

Planning Commission Agenda
Jackie Dole Sherrill Community Center

April 1, 2026, 1:00 PM

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. Conditional Use Request - 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).
 - B. Alley Vacation- Marilyn C Livingston, Applicant, requests to vacate a 150ft portion of an alley between Walnut and Court Street, more specifically between 409 and 407 Court Street in the Hattiesburg Historic Neighborhood. (Ward 4, Forrest County)
 - C. Subdivision Request- Alan Howe, Applicant, requests to alter a platted subdivision known as the “Country Club Lake Estates, 1st Addition” for a property located at 52 Fair Lake Drive (PPIN 9823, Ward 1, Forrest County).
 - D. Subdivision Request - John Weeks, Applicant, requests approval for a major subdivision and 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).
 - E. Subdivision Request - John Weeks, Applicant, requests approval for a major subdivision and 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).
 - F. Rezoning Request- Twanna Wallace, Applicant, requests a zoning change from R-1C to B-2 for a property located at 622 New Orleans Street (PPIN 19025, Ward 2, Forrest County).
 - G. Conditional Use Request - Twanna Wallace, Applicant, requests a conditional use approval for a “Funeral Home” for a property zoned B-2 located at 622 New Orleans Street (PPIN 19025, Ward 2, Forrest County).
 - H. Street/Alley Closure - Mississippi Housing Authority/Judy Mellard, Applicants, request to close a portion of Kemper Street between Briarfield Street and E 2nd Street

and a portion of E 3rd Street between Ryan Street and Gordon Street (Ward 2, Forrest County).

- I. Zoning Request - The City of Hattiesburg requests to zone recently annexed properties located along Hickory Hills Drive and Little Creek Drive, generally in the Hunter's Point Subdivision, to the R-1A (Single-family Residential) zoning district. (Ward 1, Forrest County.) PPINS:

- 36453
- 36451
- 36452
- 38149
- 36454
- 33269
- 36450
- 33450
- 39743
- 36445
- 35937
- 38975
- 9430
- 36449
- 9429
- 36448
- 36446
- 35479
- 33447
- 32226
- 35938
- 9433
- 40061
- 36447
- 32652
- 9431
- 40105

III. Other Business

IV. Adjournment

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

Board Members Roll Call:

Members Present:

1. Richard Conville
2. Charles Dawe
3. Michael Dickerson (Virtual)
4. Edward Hargrove (Departed after Item F)
5. Amy Hinton, Chair
6. Caroline Ingram
7. Rhoda Pickett, Vice Chair
8. Lee Anne Venable (Departed after Item F)
9. Rebekah Ray, Secretary

Members Not Present:

1. Elayne Lockett
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 1:02 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve March's agenda.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to approve March’s agenda was passed by a 9-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Rhoda Pickett to approve the February 2026 minutes with corrections to be made by staff.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to approve the February 2026 meeting minutes with corrections to be made by staff. passed with a 9-0 vote.

BUILDING REPORT

Kevin Bates, Building Official, gave the Building Permit Report for February 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

Item A: 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Edward Hargrove 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	X		
Elayne Lockett			ABSENT
Rhoda Pickett	X		
Rebekah Ray	X		
Lee Anne Venable	X		

The motion to recommend approval of the request passed 9-0.

Item B: 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Charles Dawe to recommend approval.

Second:

Made by Commissioner Rebekah Ray.

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe	X		
Michael Dickerson	X		
Edward Hargrove	X		
Amy Hinton	X		

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

The motion to recommend approval of the request passed 9-0.

Item D: 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Commissioner Lee Anne Venable to recommend approval with the basis of the neighborhood has changed.

Second:

Made by Commissioner Edward Hargrove.

Vote:

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

The motion to recommend approval of the request passed 8-0, with 1 abstention.

Item E: 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.)

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o City of Hattiesburg.
- Proponents:
 - o None
- Opponents:
 - o None

Commissioner Charles Dawe was present for the presentation but recused himself from all discussion and vote.

Motion:

Made by Commissioner Commissioner Michael Dickerson to recommend approval.

Second:

Made by Commissioner Commissioner Lee Anne Venable.

Vote:

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

The motion to recommend approval of the request passed 8-0, with 1 recusal.

Item F: 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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o City of Hattiesburg.
- Proponents:
 - o Chad Edmonson.
- Opponents:
 - o None

Motion:

Made by Commissioner Caroline Ingram to recommend approval with the added changes to the language concerning ADUs.

Second:

Commissioner Lee Anne Venable to recommend approval.

Vote:

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

The motion to recommend approval, with added changes to ADU language, of the request passed 9-0.

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).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Michael Haddox

- Proponents:
 - o None
- Opponents:
 - o None

Motion:

Made by Commissioner Rhoda Pickett to remove the item from the table.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to remove the item from the table passed 9-0.

Commissioners Hargrove and Venable departed the meeting.

Motion:

Made by Commissioner Charles Dawe to recommend approval.

Second:

Made by Commissioner Richard Conville

Vote:

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

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

The motion to recommend approval passed 7-0.

Other Business:

- None

Adjournment:

Motion:

Made by Commissioner Rhoda Pickett to adjourn

Second:

Made by Commissioner Richard Conville

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

The Planning Commission adjourned the meeting at 3:03 pm.

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager



Hattiesburg Planning Commission Planning Division

Item A- Staff Report

April 1st, 2026

Quick Facts:

Applicant:

Jameria Young

Address:

305 Rosa Avenue

Zoning:

B-2 Neighborhood Business

Future Land Use:

Neighborhood Conservation 1

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

2

County:

Forrest

PPIN Number(s):

13844

Parcel Number(s):

2-038B-15-222.00



Property Image

Applicant's Request:

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).



Neighborhood Image

Background and History

The applicant met with staff to discuss reoccupying and reinvesting in the property. The building was most recently used as a commercial space, including occupancy by a barber shop, but has not been in operation for some time. Staff advised that the property is zoned B-2 (Community Business) and that a two-family dwelling may be permitted in the district through the conditional use approval process. Following the meeting, the applicant submitted this request for conditional use approval.



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:

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



Surrounding Area Image

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

4.5.9 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															
Dwelling, manufactured (mobile) home	□	□	x	x	x	x	x	x	x	x	x	x	x	x	5.4.19
Dwelling, mixed use	x	x	x	x	x	x	x	x	◆	□	□	x	x	x	5.4.20
Dwelling, multi-family	x	x	x	x	x	x	□	◆	x	x	◆	x	x	x	5.4.22
Dwelling, single family attached	x	x	x	x	x	■	■	■	x	x	◆	x	x	x	5.4.21
Dwelling, single family detached	■	■	■	■	■	■	■	■	◆	x	x	x	x	x	-
Dwelling, two family	x	x	x	x	x	□	□	□	◆	x	x	x	x	x	5.4.22
Dwelling, zero lot line detached	x	x	x	x	□	□	□	■	◆	x	x	x	x	x	5.4.23

Considerations and Basis for Approval

Applicant’s Requests:

Recommend approval or denial of the conditional use for “dwelling, two-family” for a B-2 zoned property at 305 Rosa Avenue (PPIN 13844, Ward 2, Forrest County).

Basis for Approval:

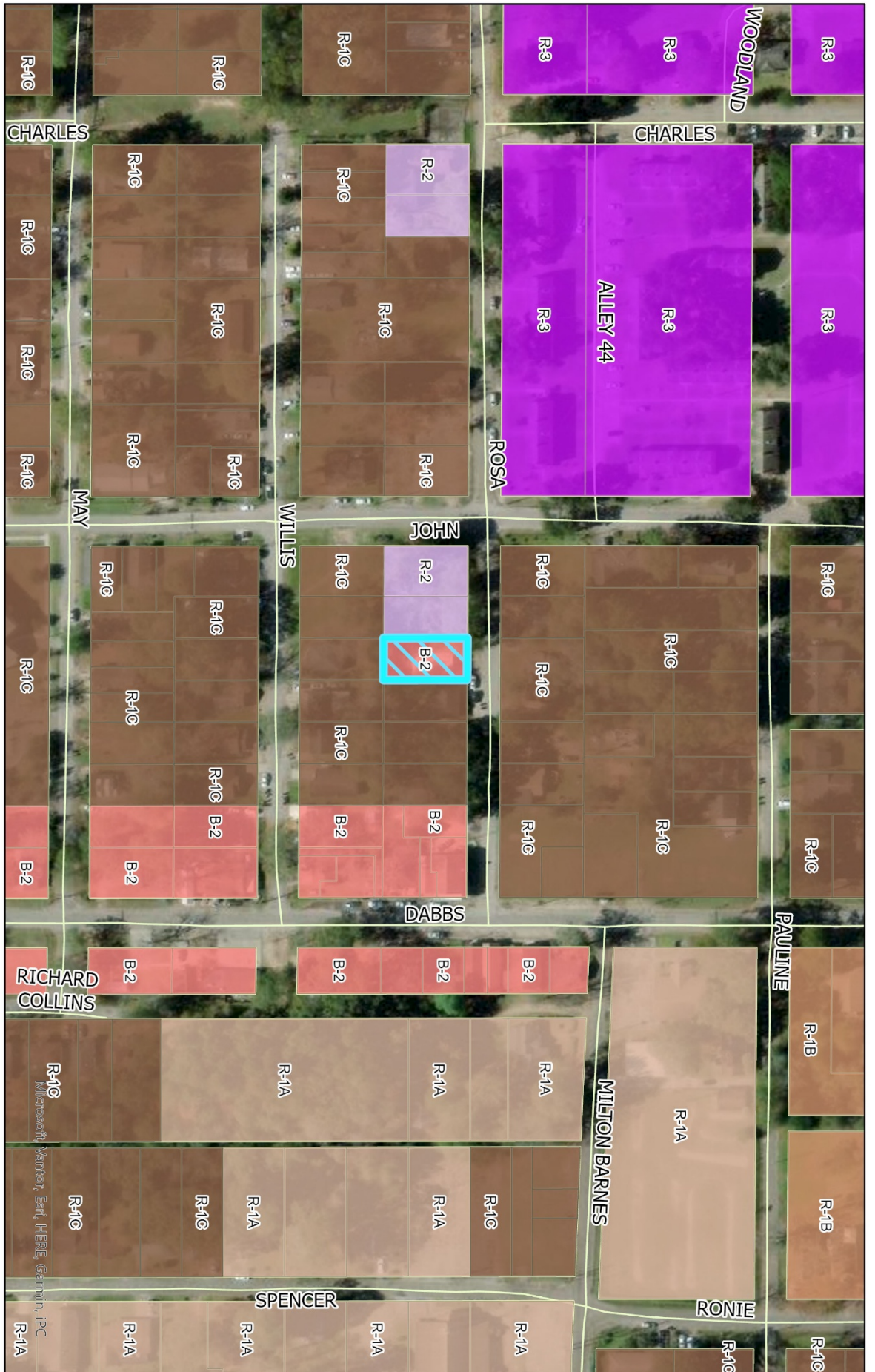
Conditional Use

- 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.



Property Image

- 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-1A
- R-1B
- R-1C
- R-2
- R-3
- B-2
- 305 Rosa Ave

Conditional Use Request

305 Rosa Avenue
 PPIN: 13844
 Flood Zone: X
 Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 2/3/2026 12:44 PM



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°17'39"W 31°18'48"N



Future Land Use Map
 Neighborhood Conservation District 1
 305 Rosa Ave

Conditional Use Request
 305 Rosa Avenue
 PPIN: 13844
 Flood Zone: X
 Ward 2, Forrest County



**URBAN DEVELOPMENT
 PLANNING DIVISION**

Center: 89°17'39"W 31°18'48"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 12:46 PM





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: JAMERIA YOUNG Project Name: _____

Municipal Address of Site: 305 ROSA AVE PPIN #: 13844

Parcel Number(s): 2-038B-15-222.00

Type of Public Hearing	Additional Information Needed:
<input type="checkbox"/> Variance (fill out pages 7 & 8)	<input type="checkbox"/> Sign <input type="checkbox"/> Setback <input type="checkbox"/> Off-Site Parking <input type="checkbox"/> Lot Width <input type="checkbox"/> Lot Coverage Area <input type="checkbox"/> Buffer <input type="checkbox"/> Open Space <input type="checkbox"/> Other: _____
<input 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 type="checkbox"/> Other: <u>DUPLEX</u>

Other Application types:

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

For Staff Only:			
Zoning: <u>B-2</u>	Historic District: <u>N/A</u>	Flood Zone: <u>X</u>	Ward: <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Project Number: <u>USE-0126-0034</u>		Received: 	
PPIN # or Parcel #: <u>13844</u>			

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

305 Rosa Ave Hburg MS 39401
Street Address City State

on this the 26 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.

Michael Bennett

on this the 26 day of Jan, 2026

Jamera Young
Property Owner (Print)
Jamera Young
Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named Jamera Young

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

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

[Signature]
NOTARY PUBLIC

My Commission Expires



APPLICANT AFFIDAVIT PAGE

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

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

305 ROSA AVE Hburg MS 391401
Street Address City State

on this the 26 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.

Michael Bennett

on this the 26 day of Jan, 2026.

~~Michael Bennett~~ Michael Bennett
Applicant (Print)
Michael Bennett
Applicant (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named Michael Bennett,

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

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

[Signature]
NOTARY PUBLIC

My Commission Expires:



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:

*Design and structure
integrate with neighborhood*

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.

It's 1472 sq. ft.

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?

NONE

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

*YES, THE PROPERTY IS LOCATED IN A
PREDOMINATELY RESIDENTIAL AREA*

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 2 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.





DEED

Bk:1488 Page:192-194

RCD: 12/09/2025 @10:35:40AM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

Prepared by:
Viking Investments
P.O. Box 321
Jackson MS 39205
Phone: (601) 326-1639

Return to:
Jameria Young
602 Cypress Ave
Hattiesburg, MS 39401
Phone: (601) 913-1340

STATE OF MISSISSIPPI
COUNTY OF FORREST

QUIT CLAIM 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

**Woodmark Investments LLC
119 S. President St.
Jackson MS 39201
(601) 326-1639**

subject to the terms hereof, does hereby convey and quitclaim unto

**Jameria Young
602 Cypress Ave
Hattiesburg, MS 39401
Phone: (601) 913-1340**

Grantor's right, title and interest in and to the following described property situated in Forrest County, Mississippi more particularly and certainly described as follows:

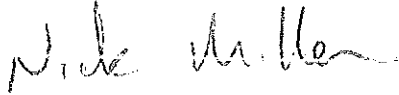
(See Exhibit A attached)

INDEXING INSTRUCTIONS: LT 6 BLK 7 S-T-R: 15-04N-13W BUSCHMAN J H
SUBDIVISION

This conveyance does not convey any interest of Grantor in the above-described property which was acquired at any tax sale for any year other than the 2023 sale for unpaid 2022 taxes.

WITNESS my signature, this the 4 day of December 2025.

Woodmark Investments LLC, Grantor



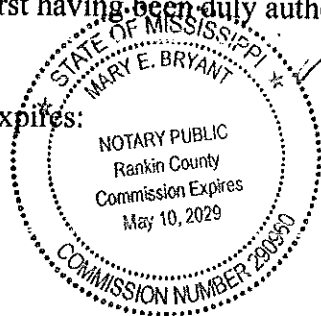
BY:

Nick Miller, Manager

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4 day of December, 2025, within my jurisdiction, the within named Nick Miller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do

My Commission Expires:




Notary Public

Exhibit A

Parcel #: 2-038B-15-222.00

PPIN: 13844

Legal Description: LT 6 BLK 7 S-T-R: 15-04N-13W YR 2022 DEED BOOK 319
PAGE 397 SUBDIVISION: BUSCHMAN J H SUBDIVISION



Hattiesburg Planning Commission Planning Division

Item B- Staff Report

April 1st, 2026

Quick Facts:

Applicant:

Marilyn C Livingston

Address:

409/407 Court Street

Historic District:

Hattiesburg Historic
Neighborhood

Overlay District(s):

Historic Overlay

Flood Zone:

X

Ward:

4

County:

Forrest



Requested portion of Alley Area Image

Applicant's Request:

Marilyn C Livingston, Applicant, requests to vacate a 150ft portion of an alley between Walnut and Court Street, more specifically between 409 and 407 Court Street in the Hattiesburg Historic Neighborhood. (Ward 4, Forrest County).



Alley Image

Background and History

The applicant met with staff at a pre-application meeting in January of 2026 to discuss the applicant’s issues surrounding the alley between 409 and 407 Court Street. The applicants noted deterioration in the alley due to increased traffic and construction. Staff explained the alley vacation process to the applicant and suggested they speak with the Ward 4 councilperson (Councilman Dave Ware) and the neighborhood association (Hattiesburg Historic Neighborhood Association).



Alleys are secondary public rights-of-way that have traditionally served important functional and service roles in older neighborhoods and historic districts. Historically, alleys were used to provide rear access to lots for deliveries, utilities, and service functions, allowing primary building frontages to face the street with a more consistent and walkable streetscape. They also helped keep loading, trash collection, and vehicle access out of view from the main street, supporting the intended character of residential blocks and commercial corridors.

From an infrastructure standpoint, alleys commonly accommodate public utilities (water, sewer, storm drainage, gas, electric, and communications), provide access for maintenance, and, in some cases, function as part of the local drainage network. They can also offer secondary access for emergency response, shared drive access, and off-street parking arrangements where lots are narrow or garages are placed behind buildings. Because alleys often serve multiple properties and support long-term public and utility needs, they are typically evaluated carefully before any portion is vacated.

Based on City records and staff review to date, there are no City-owned utilities located within this alley segment. As of the date of this staff report, the City is awaiting confirmation from private utility providers regarding whether any private utility facilities are located within, over, or under the alley right-of-way. If private utilities are present, the vacation may need to retain appropriate utility easements to preserve access for maintenance and repair.

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; 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.



Surrounding Area Image

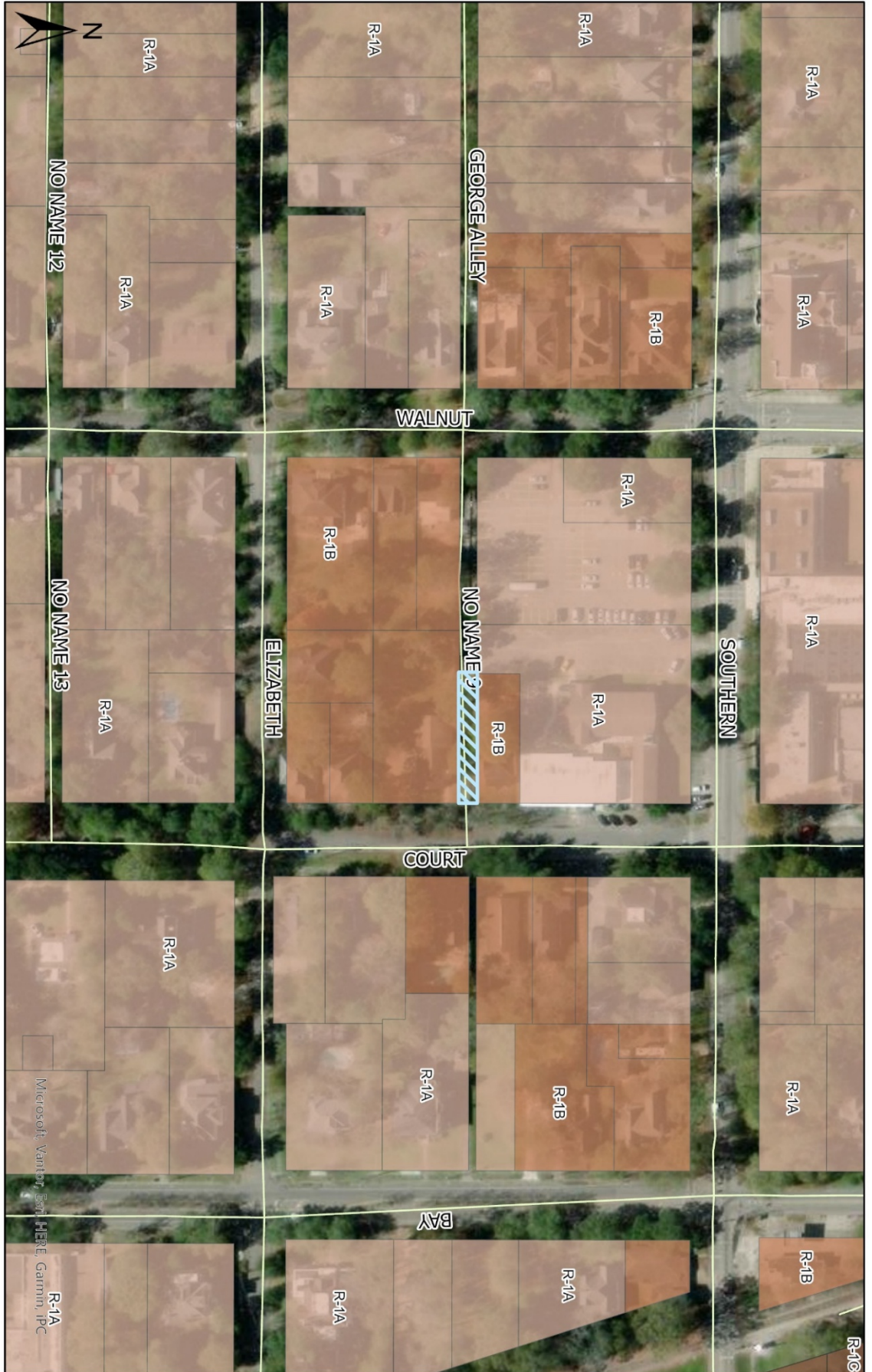


Sacred Heart Parking Lot- Backs up to alley

Considerations and Basis for Approval

Applicant's Requests:

Recommend approval or denial of the request to vacate a 150ft portion of an alley between Walnut and Court Street, more specifically between 409 and 407 Court Street in the Hattiesburg Historic Neighborhood. (Ward 4, Forrest County).



Zoning Legend

- R-1A
- R-1B
- R-1C
- Proposed Portion of Alley Closure

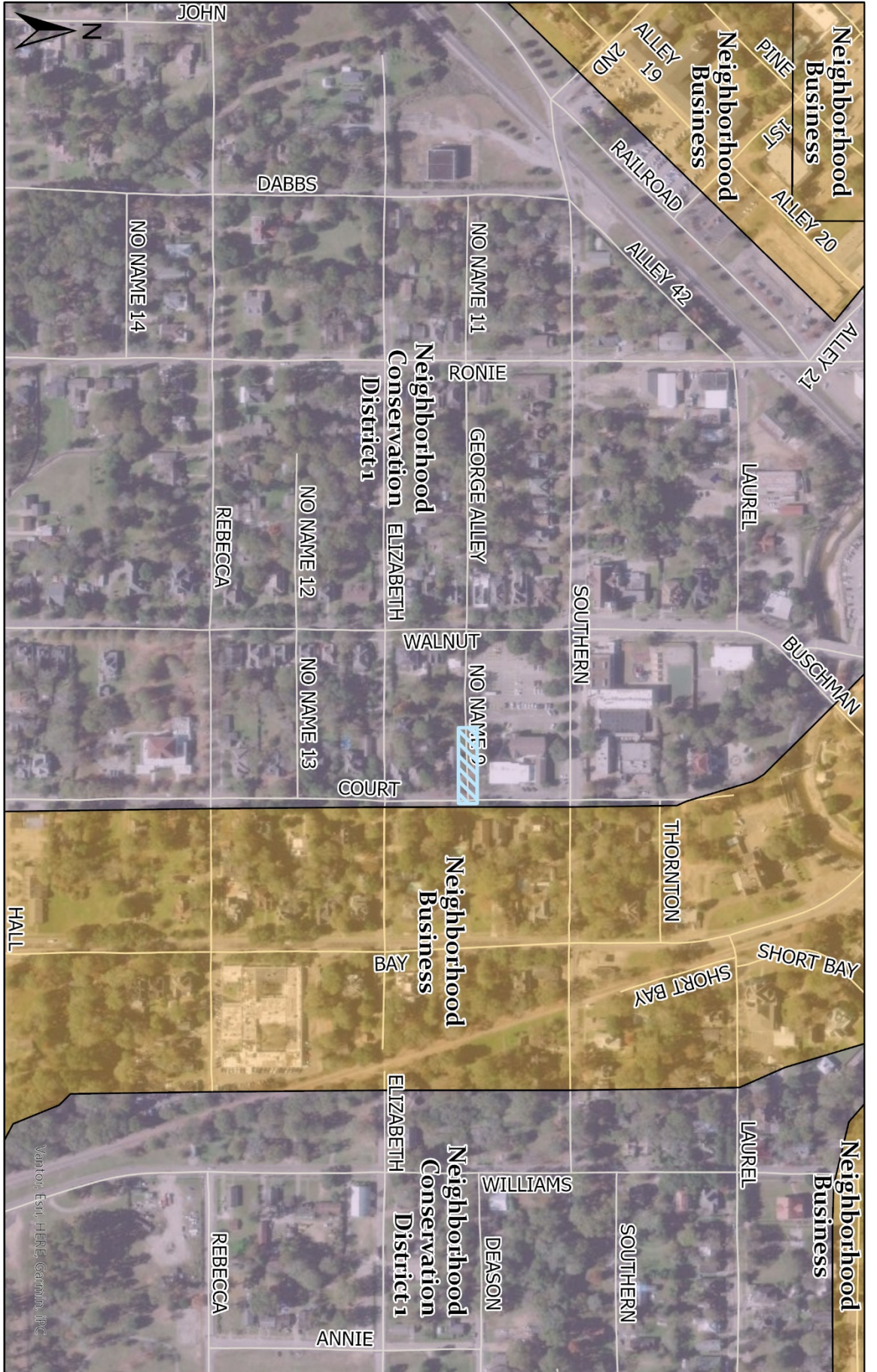
Proposed Closure of a Portion of an Alley
 Between 407 and 409 Court Street
 Flood Zone: X
 Ward 4, Forrest County



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: 3/16/2026 12:09 PM



Maps and additional Diagrams



- Future Land Use Map
- Proposed Portion of Alley Closure
- Neighborhood Business
- Neighborhood Conservation District 1

Proposed Closure of a Portion of an Alley
 Between 407 and 409 Court Street
 Flood Zone: X
 Ward 4, Forrest County



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89° 17' 19" W 31° 19' 15" 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: 3/16/2026 12:11 PM





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: MARILYN E. LIVINGSTON Project Name: ALLEY CLOSURE 409-407COURT
 Municipal Address of Site: 409 COURT STREET PPIN #: 18690

Parcel Number(s): 2-0299-10-355.00 , 2-0299-10-354.00 18691

Type of Public Hearing	Additional Information Needed:
<input type="checkbox"/> Variance (fill out pages 7 & 8) <input type="checkbox"/> Rezoning (fill out page 11)	<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"/> Conditional Use (fill out pages 9 & 10)	Existing Zoning: _____ Proposed Zoning: _____ <input type="checkbox"/> Automotive Filling Station <input type="checkbox"/> Digital Billboard, New <input type="checkbox"/> Digital Billboard, Replacement <input type="checkbox"/> Telecommunications <input type="checkbox"/> Restaurant <input type="checkbox"/> Solar Farm <input type="checkbox"/> Other: _____

Other Application types:

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

For Staff Only:			
Zoning: <u>R-1B</u>	Historic District: <u>Hilburg Historic</u>	Flood Zone: <u>X</u>	Ward: <input type="checkbox"/> 01 <input type="checkbox"/> 02 <input type="checkbox"/> 03 <input checked="" type="checkbox"/> 04 <input type="checkbox"/> 05
Project Number: <u>STC2-0226-0004</u>			Received:
PPIN # or Parcel #: <u>18690</u>			



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	<u>\$300.00</u> per application.
Conditional Use	\$200.00 per application.
Zoning Change	\$400.00 per application. *sec 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 (** sec 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 (** sec 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: MARLYN C. LIVINGSTON Signature: Marilyn Livingston
 Updated Version 05/22/2025

FOR STREET/ALLEY RENAMING, CLOSING, OR VACATING

1. Indicate the specific request(s):

- Street Alley Closing Vacating Naming Renaming

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

UNNAMED ALLEY RUNS E-W BETWEEN COURT WALNUT 400 BLK

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

150 FEET FROM COURT St. to END OF PROPERTY AT 407 COURT.

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

ASKING APPROX. 40% OF ALLEY to BE CLOSED BETWEEN 409 & 407 COURT / REMAINDER OF ALLEY STILL AVAILABLE FOR TRAVEL FROM WALNUT TO SACRED HEART PARKING EXIT

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

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

Type of Land Use of adjacent development	Number of properties adjacent to the existing street	Number of property owners adjacent to the existing street	Number of residents affected by the change of address
Businesses			
Residences	4	4	2
Apartments			
Churches/Schools	1	1	
Other			

Any Additional Information: _____

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

The change will be seen the traffic slow cutting through to avoid traffic light and school zone. All night traffic which travels close to both properties. There is a lot of foot traffic and dog walkers who cut through our yards and let their dogs relieve themselves in our yards. Heavy equipment vehicles like to use the alley as a cut through and have caused a lot of damage to road.

