



**URBAN
DEVELOPMENT**

PLANNING DIVISION

HATTIESBURG PLANNING COMMISSION

PUBLIC HEARING STAFF REPORTS

January 7, 2026



URBAN DEVELOPMENT

PLANNING DIVISION

MEMORANDUM

TO: All Interested Parties
FROM: Planning Staff
DATE: December 22, 2025
SUBJECT: January 7, 2026 - Hattiesburg Planning Commission

The Hattiesburg Planning Commission will meet in regular session at 1:00 PM, Wednesday, January 7, 2026, 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#

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.

Planning Commission Agenda

January 7, 2026, 1:00 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

1. Review and approval of January's meeting's agenda
2. Review and approval of the minutes of the December 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- Monique Jobe, Property Owner/Applicant, request conditional use approval for a "Group Care Home" for an R-1A zoned property at 2306 Clayton Place (PPIN 24337, Forrest County, Ward 4).~~
 - B. Text Amendment Request- Chad F. Edmonson requests a text amendment to Section 7 of the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to add "crusher run" as an approved "hard surface" used for parking and driveways inside any historic district." This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.
 - C. Text Amendment Request- Chad F. Edmonson requests a text amendment to the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to allow accessory dwelling units in residential zoning districts that are also located in historic districts. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.
 - D. Zoning Change Request- Derrick Young, Applicant, requests approval of a zoning change from B-2 to R-1B for properties at 702 W 7th Street (PPIN 23495 & 23496, Forrest County, Ward 2).
 - E. Major Subdivision Request- Derrick Young, Applicant, requests approval for a preliminary plat for a major subdivision to be known as the "Rawls Avenue Development" for properties at 702 W 7th Street (PPIN 23495 & 23496, Forrest County, Ward 2).

III. Other Business

IV. Adjournment

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

Board Members Roll Call:

Members Present:

1. Richard Conville
2. Charles Dawe
3. Edward Hargrove
4. Amy Hinton, Chair
5. Caroline Ingram
6. Elayne Lockett
7. Rhoda Pickett, Vice Chair
8. Rebekah Ray, Secretary

Members Not Present:

1. Michael Dickerson
2. Lee Anne Venable
3. Vacant Seat

Staff Present:

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

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:01 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Rebekah Ray to approve December's agenda.

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

The motion to approve December’s agenda was passed by a 6-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Elayne Lockett to approve the November 2025 meeting minutes

Second:

Made by Commissioner Rebekah Ray

Vote:

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

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

BUILDING REPORT

Kevin Bates, Building Official, was not present and will give the Building Permit Report for November 2025 in January.

PLANNING REPORT

Planning staff provided updates on the previous month’s agenda items and an update on the progress of the comprehensive plan.

CHAIR’S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Motion:

Made by Commissioner Amy Hinton to amend the agenda to move Tabled Item #2 ahead of item A.

Second:

Made by Commissioner Charles Dawe

Vote:

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

The motion to amend the agenda to move Tabled Item #2 ahead of item A passed with an 8-0 vote.

Tabled Item: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o John Anglin
 - o Eric Davis
- Proponents:
 - o Stella Payton
- Opponents:
 - o None

Motion:

Made by Commissioner Caroline Ingram to remove the item from the table

Second:

Made by Commissioner Rebekah Ray

Vote:

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

Motion:

Made by Caroline Ingram to recommend approval with the addition of the definition for a “café/coffee shop” to read “A restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.”

Second:

Made by Commissioner Richard Conville

Vote:

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

The motion to recommend approval with the addition of the definition for a “café/coffee shop” to read “A restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold” passed with a 8-0 vote.

Item A: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o John Anglin
 - o Eric Davis
- Proponents:
 - o Stella Payton
- Opponents:
 - o None

Motion:

Made by Commissioner Caroline Ingram to recommend approval of the request

Second:

Made by Commissioner Rebekah Ray

Vote:

Board Member	Yea	Nay	Other

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

The motion to recommend approval of the request passed with an 8-0 vote.

Item B: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Michael McCullum
 - o Forrest Dungan
- Proponents:
 - o None
- Opponents:
 - o None

Motion:

Made by Commissioner Edward Hargrove to recommend approval of the request.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT

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

Item C: 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Caroline Ingram to recommend approval.

Second:

Made by Commissioner Edward Hargrove

Vote:

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

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

Item D: 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.

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Cornell Malone
 - o Rick Sullivan
- Proponents:
 - o Perry Phillips
- Opponents:
 - o None

Motion:

Made by Commissioner Rhoda Pickett to recommend approval of the request for an alley closure.

Second:

Made by Commissioner Charles Dawe

Vote:

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

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

Item E: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Cornell Malone
 - o Rick Sullivan
- Proponents:
 - o Perry Phillips
- Opponents:
 - o None

Motion:

Made by Commissioner Rhoda Pickett to recommend approval of the request to alter an existing subdivision.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

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

Item F: Cornell Malone, Property Owner, Deante Brumfiled, 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Cornell Malone
 - o Rick Sullivan
- Proponents:
 - o Perry Phillips
- Opponents:
 - o None

Motion:

Made by Commissioner Rebekah Ray to recommend approval of the conditional use request.

Second:

Made by Commissioner Edward Hargrove

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

The motion to recommend approval of the request passed with a 5-2 vote.

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

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Ute Bengé
- Proponents:
 - o Stella Payton
- Opponents:
 - o None

Motion:

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

Second:

Made by Commissioner Richard Conville

Vote:

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

The motion to recommend approval of the request passed with an 7-0-1 vote.

Motion:

Made by Commissioner Rhoda Pickett to form a subcommittee concerning ADUs, consisting of Commissioners Caroline Ingram, Richard Conville, and Amy Hinton.

Second:

Made by Commissioner Edward Hargrove

Vote:

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

The motion to form a subcommittee for ADUs consisting of Commissioners Ingram, Conville, and Hinton passed 8-0.

Item H: Bill, Ute, and James Benge, 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Caroline Ingram to recommend approval of the request.

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

The motion to recommend approval of the request passed with an 8-0 vote.

Motion:

Made by Commissioner Rebekah Ray to recess the meeting until December 10, 2025 at 2:00pm.

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

The motion to recess the meeting until December 10, 2025 at 2pm passed with an 8-0 vote.

The meeting was recessed until December 10, 2025 at 2pm with an 8-0 vote.

The meeting was called to order at 2:00pm, December 10th, 2025.

Board Members Roll Call:

Members Present:

- 1) Richard Conville
- 2) Charles Dawe
- 3) Edward Hargrove
- 4) Caroline Ingram
- 5) Elayne Lockett
- 6) Rhoda Pickett, Vice Chair
- 7) Rebekah Ray, Secretary

Members Not Present:

1. Michael Dickerson
2. Lee Anne Venable
3. Amy Hinton, Chair

4. Vacant Seat

Motion:

Made by Commissioner Rebekah Ray to reorder the agenda to move tabled items 3 and 4 to the top of the agenda.

Second:

Made by Commissioner Caroline Ingram

Vote:

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

The motion to approve reorder the agenda to move tabled items 3 and 4 to the top of the agenda passed by a 6-0 vote.

Tabled Item 3: 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.

Motion:

Made by Commissioner Rebekah Ray to remove the item from the table.

