

Planning Commission Agenda

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

March 4, 2026, 1:00 PM

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. Rezoning Request - Lisa Phelps, Applicant/Property Owner, requests a rezoning from R-1C to R-3 for a property at 215 Xavier Street (PPIN 20917, Ward 4, Forrest County).
 - B. Conditional Use Request - Sandra and Mitchell Morett, Property Owners, request conditional use approval for a “restaurant without a drive-through” for a B-2 zoned property at 1911 Edwards Street (PPIN 6392, Ward 2, Forrest County).
 - ~~C. Conditional Use Request – Jameria Young, Property Owner, requests conditional use approval for “dwelling, two-family” for a B-2 zoned property at 305 Rosa Avenue (PPIN 13844, Ward 2, Forrest County).~~
 - D. Rezoning Request - Flora McIntyre, Property Owner, requests a rezoning from R-1C to A-2 for a property at 503 Perry Street (PPIN 12378, Ward 5, Forrest County).
 - E. Zoning Request - The City of Hattiesburg requests to zone recently annexed properties located along U.S. Highway 11 and Sullivan Kilrain Road, generally south of the I-59 / U.S. Highway 11 intersection, to the B-5 (Regional Business) zoning district. PPINS: 43510, 5332 5333, 5315, 5326, 5328, 5329, 5325, 5327. (Ward 5, Forrest County.)
 - F. Text Amendment Request- The City of Hattiesburg requests a text amendment to the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to Section 4 (Zoning Districts Established), Section 5 (Use Regulations and Conditions), and Section 13 (Definitions). 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.

III. Other Business

1. TABLED ITEM- Mary Jane & Herbs, Property Owner/Applicant, and Michael Haddox,

Property Owner/Applicant, request a conditional use approval to allow the property to be eligible to participate in the sidewalk fee-in-lieu program for a B-3 zoned property located at 135 Thornhill Drive (PPIN 21511, Lamar County, Ward 3). *(Tabled from the February 4th, 2026 meeting)*

IV. Adjournment

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
February 4th, 2026**

Board Members Roll Call:

Members Present:

1. Richard Conville
2. Charles Dawe
3. Michael Dickerson (Virtual, Departed following item D)
4. Edward Hargrove
5. Amy Hinton, Chair (Departed following item D)
6. Elayne Lockett
7. Rhoda Pickett, Vice Chair
8. Lee Anne Venable (Departed following item D)
9. Rebekah Ray, Secretary

Members Not Present:

1. Caroline Ingram
2. 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 February's agenda with the amendment of moving Item B to the end of the meeting.

Second:

Made by Commissioner Rhoda Pickett

Vote:

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

The motion to approve February’s agenda with the amendment of moving Item B to the end of the meeting.

MINUTES REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve the January 2026 minutes.

Second:

Made by Commissioner Lee Anne Venable

Vote:

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

The motion to approve the January 2026 meeting minutes passed with a 7-0 vote.

BUILDING REPORT

Kevin Bates, Building Official, gave the Building Permit Report for January 2026.

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 Richard Conville to amend the agenda to move the tabled item to the end of the meeting.

Second:

Made by Commissioner Charles Dawe

Vote:

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

The motion to amend the agenda to move the tabled item to the end of the meeting passed with a vote of 9-0.

Item A: Monique Jobe, Property Owner/Applicant, requests conditional use approval for a “Group Care Home” for an R-1A zoned property at 2306 Clayton Place (PPIN 24337, Forrest County, Ward 4).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Monique Jobe
- Proponents:
 - o None
- Opponents:
 - o Sharron Nichols
 - o Christine Wolfe
 - o Alison Stevens
 - o Kathy Wheeler
 - o Megan Marlowe
 - o Gay Polk-Payton
 - o Alice Simons
 - o Blaise M. Sonnier
 - o Lisa J Martin
 - o Shane Richard
 - Mr. Richard and Ms. Tart provided a petition of opposition with 66 signatures
 - o Rebecca Tuuri
 - o Brenda Tart
 - Mr. Richard and Ms. Tart provided a petition of opposition with 66 signatures

Motion:

Made by Commissioner Lee Ann Venable to recommend denial

Second:

Made by Commissioner Charles Dawe

Vote:

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

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

The motion to recommend denial of the request passed 5-4.

Item C: John Weeks, Applicant, requests approval to alter a subdivision known as the “Mineral Creek Manor” subdivision for a property at 100 J Ed Turner Drive (PPIN 9505, Forrest County, Ward 1).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o John Weeks
- Proponents:
 - o John Eye- Via email.
- Opponents:
 - o None

Motion:

Made by Commissioner Charles Dawe to recommend approval.

Second:

Made by Commissioner Lee Anne Venable

Vote:

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

The motion to recommend approval passed with a 9-0 vote.

Item D: Wyche McMullan, Applicant, requests a conditional use approval for “Automotive Sales and Rentals” for a B-3 (BCO) zoned property at 401 Broadway Drive (PPIN 21784, Forrest County, Ward 4).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Wyche McMullan
- Proponents:
 - o None
- Opponents:
 - o Shawn Harris

Motion:

Made by Commissioner Richard Conville to recommend denial for conditional use for “automotive rental and sales”, “automotive, truck, and small engine maintenance,” and “automotive truck, and small repairs.”

Second:

Made by Commissioner Michael Dickerson

Vote:

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

The motion to recommend denial passed with a 5-1-3 vote.

Item B: The City of Hattiesburg requests a text amendment to the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to Section 1 (Intent and Purpose), Section 2

(Applicability and Conformity), Section 3 (General Requirements), Section 4 (Zoning Districts Established), Section 5 (Use Regulations and Conditions), Section 6 (Dimensional Standards), Section 7 (Standards of Design), Section 8 (Infrastructure Standards), Section 9 (Environmental Standards), Section 10 (Signs), Section 11 (Administration and Enforcement), Section 12 (Process and Procedures), and Section 13 (Definitions). 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.

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Staff, City of Hattiesburg
- Proponents:
 - o Murph Little
- Opponents:
 - o None

Motion:

Made by Commissioner Edward Hargrove to recommend approval with the added changes from staff.

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			ABSENT
Elayne Lockett	X		
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT

The motion to table the request passed 6-0.

Motion:

Made by Commissioner Edward Hargrove to recommend approval of section 2.6 with the added changes from staff.

Second:

Made by Commissioner Edward Hargrove

Vote:

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

The motion to recommend approval with the added changes by staff passed 5-0-1.

Item E: Mary Jane & Herbs, Property Owner/Applicant, and Michael Haddox, Property Owner/Applicant, request a conditional use approval to allow the property to be eligible to participate in the sidewalk fee-in-lieu program for a B-3 zoned property located at 135 Thornhill Drive (PPIN 21511, Lamar County, Ward 3).

Motion:

Made by Commissioner Rebekah Ray to table the item to the March meeting.

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			ABSENT
Elayne Lockett	X		

Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT

The motion to recommend approval passed with a 6-0 vote.

TABLED ITEM: 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.

No action was taken on this item. The item dies on the table.

Other Business:

- None

Adjournment:

Motion:

Made by Commissioner Charles Dawe to adjourn

Second:

Made by Commissioner Richard Conville

The motion to adjourn the meeting passed with a 6-0 vote.

The Planning Commission adjourned the meeting at 4:27 pm.

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager



Hattiesburg Planning Commission Planning Division

Item A- Staff Report

March 4, 2026

Quick Facts:

Applicant:

Lisa Phelps

Address:

215 Xavier Street

Zoning:

R-1C (Single Family
Residential)

Future Land Use:

Neighborhood Conservation 1

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

4

County:

Forrest

PPIN Number(s):

20917

Parcel Number(s):

2-029K-09-340.00



Property Image

Applicant's Request:

Lisa Phelps, Applicant/Property Owner, requests a rezoning from R-1C to R-3 for a property at 215 Xavier Street (PPIN 20917, Ward 4, Forrest County).



Property Image

Background and History

The applicant met with staff at a pre-application meeting in December to discuss reactivating the property. The house was originally constructed as a single-family home but was converted to a 4-plex at some point. The owner had pulled permits previously to work on the home, but due to unforeseen circumstances, work was halted for more than six months.



Surrounding Area Image

To use the property as a four-plex, the site would need to be rezoned to R-3 (Multi-Family Residential). The property is currently zoned R-1C (Single-Family Residential), which does not permit multi-family dwellings. Staff notes that this rezoning request is generally consistent with the Comprehensive Plan’s designation for Neighborhood Conservation District 1 in the Future Land Use section.

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



Property / Surrounding Area Image

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

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

4.5.7 R-3 Multi-Family Residential District. The purpose of the R-3 District is to permit medium and high density residential uses including multi-family, two-family, and single-family structures with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected residential neighborhoods with only compatible supporting institutional uses and open space.

SECTION 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%	-
R-2	4,000/ 40	2 per lot	-	20	-	10	20	35 feet or 3 stories	50%	-
R-3	7,500/ 40	17 per acre	-	20	-	5	20	35 feet or 3 stories	50%	-

Considerations and Basis for Approval

Option:

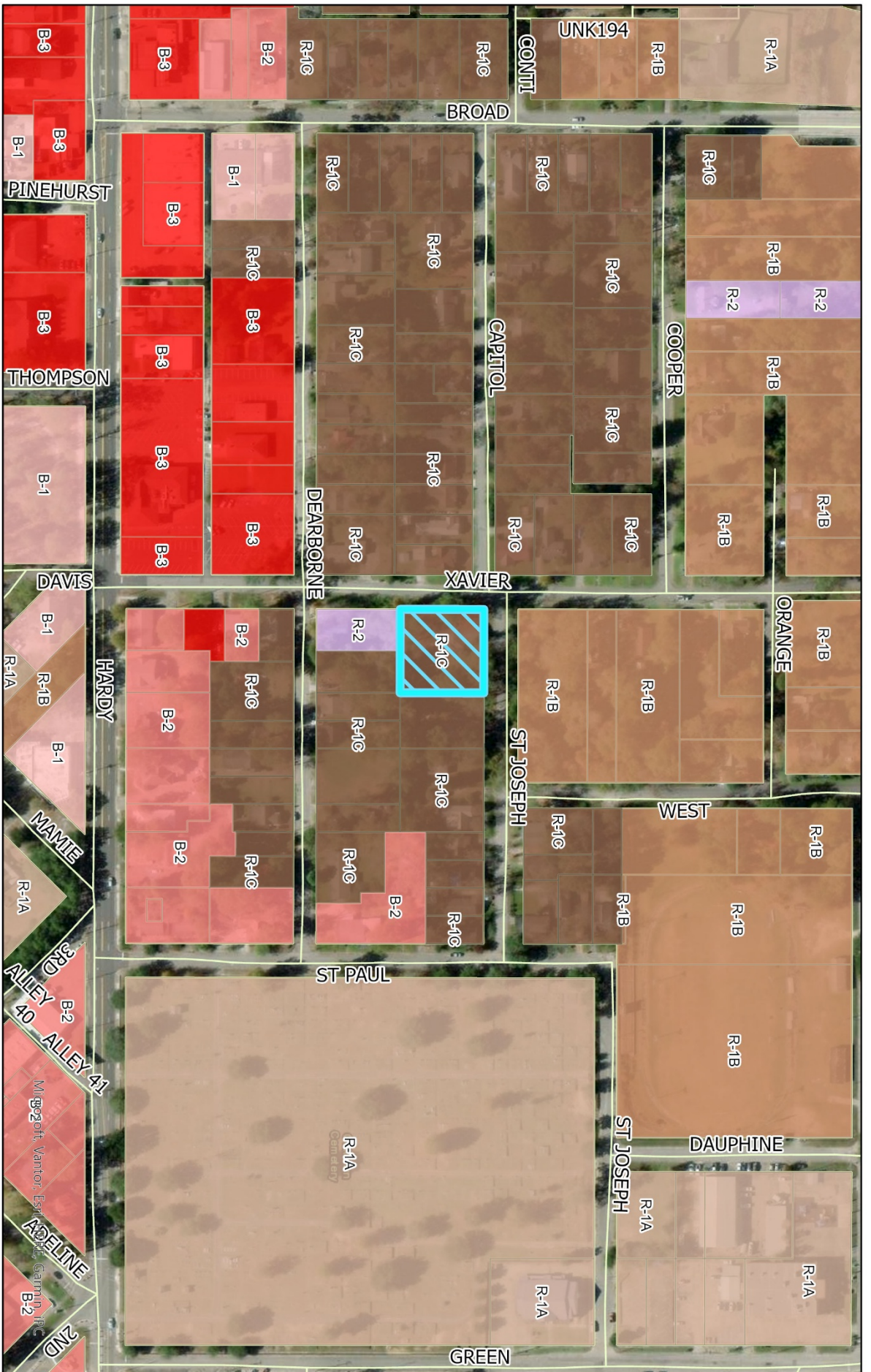
Recommend approval or denial of a zoning change from R-1C to R-3 for a property at 215 Xavier Street (PPIN 20917, Ward 4, Forrest County).