8. Have applications for zoning, variance, building permit, or other applications been filed?

Yes (If so, provide reference #s and dates: 1-29-26)

No

9. Acknowledgement of property owners affected by the street/alley remaining. Include all names and addresses. Please attach these as additional page(s).

10. Obtain from City's Engineering Department the legal description of the street/alley or portion thereof to be closed, vacated, named, or renamed (electronic copy required)

→ The only property owners affected by the closing of the portion of alley would be Marilyn Livingston, 409 Court St. and Wanda Hope Ball, 407 Court St.

I spoke to the Pastor of Sacred Heart, Father Sergio, with our intentions and he said he did not have a problem with closing that portion to keep our property more private + safe.

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

407 & 409 Court ST _____

Street Address

City

State

on this the 4 day of Feb, 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.

Marilyn E. Livingston _____

on this the 4 day of Feb, 2026.

Wanda Hope Bald _____

Property Owner (Print)

Wanda Hope Bald _____

Property Owner (Signature)

STATE OF Mississippi _____

COUNTY OF Forrest _____

Personally came and appeared before me the within named

Wanda Hope Bald _____

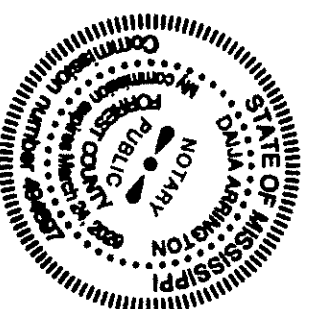
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4TH day of February, 2024.

Paula Hurford
NOTARY PUBLIC

My Commission Expires:

March 24th, 2024



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

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

Street Address 407 & 409 COURT STREET, HATT. MS
City State

on this the 4th day of FEB, 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.

WANDA HOPE BALD
on this the 4th day of FEB, 2026

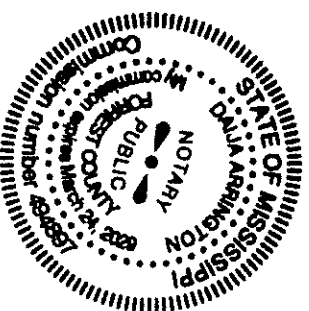
MARILYN C. LIVINGSTON
Property Owner (Print)
Marilyn C. Livingston
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forest

Personally came and appeared before me, the within named Marilyn C. Livingston
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 4th day of February, 2026.
[Signature]
NOTARY PUBLIC

My Commission Expires:
March 24th, 2029









Prepared by:
Joseph R. Tullos
Jackson, Tullos, Rogers & Morgan, PLLC
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

Return to:
Joseph R. Tullos
Jackson, Tullos, Rogers & Morgan, PLLC
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

STATE OF MISSISSIPPI
COUNTY OF FORREST

WARRANTY 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,

HOLDFAST PROPERTIES, LLC
A Mississippi Limited Liability Company
409 Meane St
Hattiesburg, MS 38901
Telephone: 601-310-4903

does hereby grant, bargain, sell, convey and warrant unto

Wanda Hope Bald, a single woman
120 RUE HOLIDAY
SLIDELL, LA 70444
Telephone: 985-774-8007

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

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

INDEXING INSTRUCTIONS: South 50 ft of Lots 9, 10 and 11, Block 75, Kamper and Whinnery Survey, City of Hattiesburg, Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

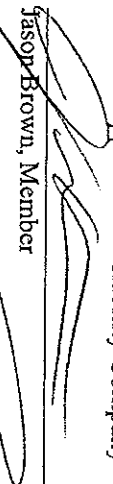
This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

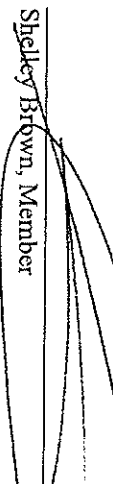
This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall be prorated between Grantor and Grantee and paid by Grantee.

WITNESS THE SIGNATURE of the Grantors on this, the 13 day of February, A.D., 2025.

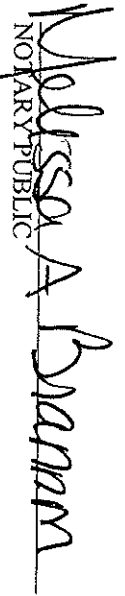
HOLDFAST PROPERTIES, LLC
A Mississippi Limited Liability Company

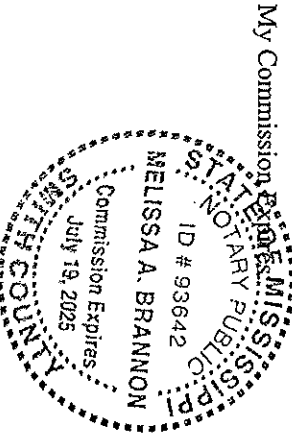

Jason Brown, Member


Shelley Brown, Member

STATE OF MISSISSIPPI
COUNTY OF Winn

Personally appeared before me, the undersigned authority in and for the said county and state, on this 13 day of February, 2025 within my jurisdiction, the within named **Jason Brown and Shelley Brown**, who acknowledged that they are the Members of **Holdfast Properties, LLC**, a Mississippi Limited Liability Company, and that for and on behalf of the said company, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said company to do so.


NOTARY PUBLIC



My Commission Expires

EXHIBIT "A"

The property located at 407 Court Street, Hattiesburg, Mississippi and described as the South 50 feet of Lots 9, 10 and 11 in Block 75 of the Kamper and Whinnery Survey of the City of Hattiesburg, MS, together with all improvements and appurtenances thereunto belonging.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged and confessed, I, the undersigned, MARILYN C. LIVINGSTON of 409 Court Street, Hattiesburg, Forrest County, Mississippi, 39401, Telephone Number (601)545-7326, do hereby grant, bargain, sell, convey, and warrant unto MARILYN C. LIVINGSTON and her husband, KELLY B. LIVINGSTON, of 409 Court Street, Hattiesburg, Forrest County, Mississippi, 39401, Telephone Number (601)545-7326, as an estate by the entirety with full rights of survivorship and not as tenants in common, the following described real property, lying and being situated in the City of Hattiesburg, County of Forrest, State of Mississippi, and being more particularly described as follows, to-wit:

Lots Seven (7) and Eight (8), Block 75, KAMPER AND WHINNERY SURVEY, Hattiesburg, Forrest County, Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk at the Courthouse in Hattiesburg, Forrest County, Mississippi, together with all improvements thereon and appurtenances thereunto belonging.

Subject to any and all valid outstanding oil, gas, and mineral Leases heretofore excepted from this instrument.

WITNESS MY SIGNATURE On this, the BH day of ~~January~~^{February}, A. D., 1988.

Marilyn C. Livingston
MARILYN C. LIVINGSTON

STATE OF MISSISSIPPI
COUNTY OF FORREST

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the above named County and State, the within named, MARILYN C. LIVINGSTON, who acknowledged that she signed, executed, and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this, the BH day of ~~January~~^{February}, A. D., 1988.

MY COMMISSION EXPIRES:

Jan. 4, 1992

William C. Hammond
NOTARY PUBLIC
FORREST COUNTY
MISSISSIPPI
Wm. C. Hammond



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), Russell Archer (Historic Planner)

STATUS: SUBMIT FOR PUBLIC HEARING

Project: Alley Closure

Address: 409 Court Street

Presented by: Marilyn Livingston and Hope Ball

Use Designation: Single Family Residential

PPIN: 18690

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 4

Construction type: Other

Zoning: R-1B

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - Seeing a lot of traffic and seeing a lot of deterioration of the alley due to construction and heavier traffic.
 - Wanting to close the alley at the back of the property at 407 Court Street to the exit of Court Street. If the alley is not closed, the applicants want the city to repair it.
- Planning
 - Closing a street or alley 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.
 - When streets are abandoned, the property owners on each side get half of the property of the closed street.
- Building
 - No comments at this meeting.
- Engineering
 - Engineering to talk to public works to look at the drain situation on the alley.
 - No water or sewer utility lines down the alley.
 - Unsure about gas or fiber utility lines.
- Fire
 - No comments at this meeting.

NEXT STEPS:

- Additional information
 - Public Hearing Information:
 - April Dates:

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.

- 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
- Staff recommendation to talk to the neighborhood association to let them know what is going on before the public hearing signs are posted.
 - Staff recommendation to also talk to the Councilman for Ward 4- Dave Ware
- 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 checked="" 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 C- Staff Report

March 4th, 2026

Quick Facts:

Applicant:

Alan Howe

Address:

52 Fair Lake Drive

Zoning:

R-1A (Single-Family
Residential)

Future Land Use:

Neighborhood Conservation
District 2

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

1

County:

Forrest

PPIN Number(s):

9823

Parcel Number(s):

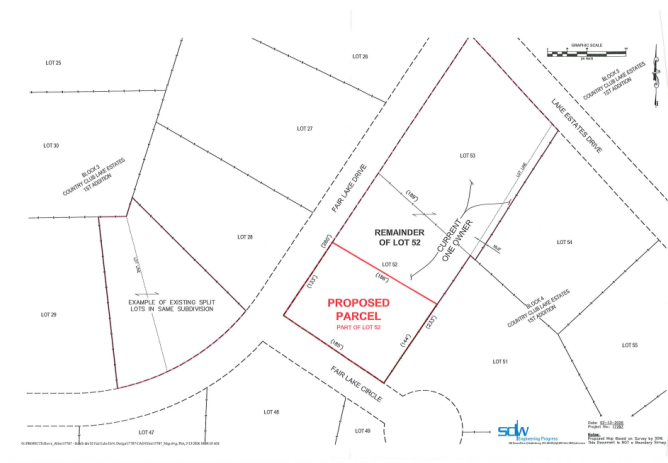
2-025L-35-037.00



Property Area Image

Applicant's Request:

Subdivision Request- Alan Howe, Applicant, requests to alter a platted subdivision known as the "Country Club Lake Estates, 1st Addition" for a property located at 52 Fair Lake Drive (PPIN 9823, Ward 1, Forrest County).



Background and History

The applicant met with staff at a pre-application meeting in February 2026 to discuss subdividing a platted subdivision in order to construct a new single-family home. The proposal would include Staff advised the applicant that the property is located within a recorded platted subdivision and that state law requires a public hearing to alter a recorded subdivision plat. The proposal includes the division of Lot 52, within the platted subdivision known as “Country Club Lake Estates, 1st Addition.” The proposed new boundaries and dimensions of each lot would meet the zoning requirements for the R-1A zoning district.



Surrounding Area Image

This request is being processed as a plat alteration/replat pursuant to Miss. Code Ann. § 17-1-23 and the City’s subdivision regulations. If approved, the revised plat will apply to the lot(s) included in the request and will be recorded in the Office of the Chancery Clerk. Recording of the amended plat is required before the altered lot configuration can be recognized for purposes of future conveyance, permitting, or development. Approval of the replat does not waive or replace any other applicable requirements of the Land Development Code, building and fire codes, or utility and access standards, and any existing easements or rights-of-way must be addressed and shown as required as part of the final plat.

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.

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.



Surrounding Area Image

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

4.5.3 R-1A Residential District

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

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%	-

SECTION 11: Administration and Enforcement

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

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

SECTION 12: Process and Procedures Categories of Development Approvals

12.3.2 Preliminary Plat Approval for Major Subdivisions

12.3.2.1 Approval Criteria.

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

12.3.2.4 Final Plat.

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

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

12.3.2.6 Duration. As this code and state and federal law may change over time, approval of a preliminary plat shall be effective for a maximum period of one (1) year for a permit to be submitted to the city. A six (6) month extension may be granted upon the Planning Commission's recommendation to the City Council followed by an approval of the Council. An extension request must come in writing by the subdivider before the regularly scheduled Planning Commission hearing in which it is to be heard. The Planning Commission will offer its recommendation under "other business" as notice was given at the original hearing date. If the final plat has not been submitted to Urban Development within this time limit, the preliminary plat process shall begin anew.

Section 13: Definitions

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

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

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

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

If the owner of any land which shall have been laid off, mapped or platted as a city, town or village, or addition thereto, or subdivision thereof, or other platted area, whether inside or outside a municipality, desires to alter or vacate such map or plat, or any part thereof, he may petition the board of supervisors of the county or the governing authorities of the municipality for relief in the premises, setting forth the particular circumstances of the case and giving an accurate description of the property, the map or plat of which is to be vacated or altered and the names of the persons to be adversely affected thereby or directly interested therein. However, before taking such action, the parties named shall be made aware of the action and must agree in writing to the vacation or alteration. Failure to gain approval from the parties named shall prohibit the board of supervisors or governing authorities from altering or vacating the map or plat, or any part thereof. Any alterations of a plat or map must be recorded in the appropriate location and a note shall be placed on the original plat denoting the altered or revised plat. No land shall be subdivided nor shall the map or plat of any land be altered or vacated in violation of any duly recorded covenant running with the land. Any municipality which shall approve such a vacation or alteration pursuant to this section shall be exempt from the sale of surplus real property provisions as set forth in Section 21-17-1.

Considerations and Basis for Approval

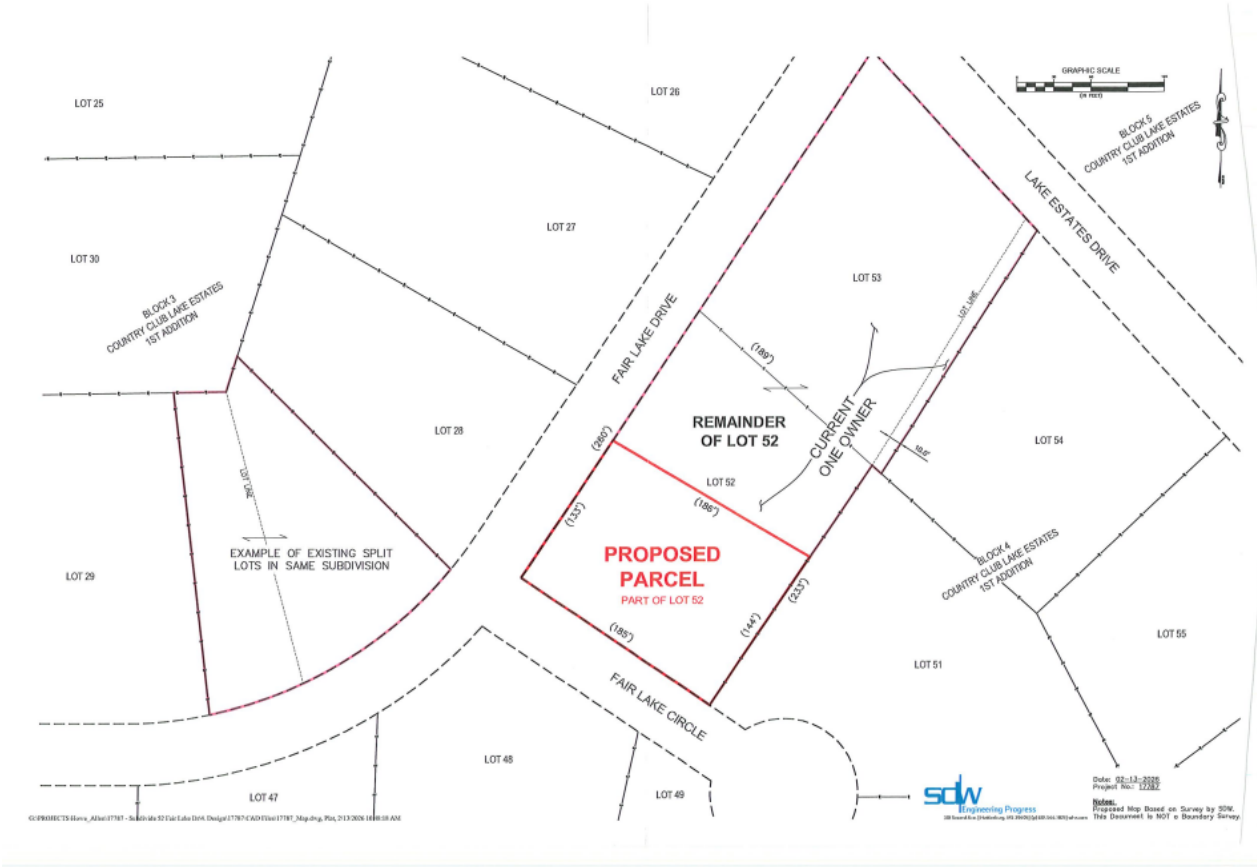
Applicant’s Requests:

Recommend approval or denial to alter a platted subdivision known as the “Country Club Lake Estates, 1st Addition” for a property located at 52 Fair Lake Drive (PPIN 9823, Ward 1, Forrest County).



Property Image

Proposed Alteration of Plat to Divide Lot 52 into two separate lots



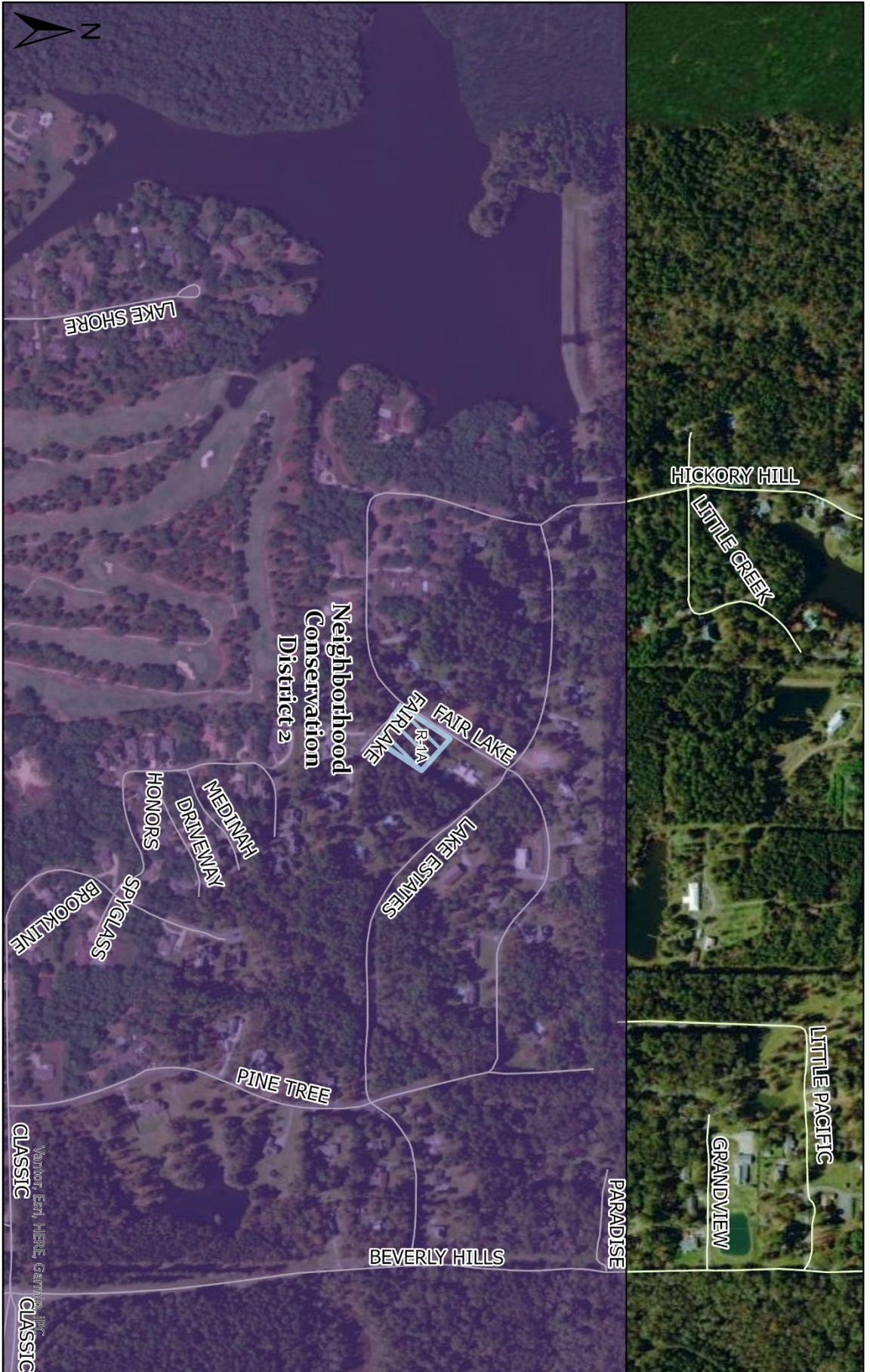


- Zoning Legend**
- A-1
 - A-2
 - R-1A
 - R-1C
 - PMU-PD
 - 52 Fair Lake Drive

Plat Alteration (Lot Division to create 2 lots)
 52 Fair Lake Drive
 PPIN: 9823
 Flood Zone: X
 Ward 1, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 3/16/2026 9:11 AM





- Zoning Legend**
- A-1
 - A-2
 - R-1A

- R-1C
- PMU-PD
- 52 Fair Lake Drive

Plat Alteration (Lot Division to create 2 lots)
 52 Fair Lake Drive
 PPIN: 9823
 Flood Zone: X
 Ward 1, Forrest County



DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 3/16/2026 9:15 AM



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°22'54"W 31°21'33"N





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: Alan Howe Project Name: Divide Lot 52, Blk 4, Country Club Lake Estates, 1st

Municipal Address of Site: 52 Fair Lake Drive, Hattiesburg MS PPIN #: 9823

Parcel Number(s): 2-025L-35-037.00

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

Other Application types:

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

For Staff Only:			
Zoning:	Historic District:	Flood Zone:	Ward:
Project Number: <u>MSUB: 0226-0053</u>		<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 Received:	
PPIN # or Parcel #:			

Updated Version 05/22/25



Application for Public Hearing

City of Hattiesburg – Planning Division

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

Public Hearing Petitioner Information:

Deadline for applicant to file petition: _____

Hattiesburg Planning Commission Meeting Date: _____

Hattiesburg Board of Adjustment Meeting Date: _____

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

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

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

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

Public Hearing Application Checklist

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

- Site Diagram (11” x 17” preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standards may be accepted only per approval from staff)
- Site & Design Review Committee, if needed
- Copy of entire Warranty Deed (filed and recorded at the courthouse) with legal description granting title to the current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com
- An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document).
- Variance application only:** A letter of approval/denial from all adjoining property owners must be obtained and submitted with the application
 - Other documents needed (if relevant):
 - Maps of digital billboard removal sites
 - Maps of digital billboard replacement sites
 - Documentation on measurements
 - Other: _____
- Payment to the City of Hattiesburg for filing a public hearing application in the amount of \$_____



Application for Site Plan Review

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

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

Public Hearing Fees	
Public Hearing Type	Fees Associated
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: Allen Howe

Signature: 

Updated Version 05/22/2025

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

- Parent Parcel / Existing lot/parcel/tract contains: 45725 SF Square Footage/Acres
- Lot Area Requirement:
- Lot Frontage Requirement:
- Existing use of lot/parcel/tract
- To be subdivided into 2 lots/parcels (including parent parcel) – outlined below.

Use extra copies of this form if needed for additional lots

Newly Subdivided Parcels	New lot size in square footage (SF) or acres (A)	New lot has public road frontage	New lot has private road frontage	Indicate name of public or private road(s)	STAFF ONLY Lot area & frontage requirements comply?
1.	25687 SF	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Fair Lake Dr & Fair Lake Cir	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
3.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
4.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
5.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
6.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
7.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
8.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
9.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
10.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
11.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
12.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"					
Parent Parcel	20038SF				
Total square footage of new lots (verify total matches existing parcel prior to splits)					

Infrastructure required: (Check all that apply)

- Water/Sewer Gas Electric Telephone Cable Streets

Forrest County
Filed/Recorded SEPTEMBER 26 2011 03:27:00PM
Witness my hand and seal
Jimmy C. Howard
Chancery Clerk

Prepared by:

Robert T. Jackson, Jr.
Jackson, Bowman & Blumentritt & Arrington, PLLC
Attorney at Law
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

Return to:

Robert T. Jackson, Jr.
Jackson, Bowman & Blumentritt & Arrington, PLLC
Attorney at Law
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

STATE OF MISSISSIPPI
COUNTY OF FORREST

SPECIAL WARRANTY 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,

MARIAM P. FRENCH
61 Fair Lake Drive
Hattiesburg, Mississippi, 39401
(601) 268-1135

subject to the reservation of a life estate described hereinbelow, does hereby grant, bargain, sell, convey and specially warrant unto

**TAMELA TAYLOR and
JAMES A. TAYLOR, II**
61 Fair Lake Drive
Hattiesburg, Mississippi, 39401
(601) 268-1135

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

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED AND SET OUT AT LENGTH IN WORDS AND FIGURES HEREIN.