Second:

Made by Commissioner Caroline Ingram

Vote:

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

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

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Darlene Thomas, Image Signs and Neon
 - o Michael Bethley
- Proponents:
 - o Enskein Magee
- Opponents:
 - o None

Motion:

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

Second:

Made by Commissioner Caroline Ingram

Vote:

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

Rebekah Ray	X		
Lee Anne Venable			ABSENT

The motion to recommend denial of the request passed with an 5-1-1 vote.

Tabled Item 4: 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).

Motion:

Made by Commissioner Rebekah Ray to remove the item from the table.

Second:

Made by Commissioner Edward Hargrove

Vote:

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

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

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Edward Hargrove to table the request.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to recommend denial of the request passed with an 6-1 vote.

Item I: 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)

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

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

Second:

Made by Commissioner Rebekah Ray

Vote:

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

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

Tabled Item 1: Jennifer Floyd, Property Owner/Applicant, and Catherine Daniel, Property Owner, request conditional use approval for a “Mobile Home Park” on an R-1A-zoned property located at 1678 James Street (PPIN 39149, Forrest County, Ward 5). **Discussion and Vote:**

Motion:

Made by Commissioner Rebekah Ray to remove the item from the table.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

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

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Richard Conville to recommend approval of the request with the added conditions of:

- The structures not be placed in a special flood hazard area
- That the structures follow the conditions set out in LDC 5.4.19

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to recommend approval of the request passed with a 5-2 vote.

Other Business:

- Elections
 - o Commissioner Charles Dawe Motion to approve the nominating committee’s report of:
 - Chair- Amy Hinton
 - Vice-Chair- Rhoda Pickett
 - Secretary- Rebekah Ray
 - o Commissioner Caroline Ingram 2nd the motion.

Vote:

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

The motion to approve the nominating committee’s report passed 5-0-2.

Adjournment:

Motion:

Made by Commissioner Rebekah Ray to recommend approval of the request with the added conditions of:

Second:

Made by Edward Hargrove.

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

The Planning Commission adjourned the meeting at 3:28pm.

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager



Hattiesburg Planning Commission Planning Division

Item B- Staff Report

January 7, 2025

Quick Facts:

Applicant:

Chad F Edmonson

Address:

N/A

Zoning:

N/A

Future Land Use:

N/A

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

N/A

Ward:

N/A

County:

N/A

PPIN Number(s):

N/A

Parcel Number(s):

N/A



Potential Example of "Crusher Run" Driveway

Applicant's Requests:

Chad F. Edmonson requests a text amendment to Section 7 of the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to add "crusher run" as an approved "hard surface" used for parking and driveways inside any historic district."

Background and History

The applicant’s text amendment proposes that “crusher run” be approved as a hard surface for parking and driveways in historic districts. The Land Development Code currently only allows for a “hard surface” to be made out of asphalt or concrete, and “as approved by the Engineering Department.” Gravel is allowable only in A-1 zoning districts by right and A-2 zoning districts with a conditional use approval.

Proposed Text of Amendment:

7.12.8.3 Paving. Parking and Driveways shall be hard surface as approved by the Engineering Department. Additional parking may be paved with pervious pavers/pavement as approved by the Site and Design Review Committee.

- i. Any parking or driveways on private property of a commercial use or multi-unit dwelling residential use that provides access to on-site parking or off-site parking shall be kept in a proper state of repair and maintained in a finished condition.
- ii. Dustless gravel maintained in finished condition and kept so as to be free of overgrowth may be allowed for driveways by right in A-1 zones and as a Conditional Use in A-2 zones.
- iii. All approved gravel driveways shall have a hard surface apron that is a minimum of twenty (20) feet from the edge of pavement at the street or as required by the Engineering Department. The design of the apron shall prevent loose gravel from being deposited on the sidewalk and roadway
- iv. “Crusher run” is an approved hard surface when used for parking and driveways inside any historic district.*

Codes and Regulations

SECTION 7: Standards of Design

7.12.8.3 Paving. Parking and Driveways shall be hard surface as approved by the Engineering Department. Additional parking may be paved with pervious pavers/pavement as approved by the Site and Design Review Committee.

- i. Any parking or driveways on private property of a commercial use or multi-unit dwelling residential use that provides access to on-site parking or off-site parking shall be kept in a proper state of repair and maintained in a finished condition.
- ii. Dustless gravel maintained in finished condition and kept so as to be free of overgrowth may be allowed for driveways by right in A-1 zones and as a Conditional Use in A-2 zones.
- iii. All approved gravel driveways shall have a hard surface apron that is a minimum of twenty (20) feet from the edge of pavement at the street or as required by the Engineering Department. The design of the apron shall prevent loose gravel from being deposited on the sidewalk and roadway

Considerations and Basis for Approval

Applicant's Request:

Chad F. Edmonson requests a text amendment to Section 7 of the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to add “crusher run” as an approved “hard surface” used for parking and driveways inside any historic district.”

Option:

Recommend approval or denial of a text amendment to Section 7 of the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to add “crusher run” as an approved “hard surface” used for parking and driveways inside any historic district.”



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

NOTE:

- Fill this application out **IN FULL** with what applies to your application
- Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code



Applicant Information

Name Applicant: Chad F. Edmonson Project Name: Crusher Run

Municipal Address of Site: _____ PPIN #: _____

Parcel Number(s): _____

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

Other Application types:

- Subdividing of a lot, Parcel, or Tract (fill out page 12)
- Text Amendment
- Street or Alley Renaming (fill out pages 13 & 14)
- Overlay District
- Vacating Street or Alley (fill out pages 13 & 14)
- Planned Mixed-Use District (PMU)

For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward:	
			<input type="checkbox"/> 1	<input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Project Number: TXAM-1125-0007		Received: 4/3/25 NS		
PPIN # or Parcel #:				

Chad F. Edmonson
1202 S 34th Ave
Hattiesburg, MS 39402
(917) 952-4262
chad.f.edmonson@gmail.com

November 3, 2025

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

Subject: Text Amendment to Land Development Code.

Dear Mr. Satcher,

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

To amend Section 7.12.8.3 to add "crusher run" as an approved "hard surface" used for parking and driveways inside any historic district.

Thank you for the opportunity to present on this matter. If you have any questions or need additional information, please contact me.

Best,



Chad F. Edmonson



Hattiesburg Planning Commission Planning Division

Item C- Staff Report
January 7, 2025

Quick Facts:

Applicant:

Chad F Edmonson

Address:

N/A

Zoning:

N/A

Future Land Use:

N/A

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

N/A

Ward:

N/A

County:

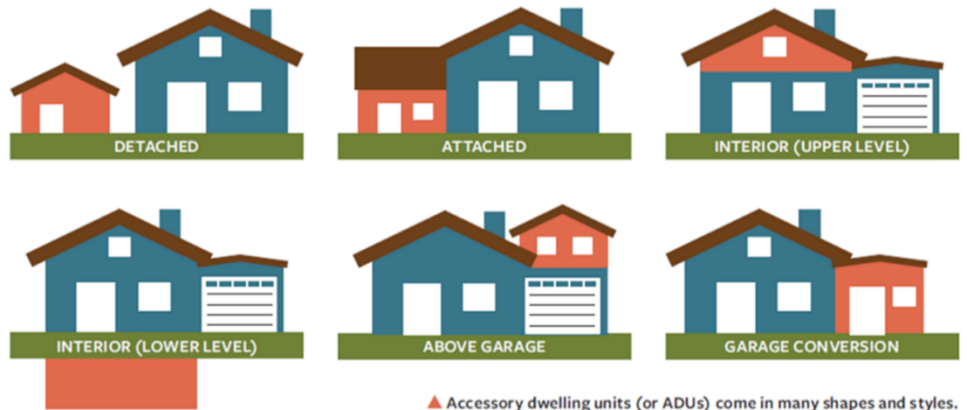
N/A

PPIN Number(s):

N/A

Parcel Number(s):

N/A



ADUs can come in a variety of options, as shown in graphic provided by the AARP

Applicant's Requests:

Chad F. Edmonson requests a text amendment to the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to allow accessory dwelling units in residential zoning districts that are also located in historic districts.

