliar with the area. Monument signs or low-profile signs may not be sufficiently visible due to sight-line obstructions or landscaping.

B-2 zones are designed for general business activity, often along higher-traffic corridors where taller signage is common and expected. Pole signs have historically been part of such commercial environments and, when appropriately designed, do not conflict with the visual identity of the district. A conditional use process allows the city to ensure design compatibility with adjacent uses on a case-by-case basis.

Elevated signage helps reduce last-minute driving maneuvers by providing earlier notice of entrances and exits. This supports safer vehicle and pedestrian traffic, particularly during peak service times. Churches often see large gatherings at set intervals, and clear signage helps manage that flow responsibly.

Many peer communities in Mississippi and the Southeast allow pole signs in commercial or mixed-use zones under conditional use or with design criteria. By updating the B-2 signage regulations to include pole signs as a conditional use, Hattiesburg can remain competitive and consistent with regional planning practices while preserving local character.

Churches, nonprofits, and other institutions that serve public needs should have access to effective communication tools. Pole signs, when well-designed, are essential for equitable participation in a visual landscape dominated by commercial signage. This amendment helps level the playing field for organizations serving the public interest.

We believe this request reflects a reasonable, balanced approach to signage — allowing appropriate flexibility while preserving the intent and character of the B-2 zone through oversight and conditional use approval.





**Planning Commission  
Case Fact Sheet**

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

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

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**Request:** Conditional Use Request

**Purpose of Request:** Martin Luther King Jr. Baptist Church, Property Owners, Image Signs and Neon, Contractor, and Michael Bethley, Representative, request conditional use approvals for a pole sign and an electronic message reader board for a B-2 zoned property located at 110 Martin Luther King Jr. Drive (PPIN 32303, Forrest County, Ward 5).

**History / Background:** 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 property's current zoning, B-2, does not allow for electronic reader boards. The applicant discussed that recent changes to the neighborhood, with the Hall Avenue Overpass, have significantly altered circulation and access in this area. While it has improved traffic flow along the corridor, it has affected access to this property. Overpass warrants a signage change.

The applicants originally applied for a zoning change that was brought to the Planning Commission, and the Planning Commission tabled the request. They asked the applicants and staff to meet to discuss other options for obtaining the desired signage without a zoning change. Staff and the applicants met in another pre-application meeting to review the various options for the different signage types. Staff presented and discussed

multiple options to establish signage, that would meet the current regulations. The applicants expressed that they wanted to move forward with trying to obtain an electronic reader board and applied for text amendments to allow pole signs and electronic message reader boards as conditional use approvals in the B-2 zoning district for their current proposed sign design.

The proposed sign design will also require variances from the electronic message reader board zoning requirements. The signs' location does not meet the residential buffer requirements (within 200 feet of an active residential use zoning), and the electronic message reader board section is a larger % than what the code allows for (45.71% instead of a max of 40%).

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, such as further restricting the size or height of the sign. The Planning Commission should consider whether the proposed use is compatible with the surrounding context and consistent with the Comprehensive Plan.

## **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.

#### **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 the Conditional Use Request for for a pole sign and an electronic message reader board for a B-2 zoned property located at 110 Martin Luther King Jr. Drive (PPIN 32303, Forrest County, Ward 5).

**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

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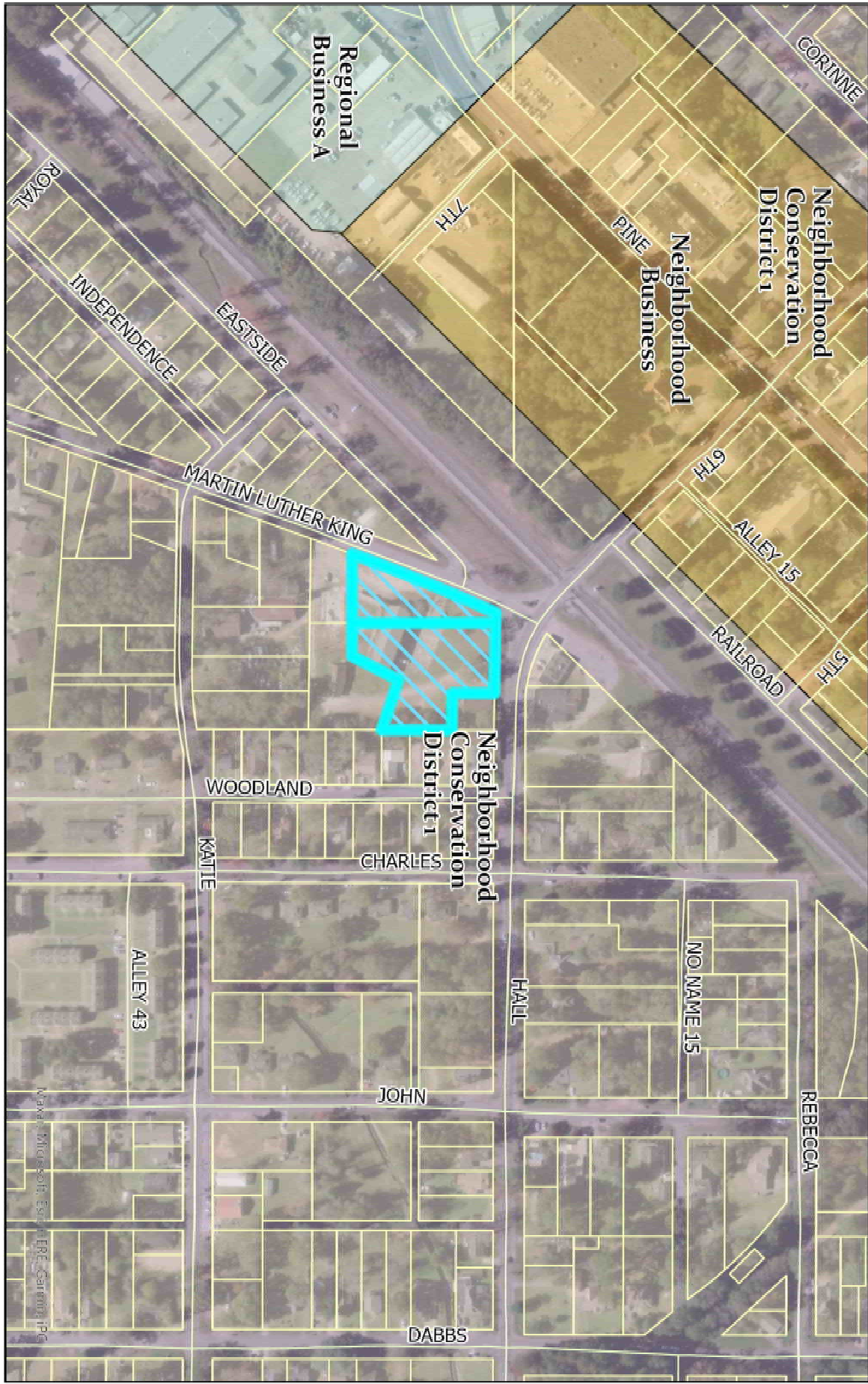
### 110 MLK Avenue — Conditional Use Requests