INDEXING INSTRUCTIONS:

Part of Lots 52, 53 and 54, Block 4, Country Club Lake Estates, First Addition

The property hereinabove described was deeded to C. V. French and wife, Mariam P. French, as joint tenants with the full right of survivorship, and not as tenants in common, by Warranty Deed dated October 9, 1990. The said C.V. French departed this life on the 10th day of December, 2008, and a copy of his death certificate is attached hereto as Exhibit "B".

Page 1 of 4

**Inst. 681431
Bk 1112 Pg 0649**

Grantor retains for the period of her natural life a life estate in all of his interest in the property described hereinabove, and gives the remainder interest in such property to the Grantees named hereinabove.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

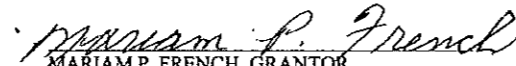
This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

All County and State ad valorem taxes for the current year shall paid by Grantee.

This instrument is prepared without the benefit of a title opinion at the request of the Grantor and the Grantee.

WITNESS THE SIGNATURE of the Grantors on this, the 26th day of September, D., 2011.


MARIAM P. FRENCH, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF Lamar

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, MARIAM P. FRENCH, who each severally acknowledged that she signed and delivered the above and foregoing Special Warranty Deed on the day and year herein shown as their free and voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of September, 2011.


NOTARY PUBLIC

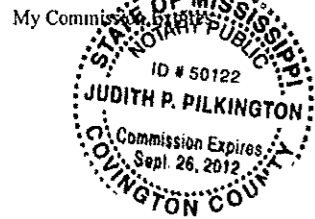


EXHIBIT "A"

Lots 52 and 53, Block 4, of Country Club Lake Estates, First Addition, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi; together with all improvements thereon and appurtenances thereunto belonging.

AND ALSO:

A part of Lot 54 being more particularly described as follows:

Begin at the Northwest corner of Lot 54, Country Club Lake Estates, 1st Addition.

Thence South (32) thirty-two degrees, (30) thirty minutes, (37) thirty-seven seconds West along the West line of Lot 54. Also being the East line of Lot 53 for 234.8' feet as per record, 228.03' feet as per measured to the Southwest corner of Lot 54.

Thence South (49) forty-nine degrees, (09) nine minutes, (46) forty-six seconds West along the South line of Lot 54 for 10' feet.

Thence North (33) thirty-three degrees, (16) sixteen minutes, (05) five seconds East 226.10' feet to the Southwesterly margin of a public county road (Lake Estates Drive).

Thence North (42) forty-two degrees, (44) forty-four minutes, (30) thirty seconds West along the Southwesterly margin of road and North line of Lot 54 for 13.43' feet back to the Point of Beginning.

The above described area contains 0.06 acres more or less or 2,163 square feet.

STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH
VITAL RECORDS

Exhibit "B"

TYPE OR PRINT WITH BLACK INK

FILE NO. 123-08-026426

CERTIFICATE OF DEATH

STATE OF MISSISSIPPI

STATE FILE NUMBER 123-08-026426

DECEASED

1. NAME: First Middle Last
Cornelius Vernon French Male

2. SEX: Male

3a. HOUR OF DEATH: 1230 m

3b. DATE OF DEATH (Month, Day, Year): 12-10-2008

4. RACE (Specify White, Black, American Indian, etc.): White

5a. AGE AT LAST BIRTHDAY: 69 Years

5b. MONTH: 06

5c. DAY: 18

5d. HOUR: 1939

6. DATE OF BIRTH (Month, Day, Year): 06-18-1939

7a. COUNTY OF DEATH: Forrest

7b. CITY OR TOWN OF DEATH: Hattiesburg

7c. HOSPITAL OR OTHER INSTITUTION NAME AND NUMBER (if not in other give street address, route number or other location): 61 Fair Lake Drive

8. STATE OF BIRTH: Mississippi

9. DECEASED'S EDUCATION (Specify only highest grade completed): 12

10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify): Married

11. SURVIVING SPOUSE (if wife, give maiden name):

12. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No): No

13. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.): American

14. SOCIAL SECURITY NUMBER: 428-62-3643

15a. USUAL OCCUPATION (kind of work done, most of working life): Fireman

15b. KIND OF BUSINESS OR INDUSTRY: Public Service

16a. RESIDENCE—STATE: Mississippi

16b. COUNTY: Forrest

16c. CITY OR TOWN: Hattiesburg

16d. INSIDE CITY LIMITS (Specify Yes or No): Yes

16e. STREET AND NUMBER OR RURAL LOCATION: 61 Fair Lake Drive

17. FATHER—NAME (First Middle Last): John Ira French

18. MOTHER—NAME (First Middle Maiden): Josephine Brogan

19a. INFORMANT—NAME (Type of print): Informant: Mariam French

19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code): 61 Fair Lake Drive, Hattiesburg, MS 39402

20a. BURIAL, CREMATION, REBURIAL (Specify): Burial

20b. CEMETERY, CREMATORY—NAME: Highland

20c. LOCATION (City and State): Hattiesburg, MS

20d. EMBALMER—SIGNATURE AND NUMBER: Will E. F. 5713

21a. FUNERAL HOME—NAME AND MISSISSIPPI I.D. NUMBER: Moore Funeral Homes, Inc. 18M

21b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code): P. O. Box 2056, Hattiesburg, MS 39403-2056

22a. PERSON WHO PRONOUNCED DEATH—NAME AND TITLE (Type of print): Michelle Sanford, RN

22b. PRONOUNCED DEAD (Month, Day, Year): ON 12-10-2008

22c. PRONOUNCED DEAD (Hour): 1318 m

23a. CERTIFIER—NAME (Type of print): Tommy L. Fedrick, DMEI 18-2

23b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code): PO Box 811 Petal, MS 39465

24a. SIGNATURE: [Signature]

24b. DATE SIGNED (Month, Day, Year): 12-10-2008

24c. STATE LICENSE NUMBER: DMEI 18-2

24d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type of print):

24e. DATE SIGNED (Month, Day, Year): 12-10-2008

25. PART I. IMMEDIATE CAUSE (Enter one cause only): CA Pancreas NOS

25. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in PART I:

26. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify):

27. AUTOPSY (Yes or No): NO

28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No): YES

29a. INJURY AT WORK (Yes or No):

29b. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.):

29c. LOCATION (Street or route number, City or town, State):

THIS IS TO CERTIFY THAT THE ABOVE

Inst. 681431
Bk 1112 Pg 0652

FILE IN THIS OFFICE

Judy McMiller
STATE REGISTRAR

WARNING:

A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



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

61 Fair Lake Dr Hattiesburg MS
Street Address City State

on this the _____ day of _____, 20__.

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

on this the _____ day of _____, 20__.

Jomela F. Taylor
Property Owner (Print)

Jomela F. Taylor
Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

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 20 day of February, 2026.



Kayla Rainey
NOTARY PUBLIC

My Commission Expires:

March 3, 2029

NAME OF RECORDED SUBDIVISION TO BE ALTERED:

Lot 52, Block 4, Country Club Lake Estates, 1st Add

I am writing to formally submit my application for approval of a subdivision alteration as per the requirements outlined in Mississippi State Code 17-1-23, Section 4. I have diligently complied with the provisions of this statute by identifying and notifying individuals who may be adversely affected or directly interested in the proposed alteration.

Below is a summary of the steps required to meet the requirements of Mississippi State Code 17-1-23 for alteration of a plat:

1. **Identification of Affected Individuals:** I have thoroughly documented and named all persons who would be adversely affected by or directly interested in the proposed subdivision alteration.
2. **Notification of Proposed Changes:** Before initiating any action regarding the alteration, I have ensured that the parties named are made aware of the proposed changes.
3. **Obtaining Written Agreement:** I have obtained written agreements to the vacation or alteration from all affected individuals, as required by the statute.

I have also submitted the following with this application:

- List of persons who are adversely affected or otherwise directly interested in the alteration of the subdivision
- Written agreements from the persons identified approving the proposed alteration
- Proposed alteration to the subdivision, drawn to scale.

Enclosed with this application, you will find comprehensive documentation supporting my compliance with Mississippi State Code 17-1-23, Section 4. This includes a list of individuals adversely affected or directly interested in the proposed subdivision alteration, along with copies of their written agreements to the vacation or alteration.

I attest that I have met the requirements above for the alteration of a recorded subdivision in the State of Mississippi and the City of Hattiesburg as outlined in MS State Code 17-1-23.

Signature 

Date 2/19/26

Identification of Persons Adversely Affected or Directly Interested in Proposed Subdivision Alteration

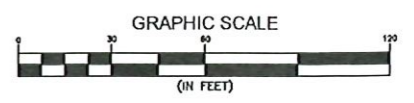
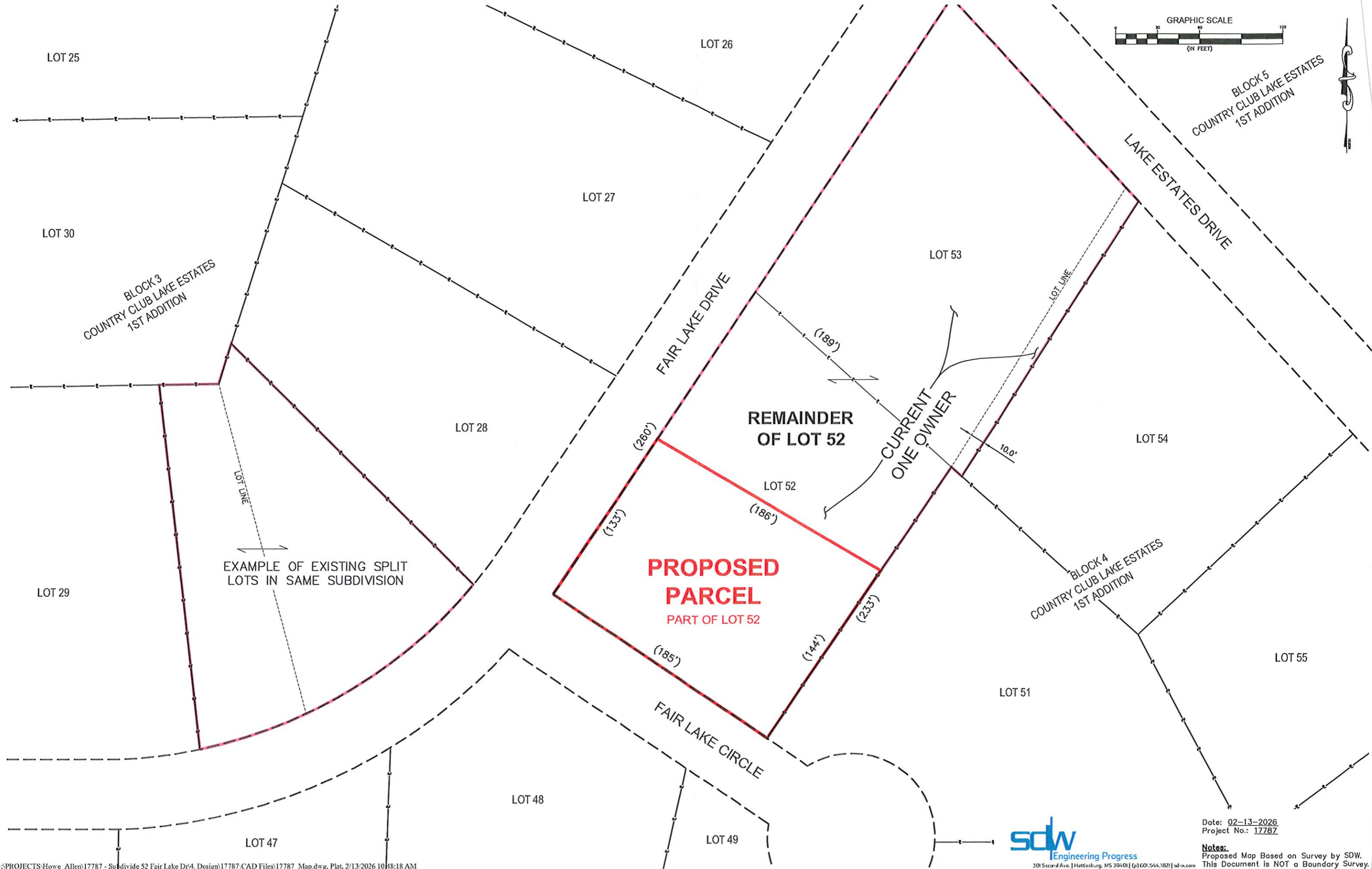
Name of Subdivision being altered:

Country Club Lake Estates, 1st Add

Address and PPIN of alteration in subdivision:

9823

Name	Address	Phone Number	Approve of Proposed Alteration (Yes or No)		Signature
			Yes	No	
1 Tameka F Taylor	61 Fair Lake Dr H'burg MS	601-467-1316	Yes		Tameka F Taylor
2 Charles J. Brown, II	9 Fair Lake Circle H'burg MS	39402 601-270-0858	Yes		Charles J. Brown
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					



PROPOSED PARCEL
PART OF LOT 52

REMAINDER OF LOT 52

CURRENT ONE OWNER

EXAMPLE OF EXISTING SPLIT LOTS IN SAME SUBDIVISION

Date: 02-13-2026
Project No.: 17787
Notes:
Proposed Map Based on Survey by SDW.
This Document is NOT a Boundary Survey.



SURVEY BOUNDARY DESCRIPTION

State of Mississippi
County of Forrest

A part of Lot 52, in Block 4 of Country Club Lake Estates 1st Addition, a Subdivision in the City of Hattiesburg, County of Forrest, State of Mississippi as per Map or Plat on file thereof in the Office of the Chancery Clerk said County & State, and being more particularly described using Mississippi State Plane Coordinate System, East Zone Grid, NAD 83(2011), US Survey Feet, with a combined scale factor of 0.9999758649 and a convergence angle of (minus) -017'06.13" at the Northernmost Corner of said Lot 52, and Commencing at a Nail representing said Northernmost Lot Corner and having a Grid Value of N 676,634.10 feet and E 813,288.44 feet on said East Zone Grid, thence run S33°34'20"W along the Northwestern Line of said Lot and the Southeastern Right of Way Line of Fair Lake Drive, a public roadway, for 125.99 feet to a 1/2 inch Rebar representing the Point of Beginning and having a Grid Value of N 676,529.13 feet and E 813,216.78 feet on said East Zone Grid; thence run S59°40'49"E for 186.27 feet to a 1/2 inch Rebar representing on the Southeastern Line of said Lot, thence run S34°01'32"W along said Southeastern Lot Line for 144.22 feet to a 1/2 inch Round Iron Pin representing the Southernmost Corner of said Lot and a Point on the Northeastern Right of Way Line of Fair Lake Circle, a public roadway, said Lot Corner having a Grid Value of N 676,315.57 feet and E 813,298.87 feet on said East Zone Grid, thence run N56°11'57"W along the Southwestern Line of said Lot and said Northeastern Right of Way Line for 184.96 feet to a 1/2 inch Rebar representing the Westernmost Corner of said Lot and the Intersection of said Northeastern Right of Way Line and said Southeastern Right of Way Line, thence run Northeastly along an Arc to the Left and along said Northwestern Lot Line and Southeastern Right of Way Line for 10.00 feet to a 1/2 inch Crimp Top Pin, said Arc having a Radius of 394.24 feet, a Chord Bearing of N34°17'56"E and a Chord Distance of 10.00 feet, thence run N33°34'20"E along said Northwestern Lot Line and said Southeastern Right of Way Line for 122.91 feet to the Point of Beginning, comprising 0.59 Acres (25,687 Square Feet), more or less.

Richard E. Sullivan
Surveyor
02-11-2026
PS-3274
Richard E. Sullivan, PLS
and Surveyor No. 3276

SURVEYOR'S NOTES:

- All paved areas are asphalt unless otherwise noted.
- No subsurface utilities are shown hereon. Utilities shown are based on visual evidence only.
- Fair Lake Drive and Fair Lake Circle appear to be public roadways. The Surveyed Parcel, shown hereon, appears to have access to a public road.
- This survey was performed without the benefit of a title opinion.
- Record Deeds noted hereon are the latest available based on the County Tax Roll database and County Land Records.
- A complete easement search was not performed.
- All SP Corners are Set 1/2"x18" Rebar with Caps, unless otherwise noted.
- The Surveyed Parcels, shown hereon, are located within an Area having a Flood Zone Designation "X", Areas Determined to be outside the 0.2% Annual Chance of Flood Floodplains, all by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map (FIRM) No. 28035C00850, with a Date of Identification of March 2, 2010 for Community No. 280053, in Forrest County, Mississippi.

REFERENCE MATERIALS:

- FORREST COUNTY TAX MAP
- USGS 7.5 MINUTE QUADRANGLE MAP HATTIESBURG SW 1982
- PLAT OF COUNTRY CLUB LAKE ESTATES 1ST ADDITION BK 10 PG 25 08-19-1988
- SPECIAL WARRANTY DEED BK 1112 PG 649 09-26-2011
- SURVEY OF LOTS 52 AND 53 OF COUNTRY CLUB ESTATES FIRST ADDITION IN SECTION 35, TOWNSHIP 6 NORTH, RANGE 14 WEST, FORREST COUNTY, MS BY RAYMOND M. DEARMAN, PLS 01-31-1985

LEGEND:

- AC - ACRES
- APR - AS PER RECORD
- APS - AS PER SURVEY
- BK - BOOK
- CB - CENTERLINE
- CD - CHORD BEARING
- CD - CHORD DISTANCE
- E - EASTING (GRID COORDINATE)
- L - LENGTH (ARC)
- MB - MAIL BOX
- NCS - NO CORNER FOUND OR SET
- N - NORTHING (GRID COORDINATE)
- OU - OVERHEAD UTILITY LINE(S)
- PG - PAGE
- PL - PARCEL LINE
- PPIN - PROPERTY PARCEL IDENTIFICATION NUMBER
- R - RIGHT OF WAY LINE
- R - RADIUS (ARC)
- SC - SEWER CLEANOUT
- SL - SUBDIVISION LOT LINE
- TP - TELEPHONE PEDESTAL
- U - UTILITY POLE

SURVEY DATES: FEBRUARY 4, 2026
FEBRUARY 10, 2026

JUDGED TO BE A CLASS "B" SURVEY
SURVEYED TO CLASS "B"

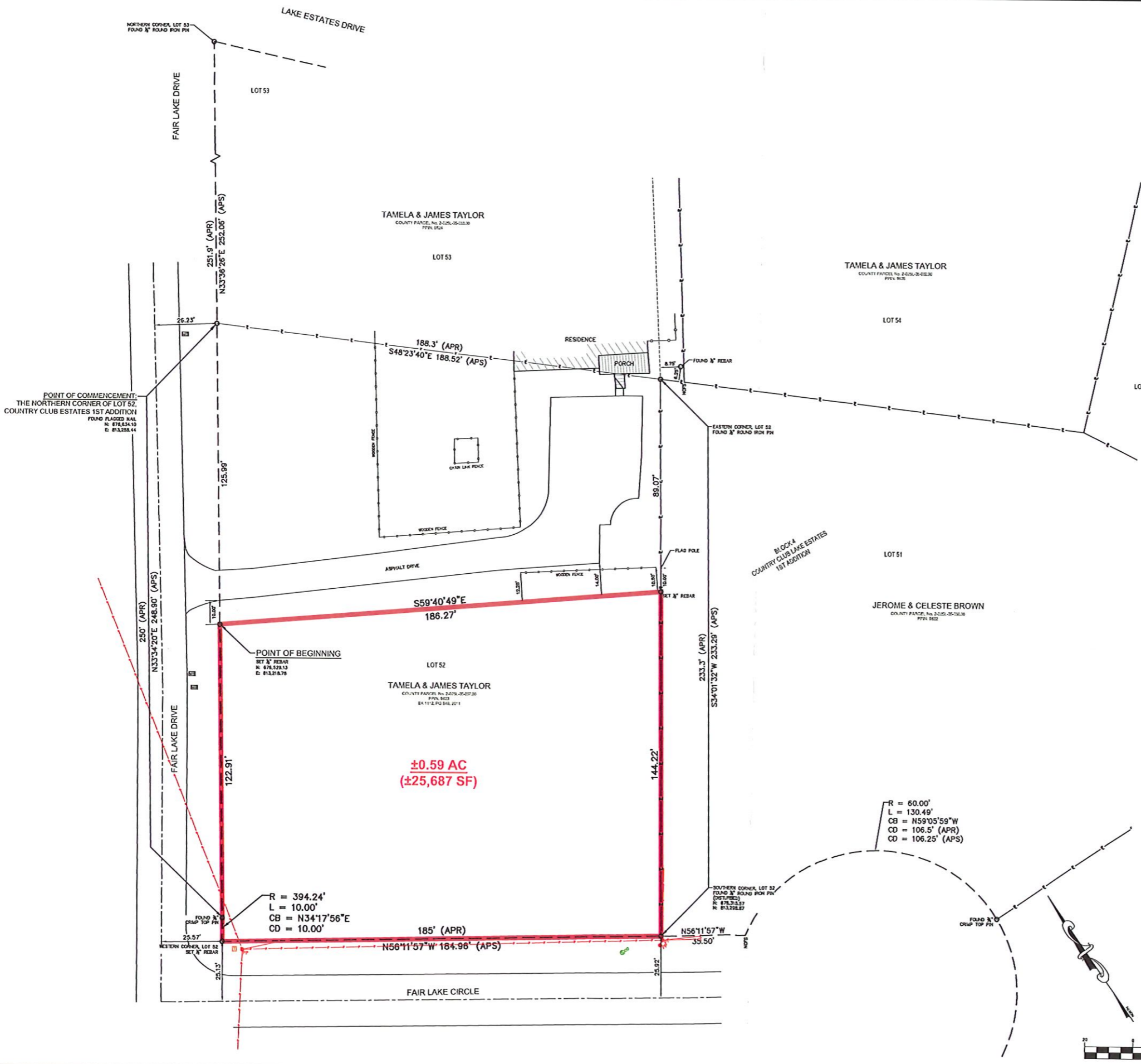
BEARINGS ARE BASED ON MS STATE PLANE COORDINATE SYSTEM, ZONE EAST GRID, US SURVEY FEET, AS DETERMINED BY GPS

HORIZONTAL DATUM: NAD 83(2011)
CONTROL STATION: RICHMOND (USM CAMPUS) HATTIESBURG, MS
N: 655,022.122
E: 827,206.365
Z: 303.382

AT THE NORTHERN CORNER OF LOT 52, BLOCK 4, COUNTRY CLUB LAKE ESTATES 1ST ADDITION:
COMBINED SCALE FACTOR: 0.9999758649
CONVERGENCE: -017'06.13"

GRAPHIC SCALE
(IN FEET)

NO.	DATE	DESCRIPTION	BY
BOUNDARY SURVEY			
LT 52, BLK 4, COUNTRY CLUB LAKE ESTATES 1st ADD CITY OF HATTIESBURG FORREST COUNTY, MISSISSIPPI			
sdw Engineering Progress 301 Second Ave., Hattiesburg, MS 39401 (601) 544-1822 sdw.com			
Drawn by: RES/SLS		Checked by: RES	
Date: 02-11-2026		Scale: 1"=20'	
Drawing No.: 17787		Sheet No.: 1 OF 1	



G:\PROJECTS\Shawnee, Alton\17787 - Subdivide 52 Fair Lake Lake Dk4 - Design\17787-CADD\Plan\17787_Survey.dwg, 1/8/21, 2:51:26PM, 3/8/2026



Hattiesburg Planning Commission

Planning Division

Item D- Staff Report

April 1, 2026

Quick Facts:

Applicant:

John Weeks

Address:

Approximately
100 J Ed Turner Drive

Zoning:

A-1 (Agricultural)

Future Land Use:

Neighborhood Conservation 2

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

A

Ward:

1

County:

Forrest

PPIN Number(s):

9505

Parcel Number(s):

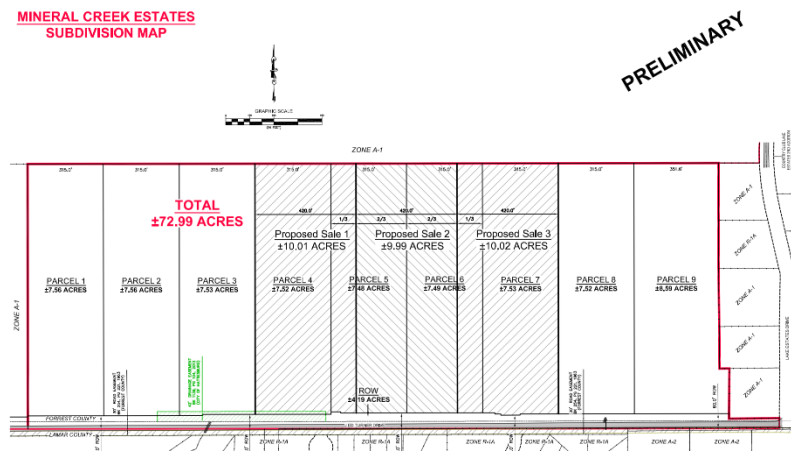
2-0260-34-001.00



Property Area Image

Applicant's Requests:

John Weeks, Applicant, requests a major subdivision and to alter a platted subdivision known as "Mineral Creek Estates" that will amend lots 4, 5, 6, and 7 into lots 4,5, and 7 for property located along the western portion of J Ed Turner near Jackson Road (PPIN 9505, Ward 1, Forrest County).



Proposed New Layout for the Mineral Creek Estates Subdivision

Background and History

The subdivision of “Mineral Creek Manor” was created in January of 2025 as a minor subdivision with the division of a ~210-acre parcel located along J Ed. Turner Drive, Jackson Road, as well as Lake Estate Drive. The applicant further subdivided lot 2 to create the Mineral Creek Estates Subdivision, a 9-lot subdivision primarily along J Ed Turner Drive, and was approved by the City Council in March of 2025.



Surrounding Area Image

The applicant is now proposing to alter the subdivision of the “Mineral Creek Estates” Subdivision to amend lots 4, 5, 6, and 7 into lots 4, 5, and 7 to move lot lines for the sale of property for new single-family homes.