Background and History

ADUs are smaller, independent housing units located on the same lot as the primary residence. They are most often detached units in the rear yard but may also be attached, such as above-garage apartments. The American Planning Association (APA) and the AARP have promoted ADUs as a tool to increase housing choice and affordability by diversifying housing types within existing neighborhoods. Over the past twenty-five years, national organizations have published model ordinances, regulatory guidance, and research supporting ADUs as a means to expand housing availability without requiring the extension of major new infrastructure.

1. Lot

2. Placement

Lot Dimensions		Principal Building Setbacks	
Ⓐ Lot area (min)	7,500 SF	Ⓐ Primary street (min)	15'
Ⓐ Lot area - rear loaded (min)	5,000 SF	Ⓑ Side street (min)	10'
Ⓑ Lot width (min)	50'	Ⓒ Side interior (min)	5'
Ⓑ Lot width - rear loaded (min)	40'	Ⓓ Rear (min)	20'
Ⓒ Dwelling units per lot (max)	1	Ⓔ Abutting alley	4' or 20' min
Additional Requirements with Carriage House		Accessory Structure/Carriage House Setbacks	
Ⓓ Lot depth (min)	120'	Ⓔ Primary street (min)	50'
Ⓔ Additional detached dwelling unit (max)	1	Ⓕ Side street (min)	10'
Ⓕ Additional on-site parking (min)	1 space	Ⓖ Side interior (min)	5'
		Ⓖ Rear (min)	5'
		Ⓖ Abutting alley	4' or 20' min

In 2022, the Hattiesburg Planning Commission reviewed ADU concepts through a subcommittee process. While ADU regulations were explored, no formal ordinance amendments were forwarded for adoption. During that review, staff and the subcommittee examined ADU regulations from comparable communities and evaluated model ordinances prepared by the APA and the AARP. During a previous public hearing on December 3, 2025, a proposal to amend the Land Development Code to create a conditional use pathway for ADUs was recommended for approval by the Planning Commission, which City Council later approved on

Hattiesburg Form Based Code ADU regulations

December 16, 2025. This approach allows ADU requests to be evaluated on a case-by-case basis while broader ADU policy considerations continue to be studied. A subcommittee was formed to discuss further regulatory standards to consider for text amendments for ADUs.

3. Height

4. Activation

Building Height		Pedestrian Access	
Ⓐ Principal building (max)		Ⓐ Entrance facing primary street	Required
RD-2	2 stories/35'		
RA-3	2 stories/40'		
Ⓑ Accessory structure (max)	24'		
Story Height		Building Elements	
Ⓒ Ground floor elevation (min)	2'	Porch	Allowed
		Stoop	Allowed
		Balcony	Allowed
		Gallery	Not allowed
		Awning/Canopy	Not allowed
		Forecourt	Not allowed

Hattiesburg Form Based Code ADU regulations

This applicant's text amendment proposes allowing one ADU per single-family dwelling in R-1A, R-1B, and R-1C districts that are also located in a historical district. The amendment proposes that the ADU not exceed the

primary dwelling unit in square footage and that the ADU may be metered separately (but not required). As presented, any new ADUs or exterior modifications to ADUs in historic districts would require design approval from the Hattiesburg Historic Conservation Commission (HHCC). HHCC can impose additional regulations as it relates to the Historic Design Guidelines for approval.

ADUs are common in some historic districts in Hattiesburg, specifically the Hattiesburg Historic Neighborhood and the Oaks Historic Neighborhood, with many of them being pre-existing and therefore legal nonconforming. Historically, these were known as “carriage” or “coach” houses, which could have been built originally for horse-drawn carriages. Some of the existing ADUs in the historic districts were also built as garages for automobiles, with a living unit above the storage area.

The current Land Development Code restricts accessory buildings to 33% of the primary unit’s square footage, with the intent to not allow accessory buildings to be larger than the primary unit. The applicant’s proposal could allow ADUs in historic districts to be as large as the primary unit and to be metered separately. The AARPs model ordinance approach is no minimum size, but a maximum size, usually as a percentage of the primary dwelling, to be consistent with the “accessory” concept. Should there be a hardship justifying a need for a unit larger than a set maximum percentage, an applicant could seek a variance for relief in this scenario.

The Planning Commission should consider whether the proposed regulations are appropriate as presented for Hattiesburg. Many municipalities have addressed the legalization of ADUs that range from no additional regulations to very strict, even so far as covenant restriction requirements for approval. Communities often adopt stricter regulations as a tool to curb speculative redevelopment or their use as rental units. While there are many approaches to establishing a pathway for ADUs, regulations on ADUs are intended to mitigate any potential impacts on neighboring properties. Staff also note that regulations are “living documents” which are intended to change over time to adjust to the community's needs and expectations.

Proposed Text of Amendment:

“Hattiesburg shall allow the development of one accessory dwelling unit for each single-family dwelling in areas zoned for single-family dwellings that are also located in a historical district. An accessory dwelling unit may be built or sited concurrently or after the primary single-family detached dwelling has been constructed or sited. An ‘accessory dwelling unit’ means an attached or detached residential structure that is used in connection with, or that is an accessory to, a primary single-family dwelling and that has no more total square footage than the primary single-family dwelling. Such accessory dwelling unit may be metered separately from the primary single-family residential structure.”

Chad F Edmonson, “Text Amendment to Land Development Code”

Codes and Regulations

SECTION 5: Use Regulations

5.4.2 Accessory Uses, Buildings.

5.4.2.1 In no event shall “accessory use” or “accessory structure” be construed to authorize a use or structure not otherwise permitted in the district in which the principal use is located.

5.4.2.2 All accessory uses and accessory structures shall conform to the applicable requirements of this ordinance, including all dimensional requirements and use, design and landscaping standards applicable to the primary use/structure. The provisions of this section establish additional requirements and restrictions for particular accessory uses and structures.

5.4.2.3 Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot are permitted in all districts.

5.4.2.4 All accessory uses and structures shall require the issuance of a certificate of zoning compliance.

5.4.2.5 Structures accessory to residential uses (except for agricultural buildings located in agricultural districts) shall have a combined floor area (aggregate of all detached accessory structures) of no more than 33% of the total floor area of the principal structure.

