

## **Planning Commission Agenda**

### **Jackie Dole Sherrill Community Center (Dining Room)**

**Time: 1:00 PM**

**12/3/2025**

#### **I. Business Meeting**

1. Review and approval of December's meeting's agenda
2. Review and approval of the minutes of the November 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- 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).
  - B. Major Subdivision Request- Michael McCullum, Property Owner and Applicant, requests approval of a preliminary plat for a major subdivision to be known as the "Zainey's Corner Subdivision" for a property at 610 Dabbs Street (PPIN 18772, Forrest County, Ward 4).
  - C. Conditional Use Request- Gurbakh Signh, Property Owner/Applicant, requests conditional use approval for "restaurant" for a B-2 zoned property at 1000 N Main Street (PPIN 25113 and 18816, Forrest County, Ward 2).
  - D. Alley Closure Request- Cornell Malone, Property Owner/Applicant, and Rick Sullivan, Agent, request a partial alley closure for an unimproved alley located to the east of the DD McInnis 3rd Survey Subdivision and West of the Hicks Subdivision of the DD McInnis 3rd Survey Subdivision.
  - E. Subdivision Request- Cornell Malone, Property Owner/Applicant, and Rick Sullivan, Agent, request a minor subdivision and to alter an existing subdivision in both the DD McInnis 3rd Survey Subdivision and the Hicks Subdivision of the DD McInnis 3rd Survey Subdivision for a B-3 (BCO) zoned property at 802 Broadway Drive (PPIN 17605, 17606, and 26875, Forrest County, Ward 4).
  - F. Conditional Use Request- Cornell Malone, Property Owner, Deante Brumfield, Applicant, and Stephen Stetelman, Representative, request a conditional use approval for "Automotive rental and sales" for a B-3 (BCO) zoned property at 710

Broadway Drive (PPIN 17605, 17606, and 26875, Forrest County, Ward 4).

- G. Text Amendment Request- Bill, Ute, and James Bengé, Property Owners/Applicants, request a text amendment to allow Accessory Dwelling Units as a Conditional Use approval.

- H. Conditional Use Request- Bill, Ute, and James Bengé, Property Owners/Applicants, request conditional use approval for an Accessory Dwelling Unit in a R-1B zoned property at 217 N 23rd Avenue (PPIN 16123, Forrest County, Ward 4).

- I. Zoning Change Request- Ray and Gustavo Barria, Property Owners/Applicants, request a zoning change from R-1C to R-2 for a property located at 112 Dearborne Street (PPIN 20931, Forrest County, Ward 4)

### **III. Other Business**

1. TABLED ITEM: 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).

2. TABLED ITEM: 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).

3. TABLED ITEM: 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.

4. TABLED ITEM: 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).

### **IV. Adjournment**