This request is being processed as a plat alteration/replat pursuant to Miss. Code Ann. § 17-1-23 and the City’s subdivision regulations. If approved, the revised plat will apply to the lot(s) included in the request and will be recorded in the Office of the Chancery Clerk. Recording of the amended plat is required before the altered lot configuration can be recognized for purposes of future conveyance, permitting, or development. Approval of the replat does not waive or replace any other applicable requirements of the Land Development Code, building and fire codes, or utility and access standards, and any existing easements or rights-of-way must be addressed and shown as required as part of the final plat.

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.

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

4.5.1 A-1 Agricultural District

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

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%	-

SECTION 11: Administration and Enforcement

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

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

SECTION 12: Process and Procedures Categories of Development Approvals

12.3.2 Preliminary Plat Approval for Major Subdivisions

12.3.2.1 Approval Criteria.

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

12.3.2.4 Final Plat.

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

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

12.3.2.6 Duration. As this code and state and federal law may change over time, approval of a preliminary plat shall be effective for a maximum period of one (1) year for a permit to be submitted to the city. A six (6) month extension may be granted upon the Planning Commission's recommendation to the City Council followed by an approval of the Council. An extension request must come in writing by the subdivider before the regularly scheduled Planning Commission hearing in which it is to be heard. The Planning Commission will offer its recommendation under "other business" as notice was given at the original hearing date. If the final plat has not been submitted to Urban Development within this time limit, the preliminary plat process shall begin anew.

Section 13: Definitions

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

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

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

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

If the owner of any land which shall have been laid off, mapped or platted as a city, town or village, or addition thereto, or subdivision thereof, or other platted area, whether inside or outside a municipality, desires to alter or vacate such map or plat, or any part thereof, he may petition the board of supervisors of the county or the governing authorities of the municipality for relief in the premises, setting forth the particular circumstances of the case and giving an accurate description of the property, the map or plat of which is to be vacated or altered and the names of the persons to be adversely affected thereby or directly interested therein. However, before taking such action, the parties named shall be made aware of the action and must agree in writing to the vacation or alteration. Failure to gain approval from the parties named shall prohibit the board of supervisors or governing authorities from altering or vacating the map or plat, or any part thereof. Any alterations of a plat or map must be recorded in the appropriate location and a note shall be placed on the original plat denoting the altered or revised plat. No land shall be subdivided nor shall the map or plat of any land be altered or vacated in violation of any duly recorded covenant running with the land. Any municipality which shall approve such a vacation or alteration pursuant to this section shall be exempt from the sale of surplus real property provisions as set forth in Section 21-17-1.

Considerations and Basis for Approval

Option:

Recommend approval or denial for a major subdivision and to alter a platted subdivision known as “Mineral Creek Estates” that will amend lots 4, 5, 6, and 7 into lots 4,5, and 7 for property located along the western portion J Ed Turner near Jackson Road (PPIN 9505, Ward 1, Forrest County).



Basis for Approval:

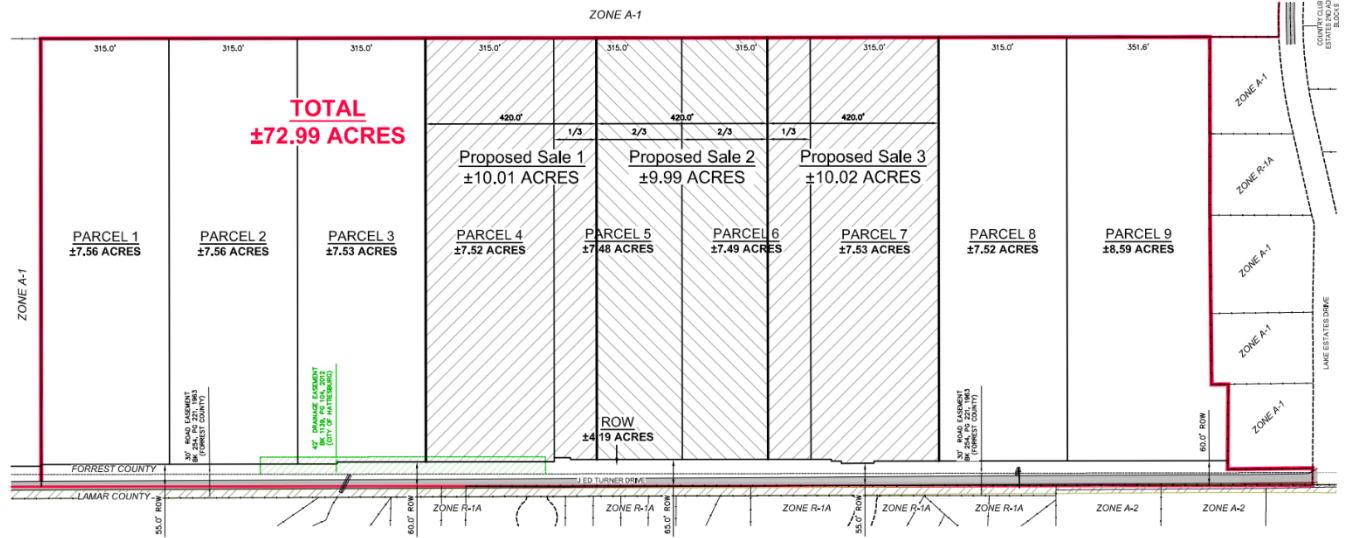
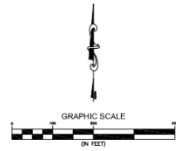
- Subdivisions
 - Planning Commission must deem that all of the following approval criteria must be met before granting approval for the Preliminary Plat for a Major Subdivision:

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

Proposed Layout of Mineral Creek Estates, Adjusting Lots 4, 5, 6, and 7

**MINERAL CREEK ESTATES
SUBDIVISION MAP**

PRELIMINARY

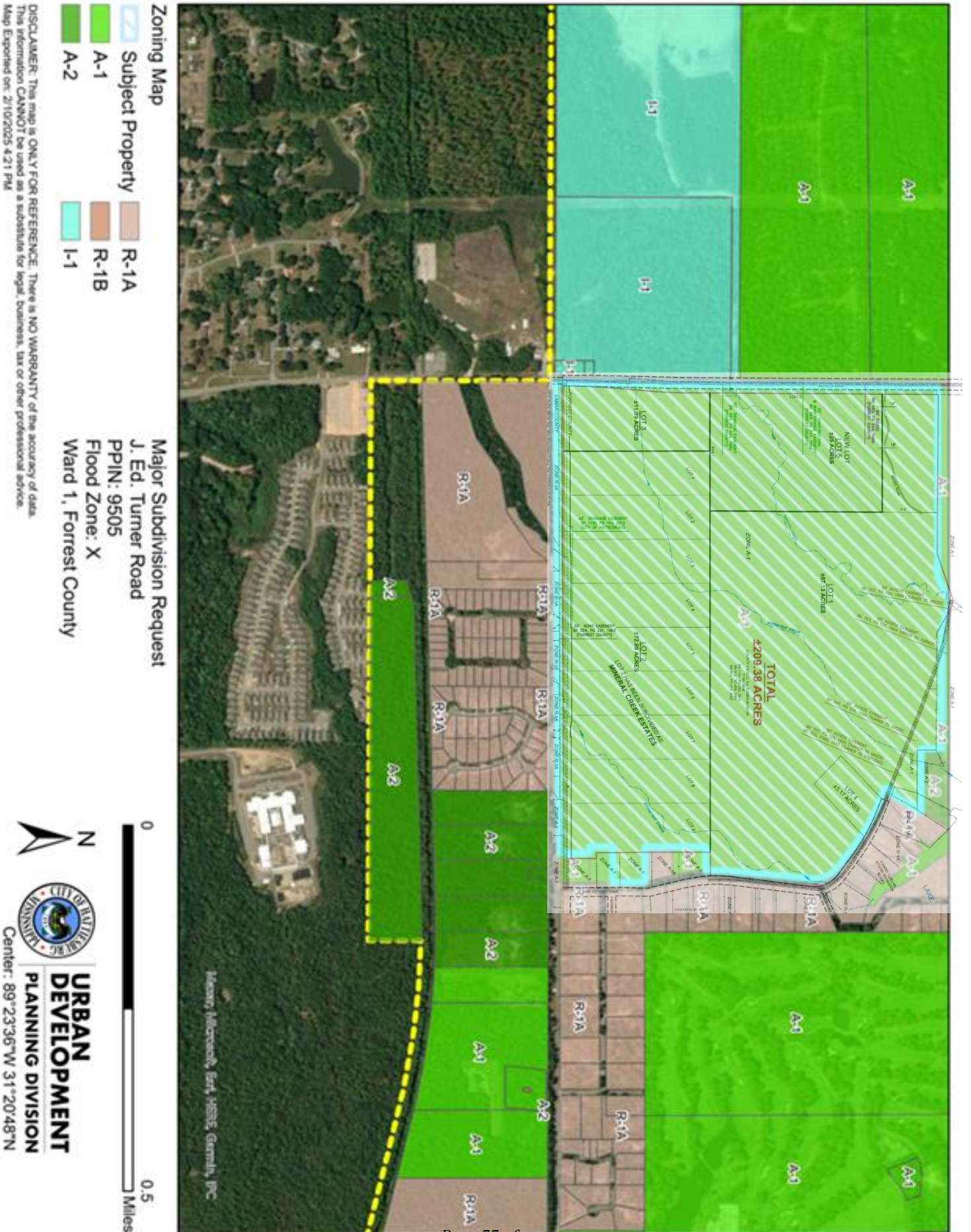


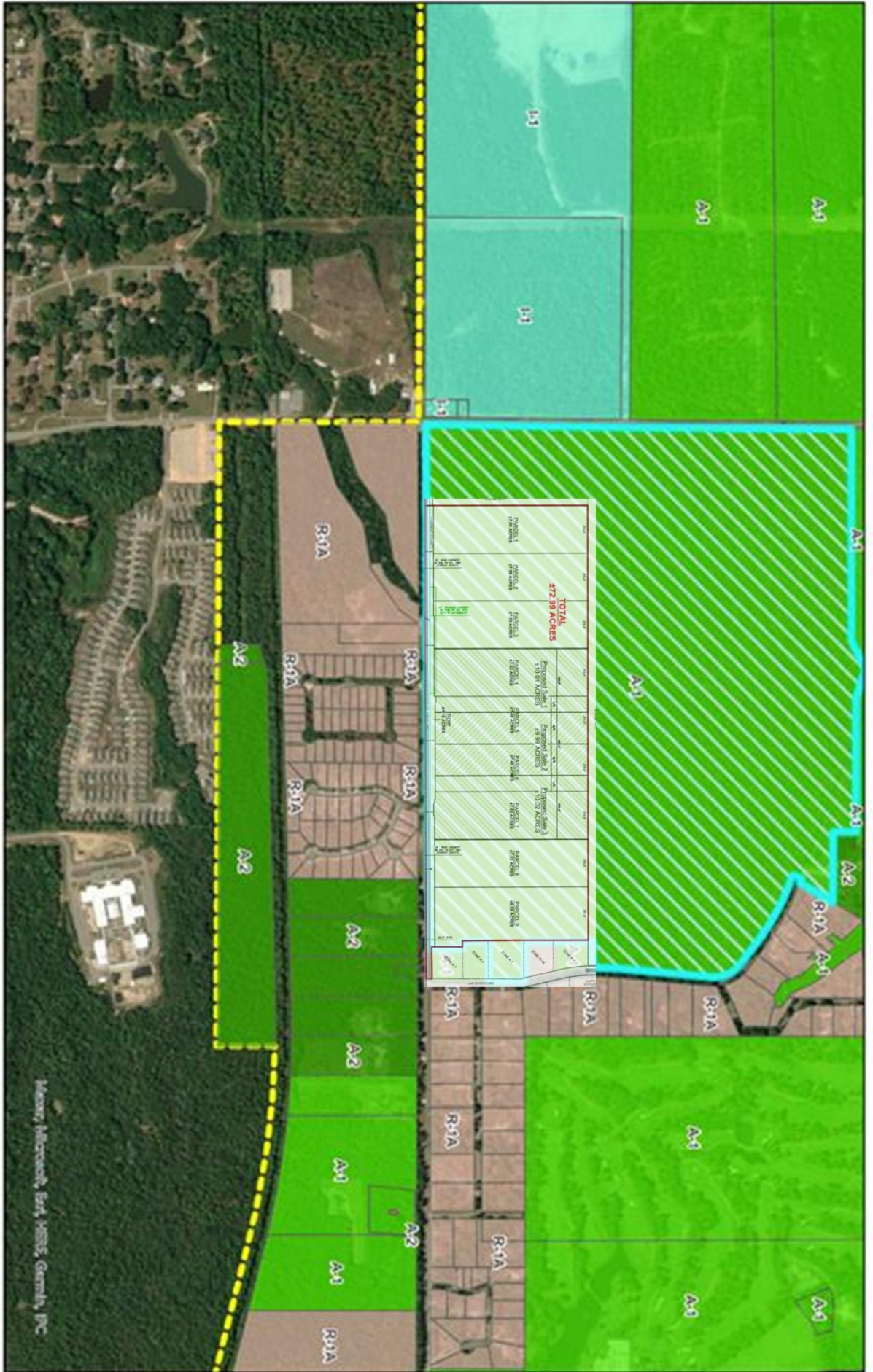
sdw
Engineering Progress
30 Second Ave., Dandridge, TN 37513 | 615.264.2011 | www.sdwnet.com

G:\PROJECTS\Work\Jobs\031 - F&I Turner Subdiv\4 - Design\F&I CAD Files\Min Ck Est\03_Prelim_MCE_Map_Change1.dwg, Map, 2/12/2026 3:53:17 PM

Date: 02-12-2026
Project No.: 038

Notes:
Proposed Map Based on Survey by SDW.
This Document is NOT a Boundary Survey.





Zoning Map

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

Major Subdivision Request
J. Ed. Turner Road
PPIN: 9505
Flood Zone: X
Ward 1, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 2/10/2025 4:21 PM



URBAN DEVELOPMENT
PLANNING DIVISION
Center: 89°23'36"W 31°20'48"N



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: _____ Project Name: _____

Municipal Address of Site: _____ PPIN #: _____

Parcel Number(s): _____

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

Other Application types:

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

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



Application for Public Hearing

City of Hattiesburg – Planning Division

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

Public Hearing Petitioner Information:

Deadline for applicant to file petition: _____

Hattiesburg Planning Commission Meeting Date: _____

Hattiesburg Board of Adjustment Meeting Date: _____

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

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

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

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

Public Hearing Application Checklist

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

- X Site Diagram (11” x 17” preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standards may be accepted only per approval from staff)
 - Site & Design Review Committee, if needed
- X Copy of entire Warranty Deed (filed and recorded at the courthouse) with legal description granting title to the current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- X Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com
- X An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document).
- Variance application only:** A letter of approval/denial from all adjoining property owners must be obtained and submitted with the application
 - Other documents needed (if relevant):
 - Maps of digital billboard removal sites
 - Maps of digital billboard replacement sites
 - Documentation on measurements
 - Other: _____
- X Payment to the City of Hattiesburg for filing a public hearing application in the amount of \$ 245.00



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.

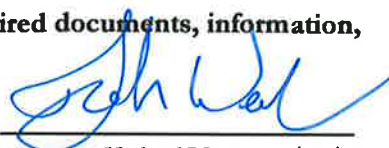
<u>Public Hearing Fees</u>	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	\$175.00 per application. \$50.00 for each additional variance.
Street / Alley Naming or Re-Naming	\$300.00 per application. \$100.00 per required 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: John Weeks

Signature: 

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

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

Use extra copies of this form if needed for additional lots

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

Infrastructure required: (Check all that apply) **None Required - Existing**

- Water/Sewer Gas Electric Telephone Cable Streets

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

120 Lake Estates Drive, Hattiesburg MS
Street Address City State

on this the 19th day of Feb, 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.

Collapse Lots 4,5,6&7 of Mineral Creek Estates into Lots 4, 5 & 7

on this the 19th day of Feb, 2026.

John T Weeks
Applicant (Print)

[Signature]
Applicant (Signature)

STATE OF Mississippi

COUNTY OF Forrest

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 19 day of February, 2026.



Kayla Rainey
NOTARY PUBLIC

My Commission Expires:

March 3, 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

120 Lake Estates Drive, Hattiesburg MS

Street Address

City

State

on this the 19th day of Feb, 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.

Collapse Lots 4,5,6&7 of Mineral Creek Estates into Lots 4, 5 & 7

on this the 19th day of Feb, 2026.

John T Weeks

Property Owner (Print)

Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

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 19 day of February, 2026.



Kayla Rainey
NOTARY PUBLIC

My Commission Expires:

March 3, 2029



Prepared by and return to:
Lockett Land Title Hattiesburg LLC
Joseph M. Gianola, Jr. (MSB No. 101972)
63 98 Place Boulevard
Hattiesburg, Mississippi 39402
(601)450-0065
File No. 25-2856H

INDEXING INSTRUCTIONS: Lot 5 of Mineral Creek Estates, a resubdivision of Lot 2 of Mineral Creek Manor, Forrest County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF FORREST

WARRANTY 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, the Grantor,

JOHN T. WEEKS,
a married person
301 Second Ave.
Hattiesburg, MS 39402
(601)270-5260

does hereby grant, bargain, sell, convey and warrant unto the Grantee,

CHAD THOMAS DEWS,
a married person
171 Brookline Dr.
Hattiesburg, MS 39402
(601) 520-8555

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

Lot 5 of Mineral Creek Estates, a resubdivision of Lot 2 of Mineral Creek Manor, as per map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book C at Page 91; together with all improvements thereon and appurtenances thereunto belonging.

This conveyance and the warranty hereof is subject to the Restrictive Covenants for Mineral Creek Estates, a Resubdivision of Lot 2 in Mineral Creek Manor on file in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Right-of-Way Easement to Dixie Pipeline Company recorded January 10, 1962 in Book 239 at Page 441 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to Forrest County, Mississippi, recorded May 15, 1963 in Book 254 at Page 221 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Drainage Easement to Forrest County, Mississippi, recorded May 2, 1980 in Book 483 at Page 242 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Construction and Maintenance Easement to Forrest County, Mississippi recorded May 2, 1980 in Book 483 at Page 247 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to Forrest County, Mississippi, recorded in Book 483 at Page 249 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement recorded February 22, 1994 in Book 707 at Page 127 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement recorded February 22, 1994 in Book 707 at Page 124 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to the City of Hattiesburg recorded October 10, 2012 in Book 1139 at Page 104 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

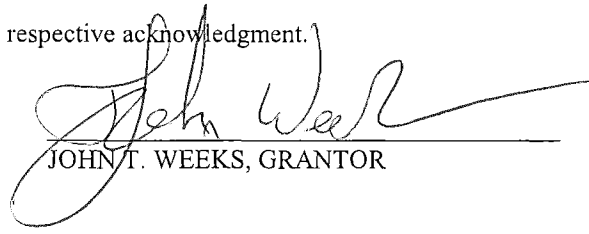
This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

The above described property constitutes no part of Grantor's homestead nor is it adjacent of contiguous thereto.

IT IS AGREED and understood that the taxes for the current year have been paid by the Grantor. All subsequent years will be paid by the Grantees.

WITNESS MY SIGNATURE on the date of my respective acknowledgment.


JOHN T. WEEKS, GRANTOR

STATE OF MISSISSIPPI

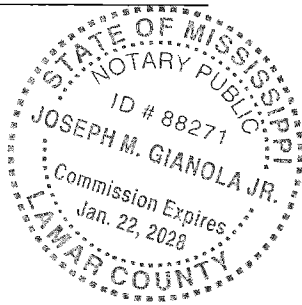
COUNTY OF LAMAR

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, John T. Weeks, who stated and acknowledged to me that he did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th of December, 2025 .


NOTARY PUBLIC

My Commission Expires: _____



FOREST COUNTY, MS LANCE C. REID
I CERTIFY THIS INSTRUMENT WAS FILED ON 12/18/2025 10:45:52 AM AND RECORDED IN DEED BOOK: 1489 PAGE: 59



Prepared by and return to:
Lockett Land Title Hattiesburg LLC
Joseph M. Gianola, Jr. (MSB No. 101972)
63 98 Place Boulevard
Hattiesburg, Mississippi 39402
(601)450-0065
File No. 26-0072H

**INDEXING INSTRUCTIONS: Lot 7, Mineral Creek Estates, a resubdivision of Lot 2 of Mineral Creek Manor
Subdivision, Forrest County, Mississippi**

STATE OF MISSISSIPPI

COUNTY OF FORREST

WARRANTY 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, the Grantor,

JOHN T. WEEKS,
a married person
301 Second Ave.
Hattiesburg, MS 39402
(601)270-5260

does hereby grant, bargain, sell, convey and warrant unto the Grantee,

BRAD BAGGETT,
a married person
1643 Highway 11
Petal, MS 39465
(601)545-7549

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

Lot 7 of Mineral Creek Estates, a resubdivision of Lot 2 of Mineral Creek Manor, as per map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book C at Page 91; together with all improvements thereon and appurtenances thereunto belonging.

This conveyance and the warranty hereof is subject to the Restrictive Covenants for Mineral Creek Estates, a Resubdivision of Lot 2 of Mineral Creek Manor, recorded in Book 1487 at Page 439 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Right-of-Way Easement to Dixie Pipeline Company recorded January 10, 1962 in Book 239 at Page 441 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to Forrest County, Mississippi, recorded May 15, 1963 in Book 254 at Page 221 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Drainage Easement to Forrest County, Mississippi, recorded May 2, 1980 in Book 483 at Page 242 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Construction and Maintenance Easement to Forrest County, Mississippi recorded May 2, 1980 in Book 483 at Page 247 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to Forrest County, Mississippi, recorded in Book 483 at Page 249 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement recorded February 22, 1994 in Book 707 at Page 127 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement recorded February 22, 1994 in Book 707 at Page 124 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to the City of Hattiesburg recorded October 10, 2012 in Book 1139 at Page 104 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

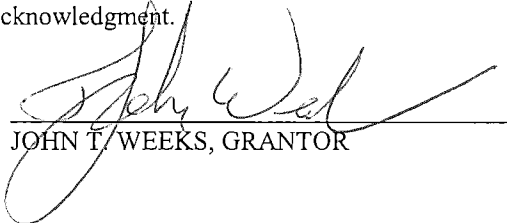
This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor agree to pay to the Grantee or their assigns any amount which is deficit on an actual pro-ration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by Grantor.

WITNESS MY SIGNATURE on the date of my respective acknowledgment.



JOHN T. WEEKS, GRANTOR

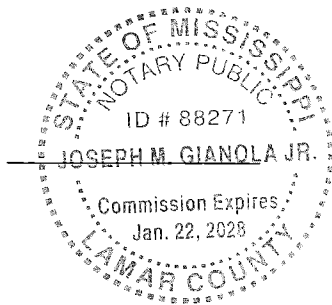
STATE OF MISSISSIPPI


COUNTY OF LAMAR

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, John T. Weeks, who stated and acknowledged to me that he did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 13 of January, 2026.

My Commission Expires: _____





NOTARY PUBLIC

FOREST COUNTY, MS LANCE C. REID
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/14/2026 10:58:06 AM AND RECORDED IN DEED BOOK:1491 PAGE:254



Prepared by and Return to:
Luckett Land Title, Inc.
 Joseph M. Gianola, Jr. (MSB#101972)
 63 98 Place Boulevard
 Hattiesburg, MS 39402
 (601) 450-0065
 File No. 24-2073H

INDEXING INSTRUCTIONS: W ½ of NE ¼, the W ½ of SE ¼, the S ½ of SE ¼ of SE ¼ and the W ½ of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF FORREST

WARRANTY 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, the Grantors,

LYNN T. SHAVER,
 208 White Oak Rd.
 Pine Mountain, GA 31822
 (404) 316-7129

MARY S. TURNER,
 205 Greenwood Pl.
 Hattiesburg, MS 39402
 (601) 466-5032

**JAMES EDWARD
 TURNER, III,**
 347 Cotton Row
 Cleveland, MS 38732
 (662) 588-7778

RUSSELL B. TURNER,
 2820 Reagan St., Apt. 105
 Dallas, TX 75219
 (601) 467-7478

THOMAS SHAVER,
 208 White Oak Rd.
 Pine Mountain, GA 31822
 (404) 316-7129

CHRIS SHAVER,
 2598 Lulworth Lane
 Marietta, GA 30062
 (770) 361-1973

ERIC B. SHAVER,
 508 Ashley Way
 Peachtree City, GA 30269
 (770) 633-3981

RJCO, LLC,
a MS limited liability company
 347 Cotton Row
 Cleveland, MS 38732
 (662) 588-7778

do hereby grant, bargain, sell, convey and warrant unto the Grantee,

JOHN T. WEEKS
 301 Second Ave.
 Hattiesburg, MS 39402
 (601)270-5260

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

By way of explanation, the subject property is no part of the homestead of the Grantors herein nor is it adjacent or contiguous thereto.

This conveyance and the warranty hereof is subject to the Right-of-Way Easement to Dixie Pipeline Company recorded January 10, 1962 in Book 239 at Page 441 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to Forrest County, Mississippi, recorded May 15, 1963 in Book 254 at Page 221 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Drainage Easement to Forrest County, Mississippi, recorded May 2, 1980 in Book 483 at Page 242 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Construction and Maintenance Easement to Forrest County, Mississippi recorded May 2, 1980 in Book 483 at Page 247 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to Forrest County, Mississippi, recorded in Book 483 at Page 249 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement recorded February 22, 1994 in Book 707 at Page 127 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement recorded February 22, 1994 in Book 707 at Page 124 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to the City of Hattiesburg recorded October 10, 2012 in Book 1139 at Page 104 in the office of the Chancery Clerk of Forrest County, Mississippi. This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor(s) agree to pay to the Grantee(s) or their assigns any amount which is deficit on an actual pro-ration and likewise, the Grantee(s) agree to pay to the Grantor(s) any amount overpaid by Grantor(s).

WITNESS MY SIGNATURE on the date of my respective acknowledgment.


LYNN T. SHAVER, GRANTOR

STATE OF GEORGIA

COUNTY OF Harris

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, Lynn T. Shaver, who stated and acknowledged to me that she did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th of November, 2024.

Fredarius G. Marshall
NOTARY PUBLIC

My Commission Expires: 08/18/2025



WITNESS MY SIGNATURE on the date of my respective acknowledgment.