5.4.2.6 No accessory structure shall be located in a required front yard nor shall any accessory structure on a residential lot located in any zoning district be placed between the street and the rear building line of the principal structure except that:

- i. In the A1 District, accessory structures located more than 100 feet from the primary street may be placed in the front yard; and
- ii. Detached garages shall be permitted in side yards.
- iii. Accessory residential structures shall be five (5) feet from the rear property line and five (5) feet from the side property line. No accessory structure on a corner lot shall project beyond the front yard line of the lots in the rear.

5.4.2.7 Temporary buildings and storage of materials and goods associated with construction or remodeling activity are permitted for a period not to exceed six months. One six-month extension may be granted on a case-by-case basis

Considerations and Basis for Approval

Applicant’s Request:

Chad F. Edmonson requests a text amendment to the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to allow accessory dwelling units in residential zoning districts that are also located in historic districts.

Option:

Item D:

Recommend approval or denial of a text amendment to the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to allow accessory dwelling units in residential zoning districts that are also located in historic districts.



Application for Public Hearing

City of Hattiesburg – Planning Division

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

NOTE:

- Fill this application out **IN FULL** with what applies to your application
- Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code



Applicant Information

Name Applicant: Chad F. Edmonson Project Name: ADU

Municipal Address of Site: _____ PPIN #: _____

Parcel Number(s): _____

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

Other Application types:

- Subdividing of a lot, Parcel, or Tract (fill out page 12) Text Amendment
- Street or Alley Renaming (fill out pages 13 & 14) Overlay District
- Vacating Street or Alley (fill out pages 13 & 14) Planned Mixed-Use District (PMU)

For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward:	
			<input type="checkbox"/> 1	<input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Project Number: <u>TX AM-1125-0006</u>		Received: <u>11/3/25</u> <u>NS</u>		
PPIN # or Parcel #:				

Chad F. Edmonson
1202 S 34th Ave
Hattiesburg, MS 39402
(917) 952-4262
chad.f.edmonson@gmail.com

November 3, 2025

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

Subject: Text Amendment to Land Development Code.

Dear Mr. Satcher,

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

Hattiesburg shall allow the development of one accessory dwelling unit for each single-family dwelling in areas zoned for single-family dwellings that are also located in a historical district. An accessory dwelling unit may be built or sited concurrently or after the primary single-family detached dwelling has been constructed or sited. An "accessory dwelling unit" means an attached or detached residential structure that is used in connection with, or that is an accessory to, a primary single-family dwelling and that has no more total square footage than the primary single-family dwelling. Such accessory dwelling unit may be metered separately from the primary single-family residential structure.

Thank you for the opportunity to present on this matter. If you have any questions or need additional information, please contact me.

Best,



Chad F. Edmonson



Hattiesburg Planning Commission Planning Division

Item D and Item E- Staff Report

January 7, 2025

Quick Facts:

Applicant:

Derrick Young

Address:

702 W 7th Street

Zoning:

B-2 (Neighborhood Business)

Future Land Use:

Neighborhood Conservation 1

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

2

County:

Forrest

PPIN Number(s):

23495

23496

Parcel Number(s):

2-029E-04-098.00

2-029E-04-097.00



Property Image

Applicant's Requests:

Item D: Derrick Young, Applicant, requests approval of a zoning change from B-2 to R-1B for properties at 702 W 7th Street (PPIN 23495 & 23496, Forrest County, Ward 2).

Item E:
Derrick Young, Applicant, requests approval for a preliminary plat for a major subdivision to be known as the "Rawls Avenue Development" for properties at 702 W 7th Street (PPIN 23495 & 23496, Forrest County, Ward 2).



Background and History

The applicant is currently under contract with the property owners and plans to establish a new subdivision comprising four (4) single-family homes on the site. The applicant explained that the area was primarily residential and that he was interested in rezoning the property to a single-family zone under the Land Development Code. The proposed lots include three 10,300-lot lots and one 15.513 sq ft lot.



Property / Surrounding Area Image

The W 7th Street Corridor between Main Street and Highway 49 directly abuts the former Hercules Plant, where it would have been more appropriate to have commercial zoning adjacent to the plant when it was operating.

However, the corridor is largely established as a single-family residential corridor, with few commercial uses currently operating on it. The Planning Commission should consider whether the neighborhood has changed significantly enough to justify rezoning and whether there is a public need for the requested zoning change.

The proposed subdivision qualifies as infill development, which provides several advantages over projects that require new streets or major infrastructure installation. Infill development supports community connectivity, makes better use of existing public investments, and helps stabilize older neighborhoods by introducing new housing options in walkable, serviced areas. Infill subdivisions typically require less public spending, as they take advantage of existing streets, utilities, and emergency service coverage, and they help reinforce the traditional development pattern of nearby blocks.



Property / Surrounding Area Image- Adjacent Newly approved subdivision and homes

Future Land Use:

Neighborhood Conservation District 1 – Downtown/Historic Neighborhoods: This Neighborhood Conservation District is primarily a residential district located adjacent to Downtown Hattiesburg and in older, established neighborhoods east of U.S. Highway 49. In this district, predominantly residential land uses may be found that exhibit certain types of development patterns.

District Characteristics: The characteristics of this district include the following: moderate-density single-family residences or residential lands along the city’s original street system; certain two-family and multi-family uses constructed to the character of the surrounding neighborhood; buildings with shallow front and side yards; certain neighborhood business land uses that are compatible in design to the surrounding residential areas; and a higher overall density of development than modern or suburban neighborhoods.

District Land Uses: The following land uses should be found in this district: single-family residential uses; certain two–family and multi-family residences, subject to use, density, and design guidelines; public and quasi-public uses, such as churches and schools; and small offices and retail uses clustered along collector streets or at the edges of neighborhoods and constructed to the same character as the surrounding residences.

Codes and Regulations

SECTION 4: Zoning Districts Established

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

4.5.9 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 6: Dimensional Standards and Measurements

District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
A-1	130,680 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	35%	-
A-2	43,560 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	50%	-
R-1A	10,000/ 50	1 per lot	-	30	-	10	25	35 feet or 3 stories	50%	-
R-1B	7,500/ 50	1 per lot	-	25	-	10	25	35 feet or 3 stories	50%	-
R-1C	5,000/ 50	1 per lot	-	20	-	10	25	35 feet or 3 stories	50%	-

SECTION 11: Administration and Enforcement

11.10.1.8 Subdivision Violations. The owner of a subdivision shall not transfer title to any lot in such subdivision until such time as the final plat has been approved by the appropriate authority as outlined in this Code and duly recorded in the office of the Chancery Clerk of Forrest County or Lamar County, Mississippi. Transfers prior to such approval and recording shall be deemed a violation of this Code and shall be subject to any and all remedies available to the City.

11.10.1.9 Recording Violations. The Chancery Clerks of Forrest County and Lamar County, Mississippi shall not receive, file or record a plat of a subdivision within the jurisdiction of this Land Development Code without prior approval of the appropriate authority as outlined in this Code. Plats recorded prior to such approval shall be deemed unlawful and invalid

SECTION 12: Process and Procedures Categories of Development Approvals

12.3.2 Preliminary Plat Approval for Major Subdivisions

12.3.2.1 Approval Criteria.

- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
- iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

12.3.2.4 Final Plat.

- i. No Significant Change. Final plats of major subdivisions that are substantially the same as the approved preliminary plat, as determined by the Site and Design Review Committee, shall be approved administratively.
- ii. Significant Change. Final plats that exhibit any significant deviation from the approved preliminary plat, as determined by the Site Plan Review Committee, shall require approval by the Planning Commission.