Property Image

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



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

- 215 Xavier Street

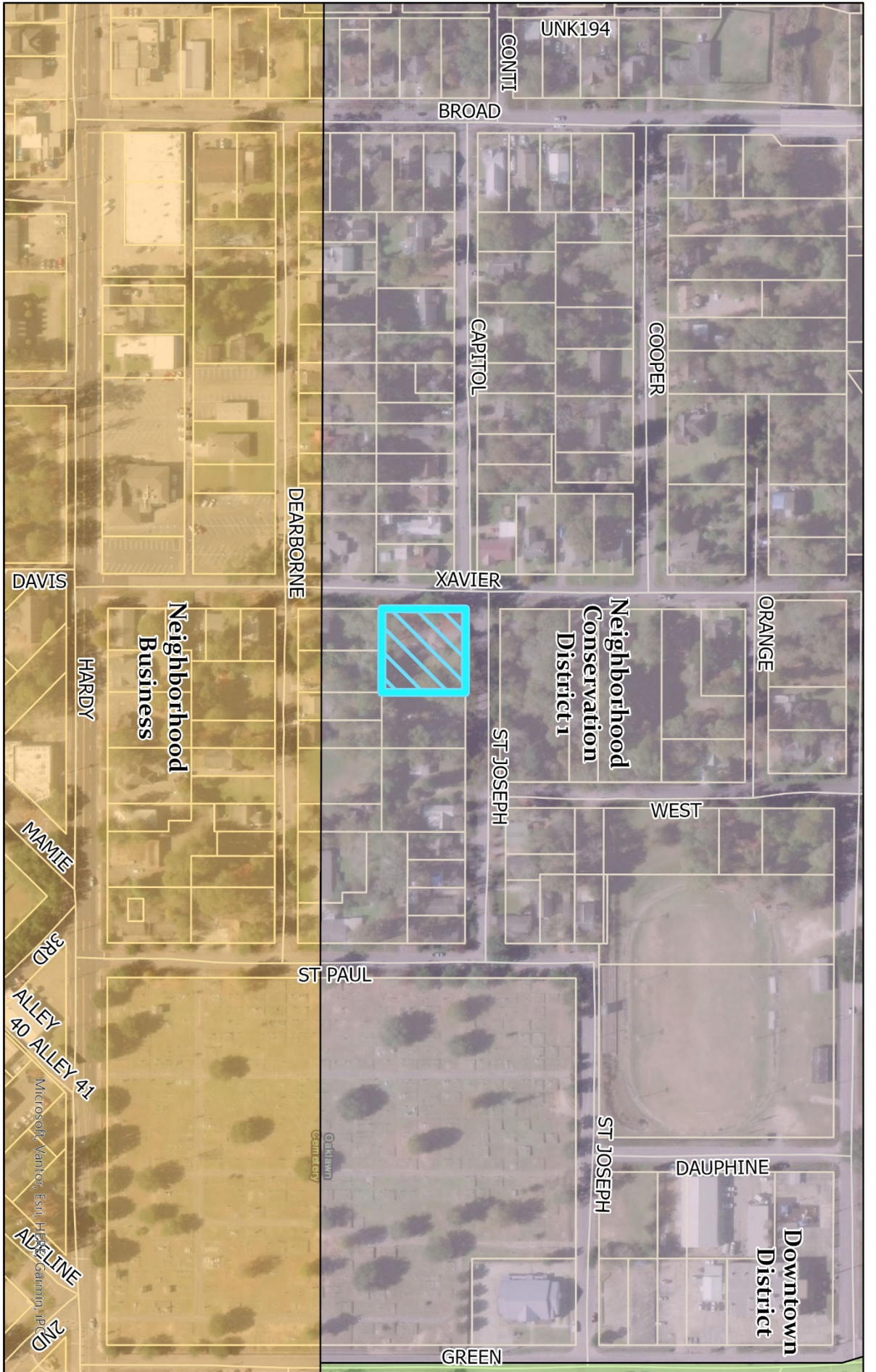
Rezoning Request
 215 Xavier Street
 PPIN: 20917
 Flood Zone: X
 Ward 4, Forrest County

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: 2/3/2026 12:17 PM



URBAN DEVELOPMENT PLANNING DIVISION

Center: 89° 18'3"W 31° 19'35"N



- Future Land Use Map
- Downtown District
- Neighborhood Business
- Neighborhood Conservation District 1

Rezoning Request
 215 Xavier Street
 PPIN: 20917
 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: 2/3/2026 12:17 PM



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°18'3"W 31°19'35"N



Surrounding Area Image



Surrounding Area Image





URBAN DEVELOPMENT PLANNING DIVISION

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)
Hattiesburg, MS 39403-1898
Department of Urban Development
(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: Lisa Phelps
Project Name: 4 Plex, located at 215 Xavier
Proposed Use(s): as is
Project Street Address: 215 Xavier St.
PPIN Number(s) (if unknown, can be found on tax receipt): _____

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

Application for (check all appropriate types):

- Variance (see below)
- Subdividing of Lot, Parcel, or Tract (see p. 12)
- Street or Alley Renaming (see pp. 13-14)
- Vacating Street or Alley (see pp. 13-14)
- Conditional Use (see below)
- Re-Zoning (see below)
- Overlay District
- Planned Mixed-Use District

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

- Sign
- Setback (front, side, or rear _____)
- Lot Width
- Lot Coverage Area
- Buffer
- Off-Site Parking
- Open Space
- Other: _____

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

- Automotive Filling Station
- Digital Billboard, New
- Restaurant
- Other: _____
- Telecommunications
- Digital Billboard, Replacement
- Solar Farm

For Re-Zoning Only, see p. 11:

Existing Zoning: Single Family
Proposed Zoning: Multi Family

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____ Planner: _____
 Parcel Number(s): _____ Historic District(s): _____
 Flood Zone(s): _____ Zoning District(s): _____
 Project No.: _____
Code Sections:
 LDC Section No. _____
 Section No. _____
 Section No. _____
 Section No. _____
 Section No. _____

RECEIVED DATE & INITIALS:
--

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
215 Xavier St. Hattiesburg MS
Street Address City State
on this the 22nd day of Jan, 2026

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.

Dorian Shoemake
on this the 22nd day of Jan, 2026

Lisa Phelps
Property Owner (print)

[Signature]
Property Owner (signature)

STATE OF MS
COUNTY OF Lamar

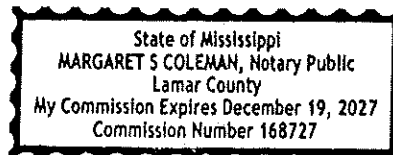
Personally came and appeared before me, the within named

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 22nd day of Jan, 2026.

[Signature]
NOTARY PUBLIC

My Commission Expires:
Dec. 19, 2027



APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT** OF THIS 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 215 Xavier St. Hattiesburg MS
Street Address City State

on this the 22 day of Jan, 2026.

Dorian Shoemake
Applicant (print)

[Signature]
Applicant (signature)

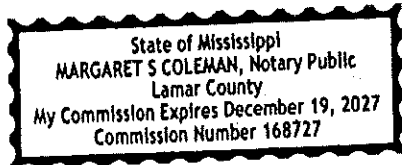
STATE OF MS
COUNTY OF Lamar

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 22nd day of Jan, 2026.

[Signature]
NOTARY PUBLIC

My Commission Expires:
DEC 19, 2027





DEED

Bk:1425 Page:611-613

RCD: 07/19/2023 @ 2:03:37:PM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

INDEXING INSTRUCTIONS:

Tract 1: Lots 10, 11 and 12, Block 5, Mosley and Dozier Survey, City of Hattiesburg

Tract 2: Lot 7, Block 5, R.E. Rawls First Survey or Addition, City of Hattiesburg

All in Forrest County, Mississippi

Prepared by:

M. William Morgan (MSB# 104543)
Jackson, Tullos, Rogers & Morgan, PLLC
Post Office Box 15517
Hattiesburg, MS 39404-5 517
(601) 264-3309

Return to:

M. William Morgan
Jackson, Tullos, Rogers & Morgan, PLLC
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

**STATE OF MISSISSIPPI
COUNTY OF FORREST**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, Grantors,

LISA BRIDGES PHELPS (A/K/A LISA B. PHELPS)

104 South Lake Drive
Hattiesburg, MS 39401
Telephone: (601) 270-5250

does hereby grant, convey and quitclaim unto

LBP RENTAL PROPERTIES, LLC, a Mississippi limited liability company

104 South Lake Drive
Hattiesburg, MS 39401
Telephone: (601) 270-5250

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

That property more particularly described on Exhibit "A".

Title to the above property has not been examined by the preparer of this instrument. No request for title examination certificate, insurance, or opinion has been made and no title examination, certificate, insurance, or opinion regarding the state of the title to the above property is furnished, offered, or given to anyone or for any purpose.

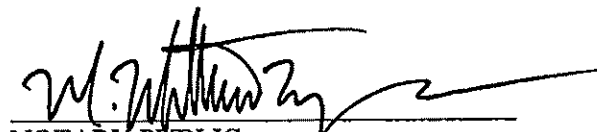
WITNESS THE SIGNATURE of the Grantor on this, the 17th day of July, 2023.


LISA BRIDGES PHELPS, Grantor

STATE OF MISSISSIPPI

COUNTY OF CAHON

Personally appeared before me, the undersigned authority in and for said County and State, on this 17th day of July, 2023, within my jurisdiction, the within named **LISA BRIDGES PHELPS**, Grantor, who acknowledged before me that she executed, signed and delivered the foregoing instrument as her own free act and deed on the day and year therein mentioned.


NOTARY PUBLIC

My Commission Expires



EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY SITUATED IN FORREST COUNTY, MISSISSIPPI

Tract 1: Lot 10, 11 and 12 of Block 5 of the Mosley and Dozier Survey as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi.

Tract 2: Lot Seven (7) in Block Five (5) of the R.E. Rawls First Survey or Addition to the City of Hattiesburg, Forrest County, Mississippi, as per the map or plat on file in the office of the Chancery Clerk of said County and State, together with all improvements thereon and appurtenances thereunto belonging.

FORREST COUNTY, MS, LANCE C. REID
I CERTIFY THIS INSTRUMENT WAS FILED ON 7/19/2023 2:03:37 PM AND RECORDED IN DEED BOOK:1425 PAGE:611

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:

The building was converted to a 4-plex
prior to 1953



Staff Present:

Nathan Satcher (Senior Planner), Kevin Bates (Building Official),
Shawn Whitaker (Fire Marshal), Jerald Little (Engineering Technician),
Meridian McDaniel (Planner I), Noah Gower (Engineering Technician)

STATUS: SUBMIT PUBLIC HEARING APPLICATION

Project: Multi- Family Home

Address: 215 Xavier Street

Presented by: Dorian Shoemake

Use Designation: Dwelling, Multi- Family

PPIN: 20917

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 4

Construction type: Other

Zoning: R-1C

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - The house was originally a single-family home, but at some point, apartments were added on and converted to a 4-plex. At one point, the owner had pulled permits to renovate the structure, but work on the house stopped.
- Planning
 - The previous use of a 4-plex was considered “Legal, nonconforming” when it was in active use. Properties lose their nonconforming status when they are not in use for 6 months or more.
 - To move forward with the 4-plex concept, the zoning would need to be changed
 - 4-plex needs at least an R-3 zoning
 - This requires a rezoning request, which is a public hearing with the Planning Commission
 - Public Hearing Information:
 - Hearing Date: February 4th, 2025 at 1:00pm
 - Application Deadline: December 29th, 2025 at 5:00pm
 - City Council- March 2nd and March 3rd would be final decision
 - 30-day waiting period for any new ordinance, so if approved through the process, building permits could be pulled after that 30-day waiting period.
 - Hearing Date: March 4th, 2025 at 1:00pm
 - Application Deadline: January 27th, 2025 at 5:00pm
 - Future Land Use in the Comprehensive Plan would support this type of 4-plex in this area—especially with keeping the existing footprint/shell of the house.
 - Link to Comprehensive Plan
 - <https://www.hattiesburgms.com/hattiesburg-comprehensive-plan/>

Pre-application meeting notes are provided as a courtesy by staff during pre-application meetings. These notes are not exhaustive. All Land Development Codes and City Ordinances apply, even if not listed during a pre-application meeting.

- Land Use Section:
 - <https://www.hattiesburgms.com/wp-content/uploads/chapter-7-land-use-and-development.pdf>
- Building
 - If repairing the inside of the apartments, firewalls may not be required; this requires additional verification from the Building Department
- Engineering
 - No comments at this meeting.
- Fire
 - Multi-family requires yearly fire inspections
 - Fire alarm will need to be daisy-chained together
 - Would require a Privilege Tax License

NEXT STEPS:

- Additional information
 - Public Hearing Information:
 - Hearing Date: February 4th, 2025 at 1:00pm
 - Application Deadline: December 29th, 2025 at 5:00pm
 - City Council- March 2nd and March 3rd would be final decision
 - 30-day waiting period for any new ordinance, so if approved through the process, building permits could be pulled after that 30-day waiting period.
 - Hearing Date: March 4th, 2025 at 1:00pm
 - Application Deadline: January 27th, 2025 at 5:00pm
- Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan Review Checklist and Application | <input type="checkbox"/> Conditional Use Application |
| <input checked="" type="checkbox"/> Public Hearing Application | <input type="checkbox"/> Street/Alley Closing |
| <input type="checkbox"/> Variance Application | <input type="checkbox"/> Major Subdivision |
| <input checked="" type="checkbox"/> Rezone Application | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Certificate of Appropriateness (Historic) | <input checked="" type="checkbox"/> Building Permit Application |
| <input checked="" type="checkbox"/> Privilege Tax License | <input type="checkbox"/> Sign Permit |

Pre-application meeting notes are provided as a courtesy by staff during pre-application meetings. These notes are not exhaustive. All Land Development Codes and City Ordinances apply, even if not listed during a pre-application meeting.



Hattiesburg Planning Commission Planning Division

Item B- Staff Report

March 4th, 2026

Quick Facts:

Applicant:

Sandra and Mitchell Moffett

Address:

1911 Edwards Street

Zoning:

B-2 Neighborhood Business

Future Land Use:

Community Business Corridor

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

5

County:

Forrest

PPIN Number(s):

6392

Parcel Number(s):

2-038P-22-069.00



Property Area Image

Applicant's Request:

Conditional Use Request—Sandra and Mitchell Moffett, Property Owners, request conditional use approval for a “restaurant without a drive-through” for a B-2 zoned property at 1911 Edwards Street (PPIN 6392, Ward 2, Forrest County).



Property Area Image

Background and History

The applicant met with staff at a pre-application meeting in January of 2026 to discuss reactivating the restaurant previously located on the property. The staff explained that since the business had been closed for more than six months, it lost its conditional use status and must reapply. Staff let the applicants know they would need to request a conditional use approval. Staff would like to note that the property is located in the community business district on the City’s Comprehensive Plan future land use map, which encourages both residential and commercial development.



Surrounding Area Image

Conditional use requests allow a community to assess whether a specific use or feature is appropriate for the surrounding area and the community as a whole. It provides a bit of flexibility in zoning ordinances, where a proposed use may be appropriate in some areas of a zoning district but not in others. As with any conditional use approvals, the planning commission can recommend certain conditions be met with approval, such as exceeding certain landscaping or buffering requirements so that the use is more harmonious with the surrounding area.

Future Land Use:Community Business District. The Community Business District is primarily a non-residential district located along the city’s major roadways. In this district, certain residential and non-residential land uses may be found that exhibit suburban development patterns.

District Characteristics The characteristics of this district include the following: moderate-density single-family residences and certain two-family and multi-family uses; mixed-use buildings and developments; suburban-style, higher-intensity business developments that provide services to the entire community; and less-intensive commercial uses than are found in the Regional Business District.

District Land Uses The following land uses should be found in this district: residential uses;



Surrounding Area Image

public and quasi-public uses, such as churches and schools; and general indoor retail, service and office land uses that do not require the outdoor storage of goods or equipment.