Mary S. Turner
MARY S. TURNER, GRANTOR

STATE OF MISSISSIPPI

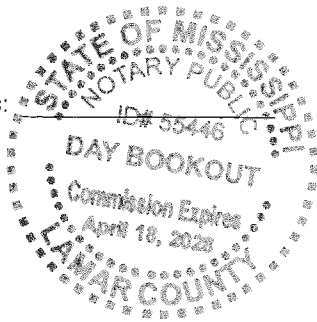
COUNTY OF LAMAR

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, Mary S. Turner, who stated and acknowledged to me that she did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.


GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th of November, 2024.

[Signature]
NOTARY PUBLIC

My Commission Expires:



WITNESS MY SIGNATURE on the date of my respective acknowledgment.



JAMES EDWARD TURNER, III, GRANTOR

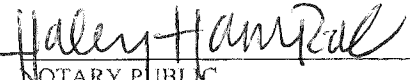
STATE OF MISSISSIPPI

COUNTY OF Bolivar

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, James Edward Turner, III, who stated and acknowledged to me that he did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th of November, 2024.


State of Mississippi
Haley A Hamrick, Notary Public
Bolivar County
My Commission Expires September 25, 2028
Commission Number 117854



NOTARY PUBLIC

My Commission Expires: _____

WITNESS MY SIGNATURE on the date of my respective acknowledgment.

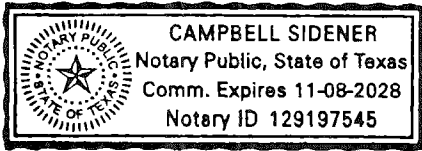

RUSSELL B. TURNER, GRANTOR


STATE OF TEXAS

COUNTY OF DALLAS

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, Russell B. Turner, who stated and acknowledged to me that he did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th of November, 2024.




NOTARY PUBLIC

My Commission Expires: 11/08/2028

WITNESS MY SIGNATURE on the date of my respective acknowledgment.

Thomas Shaver
THOMAS SHAVER, GRANTOR

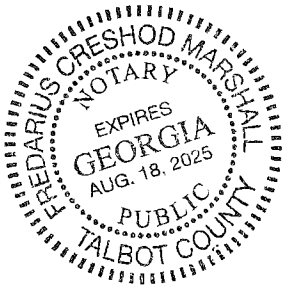
STATE OF GEORGIA
COUNTY OF Haris

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, Thomas Shaver, who stated and acknowledged to me that he did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th of November, 2024.

Fredericus C. Marshall
NOTARY PUBLIC

My Commission Expires: 08/18/2025



WITNESS MY SIGNATURE on the date of my respective acknowledgment.



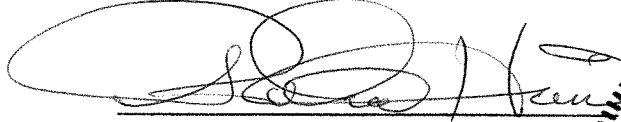
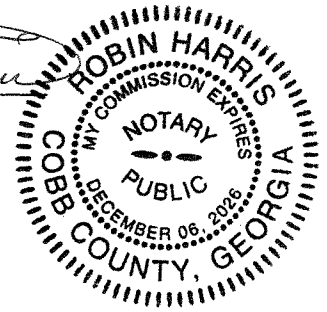
CHRIS SHAVER, GRANTOR

STATE OF GEORGIA

COUNTY OF COBB

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, Chris Shaver, who stated and acknowledged to me that he did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th of November, 2024.


NOTARY PUBLIC

My Commission Expires: 12/06/2026

WITNESS MY SIGNATURE on the date of my respective acknowledgment.

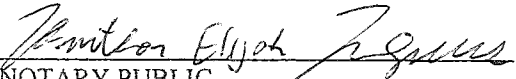

ERIC B. SHAVER, GRANTOR

STATE OF GEORGIA

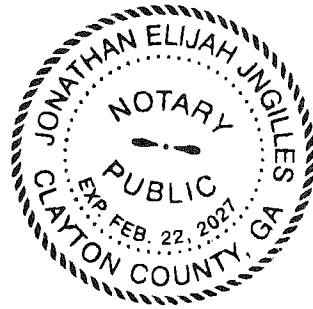
COUNTY OF Fayette

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, Eric B. Shaver, who stated and acknowledged to me that they did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 13 of November, 2024.

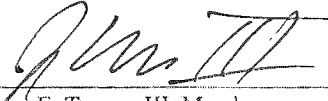

NOTARY PUBLIC

My Commission Expires: 02/22/2027



WITNESS MY SIGNATURE on the date of my respective acknowledgment.

RJCO, LLC

By: 
James E. Turner, III, Member

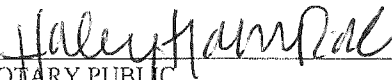
STATE OF MISSISSIPPI

COUNTY OF Bolivar

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named, James E. Turner, III, who acknowledged that he is a Member of RJCO, LLC, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and forgoing instrument, after first having been duly authorized by said limited liability company to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th of November, 2024.

State of Mississippi
Haley A Hamrick, Notary Public
Bolivar County
My Commission Expires September 25, 2028
Commission Number 117654


NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"

The W ½ of NE ¼ and the W ½ of SE ¼ and the S ½ of SE ¼ of SE ¼ and the W ½ of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi.

AND ALSO, an Easement described in Book 483 at Page 238 in office of the Chancery Clerk of Forrest County, Mississippi, pertaining to the following described property:

Begin at the point of intersection to the West right of way line of proposed State Aid Project No. SAP 18(36) said point being 642 feet North of the Southwest corner of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi; thence Northerly along the said West Line of Section 34, 4668 feet to the northwest corner of said Section 34; thence Easterly along the North line of said Section 34, 13 feet to the said West right of way line of Proposed State Aid Project No. SAP 18(36); thence S00°02'05"W and along the said proposed West right of way line 4400 feet to a point 40 feet West of the centerline station 19+06.15 said point also being the point of tangency on proposed State Aid Project No. SAP 18(36); thence run Southwesterly along said right of way curve having a central angle of 4°11'04" a radius of 2824.79 feet and a degree of curve of 2°01'42" for 206.30 feet said point being 40 feet westerly of the centerline Station 16+96.93 said point being the point of curvature of said curve; thence run S04°13'09"W, 59 feet to the point of beginning.

AND ALSO, an Easement described in Book 707 at Page 127 in office of the Chancery Clerk of Forrest County, Mississippi, pertaining to the following described property:

A part of the SE 1/4 of the NW 1/4 of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, more particularly described as follows: Commence at the Southwest Corner of Lot 127 of Country Club Lake Estates 3rd Addition as per the official plat on file in the office of the Chancery Clerk of Forrest County, Mississippi; thence South 21 degrees 47 minutes 54 seconds West along the Western end of Lake Estates Drive, a public road, 17.34 feet; thence North 67 degrees 56 minutes 39 seconds West, 713.78 feet; thence North 70 degrees 03 minutes 21 seconds West, 296.37 feet to the point of beginning; thence North 89 degrees 45 minutes 51 seconds West, 79.43 feet; thence North 71 degrees 25 minutes 31 seconds West, 179.37 feet; thence North 81 degrees 02 minutes 00 seconds West, 145.95 feet; thence North 59 degrees 29 minutes 14 seconds West; 68.07 feet; thence South 81 degrees 02 minutes 00 seconds East, 243.57 feet; thence South 70 degrees 03 minutes 21 seconds East, 225.18 feet to the point of beginning; said property containing 0.24 acres, more or less.

LESS AND EXCEPT:

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi and being more particularly described as follows: Commence at the Southeast Corner of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi; thence West 1686.32 feet; thence North 50.0 feet to the point of beginning; said point being where the Northerly margin of Country Club Road and the Westerly margin of Lake Estates Drive intersect; thence North one (01) degree, Nine (09) minutes, zero (00) seconds East along the Westerly margin of Lake Estates Drive, 208.81 feet; thence West 208.71 feet; thence South one (01) degree, nine (09) minutes, zero (00) seconds West to the Northerly margin of Country Club Road; thence East 208.71 feet back to the point of beginning; the above described area contains 1 acre, more or less.

AND ALSO, LESS AND EXCEPT:

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, and being more particularly described as follows:

Commence at the Southeast Corner of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi; thence West 1686.32 feet; thence North 50.0 feet; thence North one (01) degree, nine (09) minutes, zero (00) seconds East 208.71 feet to the Point of Beginning; said point being on the Westerly margin of Lake Estates Drive; thence North zero (00) degrees, eight (08) minutes, forty (40) seconds East and along the Westerly margin of Lake Estates Drive, 174.24 feet; thence West 250.0 feet; thence South zero (00) degrees, eight (08) minutes, forty (40) seconds West 174.24 feet; thence East 250.0 feet back to the Point of Beginning; the above described area contains 1.00 acre, more or less; together with all improvements thereon and appurtenances thereunto belonging.

AND ALSO, LESS AND EXCEPT:

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi and more particularly described as follows: Commence at the Southeast Corner of above said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and run West for 364.3 feet to the Point of Beginning, said point being on the westerly margin of Lake Estates Drive; thence continue West for 250 feet; thence north 200 feet; thence East 204.6 feet to the westerly margin of Lake Estates Drive; thence run South 12 degrees 47 minutes East and along said westerly margin of Lake Estates Drive for 205.2 feet to the Point of Beginning, and containing 1 acre, more or less.

AND ALSO, LESS AND EXCEPT:

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi being more particularly described as follows:

Commence at the SE Corner of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi; thence West 1686.32 feet along the South line of Section 34; thence North 50 feet to the intersection at the North Right of Way Line of Country Club Road and the West Right of Way Line of Lake Estates Drive; thence North 580.20 feet along the West Right of Way Line of Lake Estates Drive; thence North 12 degrees 47 minutes 00 seconds West, 227.71 feet along the West Right of Way Line of Lake Estates Drive to the point of beginning; thence West 204.62; thence North 238.03 feet; thence East 169.25 feet back to the West Right of Way Line of Lake Estates Drive; thence in a Southwesterly direction along a curve to the Left having a radius of 1176.50 feet and an arc length 206.94 feet (chord bearing and distance of South 07 degrees 44 minutes 21 seconds East 206.67 feet) along the West Right of Way line of Lake Estates Drive; thence South 12 degrees 47 minutes 00 seconds, East 34.09 feet along the West Right of Way line of Lake Estates Drive Back to the Point of Beginning; said property containing 1.00 acre (43.560 square feet), more or less.

AND ALSO, LESS AND EXCEPT:

Lots 76, 77, 78 and 79. Block Seven (7) of Country Club Lake Estates 2nd Addition in the County of Forrest, State of Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book 10 at Page 24;

AND ALSO, LESS AND EXCEPT:

Lots 80, 81, 82, 83, 84, 85, 86, 87 and 88, Block Eight (8) of Country Club Lake Estates 2nd Addition in the County of Forrest, State of Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book 10 at Page 24;

AND ALSO, LESS AND EXCEPT:

Lots 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 and 101, Block Nine (9) of Country Club Lake Estates 2nd Addition in the County of Forrest, State of Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book 10 at Page 24; together with all improvements thereon and appurtenances thereunto belonging.

AND ALSO, LESS AND EXCEPT:

A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35 and a part of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 34 and more particularly described as follows: Begin at the SE corner of said Section 34 and run West along the South boundary of said Section 34 for 1686.32 feet; thence run North for 632.2 feet; thence run North 12 degrees 47 minutes West for 261.8 feet to the beginning of a curve to the right of radius 11.76.5 feet; thence run Northerly and along said curve to the right for 369.5 feet to the end of said curve; thence run North 5 degrees 13 minutes West for 25.5 feet; thence run East for 437.9 feet to the East boundary of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence run South along said East boundary of said 40 acres for 620 feet; thence run East 1332 feet to a point on the East boundary of said Section 34. said point being also the Northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 35; thence run South 89 degrees 41 minutes along the North boundary of said 10 acres for 165 feet; thence run South 0 degrees 19 minutes West for 660 feet to the South boundary of said Section 35; thence run North 89 degrees 41 minutes along said South boundary of Section 35 for 165 feet to the point of beginning; all the above described property being in Township 5 North, Range 14 West, Forrest County, Mississippi.

AND ALSO, LESS AND EXCEPT:

A subdivision of a part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ and a part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, and more particularly described as beginning at the Southeast Corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34, and run North for 2380.9 feet; thence North 56 degrees 42 minutes West for 106 feet; thence South 52 degrees 00 minutes West for 90 feet; thence North 9 degrees 30 minutes West for 97 feet; thence North 48 degrees 30 minutes West for 108 feet; thence North 3 degrees, 00 minutes East for 69 feet; thence North 63 degrees 00 minutes West for 133 feet; thence South 8 degrees 00 minutes West for 75 feet; thence South 20 degrees 00 minutes East for 88 feet; thence South 84 degrees 09 minutes West for 59.3 feet; thence South 50 degrees 01 minute West for 77 feet; thence North 6 degrees 58 minutes West for 227 feet; thence South 34 degrees 32 minutes West for 330 feet; thence South 16 degrees 02 minutes West for 242 feet; thence South 17 degrees 28 minutes East for 100 feet; thence South 44 degrees 07 minutes West for 101 feet; thence South 6 degrees 17 minutes East for 124.9 feet; thence South 43 degrees 21 minutes East for 134.3 feet; thence South 44 degrees 20 minutes West for 49.1

feet; thence South 33 degrees 29 minutes East for 98.5 feet; thence North 53 degrees 18 minutes East for 95 feet; thence South 9 degrees 22 minutes East for 100.6 feet; thence South 68 degrees 27 minutes West for 54.3 feet; thence South 30 degrees 19 minutes East for 173.1 feet; thence South 36 degrees 20 minutes East for 325.2 feet; thence South 24 degrees 23 East for 152.1 feet; thence South 62 degrees 12 minutes East for 34.6 feet thence South 50 degrees 21 minutes East for 82.5 feet; thence South 4 degrees 58 minutes West for 31.8 feet; thence South 81 degrees 47 minutes West for 77.8 feet; thence North 58 degrees 17 minutes West for 99.8 feet; thence North 14 degrees 54 minutes West for 85.1 feet; thence North 31 degrees 30 minutes West for 50 feet; thence North 39 degrees 45 minutes West for 151.2 feet; thence South 6 degrees 46 minutes West for 90.7 feet; thence North 41 degrees 05 minutes West for 45.3 feet; thence North 13 degrees 54 minutes East for 85.5 feet; thence North 43 degrees 07 minutes West for 142.6 feet; thence South 38 degrees 32 minutes West for 65.9 feet; thence North 22 degrees 37 minutes West for 46.2 feet; thence South 50 degrees 19 minutes West for 398.4 feet; thence South 22 degrees 27 minutes West for 60 feet; thence South 67 degrees 34 minutes East for 62.4 feet to the point of beginning of a curve to the right with a radius of 1372.7 feet; thence run Southeasterly and along said curve for 360 feet to the end of said curve; thence run South 52 degrees 34 minutes East for 195.2 feet to the beginning of a curve to the right with a radius of 226.8 feet; thence run Southeasterly and along said curve for 227.3 feet to the end of said curve; thence South 5 degrees 13 minutes West for 580 feet; thence East for 437.9 feet to the east boundary of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence run North along said East boundary of said 40 acres for 40 feet to the Point of Beginning.

AND ALSO, LESS AND EXCEPT:

Country Club Lake - Part of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi. A 56 acre (more or less) lake, located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, and being bordered on the east side by Country Club Lake Estates First Addition according to the official map and plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, and recorded in Plat Book 10 at Page 25 and on the east and south sides by Country Club Lake Estates Third Addition according to the official map thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, and recorded in Plat Book 11 at Page 24 and being bordered on the north by an existing dam and on the west by undeveloped property owned by J. Ed Turner which was conveyed to him by T. J. Rester, T. J. Rester, Jr., Shirley Rester Konrad on February 1, 1966, and recorded in the office of the Chancery Clerk of Forrest County, Mississippi in Book 285 at Pages 509-514 and recorded in the office of the Chancery Clerk of Lamar County, Mississippi, in Book 4-F on Pages 463-468.

AND ALSO, LESS AND EXCEPT:

A part of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, being more particularly described as follows: Commence at the Northwest Corner of said Section 34 and run South 89 degrees 17 minutes 35 seconds East along the North line of said Section 34, 60.0 feet to the East right of way of Jackson Road (a public road) and the point of beginning of the property herein described; thence continue South 89 degrees 17 minutes 35 seconds East along the said North line of Section 34, 3,135.22 feet; thence South 00 degrees 42 minutes 25 seconds West, 186.93 feet to the waters edge of Country Club Lake as defined by mean sea level elevation of 218.00; thence run a Southwesterly direction along the waters edge of Country Club Lake a distance of 5,165 feet, more or less, to an iron pipe; thence North 89 degrees 45 minutes 51 seconds West, 1,015.17 feet; thence North 71 degrees 56 minutes 35 seconds West, 152.11 feet; thence North 78 degrees 07 minutes 47 seconds West, 38.90 feet; thence South 73 degrees 33

minutes 46 seconds West, 189.61 feet; thence North 89 degrees 45 minutes 51 seconds West, 1,367.93 feet to the East right of way line of the above said Jackson Road; thence along the said East right of way line of Jackson Road the following courses end distances; North 0 degrees 06 minutes 10 seconds West, 1,306.12 feet to a right of way marker North 0 degrees 55 minutes 51 seconds East, 865.08 feet to a right of way marker, North 0 degrees 03 minutes 04 seconds West, 337.94 feet to the point of beginning; said property containing 159.0 acres, more or less.

AND ALSO, LESS AND EXCEPT that section of Mineral Creek crossing the above described property being more particularly described as follows: Commence at the Northwest Corner of said Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, and run South 89 degrees 17 minutes 35 seconds East along the North line of said Section 34, 60.0 feet to the East right of way line of the above said Jackson Road; thence along the said East right of way line of Jackson Road the following courses and distances: South 0 degrees 03 minutes 04 seconds East 337.94 feet to a right of way marker; South 0 degrees 55 minutes 51 seconds West, 865.08 feet to a right of way marker; South 0 degrees 06 minutes 10 seconds East, 1,306.12 feet to an iron pipe; thence South 89 degrees 45 minutes 51 seconds East, 1,367.93 feet; thence North 73 degrees 33 minutes 46 seconds East, 189.61 feet to the point of beginning of the property herein described; thence North 37 degrees 23 minutes 32 seconds East, 97.75 feet; thence North 20 degrees 06 minutes 28 seconds West, 36.76 feet; thence North 31 degrees 00 minutes 18 seconds East, 128.11; thence in a Northeasterly direction along a curve to the left having an arc length of 11.23 feet (chord bearing of North 0 degrees 46 minutes 43 seconds West); thence in a Northeasterly direction along a curve to the right having an arc length of 105.34 feet (chord bearing of North 12 degrees 32 minutes 55 seconds East); thence North 62 degrees 50 minutes 33 seconds East, 17.91 feet; thence North 62 degrees 50 minutes 33 seconds East, 34.04 feet; thence North 52 degrees 46 minutes 09 seconds East, 74.91 feet; thence South 76 degrees 05 minutes 17 seconds East, 57.86 feet; thence North 60 degrees 38 minutes 03 seconds East, 82.25 feet; thence North 42 degrees 33 minutes 37 seconds East, 86.48 feet; thence North 56 degrees 14 minutes 31 seconds East, 54.23 feet; thence South 70 degrees 32 minutes 30 seconds East, 54.54 feet; thence North 12 degrees, 28 minutes 47 seconds East, 70.47 feet; thence North 34 degrees 13 minutes 05 seconds East, 47.47 feet; thence North 08 degrees 58 minutes 05 seconds East, 94.39 feet; thence North 14 degrees 40 minutes 39 seconds East, 58.49 feet; thence North 16 degrees 21 minutes 15 seconds West, 24.22 feet; thence North 70 degrees 08 minutes 15 seconds West, 27.83 feet; thence North 44 degrees 48 minutes 36 seconds West, 75.32 feet; thence North 39 degrees 36 minutes 04 seconds West, 128.29 feet to the edge of Country Club Lake at normal pool elevation of 218.00 mean sea level; thence along the edge of said Country Club Lake the following courses and distances: South 70 degrees 15 minutes 07 seconds East, 7.48 feet; North 89 degrees 32 minutes 56 seconds East, 22.14 feet, North 18 degrees 49 minutes 27 seconds West, 57.31 feet; thence South 40 degrees 15 minutes 16 seconds East, 163.15 feet; thence South 35 degrees 25 minutes 52 seconds East, 53.06 feet; thence South 65 degrees 16 minutes 43 seconds East, 44.45 feet; thence South 08 degrees 45 minutes 17 seconds East, 59.11 feet; thence South 13 degrees 58 minutes 04 seconds West, 53.76 feet; thence South 08 degrees 38 minutes 25 seconds West, 102.42 feet; thence South 36 degrees 04 minutes 34 seconds West, 48.73 feet; thence South 12 degrees 28 minutes 47 seconds West, 99.25 feet; thence North 70 degrees 32 minutes 30 seconds West, 76.64 feet; thence South 57 degrees 55 minutes 04 seconds West, 32.21 feet; thence South 42 degrees 10 minutes 44 seconds West, 90.35 feet; thence South 60 degrees 38 minutes 03 seconds West, 93.09 feet; thence North 78 degrees 09 minutes 14 seconds West, 56.87 feet; thence South 53 degrees 12 minutes 44 seconds West, 67.84 feet; thence South 62 degrees 55 minutes 17 seconds West, 43.23 feet; thence South 55 degrees 55 minutes 26 seconds West, 8.45 feet; thence in a Southwesterly direction along a curve to the left having arc length of 57.68 feet (chord bearing of South 07 degrees 45 minutes 51 seconds West); thence in a Southeasterly direction along a curve to the right having an arc length of 34.17 feet (chord bearing of South 08 degrees 09 minutes 17 seconds East); thence

South 31 degrees 00 minutes 18 seconds West, 125.34 feet; thence South 17 degrees 15 minutes 23 seconds East, 36.52 feet; thence South 32 degrees 38 minutes 12 seconds West. 97.06 feet; thence North 78 degrees 07 minutes 47 seconds West 38.90 feet the point of beginning; said property containing 1.0 acre, more or less.

Together with an easement for the purpose of traversing by any means any portion of the above described section of Mineral Creek.

Together with the right of way and easement for the purpose of ingress and egress, on, over and across the earthen dam end spillway of the Country Club Lake Estates Lake adjacent to the said property which right of way and easement is more particularly described as follows, to-wit:

Ingress-Egress Easement

A part of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi being more particularly described as a strip of land 20 feet in width lying to feet on either side of the following described centerline: Commence at the Northwest Corner of Country Cub Lake Estates First Addition, said point also being the Northwest Corner of Lake Estates Drive; thence South 03 degrees 12 minutes West, 34.60 feet to the point of beginning of the easement herein described; thence South 84 degrees 23 minutes 36 seconds West 43.88 feet; thence South 66 degrees 32 minutes 24 seconds West, 62.98 feet; thence South 58 degrees 21 minutes 16 seconds West, 74.51 feet; thence South 69 degrees 13 minutes 23 seconds West, 60.85 feet; thence 75 degrees 09 minutes 59 seconds West, 56.56 feet; thence South 81 degrees 33 minutes 05 seconds West, 50.02 feet; thence South 85 degrees 01 minute 41 seconds West, 50.17 feet; thence South 89 degrees 39 minutes 00 seconds West, 671.44 feet to the end of said easement; said Easement containing 0.49 acres, more or less.

AND ALSO, LESS AND EXCEPT:

A part of Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, containing 6.26 acres, more or less, and particularly described as follows: Begin at the Southwest Corner of Lot 127 of Country Club Lake Estates 3rd Addition as per the official plat of such addition on file in the Forrest County Chancery Clerk's Office; thence run South 21 degrees 47 minutes 54 seconds West along the western end of Lake Estates Drive, a public road, 17.34 feet; thence run North 67 degrees 56 minutes 39 seconds West 713.78 feet; thence run North 70 degrees 03 minutes 21 seconds West, 296.37 feet; thence run South 89 degrees 45 minutes 51 seconds East, 692.16 feet; thence run North 60.41 feet to the edge of Country Cub Lake; thence run in a Northerly and Easterly direction along the edge of said Country Club Lake, which is defied as mean sea level elevation of 218.00 feet, a distance of 916.5 feet, more or less, to an iron pipe; thence run South 31 degrees 59 minutes, 12 seconds West 319.08 feet; thence run South 11 degrees 16 minutes 48 seconds West 173.55 feet back to the point of beginning.

AND ALSO, LESS AND EXCEPT:

A part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ of the SE $\frac{1}{4}$) and a part of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of the NE $\frac{1}{4}$) of Section 34, Township 5 North, range 14 West, in the County of Forrest, State of Mississippi, and more particularly described as follows, to-wit:

Beginning at the southwesternmost corner of Lot 127, Block 10 of the Country Club Lake Estates 3rd Addition, in the County of Forrest, State of Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book 11 at Page 24, thence North 12 degrees 4 minutes East for a distance of 174.0 feet; thence North 32 degrees 40 minutes East for a distance of 319.22 feet; thence South 42 degrees 16 minutes 30 seconds East for a distance of 193.48 feet; thence South 38 degrees 1 minute West for a distance of 52.75 feet; thence South 50 degrees 19 minutes West and along the westerly line of above said Lot 127 for a distance of 398.4 feet to the southwesternmost corner of above said Lot 127 and the point of beginning; together with all improvements thereon and appurtenances thereunto belong.

AND ALSO, LESS AND EXCEPT:

A strip of land 40 feet wide lying East or right of the centerline of proposed State Aid Project No. SAP 18(36) and being in Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, and being more particularly described as follows:

Begin at Sta. 10+00 and run N01°05'16"E and along the said centerline for 171.70 feet to Sta. 11+71.70 said point also being the point of curvature having a central angle of 03°07'53" to the right and a radius of 2,864.79 feet; thence, continue along the said centerline curve for 156.57 feet to Sta. 13+28.27 said point also being the point of tangency of said curve; thence run N04°13'09"E and along said centerline for 171.73 feet to Station 15+00. Said parcel of land contains 0.46 acre, less and except 0.21 acre now being utilized and maintained as a county road.

AND ALSO, LESS AND EXCEPT:

A strip of land 30 feet wide lying 40 feet East or right and 40 feet West or left of proposed State Aid Project No. SAP 18(36) and being in Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, and being more particularly described as follows:

Begin at Sta. 15+00 and run N04°13'09"E and along said centerline for 368.66 feet to Sta. 16+96.93 said point being the point of curvature having a central angle of 04°11'04" to the left and a radius of 2,864.79 feet; thence continue along said centerline of curve for 209.22 feet to Sta. 19+06.15 said point also being the point of tangency; thence run N00°02'05"E and along said centerline for 4416.85 feet to Sta. 63+23 said point being the North line of said Section 34; Said parcel of land contains 8.86 acres, less and except 1.01 acres now being utilized and maintained as a county road.