12.3.2.5 Recording. Recording. In order to be an official and legal plat, the final approved plat must be recorded along with all applicable covenants, deed restrictions and property owners' association documents with the Chancery Clerk of Forrest or Lamar County, as appropriate. The City Engineer shall ensure that the City records this information within 90 days of submission for acceptance with any applicable bonds.

12.3.2.6 Duration. As this code and state and federal law may change over time, approval of a preliminary plat shall be effective for a maximum period of one (1) year for a permit to be submitted to the city. A six (6) month extension may be granted upon the Planning Commission's

recommendation to the City Council followed by an approval of the Council. An extension request must come in writing by the subdivider before the regularly scheduled Planning Commission hearing in which it is to be heard. The Planning Commission will offer its recommendation under "other business" as notice was given at the original hearing date. If the final plat has not been submitted to Urban Development within this time limit, the preliminary plat process shall begin anew.

Section 13: Definitions

Subdivision: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, lease or building development by means of an appropriately recorded legal document.



Surrounding Area Image- Adjacent property (east of Subject Property)

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

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

Miss. Code Ann. § 17-1-23: Subdivision Regulation Section 4 – (4)

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

vacation or alteration pursuant to this section shall be exempt from the sale of surplus real property provisions as set forth in Section 21-17-1.

Considerations and Basis for Approval

Applicant's Requests:

Item D: Derrick Young, Applicant, requests approval of a zoning change from B-2 to R-1B for properties at 702 W 7th Street (PPIN 23495 & 23496, Forrest County, Ward 2).

Item E: Derrick Young, Applicant, requests approval for a preliminary plat for a major subdivision to be known as the "Rawls Avenue Development" for properties at 702 W 7th Street (PPIN 23495 & 23496, Forrest County, Ward 2).

Option:

Item D:

Recommend approval or denial of a zoning change from B-2 to R-1B for properties at 702 W 7th Street (PPIN 23495 & 23496, Forrest County, Ward 2).

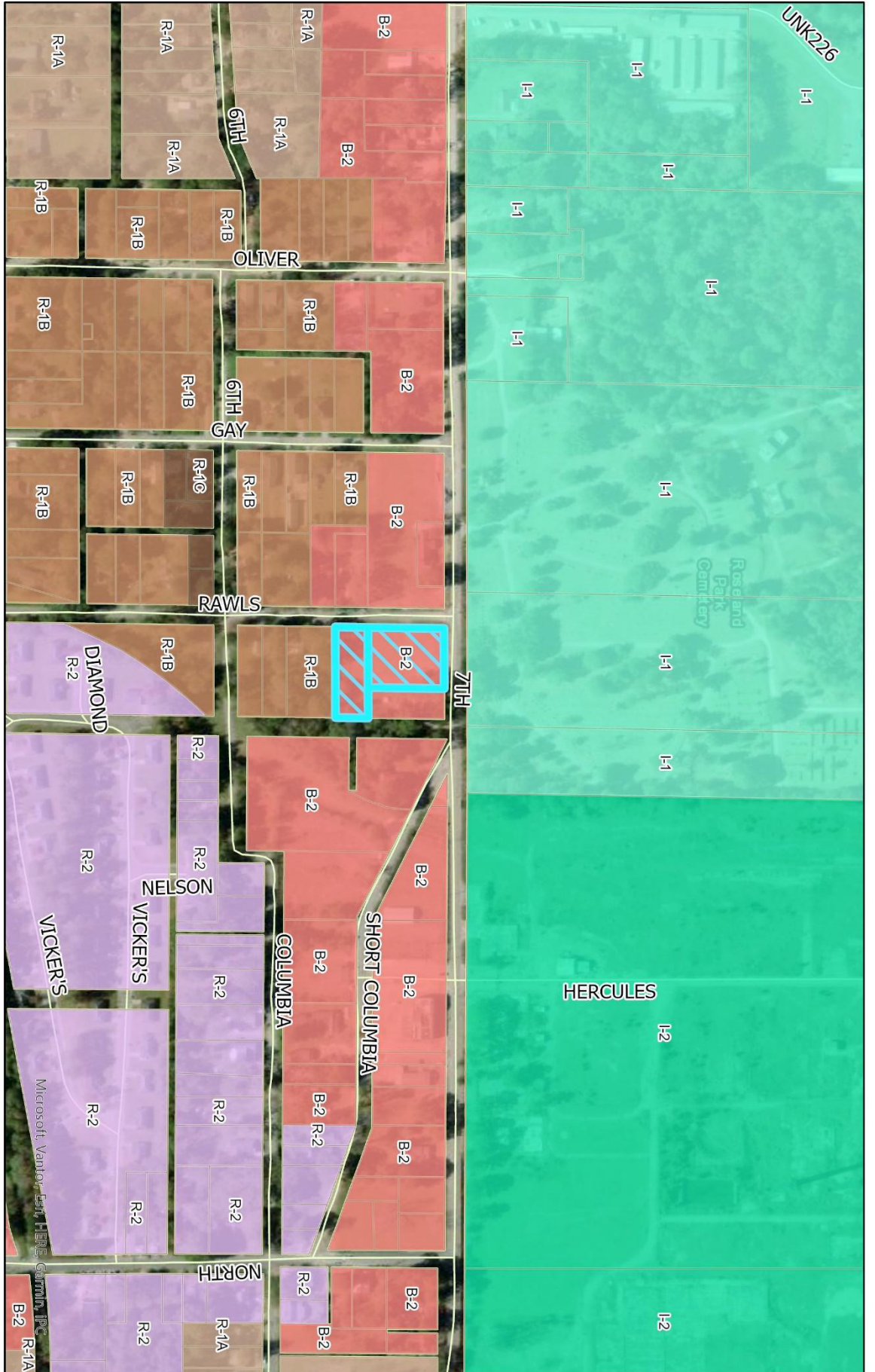
Item E:

Recommend approval or denial of a preliminary major subdivision plat for a major subdivision to be known as the "Rawls Avenue Development" for properties at 702 W 7th Street (PPIN 23495 & 23496, Forrest County, Ward 2).

Basis for Approval:

- Zoning Change & Text Amendments
 1. There was a mistake in the original zoning.
 2. The character of the neighborhood has changed substantially, so that rezoning is clearly justified, and there is a public need for the rezoning.
 3. Annexation
- Subdivisions
 - Planning Commission must deem that all of the following approval criteria must be met before granting approval for the Preliminary Plat for a Major Subdivision:
 - 12.3.2 Preliminary Plat Approval for Major Subdivisions
 - 12.3.2.1 Approval Criteria.
 - i. Conformance with the Hattiesburg Comprehensive Plan.
 - ii. Conformance with the standards of the zoning district.
 - iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
 - iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.

- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.