Codes and 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 — Use Regulations

Use	Agricultural		Residential					Business					Industrial		Additional Use Conditions Cross Reference
	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															
□ Permitted with conditions															
◆ Conditional Use															
× Not Permitted															
Restaurant, with drive-thru	×	×	×	×	×	×	×	×	×	□	×	□	□	□	5.4.41
Restaurant, without drive-thru	×	×	×	×	×	×	×	◆	◆	□	□	□	□	□	5.4.41

5.4.41 Restaurants With and Without Drive-Through Service.

- 5.4.41.1 All restaurants with drive-through service shall provide a minimum of five stacking spaces associated with each drive-through window.
- 5.4.41.2 No required or intended stacking spaces shall block the safe flow of motor and pedestrian traffic within the parking lot.
- 5.4.41.3 Drive-through facilities located closer than 300 feet to a residential use shall operate no earlier than 6:00 a.m. or later than 12:00 a.m.
- 5.4.41.4 No part of the active use area of a drive-through restaurant, including the drive-through, menu, and window, may be located closer than 300 feet to a lot containing a legal, conforming residential use.
- 5.4.41.5 All restaurants located within the B-1 and B-2 districts shall be limited to a capacity of 80 seats.
- 5.4.41.6 All restaurants that abut residential districts shall be screened entirely from view of adjacent residential properties by an opaque fence and/or vegetative screen to a minimum height of six feet. Such screen shall meet the minimum height requirement at the time of issuance of a certificate of occupancy

Considerations and Basis for Approval

Applicant's Requests:

Recommend approval or denial of the conditional use request for a “restaurant without a drive-through” for a B-2 zoned property at 1911 Edwards Street (PPIN 6392, Ward 2, Forrest County).

Basis for Approval:

Conditional Use

- 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.
- 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.
- 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.
- 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





- Zoning Legend**
- A-1
 - R-1C
 - B-2
 - B-3
 - 1911 Edwards Street

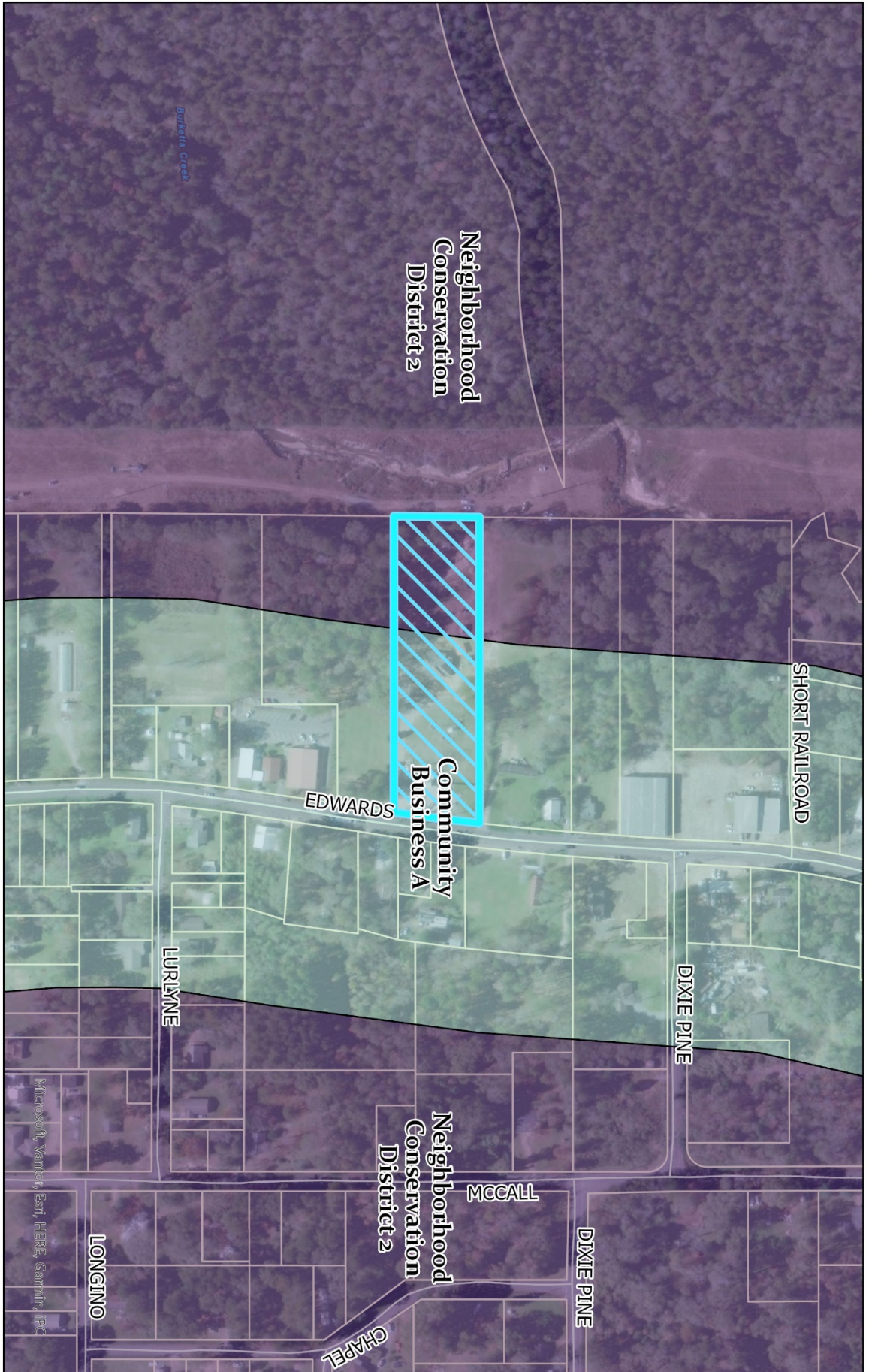
Conditional Use Request
 1911 Edwards Street
 PPIN: 6392
 Flood Zone: AE, X
 Ward 5, Forrest County

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: 2/24/2026 4:34 PM



URBAN DEVELOPMENT PLANNING DIVISION
 Center: 89°17'15"W 31°17'42"N





- Future Land Use Map**
- Community Business A
 - Neighborhood Conservation District 2
 - 1911 Edwards Street
- Conditional Use Request**
- 1911 Edwards Street
 - PPIN: 6392
 - Flood Zone: AE, X
 - Ward 5, Forrest County

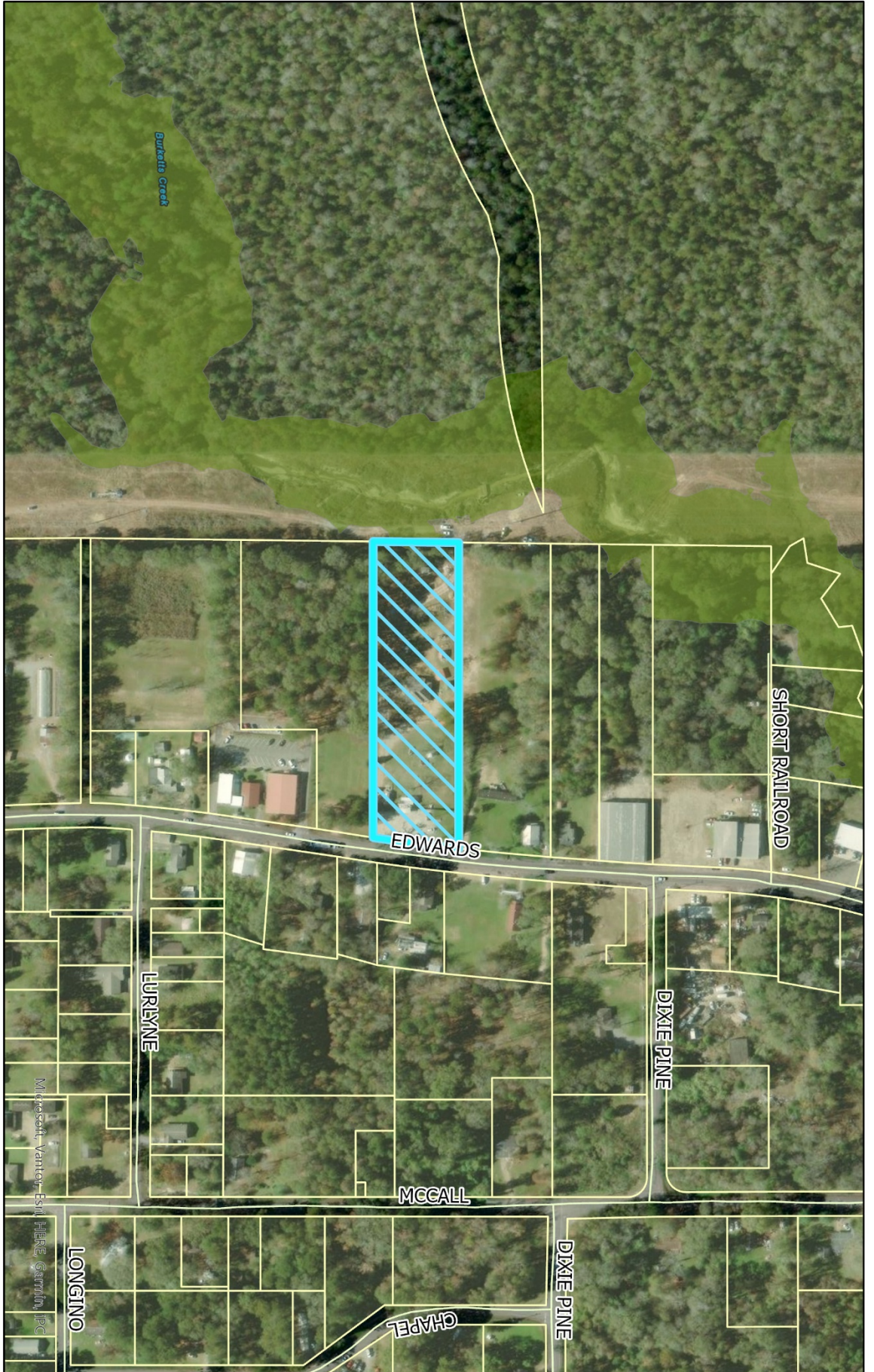
DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 2/24/2026 4:33 PM

0

500 Feet

URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°17'15"W 31°17'42"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)
- █ 1911 Edwards Street

Conditional Use Request
 1911 Edwards Street
 PPIN: 6392
 Flood Zone: AE, X
 Ward 5, Forrest County

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URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°17'15"W 31°17'42"N



Surrounding Area Image



Surrounding Area Image





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: Sandra or Mitchell Mallett Project Name: Mallett wing and more
 Municipal Address of Site: 1911 Edward St PPIN #: 6392

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 checked="" 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 checked="" 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: <u>B-2</u>	Historic District: <u>N/A</u>	Flood Zone: <u>X</u>	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5
Project Number:		Received:	
PPIN # or Parcel #: <u>6392</u>			

Forrest County
Filed/Recorded JULY 22 2015 09:42:00AM
Witness my hand and seal
Jimmy C. Havard
Chancery Clerk

Document Prepared by and Return to:
Greer Law Firm, PLLC
Charles E. Greer V (MSB#101080)
14 Orleans Drive, Ste. A
Hattiesburg, MS 39402
(601) 583-2133

State of Mississippi
County of Forrest

WARRANTY DEED

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

Betty A. Magee fka Betty A. Miller, Grantor(s)

1909 Edwards Street
Hattiesburg, MS 39401
Phone: 601-255-0983

does hereby sell, convey, and warrant unto

Betty A. Magee and Craig Steven Magee, Grantee(s)

1909 Edwards Street
Hattiesburg, MS 39401
Phone: 601-255-0983

but subject to the exceptions, reservations, restrictions, covenants and conditions, if any, hereafter stated, fee simple title as joint tenants with full rights of survivorship and not as tenants in common to the following described property situated in Forrest County, State of Mississippi, more particularly and certainly described as follows:

INDEXING INSTRUCTIONS: NW 1/4 of SE 1/4 of Section 22, T-4-N, R13-W, Forrest County,

R15F-627

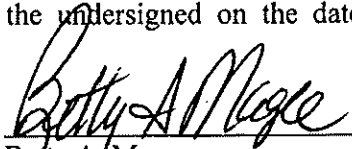
Inst. 736339
Bk 1207 Pg 0524

Mississippi

It is agreed and understood that taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantees or their assigns any deficit on an actual proration. In the event that the proration based on the estimated tax is determined to be greater than the actual proration necessary, the Grantees agree to refund to said Grantor the difference between the estimated proration and the actual proration.

THIS CONVEYANCE is subject to any and all restrictive covenants, easements, liens, dedications, rights-of-way, and oil, rights or mineral reservations or conveyances of record pertaining or affecting the usage of the herein described property.

WITNESS the respective hand and signature of the undersigned on the date herein acknowledged.



Betty A. Magee
fka Betty A. Miller

STATE OF MISSISSIPPI
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of July, 2015, within my jurisdiction, the within named Betty A. Magee fka Betty A. Miller who acknowledged that he/she executed and delivered the above and foregoing instrument.

GIVEN MY HAND AND OFFICIAL SEAL OF OFFICE, this 14th day of July, 2015.




NOTARY PUBLIC
MY COMMISSION EXPIRES:

R15F-627

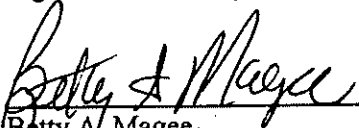
Inst. 736339
Bk 1207 Pg 0525

Exhibit A

All that part of the North half of the North half of the Northwest Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 13 West, Forrest County, Mississippi, particularly described as my metes and bounds as follows, to wit:

Beginning at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of the said section, or at the center of said section and run thence South 172 feet to Southwest Corner of the land deeded on June 3, 1935, by Cora A. Byrd, for a Point of Beginning; thence continue South 172 feet along the Western boundary of the Northwest Quarter of the Southeast Quarter of said section: thence run East 660 feet, more or less, to the Western boundary of Highway 49, otherwise known as West Dixie Highway, thence North along said Highway 172 feet, more or less, to the South line of the land deeded by the said Joseph M. Byrd, as foresaid, thence West along the South line of the land so deeded to Joseph M. Byrd for a distance of 660 feet more or less to the Point of Beginning.

Signed this 14th day of July, 2015.



Betty A. Magee
fka Betty A. Miller

Inst. 736339
Bk 1207 Pg 0526

R15F-627

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

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

None

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

Restaurant without drive thru

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

yes parking is ok for use
Restripe the parking

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?