AND ALSO, LESS AND EXCEPT:

LEGAL DESCRIPTION:

A parcel of land located in the SW ¼ of the SE ¼, Section 34, Township 5 North, Range 14 West, Forrest County, Mississippi, having bearings based upon Grid North derived from GPS observations and referenced to Mississippi State Plane Coordinate System (East Zone, NAD 83), with a convergence angle of (-)00°17'19.15" and using grid distances with a combined factor of 0.999984384 (determined at the Point of Beginning) and being more particularly described as follows:

Commence at an iron pin found at the Northwest Corner of Section 34, Township 5 North, range 14 West, Forrest County, Mississippi, thence run South 4,665.92 feet; thence run East 3,289.72 feet to iron pin found at the SW corner of property described in Deed Book 987, Page 327 as recorded on file at the Chancery Clerk's office of Forrest County, also being the Point of Beginning; thence run along the south line of said parcel North 89°55'08" East for 250.28 feet to an iron pin set on the west right-of-way line of Lake Estates Drive; thence run along said right-of-way for the following calls; thence run South 15°08'21" East for 22.53 feet to an iron pin found; thence run South 01°00'21" West for 216.67 feet to an iron pin set; thence leaving said right-of-way, run South 89°16'18" West along the North line of property described in Deed Book 1314, Page 414 to an iron pin found; thence run North 00°33'57" West for 241.22 feet back to the Point of Beginning. Said parcel contains 1.39 acres, more or less.

FORREST COUNTY, MS LANCE C. REID
I CERTIFY THIS INSTRUMENT WAS FILED ON 11/21/2024 2:44:48 PM AND RECORDED IN DEED BOOK:1460 PAGE:668



Prepared by and return to:
Lockett Land Title Hattiesburg LLC
Joseph M. Gianola, Jr. (MSB No. 101972)
63 98 Place Boulevard
Hattiesburg, Mississippi 39402
(601)450-0065
File No. 25-2855H

INDEXING INSTRUCTIONS: Lot 4, Mineral Creek Estates, a resubdivision of Lot 2 of Mineral Creek Manor
Subdivision, Forrest County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF FORREST

WARRANTY 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, the Grantor,

JOHN T. WEEKS,
a married person
301 Second Ave.
Hattiesburg, MS 39402
(601)270-5260

does hereby grant, bargain, sell, convey and warrant unto the Grantees,

KRIS MANGUM and wife,
JENNIFER MANGUM
104 Lake Estate Dr.
Hattiesburg, MS 39402
(601) 297-3100

as joint tenants with full rights of survivorship and not as tenants in common, the following described real property lying and being situated in Forrest County, Mississippi, and being more particularly described as follows, to-wit:

Lot 4 of Mineral Creek Estates, a resubdivision of Lot 2 of Mineral Creek Manor, as per map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book C at Page 91; together with all improvements thereon and appurtenances thereunto belonging.

This conveyance and the warranty hereof is subject to the Restrictive Covenants for Mineral Creek Estates, a Resubdivision of Lot 2 of Mineral Creek Manor on file in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Right-of-Way Easement to Dixie Pipeline Company recorded January 10, 1962 in Book 239 at Page 441 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to Forrest County, Mississippi, recorded May 15, 1963 in Book 254 at Page 221 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Drainage Easement to Forrest County, Mississippi, recorded May 2, 1980 in Book 483 at Page 242 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Construction and Maintenance Easement to Forrest County, Mississippi recorded May 2, 1980 in Book 483 at Page 247 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to Forrest County, Mississippi, recorded in Book 483 at Page 249 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement recorded February 22, 1994 in Book 707 at Page 127 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement recorded February 22, 1994 in Book 707 at Page 124 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to the Easement to the City of Hattiesburg recorded October 10, 2012 in Book 1139 at Page 104 in the office of the Chancery Clerk of Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

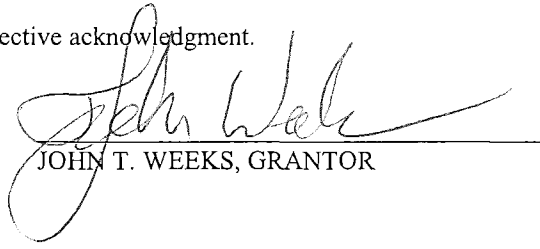
This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

The above described property constitutes no part of Grantor's homestead nor is it adjacent or contiguous thereto.

IT IS AGREED and understood that the taxes for the current year have been paid by the Grantor.

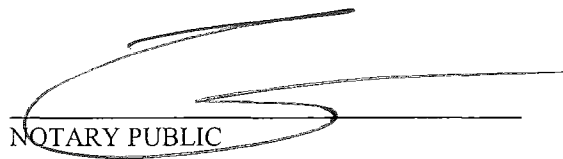
WITNESS MY SIGNATURE on the date of my respective acknowledgment.


JOHN T. WEEKS, GRANTOR

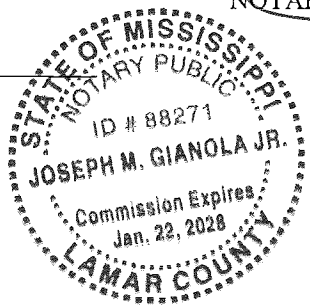
STATE OF MISSISSIPPI
COUNTY OF FORREST

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction above stated, John T. Weeks, who stated and acknowledged to me that he did execute, sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 25 of November, 2025.


NOTARY PUBLIC

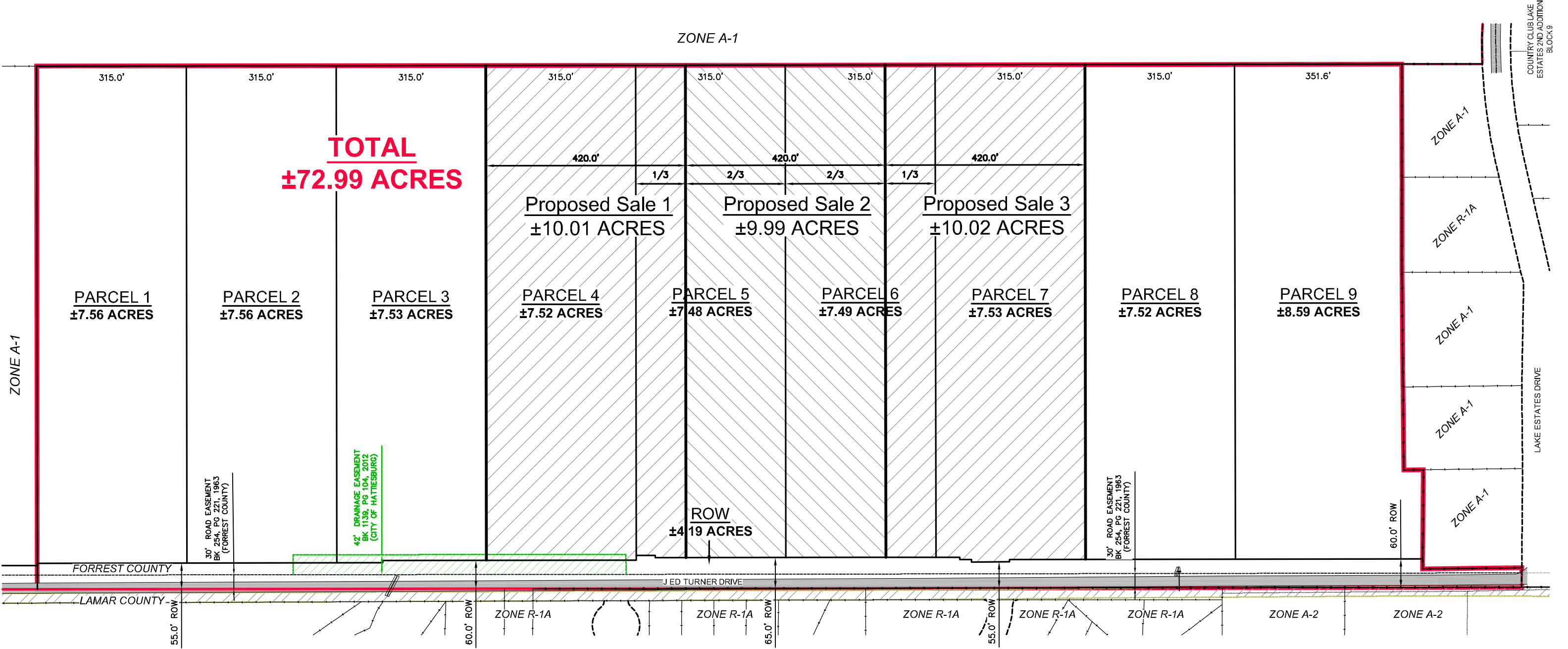
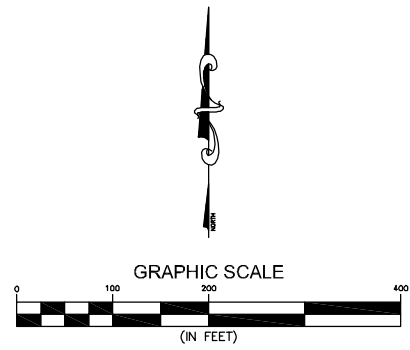
My Commission Expires: _____



FORREST COUNTY, MS LANCE C. REID
I CERTIFY THIS INSTRUMENT WAS FILED ON 11/25/2025 12:24:01 PM AND RECORDED IN DEED BOOK:1487 PAGE:443

MINERAL CREEK ESTATES SUBDIVISION MAP

PRELIMINARY





Hattiesburg Planning Commission Planning Division

Item E- Staff Report

April 1, 2026

Quick Facts:

Applicant:

John Weeks

Address:

100 J Ed Turner Drive

Zoning:

A-1 (Agricultural)

Future Land Use:

Neighborhood Conservation 2

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

A

Ward:

1

County:

Forrest

PPIN Number(s):

9505

Parcel Number(s):

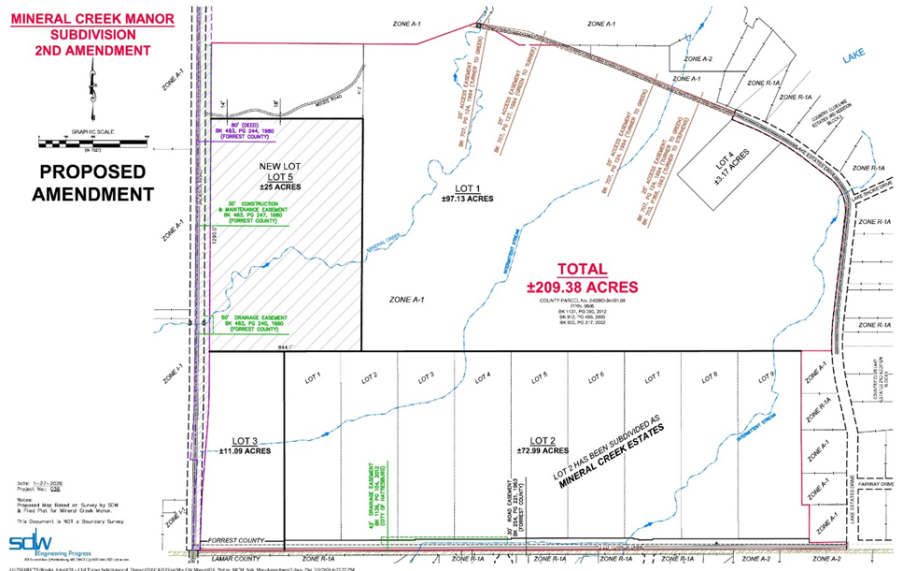
2-0260-34-001.00



Property Area Image

Applicant's Requests:

John Weeks, Applicant, requests approval for a major subdivision and 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).



Proposed Addition to Plat to create Lot 5

Background and History

The Mineral Creek Manor subdivision was created in January 2025 as a minor subdivision, dividing an approximately 210-acre parent tract with frontage along J. Ed Turner Drive, Jackson Road, and Lake Estates Drive. Since that time, additional subdivision activity has occurred within or derived from the parent tract, including: (1) further division of Lot 2 to establish the Mineral Creek Estates subdivision (a 9-lot subdivision primarily along J. Ed Turner Drive), and (2) City Council approval in March 2025 of a separate action creating an approximately three-acre lot from the parent tract.

The applicant now proposes a major subdivision that would alter the Mineral Creek Manor plat by carving out an approximately 25-acre parcel (labeled as Lot 5 on the preliminary plat) with frontage along Lake Estates Drive for a personal residence. The proposal would also reconfigure the remaining acreage of the affected lot(s), leaving approximately 97.13 acres as the balance of the tract, as depicted on the preliminary plat.

This request is being processed as a major subdivision and as a plat alteration/replat pursuant to Miss. Code Ann. § 17-1-23 and the City's subdivision regulations. If approved, the revised plat will apply to the lot(s) included in the request and will be recorded in the Office of the Chancery Clerk. Recording of the amended plat is required before the altered lot configuration can be recognized for purposes of future conveyance, permitting, or development. Approval of the replat does not waive or replace any other applicable requirements of the Land Development Code, building and fire codes, or utility and access standards, and any existing easements or rights-of-way must be addressed and shown as required as part of the final plat.

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.

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

4.5.1 A-1 Agricultural District

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

SECTION 6: Dimensional Standards and Measurements

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

SECTION 11: Administration and Enforcement

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

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

SECTION 12: Process and Procedures Categories of Development Approvals

12.3.2 Preliminary Plat Approval for Major Subdivisions

12.3.2.1 Approval Criteria.

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

12.3.2.4 Final Plat.

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

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

12.3.2.6 Duration. As this code and state and federal law may change over time, approval of a preliminary plat shall be effective for a maximum period of one (1) year for a permit to be submitted to the city. A six (6) month extension may be granted upon the Planning Commission's recommendation to the City Council followed by an approval of the Council. An extension request must come in writing by the subdivider before the regularly scheduled Planning Commission hearing in which it is to be heard. The Planning Commission will offer its recommendation under "other business" as notice was given at the original hearing date. If the final plat has not been submitted to Urban Development within this time limit, the preliminary plat process shall begin anew.

Section 13: Definitions

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

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

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

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

If the owner of any land which shall have been laid off, mapped or platted as a city, town or village, or addition thereto, or subdivision thereof, or other platted area, whether inside or outside a municipality, desires to alter or vacate such map or plat, or any part thereof, he may petition the board of supervisors of the county or the governing authorities of the municipality for relief in the premises, setting forth the particular circumstances of the case and giving an accurate description of the property, the map or plat of which is to be vacated or altered and the names of the persons to be adversely affected thereby or directly interested therein. However, before taking such action, the parties named shall be made aware of the action and must agree in writing to the vacation or alteration. Failure to gain approval from the parties named shall prohibit the board of supervisors or governing authorities from altering or vacating the map or plat, or any part thereof. Any alterations of a plat or map must be recorded in the appropriate location and a note shall be placed on the original plat denoting the altered or revised plat. No land shall be subdivided nor shall the map or plat of any land be altered or vacated in violation of any duly recorded covenant running with the land. Any municipality which shall approve such a vacation or alteration pursuant to this section shall be exempt from the sale of surplus real property provisions as set forth in Section 21-17-1.

Considerations and Basis for Approval

Option:

Recommend approval or denial

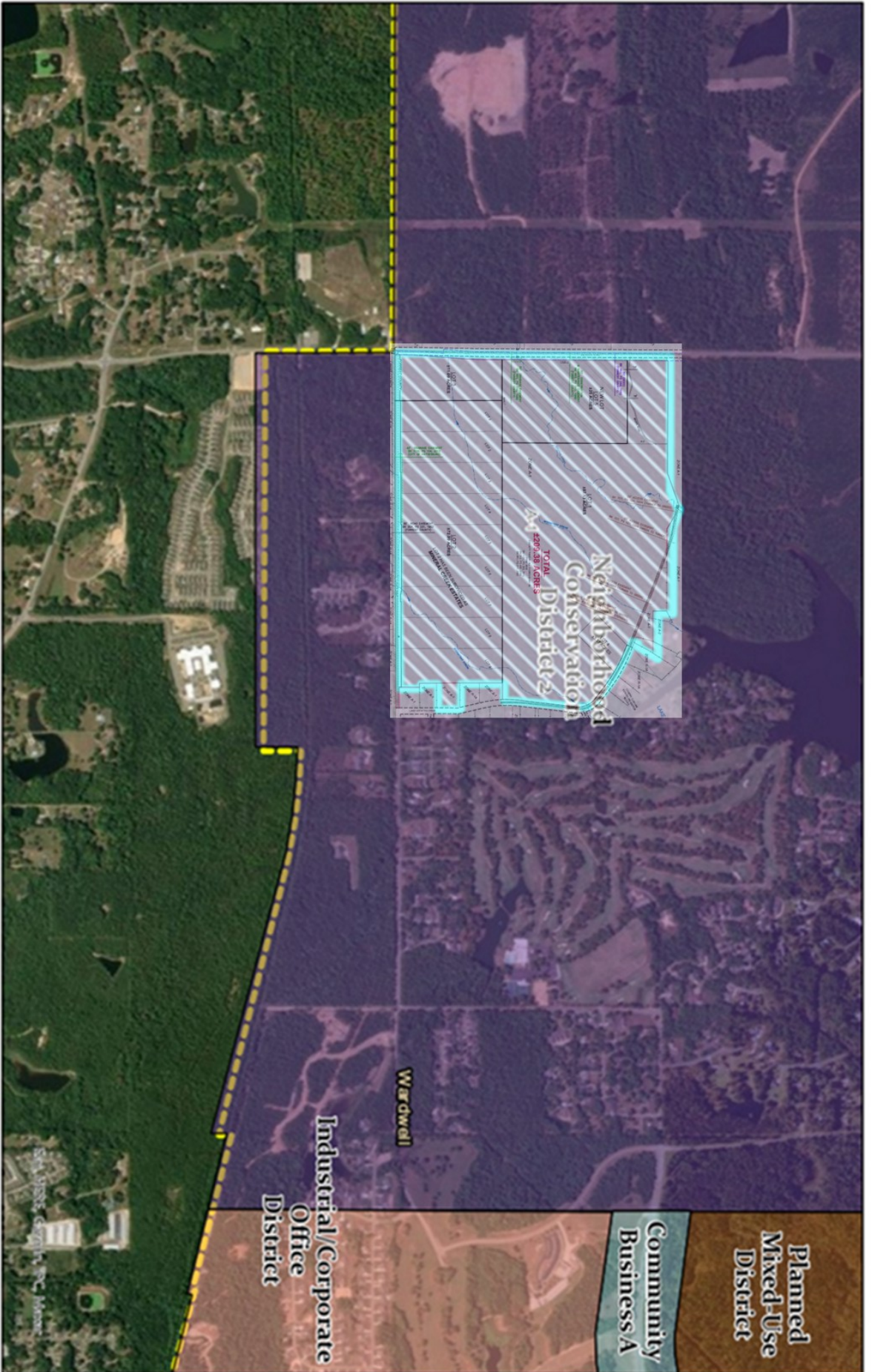
for a major subdivision and to alter a subdivision known as the “Mineral Creek Manor” subdivision for a property at 100 J Ed Turner Drive (PPIN 9505, Forrest County, Ward 1).

Basis for Approval:

- Subdivisions
 - Planning Commission must deem that all of the following approval criteria must be met before granting approval for the Preliminary Plat for a Major Subdivision:
 - 12.3.2 Preliminary Plat Approval for Major Subdivisions
 - 12.3.2.1 Approval Criteria.
 - i. Conformance with the Hattiesburg Comprehensive Plan.
 - ii. Conformance with the standards of the zoning district.
 - iii. Conformance with other standards and requirements of this Code and other City policies and regulations.

- iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.





Request for a Major Subdivision
 Jackson Road
 PPIN: 27624
 Flood Zone: X
 Ward 3, Lamar County



CITY OF LAMAR
URBAN DEVELOPMENT PLANNING DIVISION
 Center: 89°23'17"W 31°20'52"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: 2/10/2025 4:21 PM



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: John Weeks Project Name: Create 25 Ac Parcel in Lot 1, Mineral Creek Manor

Municipal Address of Site: 120 Lake Estates Dr, Hattiesburg MS, 3402 PPIN #: 9505

Parcel Number(s): 2-0260-34-001.00

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

Other Application types:

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

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

Updated Version 05/22/25



Application for Public Hearing

City of Hattiesburg – Planning Division

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

Public Hearing Petitioner Information:

Deadline for applicant to file petition: _____

Hattiesburg Planning Commission Meeting Date: _____

Hattiesburg Board of Adjustment Meeting Date: _____

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

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

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

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

Public Hearing Application Checklist

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

- X Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standards may be accepted only per approval from staff)
- Site & Design Review Committee, if needed
- X Copy of entire Warranty Deed (filed and recorded at the courthouse) with legal description granting title to the current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- X Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com
- X An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document).
- Variance application only:** A letter of approval/denial from all adjoining property owners must be obtained and submitted with the application
- Other documents needed (if relevant):
 - Maps of digital billboard removal sites
 - Maps of digital billboard replacement sites
 - Documentation on measurements
 - Other: _____
- X Payment to the City of Hattiesburg for filing a public hearing application in the amount of \$ 245.00



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.

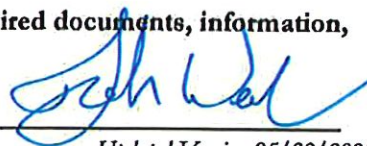
<u>Public Hearing Fees</u>	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	\$175.00 per application. \$50.00 for each additional variance.
Street / Alley Naming or Re-Naming	\$300.00 per application. \$100.00 per required 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: John Weeks

Signature: 

Updated Version 05/22/2025

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

- Parent Parcel / Existing lot/parcel/tract contains: 122.13 Ac Square Footage/Acres
- Lot Area Requirement:
- Lot Frontage Requirement:
- Existing use of lot/parcel/tract
- To be subdivided into 2 lots/parcels (including parent parcel) – outlined below.

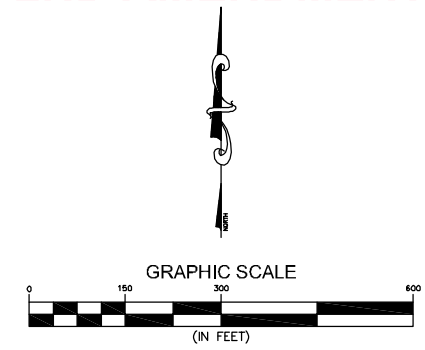
Use extra copies of this form if needed for additional lots

Newly Subdivided Parcels	New lot size in square footage (SF) or acres (A)	New lot has public road frontage	New lot has private road frontage	Indicate name of public or private road(s)	STAFF ONLY Lot area & frontage requirements comply?
1.	25 Ac	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Jackson Road	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
3.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
4.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
5.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
6.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
7.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
8.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
9.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
10.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
11.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
12.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"					
Parent Parcel	97.13 Ac				
Total square footage of new lots (verify total matches existing parcel prior to splits)					

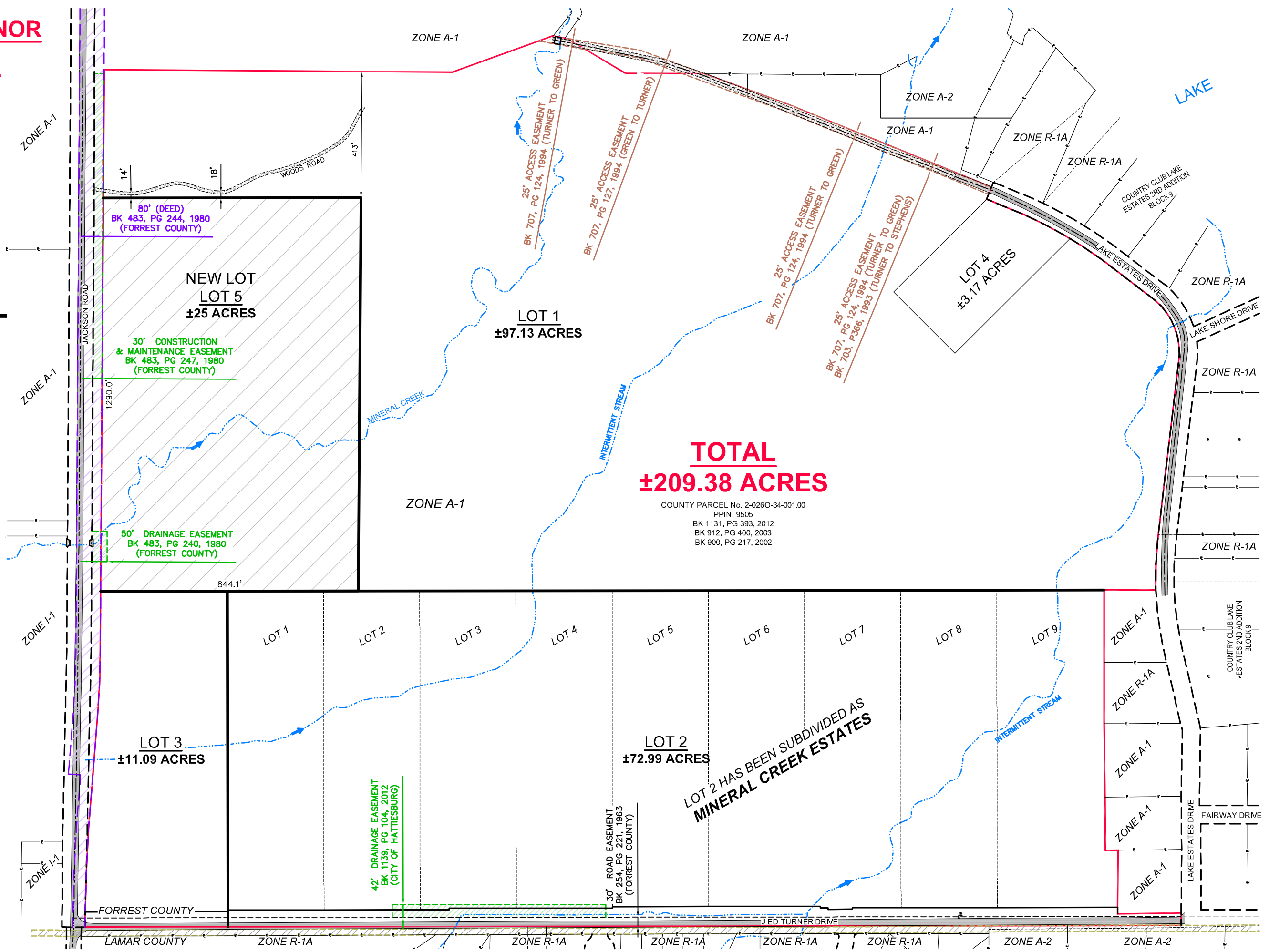
Infrastructure required: (Check all that apply) None Required

- Water/Sewer Gas Electric Telephone Cable Streets

**MINERAL CREEK MANOR
SUBDIVISION
2ND AMENDMENT**



**PROPOSED
AMENDMENT**



**TOTAL
±209.38 ACRES**

COUNTY PARCEL No. 2-0260-34-001.00
PPIN: 9505
BK 1131, PG 393, 2012
BK 912, PG 400, 2003
BK 900, PG 217, 2002

**LOT 2 HAS BEEN SUBDIVIDED AS
MINERAL CREEK ESTATES**

Date: 1-27-2026
Project No.: 038
Notes:
Proposed Map Based on Survey by SDW
& Filed Plat for Mineral Creek Manor.
This Document is NOT a Boundary Survey.