- Zoning Legend**
- R-1A
 - R-1B
 - R-1C
 - R-2
 - B-2
 - I-1
 - I-2
 - 702 W 7th Street

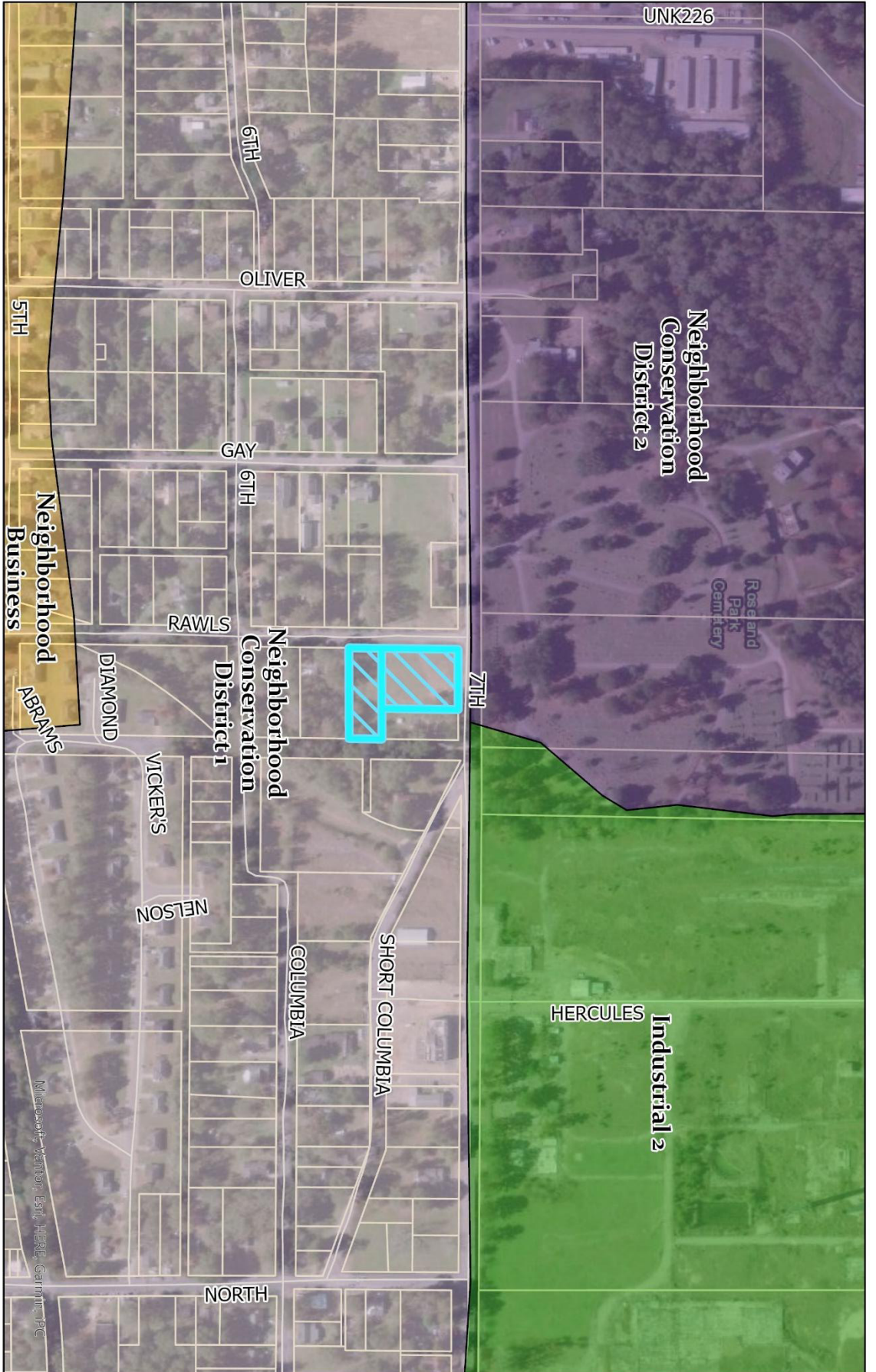
Zoning Change Request
 702 W 7th Street
 PPIN: 23495 & 23496
 Flood Zone: X
 Ward 2, Forrest County

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: 12/22/2025 11:00 AM

0 1,000 Feet

URBAN DEVELOPMENT PLANNING DIVISION

Center: 89°18'37"W 31°20'8"N



- Future Land Use Map**
- Industrial 2
 - Neighborhood Business
 - Neighborhood Conservation District 1
 - Neighborhood Conservation District 2

Zoning Change Request
 702 W 7th Street
 PPIN: 23495 & 23496
 Flood Zone: X
 Ward 2, Forrest County

0 1,000 Feet

URBAN DEVELOPMENT PLANNING DIVISION
 Center: 89°18'38"W 31°20'8"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: 12/22/2025 10:59 AM

Surrounding Area Image- facing east in front of property



Surrounding Area Image- Property to north (Roseland Park Cemetery)





Application for Public Hearing

City of Hattiesburg – Planning Division

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

NOTE:

- Fill this application out IN FULL with what applies to your application
- Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code



Applicant Information

Name Applicant: DERRICK YOUNG Project Name: RAWLS AVENUE DEVELOPMENT
 Municipal Address of Site: 702 West 7th Street PPIN #: 23495 + 23496
 Parcel Number(s): 2-029E-04-097.00 + 2-029E-04-098.00

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

Other Application types:

- Subdividing of a lot, Parcel, or Tract (fill out page 12)
- Text Amendment
- Street or Alley Renaming (fill out pages 13 & 14)
- Overlay District
- Vacating Street or Alley (fill out pages 13 & 14)
- Planned Mixed-Use District (PMU)

For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward:	
			<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 Site Plan Review

City of Hattiesburg – Planning Division

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

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

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

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

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

Print Name: Derrick Youngs

Signature: Derrick Youngs

Updated Version 05/22/2025

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 currently under contract with owner and we are looking to purchase for residential use. We would like to provide affordable housing with this property if allowed by the City of Hattiesburg to change current zoning. We could provide four homes facing Rawls Avenue. Having approximately 70 feet wide and 148 feet deep lots.

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

702 W 7th St, Hattiesburg, MS
Street Address City State

on this the 17 day of Nov, 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.

Derrick Young

on this the 17 day of Nov, 2025.

Phoebe Smith Thomas
Property Owner (Print)

Phoebe Smith Thomas
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named

Phoebe Smith Thomas

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 17 day of November, 2025.

Jammieca P. Godfrey
NOTARY PUBLIC

My Commission Expires:

11/20/2028



FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

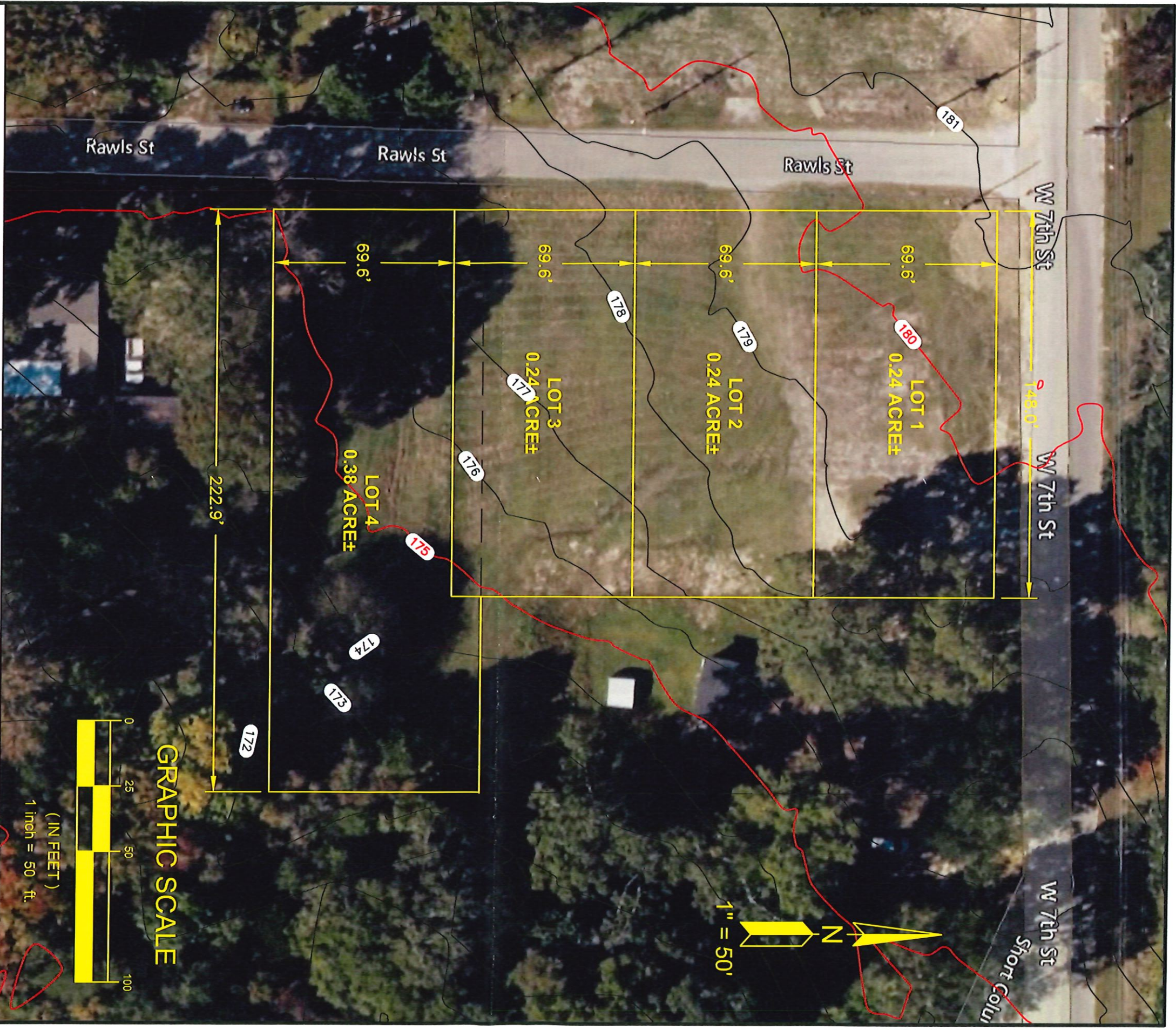
- Parent Parcel / Existing lot/parcel/tract contains: _____ Square Footage/Acres
- Lot Area Requirement:
- Lot Frontage Requirement:
- Existing use of lot/parcel/tract _____
- To be subdivided into 4 lots/parcels (including parent parcel) – outlined below.

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		Indicate name of public or private road(s)	STAFF ONLY
		has public road frontage	has private road frontage		Lot area & frontage requirements comply?
1.	10,300	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RAWLS AVENUE	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	10,300	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RAWLS AVENUE	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.	10,300	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RAWLS AVENUE	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.	15,513	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RAWLS AVENUE	<input type="checkbox"/> Yes <input type="checkbox"/> No
5.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
6.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
7.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
8.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
9.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
10.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
11.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
12.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"</u>					
Parent Parcel					
46,413		<u>Total square footage of new lots (verify total matches existing parcel prior to splits)</u>			

Infrastructure required: (Check all that apply)

- Water/Sewer
 Gas
 Electric
 Telephone
 Cable
 Streets



PREPARED BY



PROPERTY SCHEMATIC

FOR DERRICK YOUNG
702 W 7TH STREET
HATTIESBURG, MISSISSIPPI

DWG.

1

IN THE CHANCERY COURT OF FORREST COUNTY, MISSISSIPPI

F I L E D
DEC 15 2015

IN THE MATTER OF THE ESTATE OF
JOHNNIE L. SMITH, EX PARTE:
PHEBE SMITH, PETITIONER

Jimmy C. Haverd
Chancery Clerk

CAUSE NO.: 15-0153-PR-G

JUDGMENT APPROVING PETITION FOR APPROVAL OF
FIRST AND FINAL ACCOUNTING

THIS CAUSE having come on for hearing on the Petition for Approval of First and Final Accounting filed by Phebe Smith, Administratrix of the Estate of Johnnie L. Smith, deceased, and all heirs having consented and approved of said First and Final Accounting and the Court having heard and considered the matter hereby finds as follows:

1. Decedent, Johnnie L. Smith, departed this life in Forrest County, Mississippi on June 14, 2014. Judgment granting Petition for Appointment of Administratrix, Determination of Heirs and Issuance of Letters of Administration was entered by this Honorable Court on September 8, 2015.
2. The Administratrix has returned to this Court under oath the true inventory of the Estate, real and personal, and of all money and things which were received by the Administratrix as property of said decedent.
3. Assets of this Estate include Decedent's funds deposited with Central Sunbelt Federal Credit Union, Account ****98440 in the approximate amount of One Hundred Six

Thousand Four Hundred Thirty-Three Dollars and thirty-seven cents (\$106,433.37).

4. Other assets recovered in the above-entitled and numbered Estate include the following real property:

A. Lots 2 and 3 and the alleyway being located on the south side of Lot 2 and the north side of Lot 3 and being twenty-five feet (25') by two hundred twenty-two point nine feet (222.9') by twenty-five feet (25') by two hundred and twenty-two point nine feet (222.9') vacated by Ordinance Number 2060 of the City of Hattiesburg, Mississippi dated June 16, 1981, of Block 1 of the Rawls First Survey to the City of Hattiesburg, Forrest County, Mississippi as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi.

Lots 2 and 3, Block 1, Rawls First Survey Forrest County, Mississippi

B. A part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 4 North, Range 13 West, in the City of Hattiesburg, County of Forrest, State of Mississippi, and more particularly described as follows, to-wit: Begin 20 feet South of the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section, Township, and Range, and run South for a distance of 68 feet 10 inches to the Northwest corner of the A.A. Montague Subdivision or Addition to the City of Hattiesburg; thence run South 76 degrees 31 minutes East for a distance of 86 feet, more or less, for a Point of Beginning; thence continue South 76 degrees 31 minutes East for a distance of 54 feet, more or less, thence run North to the South boundary of West Seventh Street; thence run West for a distance of 54 feet, more or less, to a point; thence run South for a distance of 86 feet, more or less, or to the Point of Beginning.