20 people

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

yes

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 4 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 for Land Development Code and GIS map. Access via link or QR code.



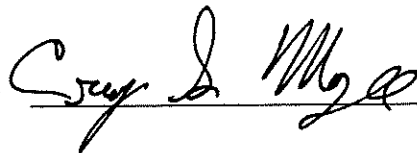




Craig Steve Magee
1909 Edwards Street
Hattiesburg, MS 39401

January 22, 2026

I, Craig S Magee, will be leasing 1911 Edwards Street, Hattiesburg, Mississippi 39401 to Sandra and Mitch Moffett. On the property is a 2003 Well Concession Food trailer that was purchased by Sandra and Mitch Moffett's and the land was not included. They will pay \$200 dollars monthly, and they will be responsible for purchasing their owners or liability insurance. I will not be responsible for any injury that may occur.

Thanks

Craig S Magee  _____

Sandra Moffett  _____
Mitch Moffett  _____

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

1911 Edward St Hattiesburg MS 39401
Street Address City State

on this the 26th day of JAN, 2020

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____.

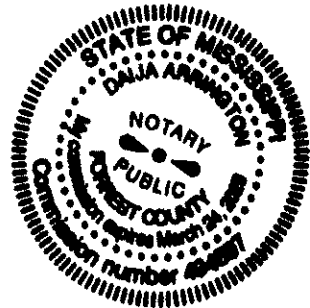
Sandra moffett
Applicant (Print)
Sandra Moffett
Applicant (Signature)

STATE OF Mississippi
COUNTY OF Forrest

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of January, 2020.
Dawn Lusk
NOTARY PUBLIC

My Commission Expires:
March 24, 2029



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

1911 Edward St Hattiesburg MS 39401
Street Address City State

on this the 26th day of 1, 2026

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.

Sandra Mottet

on this the 26th day of Jan, 2026

Craig STEVE Magee
Property Owner (Print)

Craig Steve Magee
Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

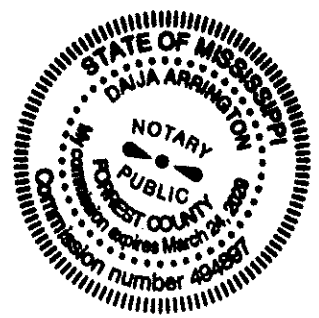
Craig Magee

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of January, 2026.

Danya Duffee
NOTARY PUBLIC

My Commission Expires:
March 24, 2029





Staff Present:

Cory Long (Planning Manager), Jerald Little (Engineering Technician), Noah Gower (Engineering Tech), Shawn Whitaker (Fire Marshall), Kevin Bates (Building Official), Daija Arrington (Planning Office Manager),

Project: Moffett’s Wings & More

Address: 1911 Edward St.

Presented by: Sandra Moffett and Mitchell Moffett

Project Type: Reactivation

PPIN: 6392

Flood Zone:X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 5

Estimated Cost: TBD

Zoning: B-2

Designated Use: Restaurant without drive-thru

PROJECT SUMMARY:

Applicant Summary

- . The applicant recently purchased this structure and would like to reactivate the restaurant. This would be a food pick-up-and-go restaurant. The applicants are leasing space from property owners at 1909 Edward St. The Moffetts own the food trailer.
- Planning
 - Conditional Use required with the Hattiesburg Planning Commission
 - Next available public hearing date: March 4th, 2026
 - Application Deadline: January 26th, 2026
 - Staff recommends speaking with Ward 5 Councilman Nick Brown
 - Contact Clerk of Council Ronda Kennedy to obtain Councilman Brown's contact information
 - Ronda Kennedy- 601.545.4551
 - The parking spaces would need restriping – LDC section: 7.5.4.4
 - Signage
 - A business sign would require a sign permit. Staff recommend considering signs for the building or for free-standing structures. - LCD section 10.1
 - Street Tree
 - Contact Darrien Brakley (City Arborist) for evaluation.
 - Darrien Brakley- 601.545.1541
- Building
 - If dining is desired outside, then restrooms would need to be provided to customers
- Engineering
 - No Comment

Pre-application meeting notes are provided as a courtesy by staff during pre-application meetings.

These notes are not exhaustive. All Land Development Codes and City Ordinances apply, even if not listed during a pre-application meeting.

- Fire
 - No Comment
- NEXT STEPS:
 - Submit “Conditional Use” public hearing application
 - Available public hearing date: March 4th, 2026
 - Application Deadline: January 26th, 2026
 - Forwarded to City Council on March 16th,2026
 - PTL on file will not be approved until Conditional Use Approval.

APPLICATIONS REQUIRED:

- | | | |
|---|-------------------------------------|-----------------------------|
| <input type="checkbox"/> Site Plan Review Checklist and Application | <input checked="" type="checkbox"/> | Conditional Use Application |
| <input checked="" type="checkbox"/> Public Hearing Application | <input type="checkbox"/> | Street/Alley Closing |
| <input type="checkbox"/> Variance Application | <input type="checkbox"/> | Major Subdivision |
| <input type="checkbox"/> Rezone Application | <input type="checkbox"/> | Minor Subdivision |
| <input type="checkbox"/> Certificate of Appropriateness (Historic) | <input type="checkbox"/> | Building Permit Application |
| <input type="checkbox"/> Privilege Tax License | <input type="checkbox"/> | Sign Permit |

Pre-application meeting notes are provided as a courtesy by staff during pre-application meetings. These notes are not exhaustive. All Land Development Codes and City Ordinances apply, even if not listed during a pre-application meeting.



Hattiesburg Planning Commission

Planning Division

Item D - Staff Report

March 4, 2026

Quick Facts:

Applicant:

Flora McIntyre

Address:

503 Perry Street

Zoning:

R-1C Single-family Residential

Future Land Use:

Neighborhood Conservation 2

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

5

County:

Forrest

PPIN Number(s):

12378

Parcel Number(s):

2-042E-26-031.00



Property Image

Applicant's Requests:

Flora McIntyre, Flora McIntyre, Property Owner, requests a rezoning from R-1C to A-2 for a property at 503 Perry Street (PPIN 12378, Ward 5, Forrest County).



Background and History

Staff met with the applicant on two occasions for pre-application meetings to discuss housing options for her property at 503 Perry Street. The applicant told staff that the existing home was over 100 years old and in poor condition, and that her aim was to place a mobile home on the lot to provide safe and adequate housing.



Property / Surrounding Area Image

Staff advised that her lot is zoned R-1C (Single Family Residential) and that mobile homes are not permitted in that zoning. Staff explained that the property would need to be rezoned to an agricultural zoning classification in order to have a mobile home, and the applicant is pursuing a zoning change to A-2 (Agricultural Residential), which allows for the placement of mobile homes. Staff also explained that a variance would be required, as her lot was smaller than the minimum lot size of 43,560 sq ft required in an A-2 zone. The applicant is also pursuing a variance from the minimum lot size requirement for A-2 zoning, requesting that the minimum lot size be her lot at 19,350 sq ft. The rezoning request is contingent on the variance approval.

Future Land Use:

Neighborhood Conservation District 2 – Suburban Neighborhoods

This Neighborhood Conservation District is primarily a residential district located in conventional subdivisions. In this district, large tracts of land were platted as single-family residential neighborhoods. Other than schools and churches, non-residential land uses are not typically found in these districts.



Property / Surrounding Area Image

District Characteristics The characteristics of this district include the following: low-density or moderate-density single-family residences; building lots with front and side yards with standard depths; and a lower overall density of development than downtown or historic neighborhoods

District Land Uses The following land uses should be found in this district: single-family residential uses; public and quasi-public uses, such as churches and schools; small neighborhood parks and tot lots.

Codes and Regulations

SECTION 4: Zoning Districts Established

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.

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

SECTION 6: Dimensional Standards and Measurements

Table 6.1 Dimensional Standards

District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
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%	-

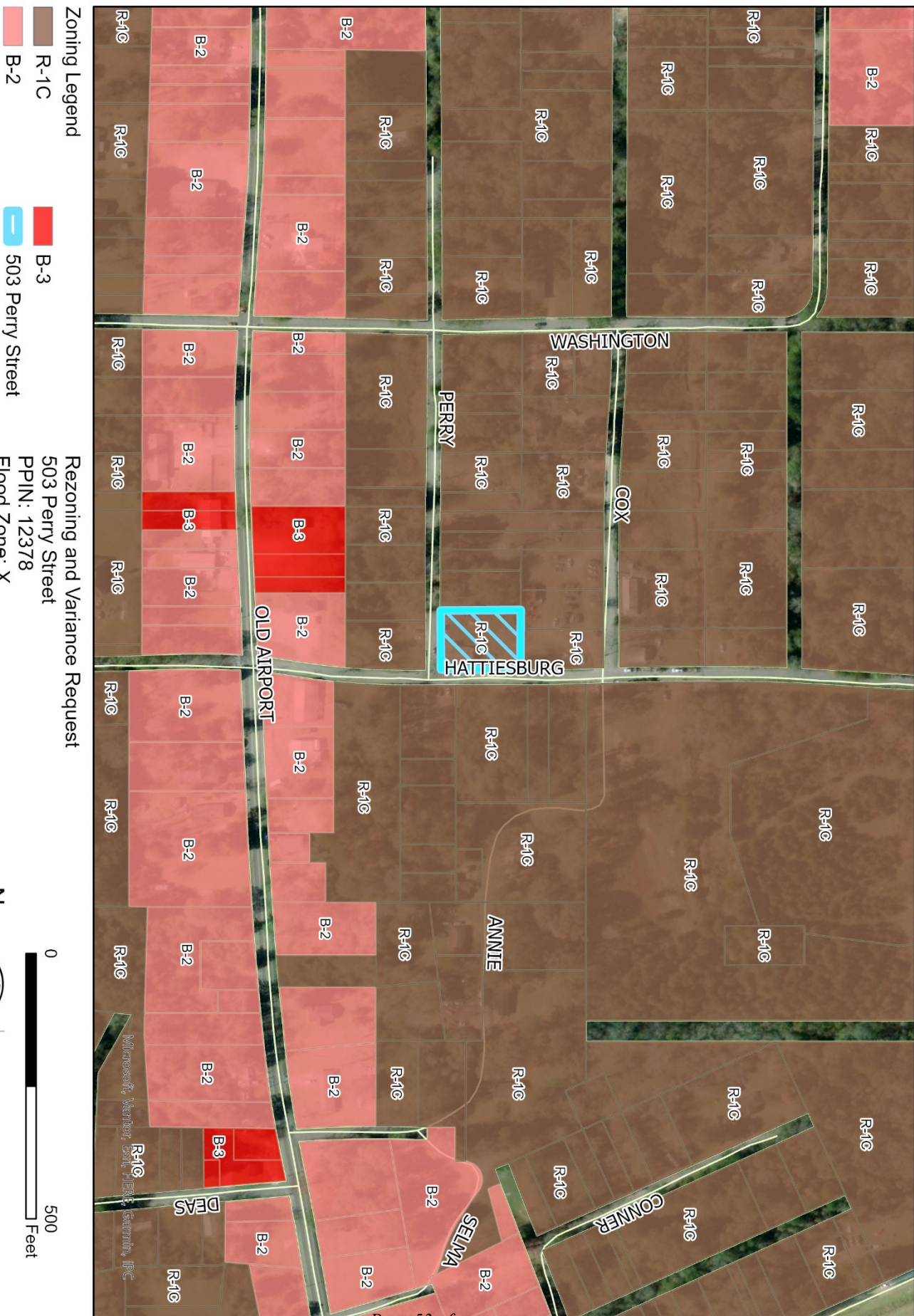
Considerations and Basis for Approval

Option:

Recommend approval or denial of a request for a zoning change from R-1C to A-2 for a property at 503 Perry Street (PPIN 12378, Ward 5, Forrest County).

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



Zoning Legend

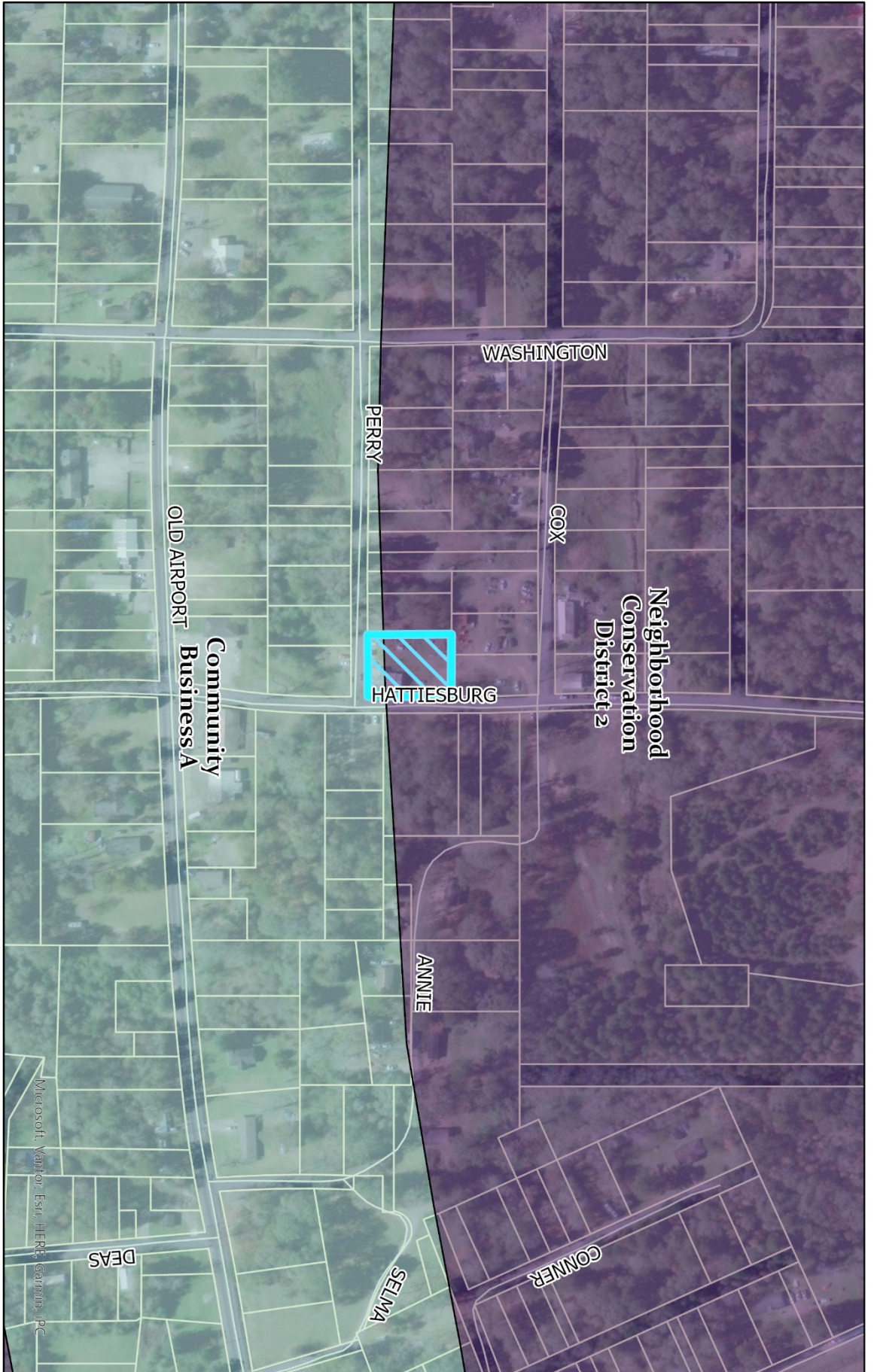
- R-10G
- B-2
- B-3
- 503 Perry Street

Rezoning and Variance Request
 503 Perry Street
 PPIN: 12378
 Flood Zone: X
 Ward 5, Forrest County