Staff Present:

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

STATUS: **SUBMIT FOR PUBLIC HEARING**

Project: 25 Acre Lot Split

Address: 120 Lake Estates Drive

Presented by: Rick Sullivan and John Weeks

Use Designation: TBD

PPIN: 9505

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 1

Construction type: New Construction

Zoning: A-1

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - Wanting to subdivide another lot (create lot 5) of Mineral Creek Manor Subdivision.
 - A person approached the applicant about wanting to build a house on the north end of the lot
- Planning
 - Major Subdivision Plat Amendment
 - Public Hearing Information
 - Subdivisions are required to go to the Planning Commission, and then the Planning Commission's recommendation moves forward to the City Council
 - Date Deadlines
 - April Public Hearing
 - Application Deadline- February 23, 2026, at 5pm
 - Public Hearing Date - April 1, 2026, at 1:00 pm
 - Staff recommendation to consider obtaining an Attorney General's opinion on plat alteration state law requirements
- Building
 - No comments at this meeting.
- Engineering
 - Engineering wants to know if the applicant can find out how much land would be cleared
 - No water, sewer, or fire protection
 - Well can be used for water, and on-site septic sewer can be used since it's more than 300ft away from a sewer line
 - Engineering will check into the fire protection issue with the fire marshal
- Fire
 - Not present at this meeting.

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.

NEXT STEPS:

- Additional information
 - April Public Hearing
 - Application Deadline- February 23, 2026, at 5 pm
 - Public Hearing Date- April 1, 2026, at 1:00 pm
- Permits
 - Apply for the 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 checked="" type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Rezone Application | <input checked="" 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 F & G - Staff Report

April 1, 2026

Quick Facts:

Applicant:

Twanna Wallace

Address:

622 New Orleans Street

Zoning:

R-1C (Single Family
Residential)

Future Land Use:

Neighborhood Conservation 1

Historic District:

N/A

Overlay District(s):

Flood Overlay

Flood Zone:

SX

Ward:

2

County:

Forrest

PPIN Number(s):

19025

Parcel Number(s):

2-029G-03-371.00



Property Image

Applicant's Request:

Twanna Wallace, Applicant, requests a zoning change from R-1C to B-2 for a property located at 622 New Orleans Street, as well as Conditional Use Approval for a "Funeral Home", contingent upon the zoning change (PPIN 19025, Ward 2, Forrest County).



Property Image

Background and History

The applicant met with staff in multiple pre-application meetings to discuss reactivating the property to its former use as a funeral home. The property was formerly used as a funeral home but has not been in use for more than six months. The property is currently zoned R-1C, which does not permit funeral homes. B-2 is the lowest zoning district that allows a funeral home with conditional use approval. The applicant therefore proposes changing the zoning to B-2 and requests conditional use approval for a funeral home contingent upon the zoning change.



Surrounding Area Image

If approved, rezoning the property to B-2 would allow additional nonresidential uses beyond a funeral home. Examples of uses permitted by right in B-2 include dry cleaning, medical or dental offices, and personal or professional services. Uses that may be permitted in B-2 with conditional use approval include funeral homes, clubs/bars, and single-family dwellings.

Conditional use requests provide a process to evaluate whether a specific use is appropriate in its location and context. This approach allows limited flexibility within a zoning district, where a use may

be suitable in some areas but not others. When recommending approval, the Planning Commission may recommend reasonable conditions to ensure compatibility with surrounding properties, such as additional buffering, screening, or landscaping.



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.

4.5.9 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															
Funeral home, mortuary and crematorium	×	×	×	×	×	×	×	×	◆	◆	■	■	×	×	5.4.25

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%	-
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	0	30	0 or 10	0	40 feet or 3 stories	80%	30

Considerations and Basis for Approval

Options:

Zoning Change:

Recommend approval or denial of a zoning change from R-1C to B-2 for a property located at 622 New Orleans Street (PPIN 19025, Ward 2, Forrest County).

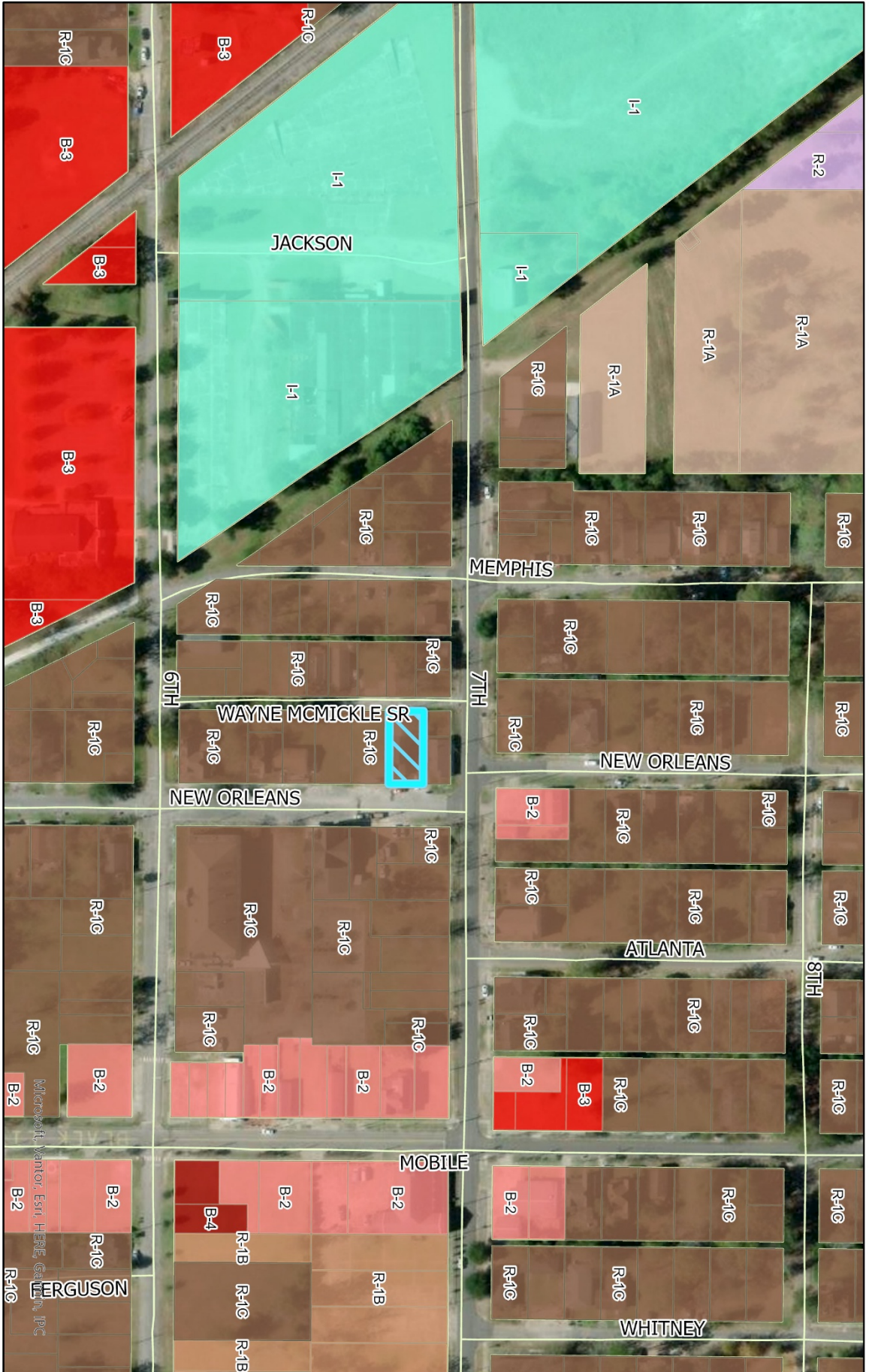


Conditional Use:

Recommend approval or denial of the conditional use request for a “Funeral Home” for a property zoned B-2 located at 622 New Orleans Street (PPIN 19025, Ward 2, Forrest County).

Basis for Approval:

- Zoning Change:
 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
- 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-1A
 - R-1B
 - R-1C
 - R-2
 - B-2
 - B-3
 - B-4
 - I-1
 - 622 New Orleans Street

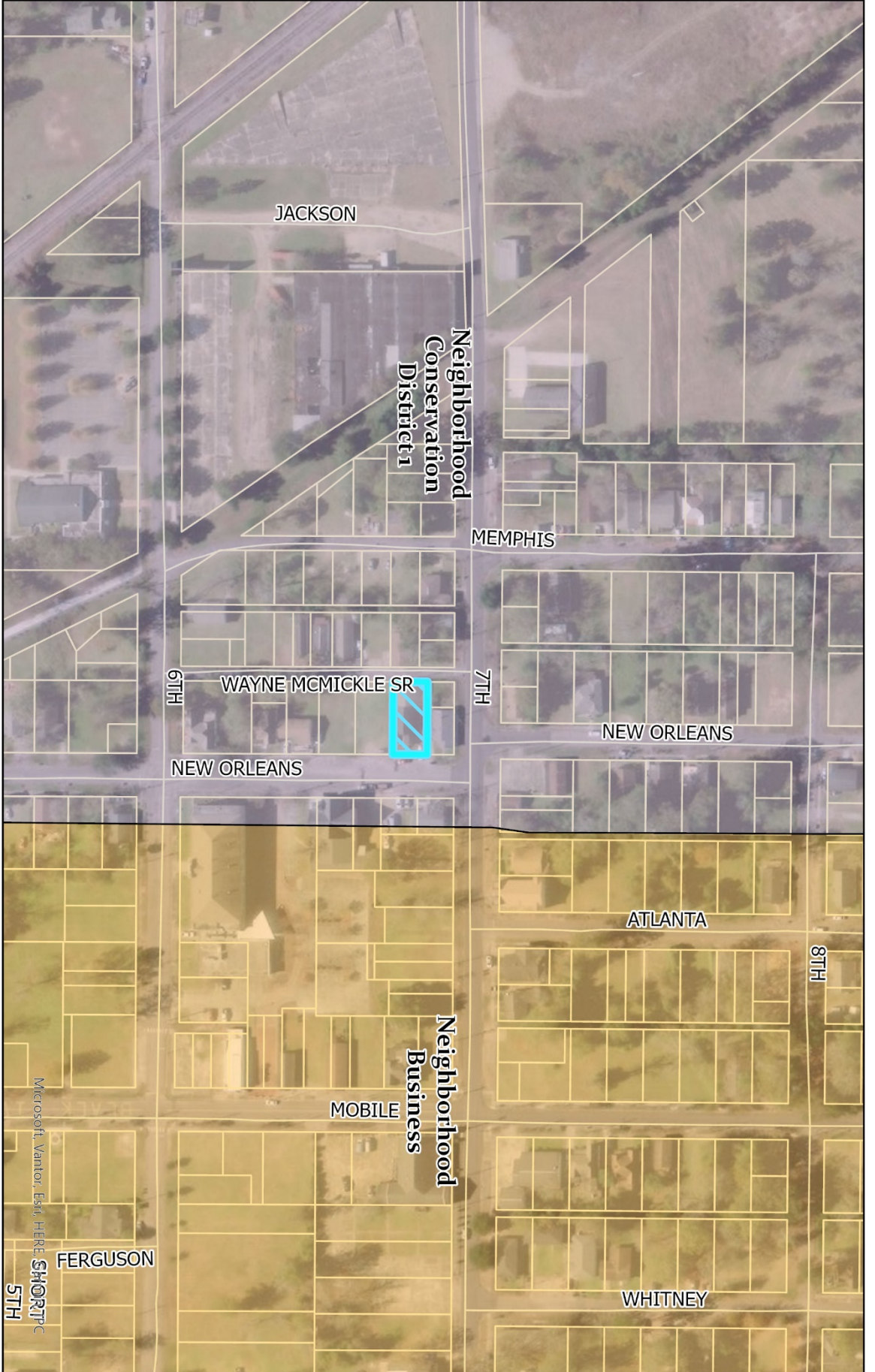
Rezoning and Conditional Use Request
 622 New Orleans Street
 PPIN: 19025
 Flood Zone: SX
 Ward 2, Forrest County



URBAN DEVELOPMENT
 PLANNING DIVISION

Center: 89° 17'3.1"W 31° 20'8"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 3/10/2026 3:07 PM



- Future Land Use Map**
- Neighborhood Business
 - Neighborhood Conservation District 1
 - 622 New Orleans Street

Rezoning and Conditional Use Request
 622 New Orleans Street
 PPIN: 19025
 Flood Zone: SX
 Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 3/10/2026 3:09 PM





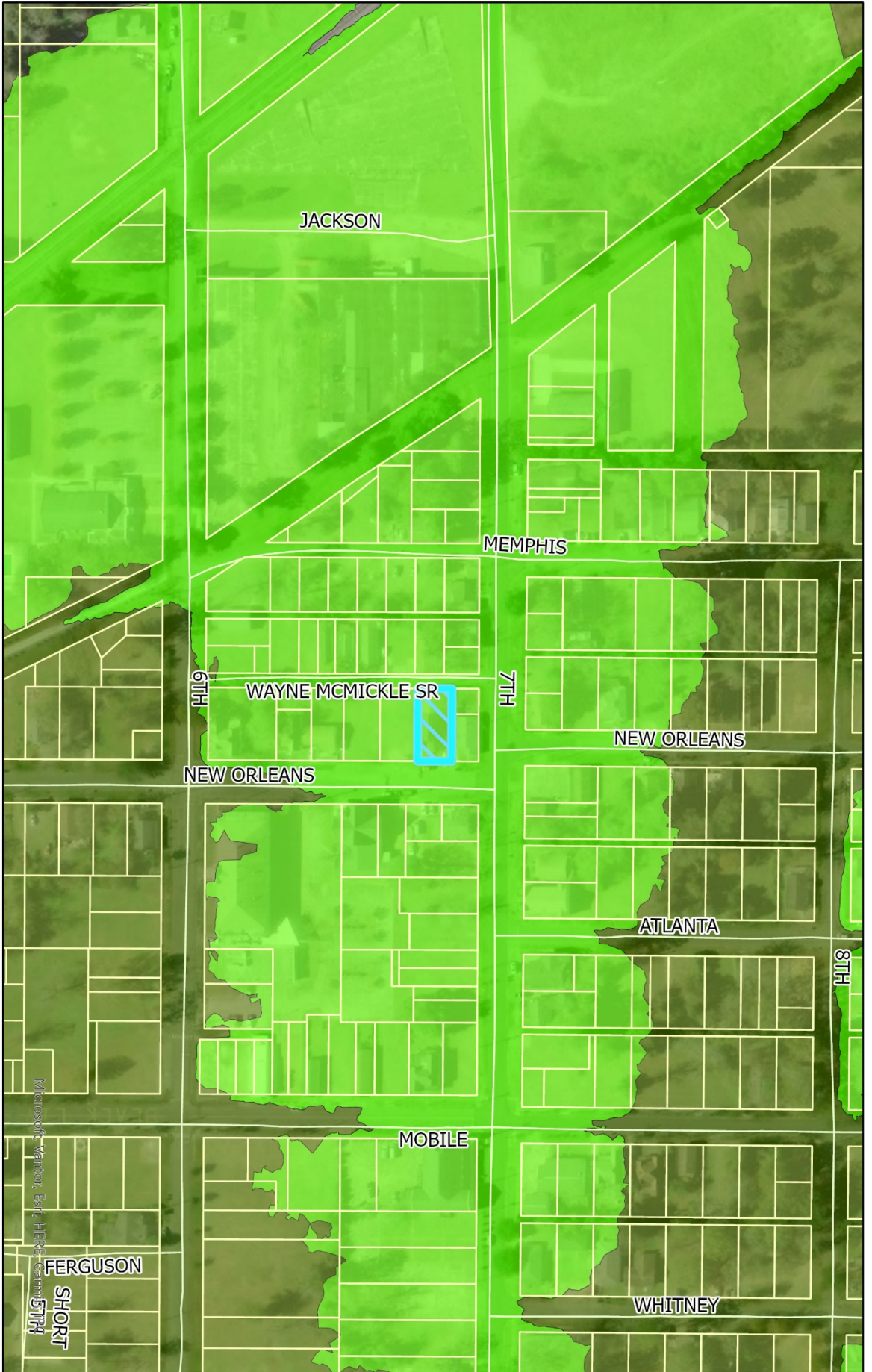


URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°17'31"W 31°20'8"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)
- █ 622 New Orleans Street

Rezoning and Conditional Use Request
 622 New Orleans Street
 PPIN: 19025
 Flood Zone: SX
 Ward 2, Forrest County



DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 3/10/2026 3:12 PM




URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°17'31"W 31°20'8"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: Twanna Wallace Project Name: Funeral Home Remodel
 Municipal Address of Site: 622 New Orleans St PPIN #: 19025

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 checked="" type="checkbox"/> Rezoning (fill out page 11)	Existing Zoning: <u>R-1C</u> Proposed Zoning: <u>B-2</u>
<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>Funeral Home</u>

Other Application types:

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

For Staff Only:			
Zoning: <u>R-1C</u>	Historic District:	Flood Zone:	Ward: <input type="checkbox"/> 1 <input checked="" 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: Tawanna Wallace

Signature: 

Updated Version 05/22/2025

FOR CONDITIONAL USE APPLICANTS:

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

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

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

Yes, if it rezone

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

The building use to be a funeral home and I am trying to use the building as the same use as it once was before.

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

Building is establish and the site is establish and it could be a family style use as it once was to serve the community

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

Nothing more than was original there.

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?

Only average per day count is ~~low~~ but may about
10 customers, 2 employees.

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

More in the neighbor hood than single family houses.

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

Parking along the streets and in the parking lot.

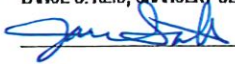
For more information, please reference the Land Development Code Section 12.3.3.2

Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code.





*** CERTIFIED COPY PAGE ***
 FORREST COUNTY, MS
 I LANCE C. REID, CHANCERY CLERK OF THE ABOVE NAMED
 COUNTY, AND STATE, DO CERTIFY THAT THE FOREGO IS A TRUE AND
 CORRECT COPY OF THE ORIGINAL AS APPEARS IN
 DEED - BOOK: 1494 - Pages 718 - 719.001 IN SAID COURT.
 WITNESS MY HAND AND SEAL THIS Monday, March 2, 2026.
 LANCE C. REID, CHANCERY CLERK

 DC



DEED

Bk:1494 Page:718-720

RCD: 03/02/2026 @11:48:35:AM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

Prepared by:
 Viking Investments
 119 S. President St.
 Jackson MS 39201
 Phone: (601) 326-1639

Return to:
 Foxtrot, LLC
 PO Box 321
 Jackson, MS 39205
 Phone: (601) 326-1639

STATE OF MISSISSIPPI
 COUNTY OF FORREST

QUIT CLAIM 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

Twanna Wallace
4083 John I. Hay Rd
Hazlehurst, MS 39083
Phone: (601) 500-0027

subject to the terms hereof, does hereby convey and quitclaim unto

Foxtrot, LLC
PO Box 321
Jackson, MS 39205
Phone: (601) 326-1639


Grantor's right, title and interest in and to the following described property situated in Forrest County, Mississippi more particularly and certainly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS: KAMPER & WHINNERY 1ST PT 7 BEG 37 FT S NE
 COR W 100FT S 47FT E 100FT N 47FT TO BEG BLK 112 S-T-R: 03-04N-13W

WITNESS my signature, this the 2 day of March, 2026.

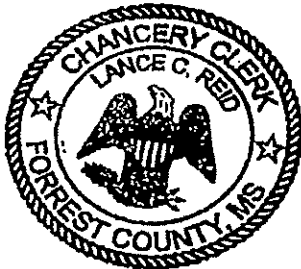
Twanna Wallace, Grantor

BY: 
Twanna Wallace

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2 day of March, 2026, within my jurisdiction, the within named Twanna Wallace who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires:



Notary Public

Lance C. Reid
By: *Jane Smith*

My Commission Expires January 2, 2028

Exhibit A

Parcel #: 2-029G-03-371.00

PPIN: 19025

Legal Description: KAMPER & WHINNERY 1ST PT 7 BEG 37 FT S NE COR W
100FT S 47FT E 100FT N 47FT TO BEG BLK 112 BK 603 PG 425 08/31/1988
PREV#: H0444-41-009 629/563 2/21/90 S-T-R: 03-04N-13W YR 2019



Staff Present:

Nathan Satcher (Senior Planner), Kevin Bates (Building Official), Jerald Little (Engineering Technician), Blake Michaels (Fire Inspector), Meridian McDaniel (Planner I), Noah Gower (Engineering Technician).

Project: Funeral Home

Address: 622 New Orleans Street

Presented by: Twanna Wallace

Project Type: Funeral Home

PPIN: 19025

Flood Zone:SX

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 2

Estimated Cost: \$175,000

Zoning: R-1C

Designated Use: Funeral Home

PROJECT SUMMARY:

- Applicant Summary
 - The funeral home is pre-existing, but the applicant wants to demolish the building and put in a new funeral home that would accommodate up to ~70 people.
 - Proposed building is two stories with an elevator
- Planning
 - Zoning
 - Both properties are R-1C, single-family residential, which does not allow for a funeral home
 - B-2 zoning would be the minimum needed to be able to have the use of a funeral home.
 - This would require a rezoning of the property—requires a public hearing with the planning commission
 - Impervious surface requirements for a B-2- 80% maximum
 - Floor-to-area ratio for a B-2 is 0.75
 - This would most likely need a variance.
 - A variance requires a public hearing with the Board of Adjustment.
 - Would require a zoning buffer from the residentially zoned properties
 - Consider speaking to residential property owners near the property about the project and potential zoning change.
 - Use: “Funeral Home”
 - The previous use of a funeral home was considered “Legal, nonconforming” when it was in operation. Properties lose their nonconforming status when not used for 6 months or more.
 - Demolishing the existing building would require the property to come into compliance
 - Use of “Funeral Home” in B-2 zoning would require a conditional use approval
 - This also requires a public hearing with the planning commission

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.

- The zoning change and conditional use requests could be facilitated at the same meeting.
 - Parking Requirements:
 - 1 parking space per 4 seats
 - Parking requirements would depend on building seat count
 - Property to the south would serve as a parking area—this property is zoned R-1C, which would require a public hearing for a rezoning.
 - If the church owns a portion of it, a shared parking plan would be required.
 - Flood Information
 - Property is in a flood zone- SX (500-year). This does not require elevation of the structure.
 - Site plan needed to show the layout of the property boundaries, new building, and parking lot
 - Site plan will help staff pick out if there are any other variances needed or any adjustments that could be made
- Building
 - Doors would need to swing out
- Engineering
 - All utilities seem to be adequate
 - 20-inch water main on New Orleans Street
 - 15-inch sewer line on New Orleans Street
- Fire
 - No comments at this meeting

NEXT STEPS:

- Additional information
 - Submit an updated site plan to the planning division to schedule another pre-application meeting to review the changes.
 - Submit Privilege Tax License to the planning division.
- Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan Review Checklist and Application | <input type="checkbox"/> Conditional Use Application |
| <input 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 |
| <input checked="" type="checkbox"/> Pre-Application Meeting | |

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.



Staff Present:

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

Project: Funeral Home

Address: 622 New Orleans Street

Presented by: Twanna Wallace and John Anglin

Project Type: Funeral Home

PPIN: 19025

Flood Zone:SX

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 2

Estimated Cost: \$175,000

Zoning: R-1C

Designated Use: Funeral Home

PROJECT SUMMARY:

- Applicant Summary
 - Working with Clearpoint to help get this project/see if the project is viable. Wanting to know if the existing building can be remodeled.
- Planning
 - Zoning
 - Property is R-1C, single-family residential, which does not allow for a funeral home
 - B-2 zoning would be the minimum needed to be able to have the use of a funeral home.
 - This would require a rezoning of the property and a conditional use approval—requires a public hearing with the planning commission
 - Use of a funeral home is a conditional use approval in B-2
 - Impervious surface requirements for a B-2- 80% maximum
 - Floor-to-area ratio for a B-2 is 0.75
 - Would require a zoning buffer from the residentially zoned properties
 - Consider speaking to residential property owners in the area near the property and the councilman (Ward 2, Eric Boney) about the project and potential zoning change
 - Contact for City Council- Clerk of Council
 - 601-545-4551 or by email at council@hattiesburgms.com
 - Office is on the 2nd floor of City Hall
 - Use: “Funeral Home”
 - The previous use of a funeral home was considered “Legal, nonconforming” when it was in operation. Properties lose their nonconforming status when it is not in use for 6 months or more.
 - Demolishing the existing building would require for the property to come into compliance
 - Use of “Funeral Home” in B-2 zoning would require a conditional use approval

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.

- This also requires a public hearing with the planning commission
- The zoning change request and conditional use request could be facilitated at the same meeting.
- Parking Requirements:
 - 1 parking space per 4 seats
 - Parking requirements would depend on building seat count
 - On-street parking on the street could be counted towards the parking count
 - Shared parking agreement could be used as well
 - If the church has parking around the area, a shared agreement can be used to count towards parking.
 - Property to the south proposed to serve as a parking area—this property is zoned R-1C, which would require a public hearing for a rezoning.
 - If the church owns a portion of it, a shared parking agreement/easement would be required.
- Flood Information
 - Property is in a flood zone- SX (500-year). This does not require elevation of the structure.
- Building
 - Construction drawings would be required for building permits.
 - By a licensed design professional, familiar with commercial building code requirements
- Engineering
 - All utilities seem to be adequate
 - 20-inch water main on New Orleans Street
 - 15-inch sewer line on New Orleans Street
- Fire
 - No comments at this meeting

NEXT STEPS:

- Additional information
 - Submit an updated site plan to the planning division to schedule another pre-application meeting to go over the changes that were made.
 - Submit Privilege Tax License to the planning division.
- Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

- | | |
|--|--|
| <input checked="" 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 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 |
| <input checked="" type="checkbox"/> Pre-Application Meeting | |

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 F & G - Staff Report

April 1, 2026

Quick Facts:

Applicant:

Twanna Wallace

Address:

622 New Orleans Street

Zoning:

R-1C (Single Family
Residential)

Future Land Use:

Neighborhood Conservation 1

Historic District:

N/A

Overlay District(s):

Flood Overlay

Flood Zone:

SX

Ward:

2

County:

Forrest

PPIN Number(s):

19025

Parcel Number(s):

2-029G-03-371.00



Property Image

Applicant's Request:

Twanna Wallace, Applicant, requests a zoning change from R-1C to B-2 for a property located at 622 New Orleans Street, as well as Conditional Use Approval for a "Funeral Home", contingent upon the zoning change (PPIN 19025, Ward 2, Forrest County).