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

- 5. There have been no disbursements during the period of this accounting.
- 6. As required by law, the Administrator filed an Affidavit with the Court showing that he has made a reasonably diligent effort to identify all persons, firms or corporations which

to his knowledge have or may have claims or claims against the assets of the Estate of Johnnie L. Smith and has mailed a notice to all such persons, firms or corporations informing them that failure to have their claims probated by the Clerk of the Court granting letters within the ninety (90) day period from the first publication of their Notice to Creditors will be forever barred. Further, as required by law, proper notice was given by said Administrator to creditors of the Estate of Johnnie L. Smith, deceased, said Notice being dated September 8, 2015, and as reflected by the Proof of Publication on file in this cause, said Notice being published as required by law, appearing on September 13, 2015, September 20, 2015 and September 27, 2015 in the issues of the Hattiesburg American, a newspaper published in Hattiesburg, State of Mississippi and having general circulation in both Forrest County and Lamar County, Mississippi. The time has expired within which creditors might probate claims against the estate of the deceased, and as reflected by the official court file in this cause, and the Registry of Probated Claims, both on file in the office of the Chancery Clerk of Forrest County, Mississippi, no creditors have filed claims against this estate.

7. That the law firm of Adelman & Steen, L.L.P. has been paid outside of the Estate and does not seek approval of an attorney or expenses.
8. The legal heirs of Johnnie L. Smith are as follows: his widow, Phebe Smith and four (4) minor children, specifically as follows: Justus Smith, whose date of birth is July 10, 1997; Timothy C. Smith, whose date of birth is October 20, 1999; Miriam Smith, whose date of birth is March 16, 2001 and Allison Smith, whose date of birth is September 23, 2009.

Petitioner Phebe Smith was appointed guardian of said minor children by this Honorable Court on July 16, 2015 and on behalf of said minor children, said guardian joins in and consents to the relief requested herein. She appears in this Petition individually and as Guardian and Next Friend of Justus Smith, Timothy Smith, Miriam Smith and Allison Smith. The property described hereinabove was owned solely and only in the name of Johnnie L. Smith and each of the above-named heirs is entitled to a one-fifth (1/5) undivided interest in said property. Further, each of the above-named heirs is entitled to one-fifth (1/5) distribution of the funds remaining on deposit in Central Sunbelt Federal Credit Union.

9. All remaining to be done in connection with the administration of this Estate is for the Administratrix to render unto the Court a First and Final Account of all facts and things had and done by said Administratrix from the opening of this Estate to the closing thereof by the Court and to enter a Final Judgment fully releasing said Administratrix in her representative capacity as Administratrix; Notice of said First and Final Account to be published in accordance with the laws and statutes of the State of Mississippi; and First and Final Account should remain on file, prior to a hearing and entry of the Final Decree as herein sought, for the period of time required by statute.
10. The Estate of the decedent has been properly and completely administered by the Administratrix, and said Estate should properly be closed and an appropriate Final Judgment entered herein fully approving, ratifying and confirming this First and Final Account and all acts and things had and done by the Administratrix in connection with

the complete administration of this Estate, and authorizing and directing the distribution, transferring and conveyances of the Estate to the surviving heirs as set forth above, and fully releasing, finally acquitting and forever discharging Phebe Smith as the Administratrix of the Estate, and dispensing with the requirement of any further acts, reports or accounts to any party whomsoever.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED as follows:

1. That the First and Final Accounting of the Estate of Johnnie L. Smith, deceased, be and hereby is fully approved, ratified and confirmed.
2. That Central Sunbelt Federal Credit Union, in Account No.: ****98440 should be and hereby is authorized to release to Phebe Smith one-fifth (1/5) of the total amount of funds held in said account, upon the filing of an attested true copy of this Judgment with said Central Sunbelt Federal Credit Union.
3. That said Administratrix should be and hereby is authorized to leave the remaining funds in Central Sunbelt Federal Credit Union Account No.: ****98440, provided that when each of said minor children turns the age of twenty-one (21), Central Sunbelt Federal Credit Union shall be authorized to release one-fifth (1/5) of the total amount remaining on deposit to said heir of Decedent. Central Sunbelt Federal Credit Union shall transfer the remaining funds into four (4) separate guardianship accounts for the benefit of each minor heir, provided until each minor heir turns twenty-one (21) years of age, no funds shall be released from that heir's separate guardianship account without prior approval of the Court. Said Administratrix shall file with the Court a certified copy of the

documents establishing that the funds at Central Sunbelt Federal Credit Union have been transferred into four (4) separate accounts. Alternatively, said Administratrix, Phebe Smith, should be and hereby is authorized to withdraw all funds remaining in the Central Sunbelt Federal Credit Union Account No.: ****98440, and after deduction of her one-fifth (1/5) of said funds, the remaining funds shall be deposited in four (4) separate interest-bearing accounts with a federally insured bank or other institution and shall not be withdrawn without prior approval from this Court, provided that upon turning the age of twenty-one (21) and providing proof thereof, each heir shall be entitled to withdraw funds from his/her separate accounts. Said Administratrix shall be required to file with the Court notice as to the institution and financial account where said money has been deposited along with a certified copy of the financial institution's initiating documents establishing said account.

4. That Phebe Smith, Administratrix of the Estate of Johnnie L. Smith, be and hereby is fully and finally released and acquitted and discharged from his obligations as the Administratrix of the Estate and all requirements of any further acts, reports or accounts to any party whomsoever are dispensed with except as set forth above;
5. That an attested true copy of this Judgment may be filed in the land records of the Office of the Chancery Clerk of Forrest County, Mississippi, showing that Phebe Smith, Justus Smith, Timothy Smith, Miriam Smith and Allison Smith are each entitled to a one-fifth (1/5) undivided interest in the property described as follows:
 - A. Lots 2 and 3 and the alleyway being located on the south side of Lot 2 and the north side of Lot 3 and being twenty-five feet (25') by two hundred

twenty-two point nine feet (222.9') by twenty-five feet (25') by two hundred and twenty-two point nine feet (222.9') vacated by Ordinance Number 2060 of the City of Hattiesburg, Mississippi dated June 16, 1981, of Block 1 of the Rawls First Survey to the City of Hattiesburg, Forrest County, Mississippi as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi.

Lots 2 and 3, Block 1, Rawls First Survey Forrest County, Mississippi

B. A part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 4 North, Range 13 West, in the City of Hattiesburg, County of Forrest, State of Mississippi, and more particularly described as follows, to-wit: Begin 20 feet South of the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section, Township, and Range, and run South for a distance of 68 feet 10 inches to the Northwest corner of the A.A. Montague Subdivision or Addition to the City of Hattiesburg; thence run South 76 degrees 31 minutes East for a distance of 86 feet, more or less, for a Point of Beginning; thence continue South 76 degrees 31 minutes East for a distance of 54 feet, more or less, thence run North to the South boundary of West Seventh Street; thence run West for a distance of 54 feet, more or less, to a point; thence run South for a distance of 86 feet, more or less, or to the Point of Beginning.

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

6. That the Estate of Johnnie L. Smith, Deceased, be, and hereby is finally closed and the administration of said Estate be, and hereby is concluded.

SO ORDERED, ADJUDGED AND DECREED on this, the 15 day of December, A.D., 2015.

Alfred J. Grubbs

CHANCELLOR

ATTEST
True Copy
This the 15 day of December, 2015
JIMMY C. HAVARD, Clerk
CHANCERY COURT, FORREST
COUNTY, MISSISSIPPI

Jimmy C. Havard

* MICHAEL ADELMAN, ESQ.
ADELMAN & STEEN, L.L.P.
POST OFFICE BOX 368
HATTIESBURG, MS 39403-0368
PH: 601/544-8291; FAX: 601/544-1421
MS BAR NO.: 1153

ATTORNEY FOR PHEBE SMITH, PETITIONER