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89° 16' 17" W 31° 16' 43" 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: 2/3/2026 12:05 PM



- Future Land Use Map**
- Community Business A
 - Neighborhood Conservation District 2
 - 503 Perry Street

Rezoning and Variance Request
 503 Perry Street
 PPIN: 12378
 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: 2/3/2026 12:07 PM



N



0 500 Feet



URBAN DEVELOPMENT
 PLANNING DIVISION

Center: 89°16'17"W 31°16'43"N



Surrounding Area Image- facing Perry Street



Surrounding Area Image Facing N Hattiesburg Avenue





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: Flora McIntyre Project Name: _____

Municipal Address of Site: 503 Perry St. Hattiesburg, MS 39401 PPIN #: 12378

Parcel Number(s): 2-042E-20-031.00

Type of Public Hearing	Additional Information Needed:
<input checked="" 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 checked="" 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>R-1-C</u> Proposed Zoning: <u>A-2</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)
- Street or Alley Renaming (fill out pages 13 & 14)
- Vacating Street or Alley (fill out pages 13 & 14)
- Text Amendment
- Overlay District
- 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: Flora McIntyre

Signature: Flora McIntyre

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

503 Perry st. Hattiesburg ms 39401
Street Address City State

on this the 29th day of January, 2024.

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.

Deidra Walker

on this the 29th day of January, 2024.

Flora McIntyre
Property Owner (Print)
Flora McIntyre
Property Owner (Signature)

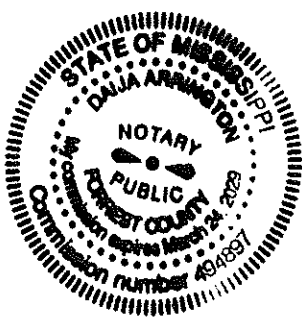
STATE OF Mississippi
COUNTY OF Forrest.

Personally came and appeared before me, the within named Flora McIntyre

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 January, 2024
Daphn Safford
NOTARY PUBLIC

My Commission Expires:
March 24th, 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

503 Perry St. Hattiesburg, MS 39401
Street Address City State

on this the 29th day of January, 2026

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.

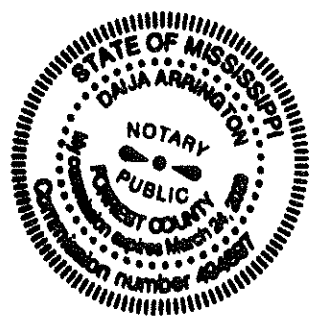
on this the _____ day of _____, 20____.
Deidra Walker
Applicant (Print)
Deidra Walker
Applicant (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named Deidra Walker, 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 January, 2026
[Signature]
NOTARY PUBLIC

My Commission Expires: March 24th, 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.

~~The property~~ This hardship is due to my current property I live in this residents have decline over the years with poor installation. It has fallen apart with poor heating/AC which is no longer safe for reasonable living.

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 I am not asking for any special privillage I am ^{only} asking to be allowed to place a small trailer 2/3 bedroom to live and ask for a safer home to live in and be safer in the area.

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.

IF the rules are followed exactly I want be able to put a trailer on my property and if im not able to put trailer I want be able to Teplace that decline resident with more suitable living.

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

No without the exception the property can not be reasonable use as a residents because the existing house is unsafe there is no practical way to improve under the rules.

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

I am only requesting what is necessary to put a small trailer on my land to make it liveable and safe again.

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.

Allowing this variance would support the purpose of the zoning rules and property by improving safety and living conditions and safety for everyone around the neighborhood.

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:

I have lived at the property for 50 years but the home has been there for 100 years. Over time, many homes in the neighborhood including mine, have aged and declined in condition. Allowing a small modest trailer on this property would not change the residential nature of the neighborhood. It would simply allow safe and decent housing on a lot that has been used as a home. This meets a real need for safe housing and helps prevent further decline of the property.

Forrest County
Filed/Recorded OCTOBER 1 2012 03:14:00PM
Witness my hand and seal
Jimmy C. Havard
Chancery Clerk

Prepared By: Jimmy C. Havard, Chancery Clerk Post Office Box 951 Hattiesburg, MS 39403	Indexing Instructions: Lots 32, 33 & 34 Blk 3 Washington Heights S/D	Return To: Robert E McIntyre 503 Perry St Hattiesburg, MS 39401
TAX DEED		Section 3273. Code 1930

THE STATE OF MISSISSIPPI, FORREST COUNTY

Be it known, that Delbert W. Dearman, Tax Collector of said County of Forrest,
did on the 30th day of August A.D., 2010, according to law, sell the following land,
situated in said County and assessed to Virgie M Roberson to wit:

Receipt # 36346 Parcel # 2-042E-26-031.00 PPIN# 12378
Lots 32, 33 & 34 Blk 3 Washington Heights S/D
Prev # 4550236 STR 26-04N-13W

for the taxes assessed for the year A. D., 2009, when Robert E McIntyre
became the best bidder therefore, at and for the sum of \$393 dollars and 44 cents; and
the same not having been redeemed, I,

Jimmy C. Havard, Chancery Clerk of Forrest County
Post Office Box 951
Hattiesburg, MS 39403
(601) 545-6014

therefore sell and convey said land to the said

Robert E McIntyre
503 Perry St
Hattiesburg, MS 39401
(601) 545-3022

Inst. 695994
Bk 1138 Pg 0481

Given under my hand, the 1st day of October, A.D., 2012.


Chancery Clerk


State of Mississippi
County of Forrest

Personally appeared before me the undersigned authority in and for said County and State, Jimmy C. Havard, Chancery Clerk, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned and for the purpose therein expressed.

Given under my hand and official seal this the 1st day of
October, A.D., 2012.

My Commission Expires:




Notary Public

Inst. 695994
Bk 1138 Pg 0482

AFFIDAVIT

IN RE: Virgie Robertson
NAME
2-042E-26-031.00
PARCEL #
12378 36346
PPIN # RECEIPT #

I certify that I have made a diligent effort to locate the above named person(s) whose property is involved in

TAX SALE # _____

In the following manner:

Phone Directory: X

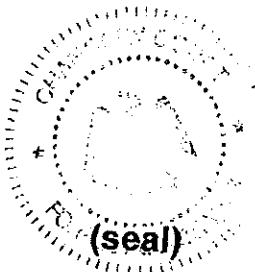
City Tax Collector: X

City Tax Directory: X

Other: _____

Jimmy C Havard, Chancery Clerk

By: Amy Shaguel
Deputy Clerk



Inst. 695994
Bk 1138 Pg 0483



Staff Present:

Nathan Satcher (Senior Planner), Kevin Bates (Building Official), Shawn Whitaker (Fire Marshal), Jerald Little (Engineering Technician), Meridian McDaniel (Planner I), Cory Long (Planning Division Manager), Noah Gower (Engineering Technician)

STATUS: APPLY FOR PUBLIC HEARING

Project: McIntyre House

Address: 503 Perry Street

Presented by: Flora McIntyre and Deidra

Use Designation: Single Family Dwelling

PPIN: 12378

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 5

Construction type: New Construction

Zoning: R-1C

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - Wanting to demolish the existing house and put a mobile home in its place.
- Planning
 - Zoning of the property (R-1C) does not allow for a mobile home—an agricultural zoning is the only zoning that allows for mobile homes.
 - A zoning change request can be made—this requires a public hearing with the Hattiesburg Planning Commission
 - Planning Commission will make a recommendation to City Council, and then the City Council will make a final decision.
 - Staff recommendation to request a zoning change to A-2
 - This zoning requires at least 1 acre of land. This property does not meet this requirement—a variance can be requested for this.
 - A variance requires a public hearing with the Board of Adjustment
 - The Board of Adjustment will make a recommendation to the City Council, and then the City Council will make a final decision.
 - Only one home can be on a property at one time, so the existing house will have to be demolished before a new house can be placed.
- Building
 - A permit will be required for the demolition of the house.
- Engineering
 - If the house is being demolished, a kill service needs to be requested to protect the sewer tap.
- Fire

Pre-application meeting notes are provided as a courtesy by staff during pre-application meetings. These notes are not exhaustive. All Land Development Codes and City Ordinances apply, even if not listed during a pre-application meeting.

- No comments at this meeting.

NEXT STEPS:

- Additional information
 - Staff recommendation for the applicants to talk to the councilman for Ward 5, Nick Brown, about the project.
 - Public Hearing Information:
 - April Dates:
 - Application Deadline: February 23, 2026, at 5:00 pm
 - Public Hearing Date: April 1, 2026, at 1:00 pm
 - May Dates:
 - Application Deadline: March 30, 2026, at 5:00 pm
 - Public Hearing Date: May 6, 2026, at 1:00 pm
- Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan Review Checklist and Application | <input type="checkbox"/> Conditional Use Application |
| <input checked="" type="checkbox"/> Public Hearing Application | <input type="checkbox"/> Street/Alley Closing |
| <input checked="" type="checkbox"/> Variance Application | <input type="checkbox"/> Major Subdivision |
| <input checked="" type="checkbox"/> Rezone Application | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Certificate of Appropriateness (Historic) | <input type="checkbox"/> Building Permit Application |
| <input type="checkbox"/> Privilege Tax License | <input type="checkbox"/> Sign Permit |

Pre-application meeting notes are provided as a courtesy by staff during pre-application meetings. These notes are not exhaustive. All Land Development Codes and City Ordinances apply, even if not listed during a pre-application meeting.



Hattiesburg Planning Commission Planning Division

Item E- Staff Report

March 4, 2026

Quick Facts:

Applicant:

City of Hattiesburg

Address:

Properties are located on Sullivan Kilrain and US Highway 11, generally south of the I-59 / U.S. Highway 11 intersection

Zoning:

None

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

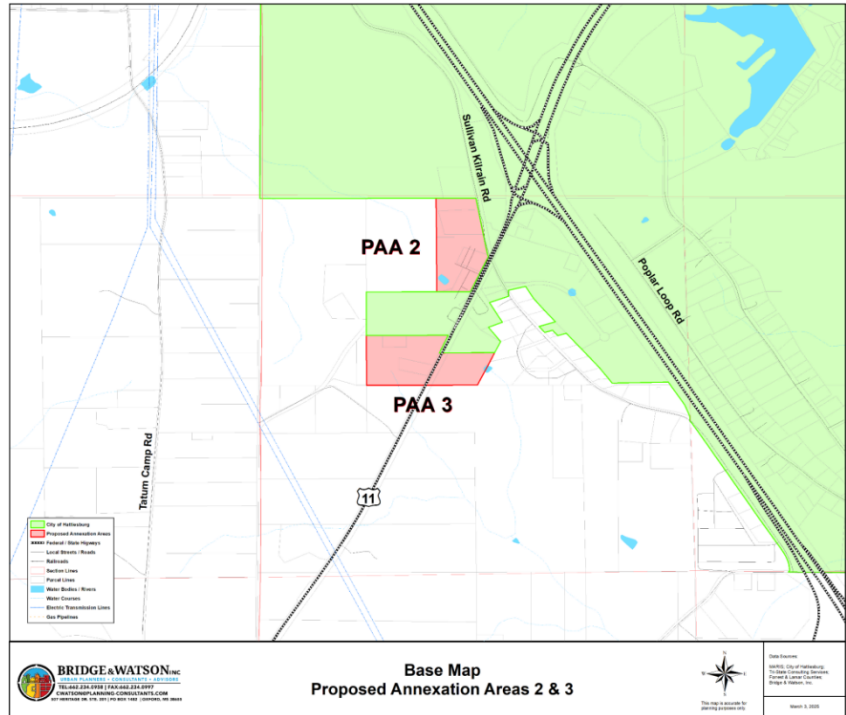
5

County:

Forrest

PPIN Number(s):

43510, 5332 5333, 5315, 5326, 5328, 5329, 5325, 5327.



*Annexed Areas Map from Services and Facilities Plan –
Adopted November 4, 2025*

Applicant’s Request:

The City of Hattiesburg requests to zone recently annexed properties located along U.S. Highway 11 and Sullivan Kilrain Road, generally south of the I-59 / U.S. Highway 11 intersection, to the B-5 (Regional Business) zoning district. PPINS: 43510, 5332 5333, 5315, 5326, 5328, 5329, 5325, 5327. (Ward 5, Forrest County.)

Background and History

In late 2025, the City finalized annexation of multiple areas, including properties along Sullivan Kilrain Road, U.S. Highway 11, and the Hunter’s Point subdivision. As part of post-annexation implementation, the City must amend the official zoning map to apply City zoning districts to newly annexed properties. This request addresses the annexed properties along Sullivan Kilrain Road and U.S. Highway 11. The Hunter’s Point subdivision will be addressed through a separate request, anticipated for April 2026.

When property is annexed into the City, it typically enters with the county’s existing zoning designation (if any) until City zoning is formally applied. Forrest County does not have countywide zoning, so these properties entered the City unzoned. Zoning must be formally applied through the adoption of a zoning map amendment, following applicable state notice and public hearing requirements, before the B-5 district standards are administered to these properties.