Martin Luther King Jr. Baptist Church, Property Owners, Image Signs and Neon, Contractor, and Michael Bethley, Representative, request conditional use approvals for a pole sign and an electronic message reader board for a B-2 zoned property located at 110 Martin Luther King Jr. Drive (PPIN 32303, Forrest County, Ward 5).









- 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





**URBAN DEVELOPMENT**  
PLANNING DIVISION

Center: 89° 17' 51" W 31° 19' 1" N



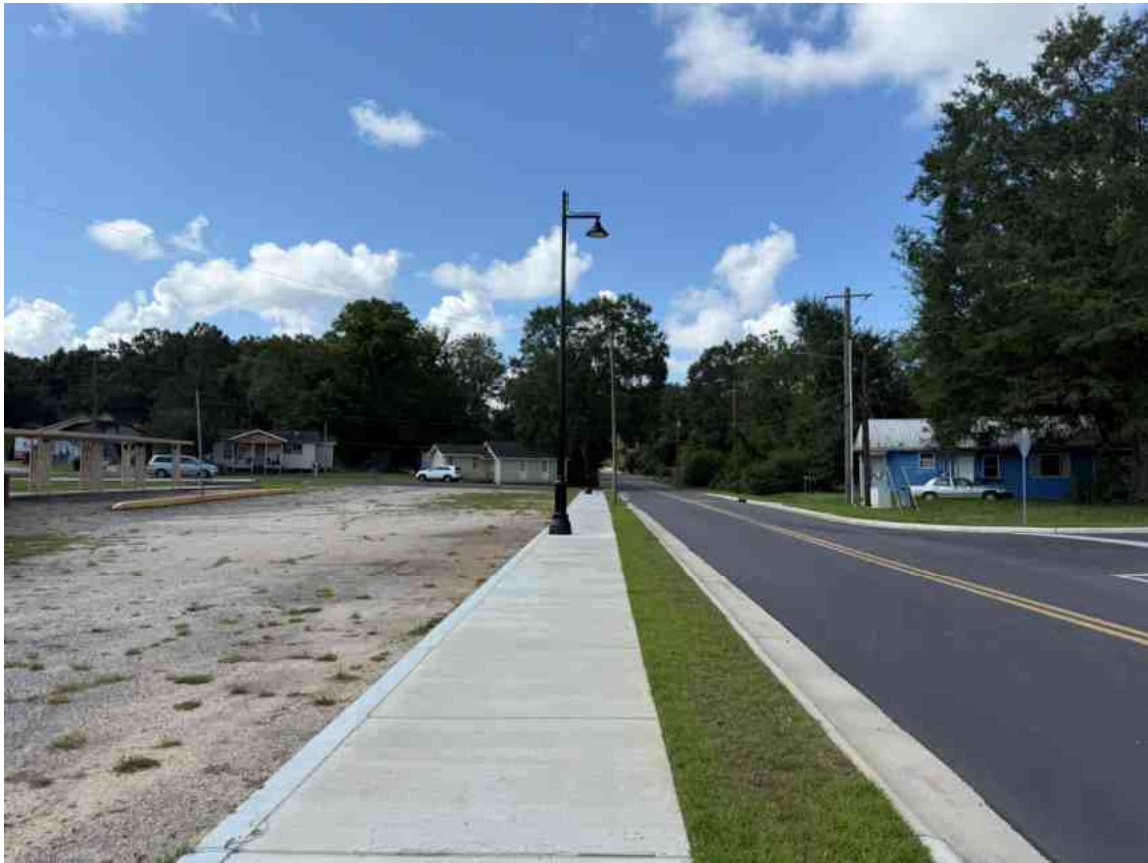
## Site Aerial





## Surrounding Area

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## Surrounding Area

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