The B-5 (Regional Business) district is proposed to extend the existing commercial corridor pattern in this area. Surrounding zoning and land use context support this designation. The Future Land Use Map identifies the area south of I-59 within the Regional Business Corridor framework, which is consistent with the application of the B-5 district along major corridors. The City is currently updating the Comprehensive Plan, during which a new Future Land Use Map will be adopted, including a future land use designation for these recently annexed properties.

Future Land Use:

Regional Business District

The Regional Business District is primarily a non-residential district located along major arterial streets and highways. Limited types of residential uses—apartment complexes and second-floor housing in strip commercial or lifestyle centers—are allowed and encouraged to locate in this district. The nature and volume of traffic along these corridors are different from the traffic along other commercial corridors, and therefore, the land uses require special consideration. The land uses in this district may generate a higher volume of regional traffic and/or require frequent access by large trucks and commercial vehicles.

District Characteristics: The characteristics of this district include the following: suburban-style commercial centers and big-box buildings; well-positioned and screened outdoor uses; mixed-use buildings and developments; high-density residential developments such as apartment complexes; large, private parking areas; and light industrial campuses and employment centers. Regulations should be established to promote development patterns for these uses that enhance the streetscape, screen outdoor storage and equipment areas from public view, and enable safe circulation among neighboring properties without requiring travel on the street or highway corridor.

District Land Uses: The following land uses should be found in this district: high-density residential uses; public and quasi-public uses; hotels and motels; general indoor and outdoor retail uses; heavy commercial and light industrial uses; service and office land uses; and light industrial campuses and corporate offices.

The Regional Business District, classified as B-5, provides a location for the largest, most land-intensive commercial uses, including regional “big box” retail stores, large strip commercial centers, shopping malls, and automobile sales businesses. These districts are primarily located along major corridors such as U.S. Highway 49, U.S. Highway 98, U.S. Highway 11, and U.S. Highway 42. The largest regional business area within the city is in western Hattiesburg along U. S. Highway 98 in Lamar County campuses and employment centers. Regulations should be established to promote development patterns for these uses that enhance the streetscape, screen outdoor storage and equipment areas from public view, and enable safe circulation among neighboring properties without requiring travel on the street or highway corridor.

SECTION 4: Zoning Districts Established

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

SECTION 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%	-
R-2	4,000/ 40	2 per lot	-	20	-	10	20	35 feet or 3 stories	50%	-
R-3	7,500/ 40	17 per acre	-	20	-	5	20	35 feet or 3 stories	50%	-
B-1	0/100	-	.75	20	25	0 or 15	0	35 feet or 3 stories	80%	20
B-2	4,000/ 100	-	0.75	0	10	0 or 10	0	35 feet or 3 stories	80%	20
B-3	No minimum/ 100	-	1.00	30	-	0 or 10	0	40 feet or 3 stories	80%	30
B-4	No minimum/ none	-	No limit	0	10	0	0	135 feet or 10 stories	100%	40
B-5	No minimum/ 100	-	1.50	30	150	0 or 10	0	72 feet or 6 stories	90%	50

Considerations and Basis for Approval

Applicant’s Requests:

Zoning Request - The City of Hattiesburg requests to zone recently annexed properties located along U.S. Highway 11 and Sullivan Kilrain Road, generally south of the I-59 / U.S. Highway 11 intersection, to the B-5 (Regional Business) zoning district. PPINS: 43510, 5332 5333, 5315, 5326, 5328, 5329, 5325, 5327. (Ward 5, Forrest County.)

Option:

Recommend approval or denial of applying the B-5 zoning district to the recently annexed properties into the City of Hattiesburg:

Property Address	Parcel Number	PPIN
US HWY 11 (no structure)	1 - 051D -06-011.01	43510
4101 U.S. Hwy 11	1-051D-06-011.00	5332
4107 U.S. Hwy 11	1-051D-06-012.00	5333
U.S. Hwy 11 (no structure)	1-051D-06-013.00	5315
261 SULLIVAN KILRAIN ROAD	1-051D-06-003.00	5326
4055 HWY 11	1-051D-06-004.00	5328
US HWY 11 (no structure)	1-051D-06-005.00	5329
251 SULLIVAN KILRAIN ROAD	1-051D-06-001.00	5325
1493 SULLIVAN KILLRAIN ROAD	1-051D-06-002.00	5327

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

- Zoning Classes**
- R-1A
 - B-3
 - B-5
- Parcels with Proposed Zoning of B-5**
- City Boundary

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: 2/24/2026 4:49 PM

Zoning to Newly Annexed Areas
 HWY 11 and Sullivan Kilrain Road
 Proposed Zoning District of B-5



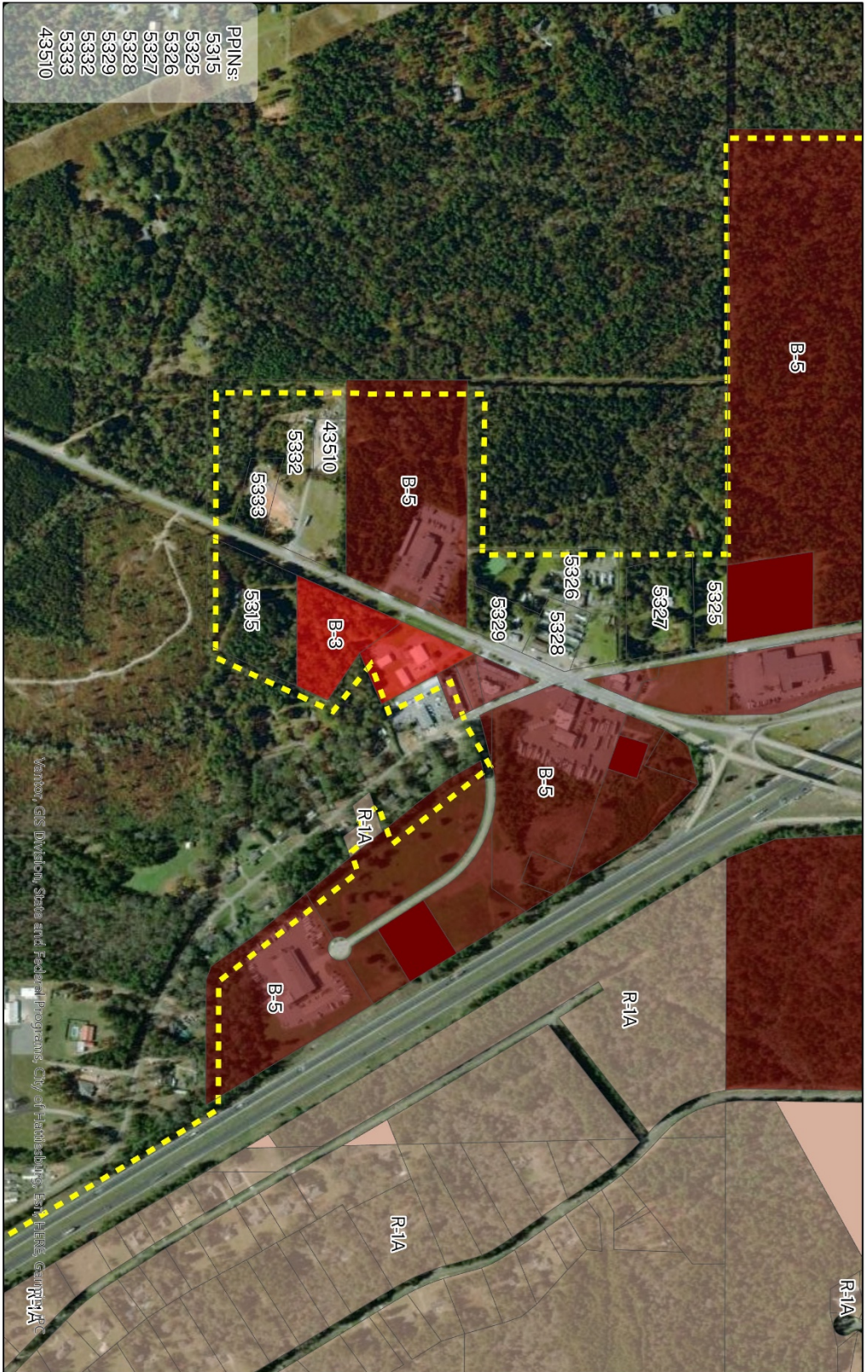
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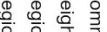
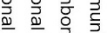
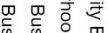


**URBAN DEVELOPMENT
 PLANNING DIVISION**

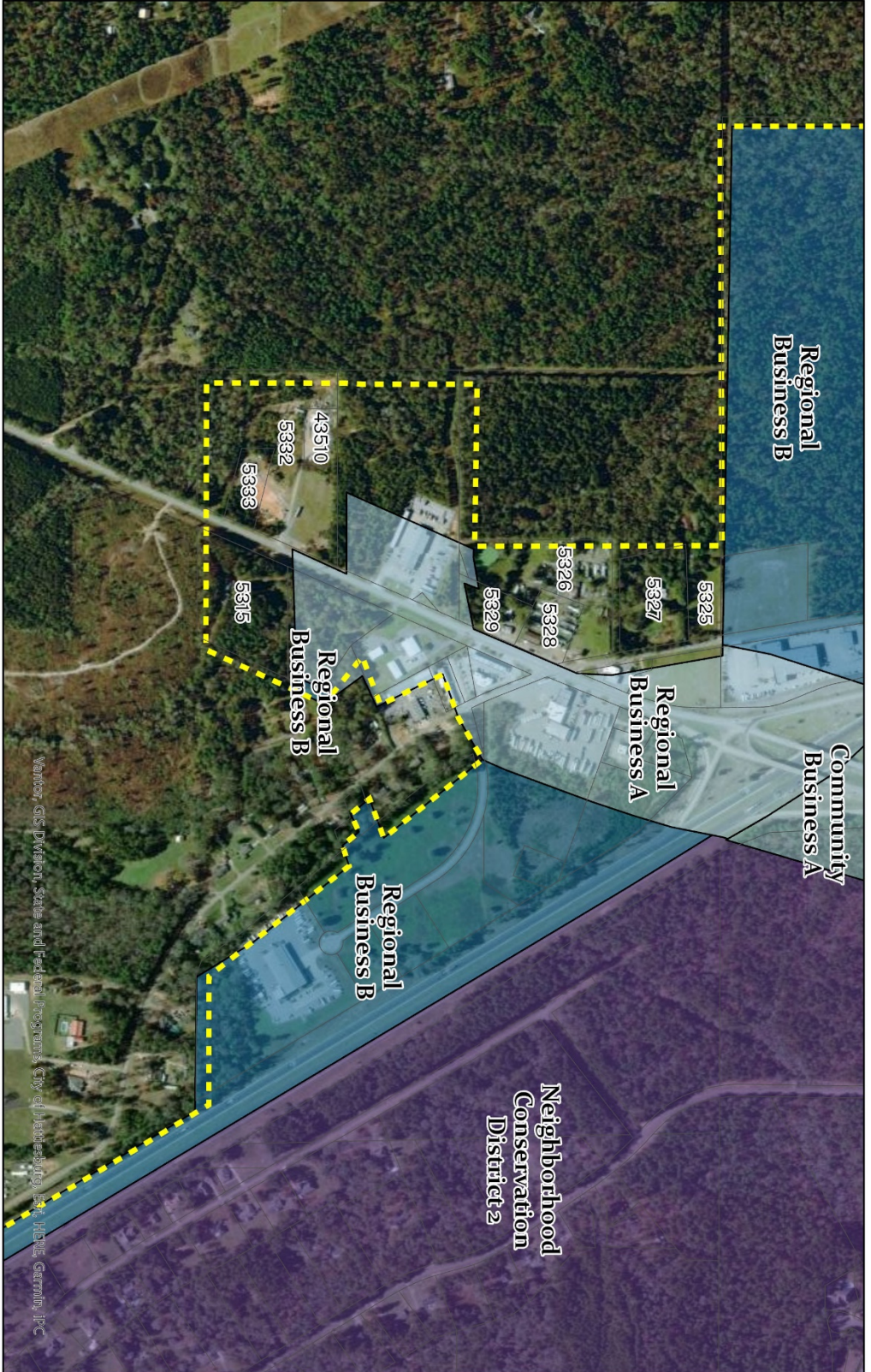
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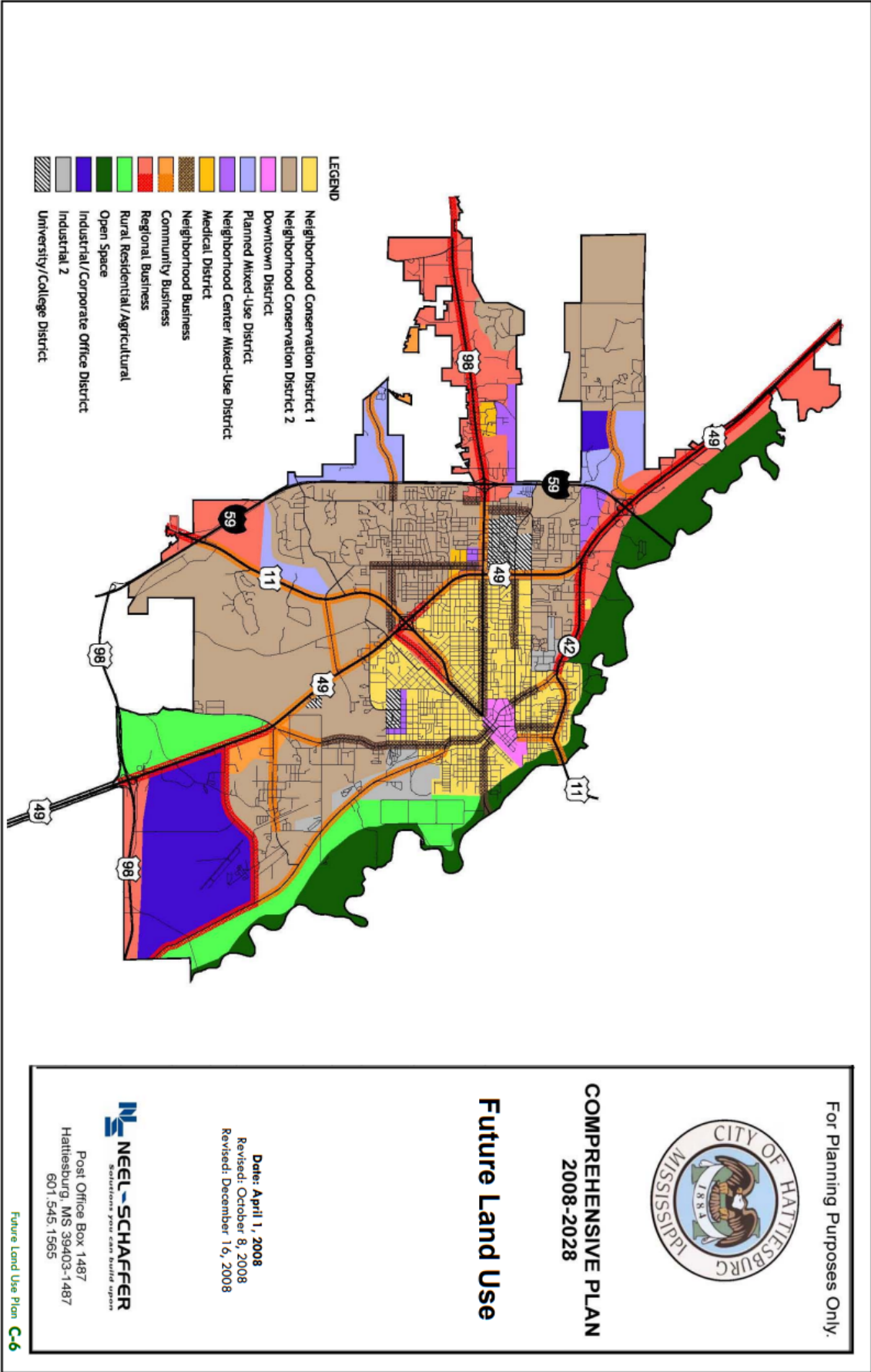




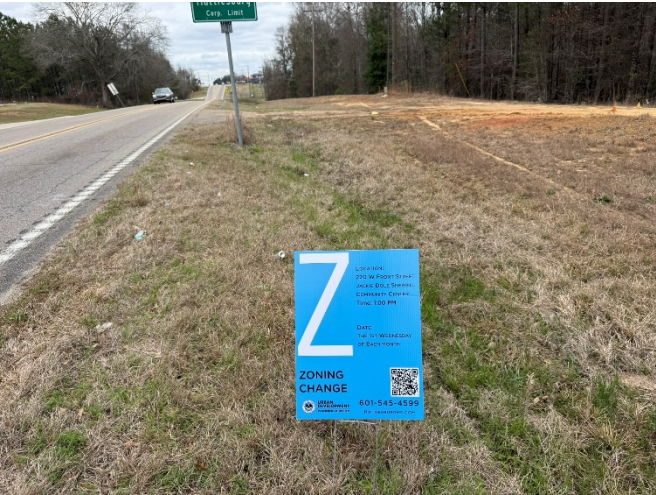
- Future Land Use Map
-  Community Business A
 -  Neighborhood Conservation District 2
 -  Regional Business A
 -  Regional Business B
 -  Parcels with Proposed Zoning of B-5
- DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 2/24/2026 4:29 PM

Zoning to Newly Annexed Areas
 HWY 11 and Sullivan Kilrain Road
 Proposed Zoning District of B-5





Additional Photos of Surrounding Land Uses and Areas Proposed for the B-5 Zoning





Quick Facts:

Applicant:

City of Hattiesburg

Purpose of Request:

Text Amendment to the Land Development Code, Ordinance #3209, as Amended

1. Establish Accessory Dwelling Unit Regulations
2. Correct Section 4 (Right Down Broadway)

Hattiesburg Planning Commission Planning Division

Item F- Staff Report

March 4th, 2026

Text Amendment Request: The City of Hattiesburg requests a text amendment to the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to the following sections:

- Section 4 (Zoning Districts Established)
- Section 5 (Use Regulations and Conditions)
- Section 13 (Definitions).

Summary:

The City of Hattiesburg requests adoption of Land Development Code text amendments to:

1. Establish Accessory Dwelling Unit (ADU) regulations, including a definition and conditions of use; and
2. Correct Section 4 (zoning districts and overlays) to require conditional use approval for drive-through restaurants within the Right Down Broadway overlay, consistent with the adopted plan and the policy direction presented to the public and City Council.

Summary:

Over the past several years, the City has undertaken a series of planning and code modernization efforts intended to better align zoning regulations with neighborhood context, corridor reinvestment goals, and evolving housing needs. The proposed text amendments advance that work in two related ways: first, by establishing a clear, citywide framework for Accessory Dwelling Units (ADUs); and second, by correcting an omission in the Right Down Broadway overlay standards so the codified regulations match the policy direction that was publicly presented and relied upon during adoption.

Accessory Dwelling Units (ADUs)

ADUs are small, secondary dwelling units located on the same lot as a principal single-family residence. They can take the form of an internal apartment, an addition, or a detached unit within or attached to an accessory structure. In many communities, ADUs serve a practical role by providing flexible housing options while maintaining the scale and character of single-family neighborhoods. They can support aging-in-place by allowing caregivers or family members to live nearby, provide a smaller unit for a young adult or workforce household, and create a modest rental option that can help homeowners offset housing costs.

The proposed regulations are intended to bring predictability and consistency to how ADUs are permitted in the City. Rather than treating these units on a case-by-case basis through the conditional use approval process, the proposed regulations establish an explicit definition and a set of baseline standards intended to preserve neighborhood compatibility and reduce administrative uncertainty. The standards focus on the most common issues raised by residents and staff, including limiting ADUs to one per lot, setting a clear maximum size threshold, ensuring the ADU remains subordinate to the principal structure, and preventing separate sale or subdivision of the unit. Utility metering is addressed to reinforce the “single-lot, single primary dwelling” relationship, and the draft also clarifies that no additional off-street parking is required, which helps avoid unnecessary paving or lot reconfiguration on established residential parcels. Overall, the intent is to allow incremental housing flexibility while keeping ADUs clearly accessory and compatible in form and function.

The proposed ADU regulations were developed through multiple meetings of a Planning Commission subcommittee, with guidance from Planning staff.

Right Down Broadway overlay correction (drive-through restaurants)

The Right Down Broadway initiative established a vision and implementation framework for the Broadway corridor that emphasizes walkability, reinvestment, and a more cohesive urban form. As part of that work, corridor uses and site design were discussed in depth, including the potential impacts of drive-through restaurant formats on a pedestrian-oriented corridor. Throughout the planning process, public presentations, and discussions with City Council, the policy direction presented was that drive-through restaurants within the overlay should be subject to conditional use approval. This approach is commonly used to allow a community to evaluate site-specific impacts and apply conditions when appropriate, rather than allowing a use by-right in all cases.

During final ordinance preparation and adoption, the language implementing that conditional use requirement was unintentionally left out of the codified overlay standards, even though it was included in project materials and presented publicly as part of the adopted implementation strategy. The proposed amendment is therefore a corrective change. Its purpose is not to introduce a new policy direction, but to ensure the Land Development Code reflects the corridor standards that were

communicated to stakeholders and relied upon during adoption of the Right Down Broadway package. Establishing a conditional use review for drive-through restaurants in the overlay establishes the intended mechanism for case-by-case evaluation and helps ensure future applications are reviewed in a manner consistent with the corridor’s adopted goals.

Proposed Amendments to the Land Development Code:

Section 4: Zoning Districts

Within the Broadway Corridor Overlay District (BCO), the use of “Restaurant, with drive-through” requires conditional use approval.

Section 5: Use Regulations:

Accessory Dwelling Units – Proposed Regulations for the City of Hattiesburg

Make the following change to Table 5.1, Table of Uses:

- o Allow ADUs with conditions in the following zones: All A and R Zones, B-1 and B-2, and allow as a conditional use in a B-4 zone.

Proposed Language for Conditions of Use to be added Under Section 5.1, Additional Use Conditions:

- i. **Existing ADUs.** Accessory dwelling units lawfully established prior to the effective date of this ordinance are hereby recognized as legally established and may continue, subject to compliance with applicable building and fire codes.
- ii. **Number per lot.** A maximum of one (1) accessory dwelling unit is permitted per zoning lot.
- iii. **Location and conversions.** An ADU may be created within the principal structure or within an accessory structure. An existing lawful accessory structure may be converted to an ADU, provided the conversion complies with applicable building, fire, and life-safety codes.
- iv. **Maximum size.** An ADU shall not exceed six hundred (600) square feet or thirty-three percent (33%) of the gross floor area of the principal structure, whichever is greater. ADU floor area shall also count toward any maximum accessory structure area limitation applicable to the zoning lot. An ADU shall not exceed the gross floor area of the principal structure.
- v. **Utilities.** The ADU shall be served by the same utility meters as the principal structure. Separate utility meters are prohibited unless the underlying zoning district expressly permits more than one (1) dwelling unit on a zoning lot.
- vi. **Parking.** No additional off-street parking is required for an ADU.
- vii. **Design compatibility.** The ADU shall be compatible with the principal structure in overall exterior appearance. Compatibility shall be met through objective elements such as roof form

or pitch, exterior siding or wall materials, and window and door proportions, to the extent practicable.

- viii. **Height.** An ADU shall comply with the maximum height of the underlying zoning district and shall not exceed the height of the principal structure.
- ix. **Other applicable standards.** Except as expressly modified herein, an ADU shall comply with all other applicable standards of this Code, including standards applicable to accessory structures and the underlying zoning district.
- x. **No separate sale.** An ADU shall not be sold separately from the principal structure and shall not be subdivided as a separate lot or condominium unit.

Section 13: Definitions:

Definition:

Accessory Dwelling Unit (ADU). A residential living unit located on the same zoning lot as a principal single-family dwelling, or to be constructed concurrently with a principal single-family dwelling. An ADU provides complete independent living facilities for one (1) household, including permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU may take various forms, including a detached unit; a unit within an accessory structure, such as a detached garage; or a unit within an expanded or remodeled principal dwelling. An ADU is accessory to, and subordinate to, the principal dwelling unit.

ORDINANCE NUMBER _____
OF THE
CITY OF HATTIESBURG, MISSISSIPPI

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE,
ORDINANCE NUMBER 3209, AS AMENDED, SECTION 4 - ZONING DISTRICTS
ESTABLISHED, SECTION 5 -USE REGULATION, AND SECTION 13 DEFINITIONS,
FOR THE CITY OF HATTIESBURG, MISSISSIPPI.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI:**

SECTION 1. That the Land Development Code, Ordinance Number 3209, as amended, of the City of Hattiesburg, Mississippi, be further amended as follows:

Code Section	Amendment <i>Explanation of the amendment in italics</i>
Section 4.7.2	<i>Add the following to create a new subsection under 4.7.2, and renumber the section accordingly:</i> 4.7.2.3 Conditional Use Approval. Within the Broadway Corridor Overlay District, the following uses shall require conditional use approval, along with following all applicable additional use conditions as cross-referenced in Table 5.1, Table of Uses: <ol style="list-style-type: none"> i. Restaurant, with drive-through
Section 5, Table 5.1	<i>Amend Accessory Dwelling Unit use districts to be allowed in A and R zones, and conditional use approval in the B-4 District only:</i> For “Accessory Dwelling Unit”, make the following changes: <ul style="list-style-type: none"> • Remove “Conditional Use” in all zoning districts • Change to “Permitted with Conditions” in A-1, A-2, R-1A, R-1B, R-1C, R-2, R-3, B-1, and B-2 Zoning Districts; • Require “Conditional Use” in the B-4 zoning district. • Change to “Not Permitted” in the B-5, I-1, and I-2 zoning districts.
Section 5, Table 5.1	<i>Add the following Use Conditions for “Accessory Dwelling Unit (ADU) under section 5.1 and number accordingly:</i> Accessory Dwelling Units <ol style="list-style-type: none"> i. Existing ADUs. Accessory dwelling units lawfully established prior to the effective date of this ordinance are hereby recognized as legally established and may continue, subject to compliance with applicable building and fire codes. ii. Number per lot. A maximum of one (1) accessory dwelling unit is permitted per zoning lot. iii. Location and conversions. An ADU may be created within the principal structure or within an accessory structure. An existing lawful accessory structure may be converted to an ADU, provided the conversion complies with applicable building, fire, and life-safety codes. iv. Maximum size. An ADU shall not exceed six hundred (600) square feet or thirty-three percent (33%) of the gross floor area of the principal structure, whichever is greater. ADU floor area shall also count toward any maximum

	<p>accessory structure area limitation applicable to the zoning lot. An ADU shall not exceed the gross floor area of the principal structure.</p> <p>v. Utilities. The ADU shall be served by the same utility meters as the principal structure. Separate utility meters are prohibited unless the underlying zoning district expressly permits more than one (1) dwelling unit on a zoning lot.</p> <p>vi. Parking. No additional off-street parking is required for an ADU.</p> <p>vii. Design compatibility. The ADU shall be compatible with the principal structure in overall exterior appearance. Compatibility shall be met through objective elements such as roof form or pitch, exterior siding or wall materials, and window and door proportions, to the extent practicable.</p> <p>viii. Height. An ADU shall comply with the maximum height of the underlying zoning district and shall not exceed the height of the principal structure.</p> <p>ix. Other applicable standards. Except as expressly modified herein, an ADU shall comply with all other applicable standards of this Code, including standards applicable to accessory structures and the underlying zoning district.</p> <p>x. No separate sale. An ADU shall not be sold separately from the principal structure and shall not be subdivided as a separate lot or condominium unit.</p>
Section 13.2	<p><i>Add the following definitions to section 13.2 and alphabetize accordingly:</i></p> <p><u>Accessory Dwelling Unit (ADU)</u>. A residential living unit located on the same zoning lot as a principal single-family dwelling, or to be constructed concurrently with a principal single-family dwelling. An ADU provides complete independent living facilities for one (1) household, including permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU may take various forms, including a detached unit; a unit within an accessory structure, such as a detached garage; or a unit within an expanded or remodeled principal dwelling. An ADU is accessory to, and subordinate to, the principal dwelling unit.</p>

SECTION 2. Except as hereby expressly changed and amended, the aforesaid Land Development Code, Ordinance Number 3209, adopted February 21, 2017, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 3. The Director of Urban Development, in coordination with the Planning Division, is authorized to renumber, reletter, or reformat the provisions of this Ordinance, including all associated tables, figures, and diagrams, as necessary to maintain consistency with the structure and organization of the Land Development Code. These administrative changes shall not alter the substance or intent of any provision and shall be documented in the official records of the City.

SECTION 4. That this Ordinance take effect and be in force thirty (30) days from and after passage as provided by law.

The foregoing Ordinance having been reduced to writing, the same was introduced by Councilmember _____, seconded by Councilmember _____, and was adopted by the following vote to-wit:

YEAS:

NAYS:

THE President thereby declared the motion carried and the foregoing Ordinance adopted and approved, this the _____ day of _____ A.D., 2026.

(S E A L)

ATTEST:

ADOPTED:

CLERK OF COUNCIL

PRESIDENT

THE above foregoing Ordinance having been submitted to and approved by the Mayor, this the _____ day of _____ A.D., 2026.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

DRAFT



Hattiesburg Planning Commission Planning Division

Item E- Staff Report

February 4th, 2026

Quick Facts:

Applicant:

Michael Haddox

Address:

135 Thornhill Drive

Zoning:

B-3 Community Business

Future Land Use:

Regional Business District

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

3

County:

Lamar

PPIN Number(s):

21511

Parcel Number(s):

2-038F-16-217.00



Property Image

Applicant’s Request:

Conditional Use Request—Mary Jane & Herbs, Property Owner/Applicant, and Michael Haddox, Property Owner/Applicant, request a conditional use approval to allow the property to be eligible to participate in the sidewalk fee-in-lieu program for a B-3 zoned property located at 135 Thornhill Drive (PPIN 21511, Lamar County, Ward 3).

Applicant’s Scope of Work:

The applicant is seeking approval for a conditional use request to be able to participate in the sidewalk bank fee-in-lieu program.



Background and History

A site plan for the subject property was approved on 4/20 in 2023 under the development standards of the B-3 (Community Business District), which include the sidewalk requirements under LDC Sections 7.6.1.1 and 7.6.1.3. Following construction, a certificate of occupancy inspection was conducted to determine final compliance with the approved site plan. During that inspection, it was noted that the required sidewalk along the Thornhill Drive frontage had not been installed, leaving the development incomplete with respect to approved site improvements.



Property / Surrounding Area Image

The property owner was notified of the deficiency after the inspection but did not complete the required installation or respond within the specified timeframe, thereby initiating the code compliance process. The business has since been operating under a temporary certificate of occupancy pending resolution of the outstanding sidewalk requirement.

Staff met with the applicant to discuss available compliance options, including constructing the sidewalk or participating in the City's Sidewalk Fee-in-Lieu Program. The applicant received a quote for the fee-in-lieu contribution but elected instead to pursue a variance request from the sidewalk requirement. The Board of Adjustment recommended denial of the applicant's request, and the applicant appealed the decision to the City Council. Following discussions with the Council, the applicant elected to pursue the sidewalk fee-in-lieu program. Participation in the sidewalk fee-in-lieu program requires conditional use approval under the ordinance requirements, as this specific area is not designated as a by-right participation corridor into the program.

Future Land Use:

Regional Business District The Regional Business District is primarily a non-residential district located along major arterial streets and highways. Limited types of residential uses—apartment complexes and second-floor housing in strip commercial or lifestyle centers—are allowed and encouraged to locate in this district. The nature and volume of traffic along these corridors are different from the traffic along other commercial corridors, and therefore, the land uses require

special consideration. The land uses in this district may generate a higher volume of regional traffic and/or require frequent access by large trucks and commercial vehicles.

District Characteristics The characteristics of this district include the following: suburban-style commercial centers and big-box buildings; well-positioned and screened outdoor uses; mixed-use buildings and developments; high-density residential developments such as apartment complexes; large, private parking areas; and light industrial campuses and employment centers. Regulations should be established to promote development patterns for these uses that enhance the streetscape, screen outdoor storage and equipment areas from public view, and enable safe circulation among neighboring properties without requiring travel on the street or highway corridor.

District Land Uses The following land uses should be found in this district: high-density residential uses; public and quasi-public uses; hotels and motels; general indoor and outdoor retail uses; heavy commercial and light industrial uses; service and office land uses; and light industrial campuses and corporate offices.

Codes and Regulations

SECTION 5 — Table 7.1 Design Standards Standards

Table 7.1 Design Standards															
STANDARD	DISTRICT														
	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	PMU
■ = Required x = Not required															
7.6 PEDESTRIAN CIRCULATION.															
7.6.1 Circulation External to a Site.															
7.6.1.1	Sidewalks shall be provided along all public streets on the entire frontage of a development site and align with existing sidewalks on adjacent properties including both frontages on corner lots. Minimum sidewalk width is five feet. Additional width may be required as determined by Site and Design Review. <u>Where on-site construction is impractical or unnecessary, developers may contribute to the Sidewalk Bank Fee-in-Lieu Program, subject to approval.</u>														
	x	x	■	■	■	■	■	■	■	■	■	■	■	■	■
7.6.1.2	Sidewalks shall be ADA compliant. ADA access ramps shall be constructed at street corners.														
	x	x	■	■	■	■	■	■	■	■	■	■	■	■	■
7.6.1.3	Where sidewalks are not yet present on adjacent sites, sidewalks shall be constructed at least five feet behind the curb to allow for landscaping and street trees. If sidewalks are present on adjacent properties, the new sidewalk shall connect to the existing sidewalk.														
		x	■	■	■	■	■	■	■	■	■	■	■	■	■



Property Image

Considerations and Basis for Approval

Applicant's Requests:

Recommend approval or denial for a conditional use request to allow the property to be eligible to participate in the sidewalk fee-in-lieu program for a B-3 zoned property located at 135 Thornhill Drive (PPIN 21511, Lamar County, Ward 3).

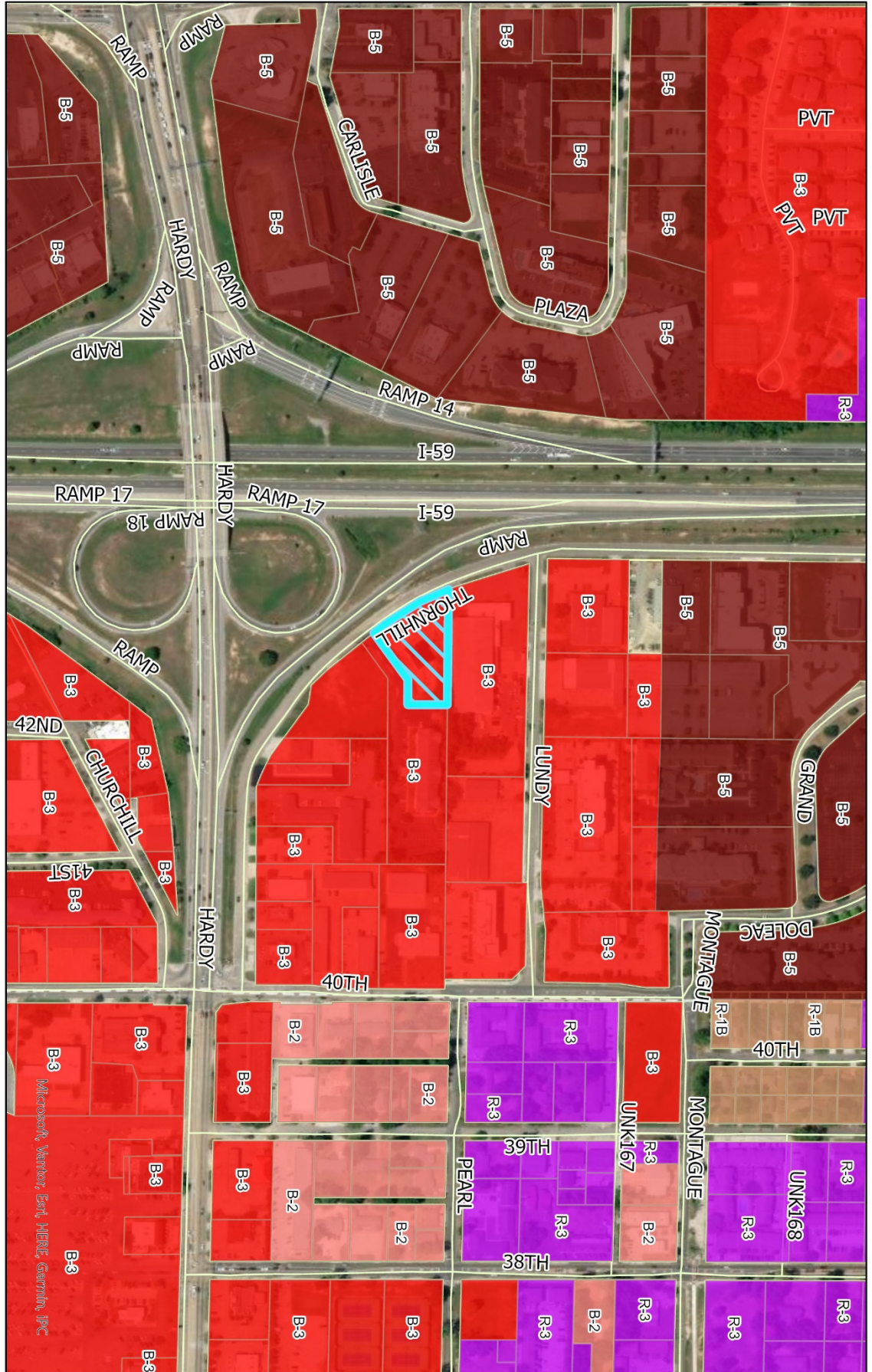
Basis for Approval:

Conditional Use

- 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.

- 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.
- 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.
- 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.

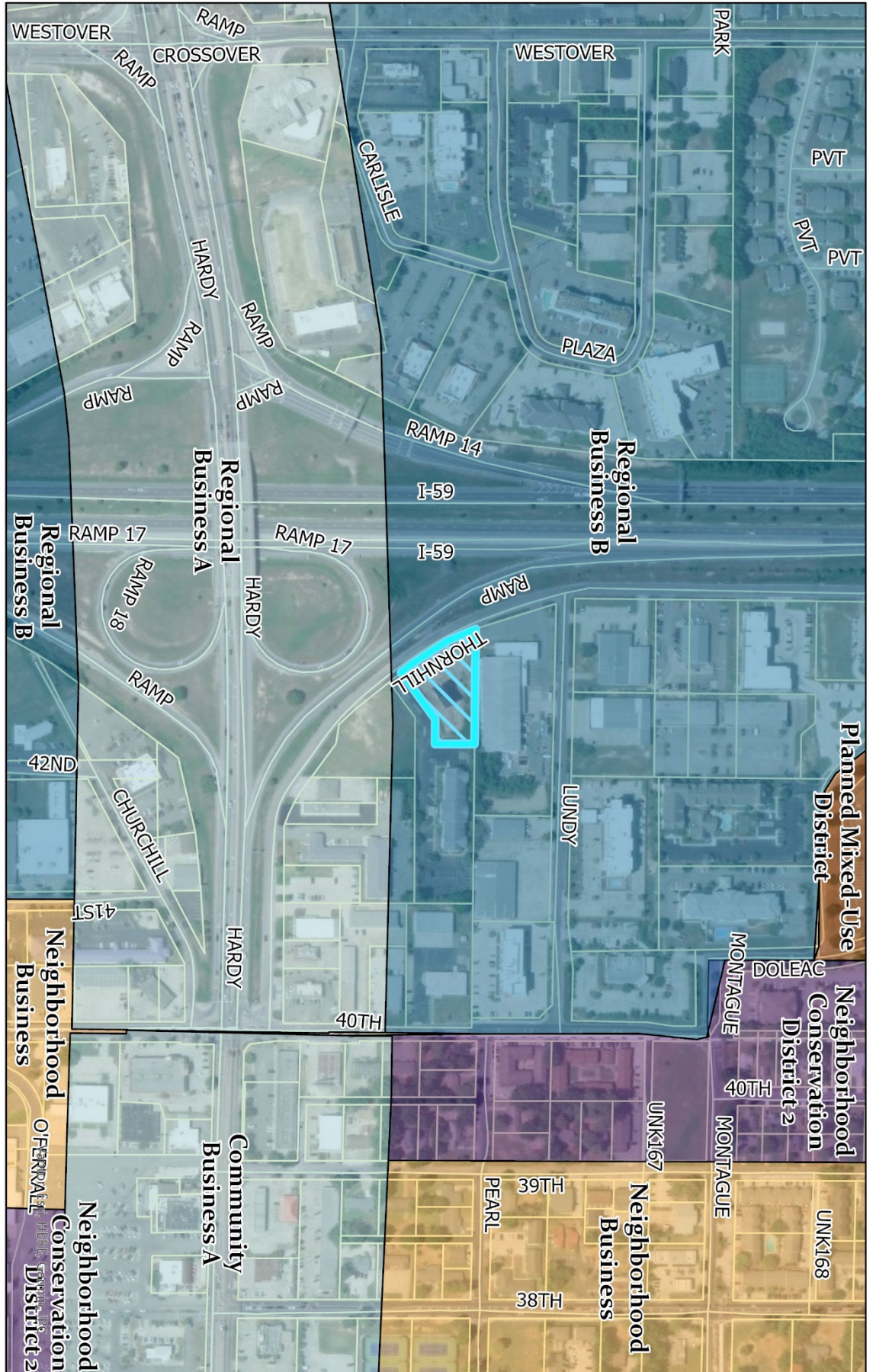


- Zoning Legend**
- R-1B
 - R-3
 - B-2
 - B-3
 - B-5
 - 135 Thornhill Dr.

Conditional Use Request
 135 Thornhill Drive
 PPIN: 21511
 Flood Zone: X
 Ward 3, Lamar County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
 Map Exported on: 1/12/2026 3:00 PM





- Future Land Use Map
- Community Business A
 - Neighborhood Business
 - Neighborhood Conservation District 2
 - Planned Mixed-Use District
 - Regional Business A
 - Regional Business B

Conditional Use Request
 135 Thornhill Drive
 PPN: 21511
 Flood Zone: X
 Ward 3, Lamar County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
 Map Exported on: 1/12/2025 3:00 PM



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°21'3"W 31°19'35"N







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



[Handwritten mark]

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: Mary Jane and Herb S Project Name: _____

Municipal Address of Site: 135 Thornhill Dr. Hattiesburg 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 checked="" 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 checked="" type="checkbox"/> Other: <u>Sidewalk LDC 7.6.1.1</u>

Other Application types:

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

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

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

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

Print Name: Michael Haddock

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

135 Thornhill Dr. Hattiesburg MS.
Street Address City State

on this the 29th day of Dec, 2025

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

on this the _____ day of _____, 20____.

Michael Haddox
Property Owner (Print)

[Signature]
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named Michael Haddox, 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 December, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires:
March 29, 2029





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:

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

safer without sidewalk
that cant be built ADA compliant.

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

not enough space for sidewalk

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

no

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?

80

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

yes, no sidewalk to connect to.

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 for Land Development Code and GIS map. Access via link or QR code.