Property Image

Background and History

The applicant met with staff in multiple pre-application meetings to discuss reactivating the property to its former use as a funeral home. The property was formerly used as a funeral home but has not been in use for more than six months. The property is currently zoned R-1C, which does not permit funeral homes. B-2 is the lowest zoning district that allows a funeral home with conditional use approval. The applicant therefore proposes changing the zoning to B-2 and requests conditional use approval for a funeral home contingent upon the zoning change.



Surrounding Area Image

If approved, rezoning the property to B-2 would allow additional nonresidential uses beyond a funeral home. Examples of uses permitted by right in B-2 include dry cleaning, medical or dental offices, and personal or professional services. Uses that may be permitted in B-2 with conditional use approval include funeral homes, clubs/bars, and single-family dwellings.

Conditional use requests provide a process to evaluate whether a specific use is appropriate in its location and context. This approach allows limited flexibility within a zoning district, where a use may

be suitable in some areas but not others. When recommending approval, the Planning Commission may recommend reasonable conditions to ensure compatibility with surrounding properties, such as additional buffering, screening, or landscaping.



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.

4.5.9 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															
Funeral home, mortuary and crematorium	×	×	×	×	×	×	×	×	◆	◆	■	■	×	×	5.4.25

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%	-
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	0	30	0 or 10	0	40 feet or 3 stories	80%	30

Considerations and Basis for Approval

Options:

Zoning Change:

Recommend approval or denial of a zoning change from R-1C to B-2 for a property located at 622 New Orleans Street (PPIN 19025, Ward 2, Forrest County).

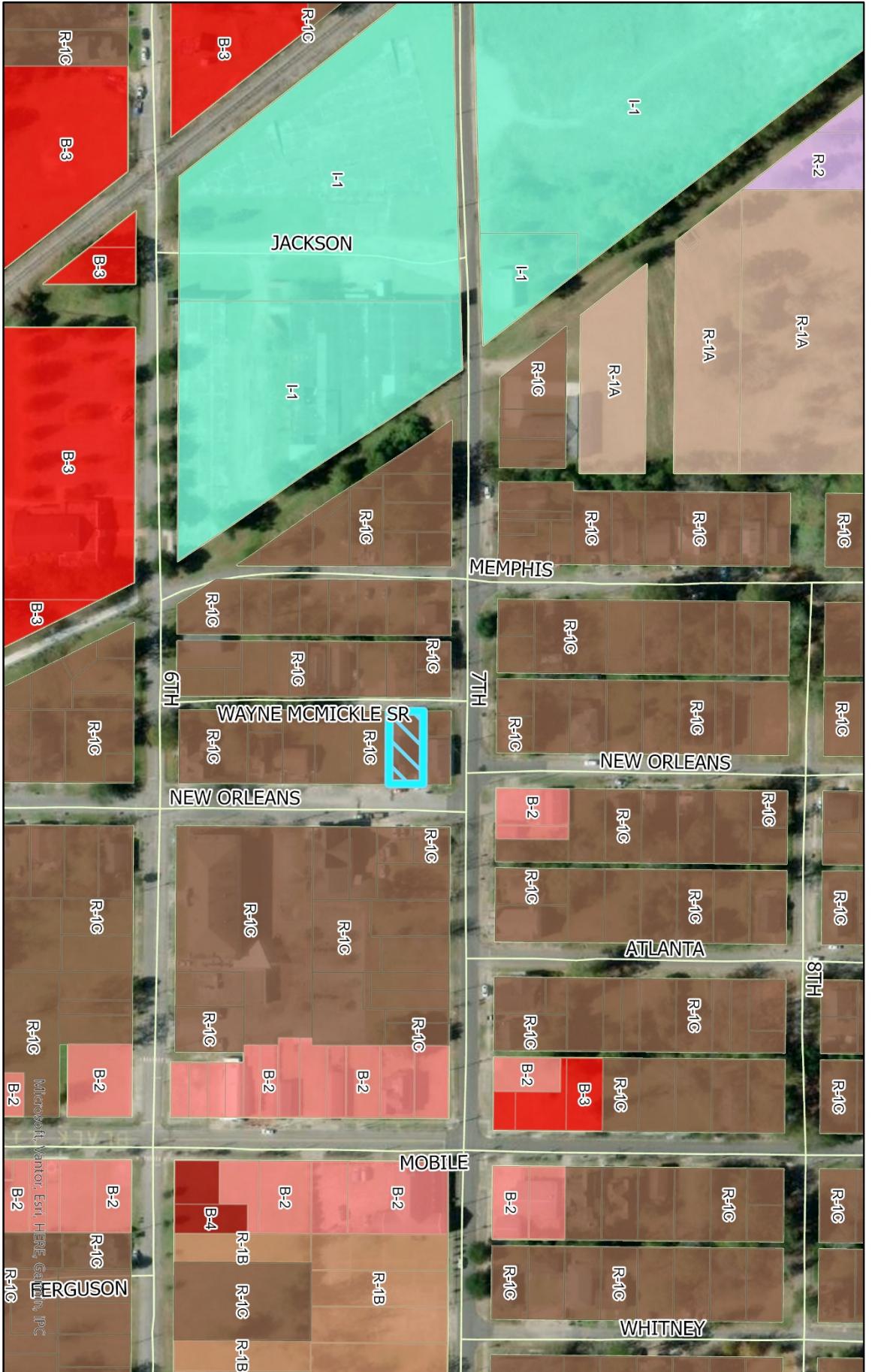


Conditional Use:

Recommend approval or denial of the conditional use request for a “Funeral Home” for a property zoned B-2 located at 622 New Orleans Street (PPIN 19025, Ward 2, Forrest County).

Basis for Approval:

- Zoning Change:
 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
- 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-1A
 - R-1B
 - R-1C
 - R-2
 - B-2
 - B-3
 - B-4
 - I-1
 - 622 New Orleans Street

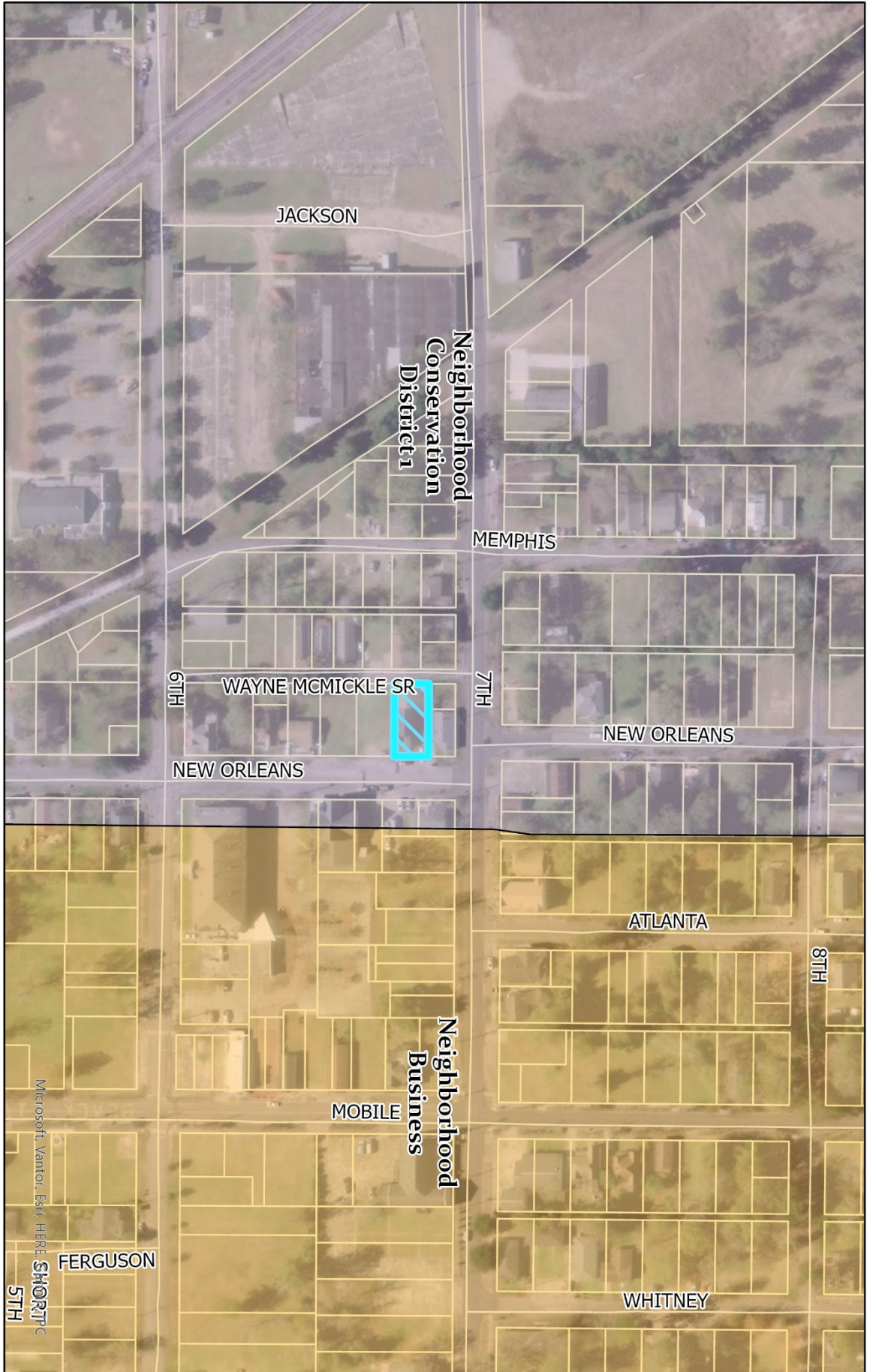
Rezoning and Conditional Use Request
 622 New Orleans Street
 PPIN: 19025
 Flood Zone: SX
 Ward 2, Forrest County



URBAN DEVELOPMENT
 PLANNING DIVISION

Center: 89° 17'3.1"W 31° 20'8"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 3/10/2026 3:07 PM



- Future Land Use Map**
- Neighborhood Business
 - Neighborhood Conservation District 1
 - 622 New Orleans Street

Rezoning and Conditional Use Request
 622 New Orleans Street
 PPIN: 19025
 Flood Zone: SX
 Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 3/10/2026 3:09 PM

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500 Feet

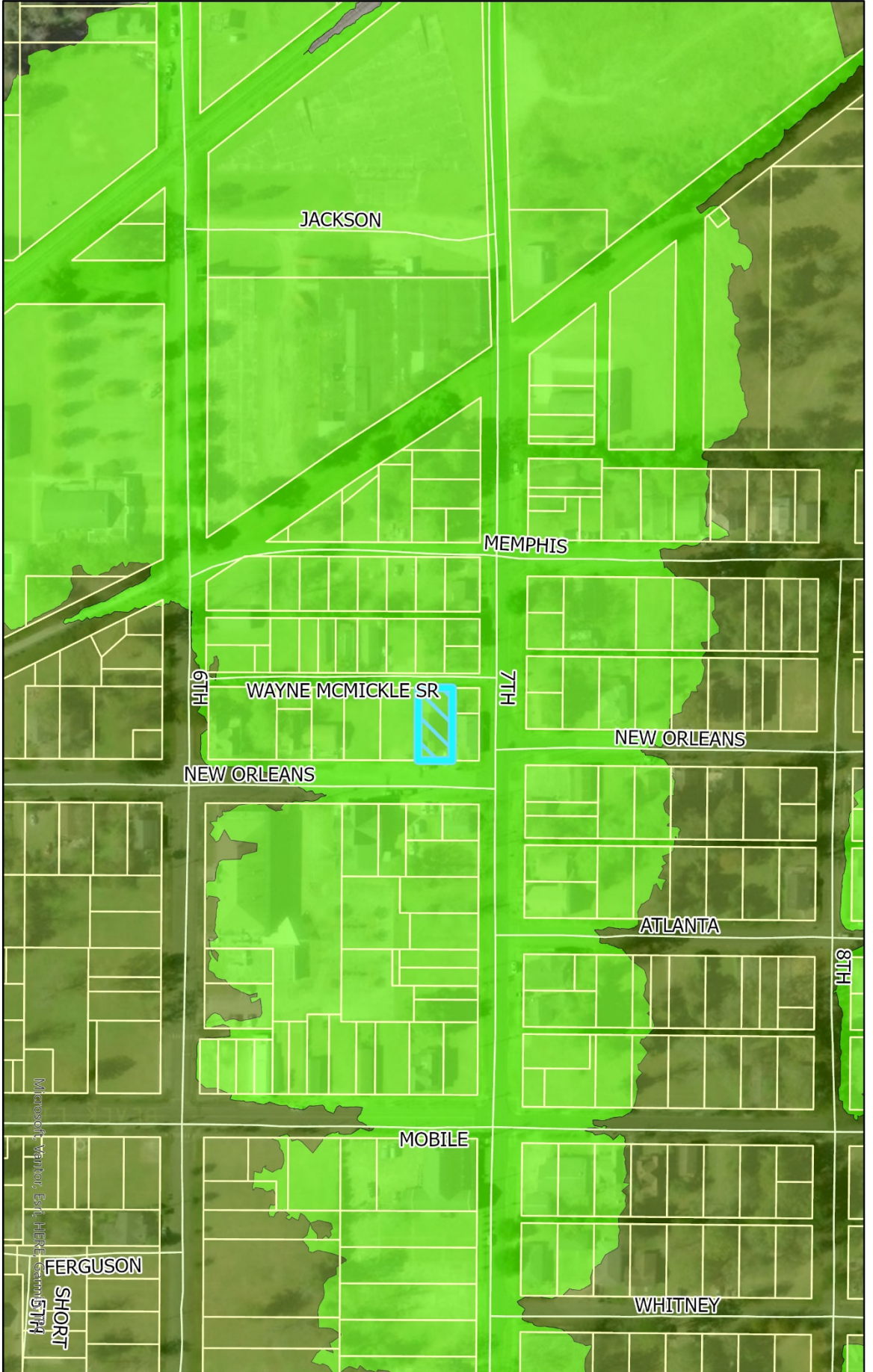
URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°17'31"W 31°20'8"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)
- █ 622 New Orleans Street

Rezoning and Conditional Use Request
 622 New Orleans Street
 PPIN: 19025
 Flood Zone: SX
 Ward 2, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 3/10/2026 3:12 PM



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°17'31"W 31°20'8"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: Twanna Wallace Project Name: Funeral Home Remodel
 Municipal Address of Site: 622 New Orleans St PPIN #: 19025

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 checked="" type="checkbox"/> Rezoning (fill out page 11)	Existing Zoning: <u>R-1C</u> Proposed Zoning: <u>B-2</u>
<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>Funeral Home</u>

Other Application types:

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

For Staff Only:			
Zoning: <u>R-1C</u>	Historic District:	Flood Zone:	Ward: <input type="checkbox"/> 1 <input checked="" 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: Tawanna Wallace

Signature:

Updated Version 05/22/2025

FOR CONDITIONAL USE APPLICANTS:

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

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

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

Yes, if it rezone

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

The building use to be a funeral home and I am trying to use the building as the same use as it once was before.

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

Building is establish and the site is establish and it could be a family style use as it once was to serve the community

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

Nothing more than was original there.

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?

Only average per day count is ~~per~~ low but may about 10 customers, 2 employees.

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

more in the neighbor hood than single family houses.

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

Parking along the streets and in the parking lot.

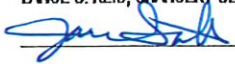
For more information, please reference the Land Development Code Section 12.3.3.2

Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code.





*** CERTIFIED COPY PAGE ***
 FORREST COUNTY, MS
 I LANCE C. REID, CHANCERY CLERK OF THE ABOVE NAMED
 COUNTY, AND STATE, DO CERTIFY THAT THE FOREGO IS A TRUE AND
 CORRECT COPY OF THE ORIGINAL AS APPEARS IN
 DEED - BOOK: 1494 - Pages 718 - 719.001 IN SAID COURT.
 WITNESS MY HAND AND SEAL THIS Monday, March 2, 2026.
 LANCE C. REID, CHANCERY CLERK

 DC



DEED

Bk:1494 Page:718-720

RCD: 03/02/2026 @11:48:35:AM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

Prepared by:
 Viking Investments
 119 S. President St.
 Jackson MS 39201
 Phone: (601) 326-1639

Return to:
 Foxtrot, LLC
 PO Box 321
 Jackson, MS 39205
 Phone: (601) 326-1639

STATE OF MISSISSIPPI
 COUNTY OF FORREST

QUIT CLAIM 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

Twanna Wallace
4083 John I. Hay Rd
Hazlehurst, MS 39083
Phone: (601) 500-0027

subject to the terms hereof, does hereby convey and quitclaim unto

Foxtrot, LLC
PO Box 321
Jackson, MS 39205
Phone: (601) 326-1639


Grantor's right, title and interest in and to the following described property situated in Forrest County, Mississippi more particularly and certainly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS: KAMPER & WHINNERY 1ST PT 7 BEG 37 FT S NE
 COR W 100FT S 47FT E 100FT N 47FT TO BEG BLK 112 S-T-R: 03-04N-13W

WITNESS my signature, this the 2 day of March, 2026.

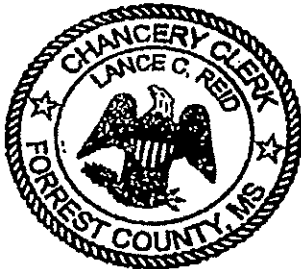
Twanna Wallace, Grantor

BY: 
Twanna Wallace

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2 day of March, 2026, within my jurisdiction, the within named Twanna Wallace who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires:



Notary Public

Lance C. Reid
By: *Jane Smith*

My Commission Expires January 2, 2028

Exhibit A

Parcel #: 2-029G-03-371.00

PPIN: 19025

Legal Description: KAMPER & WHINNERY 1ST PT 7 BEG 37 FT S NE COR W
100FT S 47FT E 100FT N 47FT TO BEG BLK 112 BK 603 PG 425 08/31/1988
PREV#: H0444-41-009 629/563 2/21/90 S-T-R: 03-04N-13W YR 2019



Staff Present:

Nathan Satcher (Senior Planner), Kevin Bates (Building Official), Jerald Little (Engineering Technician), Blake Michaels (Fire Inspector), Meridian McDaniel (Planner I), Noah Gower (Engineering Technician).

Project: Funeral Home

Address: 622 New Orleans Street

Presented by: Twanna Wallace

Project Type: Funeral Home

PPIN: 19025

Flood Zone:SX

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 2

Estimated Cost: \$175,000

Zoning: R-1C

Designated Use: Funeral Home

PROJECT SUMMARY:

- Applicant Summary
 - The funeral home is pre-existing, but the applicant wants to demolish the building and put in a new funeral home that would accommodate up to ~70 people.
 - Proposed building is two stories with an elevator
- Planning
 - Zoning
 - Both properties are R-1C, single-family residential, which does not allow for a funeral home
 - B-2 zoning would be the minimum needed to be able to have the use of a funeral home.
 - This would require a rezoning of the property—requires a public hearing with the planning commission
 - Impervious surface requirements for a B-2- 80% maximum
 - Floor-to-area ratio for a B-2 is 0.75
 - This would most likely need a variance.
 - A variance requires a public hearing with the Board of Adjustment.
 - Would require a zoning buffer from the residentially zoned properties
 - Consider speaking to residential property owners near the property about the project and potential zoning change.
 - Use: “Funeral Home”
 - The previous use of a funeral home was considered “Legal, nonconforming” when it was in operation. Properties lose their nonconforming status when not used for 6 months or more.
 - Demolishing the existing building would require the property to come into compliance
 - Use of “Funeral Home” in B-2 zoning would require a conditional use approval
 - This also requires a public hearing with the planning commission

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.

- The zoning change and conditional use requests could be facilitated at the same meeting.
 - Parking Requirements:
 - 1 parking space per 4 seats
 - Parking requirements would depend on building seat count
 - Property to the south would serve as a parking area—this property is zoned R-1C, which would require a public hearing for a rezoning.
 - If the church owns a portion of it, a shared parking plan would be required.
 - Flood Information
 - Property is in a flood zone- SX (500-year). This does not require elevation of the structure.
 - Site plan needed to show the layout of the property boundaries, new building, and parking lot
 - Site plan will help staff pick out if there are any other variances needed or any adjustments that could be made
- Building
 - Doors would need to swing out
- Engineering
 - All utilities seem to be adequate
 - 20-inch water main on New Orleans Street
 - 15-inch sewer line on New Orleans Street
- Fire
 - No comments at this meeting

NEXT STEPS:

- Additional information
 - Submit an updated site plan to the planning division to schedule another pre-application meeting to review the changes.
 - Submit Privilege Tax License to the planning division.
- Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan Review Checklist and Application | <input type="checkbox"/> Conditional Use Application |
| <input 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 |
| <input checked="" type="checkbox"/> Pre-Application Meeting | |

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.



Staff Present:

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

Project: Funeral Home

Address: 622 New Orleans Street

Presented by: Twanna Wallace and John Anglin

Project Type: Funeral Home

PPIN: 19025

Flood Zone:SX

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 2

Estimated Cost: \$175,000

Zoning: R-1C

Designated Use: Funeral Home

PROJECT SUMMARY:

- Applicant Summary
 - Working with Clearpoint to help get this project/see if the project is viable. Wanting to know if the existing building can be remodeled.
- Planning
 - Zoning
 - Property is R-1C, single-family residential, which does not allow for a funeral home
 - B-2 zoning would be the minimum needed to be able to have the use of a funeral home.
 - This would require a rezoning of the property and a conditional use approval—requires a public hearing with the planning commission
 - Use of a funeral home is a conditional use approval in B-2
 - Impervious surface requirements for a B-2- 80% maximum
 - Floor-to-area ratio for a B-2 is 0.75
 - Would require a zoning buffer from the residentially zoned properties
 - Consider speaking to residential property owners in the area near the property and the councilman (Ward 2, Eric Boney) about the project and potential zoning change
 - Contact for City Council- Clerk of Council
 - 601-545-4551 or by email at council@hattiesburgms.com
 - Office is on the 2nd floor of City Hall
 - Use: “Funeral Home”
 - The previous use of a funeral home was considered “Legal, nonconforming” when it was in operation. Properties lose their nonconforming status when it is not in use for 6 months or more.
 - Demolishing the existing building would require for the property to come into compliance
 - Use of “Funeral Home” in B-2 zoning would require a conditional use approval

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.

- This also requires a public hearing with the planning commission
- The zoning change request and conditional use request could be facilitated at the same meeting.
- Parking Requirements:
 - 1 parking space per 4 seats
 - Parking requirements would depend on building seat count
 - On-street parking on the street could be counted towards the parking count
 - Shared parking agreement could be used as well
 - If the church has parking around the area, a shared agreement can be used to count towards parking.
 - Property to the south proposed to serve as a parking area—this property is zoned R-1C, which would require a public hearing for a rezoning.
 - If the church owns a portion of it, a shared parking agreement/easement would be required.
- Flood Information
 - Property is in a flood zone- SX (500-year). This does not require elevation of the structure.
- Building
 - Construction drawings would be required for building permits.
 - By a licensed design professional, familiar with commercial building code requirements
- Engineering
 - All utilities seem to be adequate
 - 20-inch water main on New Orleans Street
 - 15-inch sewer line on New Orleans Street
- Fire
 - No comments at this meeting

NEXT STEPS:

- Additional information
 - Submit an updated site plan to the planning division to schedule another pre-application meeting to go over the changes that were made.
 - Submit Privilege Tax License to the planning division.
- Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

- | | |
|--|--|
| <input checked="" 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 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 |
| <input checked="" type="checkbox"/> Pre-Application Meeting | |

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 H- Staff Report

April 1, 2026

Quick Facts:

Applicant:

Mississippi Housing Authority/Judy Mellard

Address:

Near Gordon Street and Ryan Street

Zoning:

R-3 Multi-Family Residential

Future Land Use:

Downtown District

Historic District:

Hub City Downtown National Register District

Overlay District(s):

N/A

Flood Zone:

AE, SX

Ward:

2

County:

Forrest



Property Image

Applicant's Request:

Mississippi Housing Authority/Judy Mellard, Applicants, request to close a portion of Kemper Street between Briarfield Street and E 2nd Street and a portion of E 3rd Street between Ryan Street and Gordon Street (Ward 2, Forrest County).



Property Area Image

Background and History

The applicants have met with planning staff, site plan review staff, and the Hattiesburg Historic Conservation Commission on several occasions over the past few months. The applicants have presented a plan to demolish the existing buildings and build new apartment buildings on the site. The site plan proposal included the closure of certain sections of Kemper Street between Briarfield Street and E 2nd Street and a portion of E 3rd Street between Ryan Street and Gordon Street.



Surrounding Area Image

The site plan, including demolition of existing buildings except for one, has been approved by the Hattiesburg Historic Conservation Commission. Site Plan Review Committee is awaiting the outcome of these public hearings prior to any approvals being issued for the project. The project will also likely need to go through a public hearing to alter a platted subdivision.

Future Land Use:

Downtown District: The Downtown District is the historic central business district. In this district, land uses are promoted that are consistent with the special character and quality befitting the historic center of commerce and public activity. The historic development patterns and building arrangements are promoted and should be reinforced through amendments to the Land Development Code.

District Characteristics The characteristics of this district include the following: buildings that are constructed to the front property line and share common walls with adjacent buildings; onstreet parking areas or shared parking in public lots; mixed land uses, including residential uses, within the same building; a higher percentage of publicly-owned buildings and lands; public parks and small private courtyards and green spaces; and an overall higher density of development.



District Land Uses The following land uses should be found in this district: various types of

retail and service businesses, such as specialty shops and restaurants; anchor businesses, such as grocery stores, that draw residents to the district; public uses, such as city, county, state and federal offices, public parks and community centers; higher density residential uses, including condominiums and second-floor apartments; arts-related businesses, museums and cultural centers; and offices and employment centers.

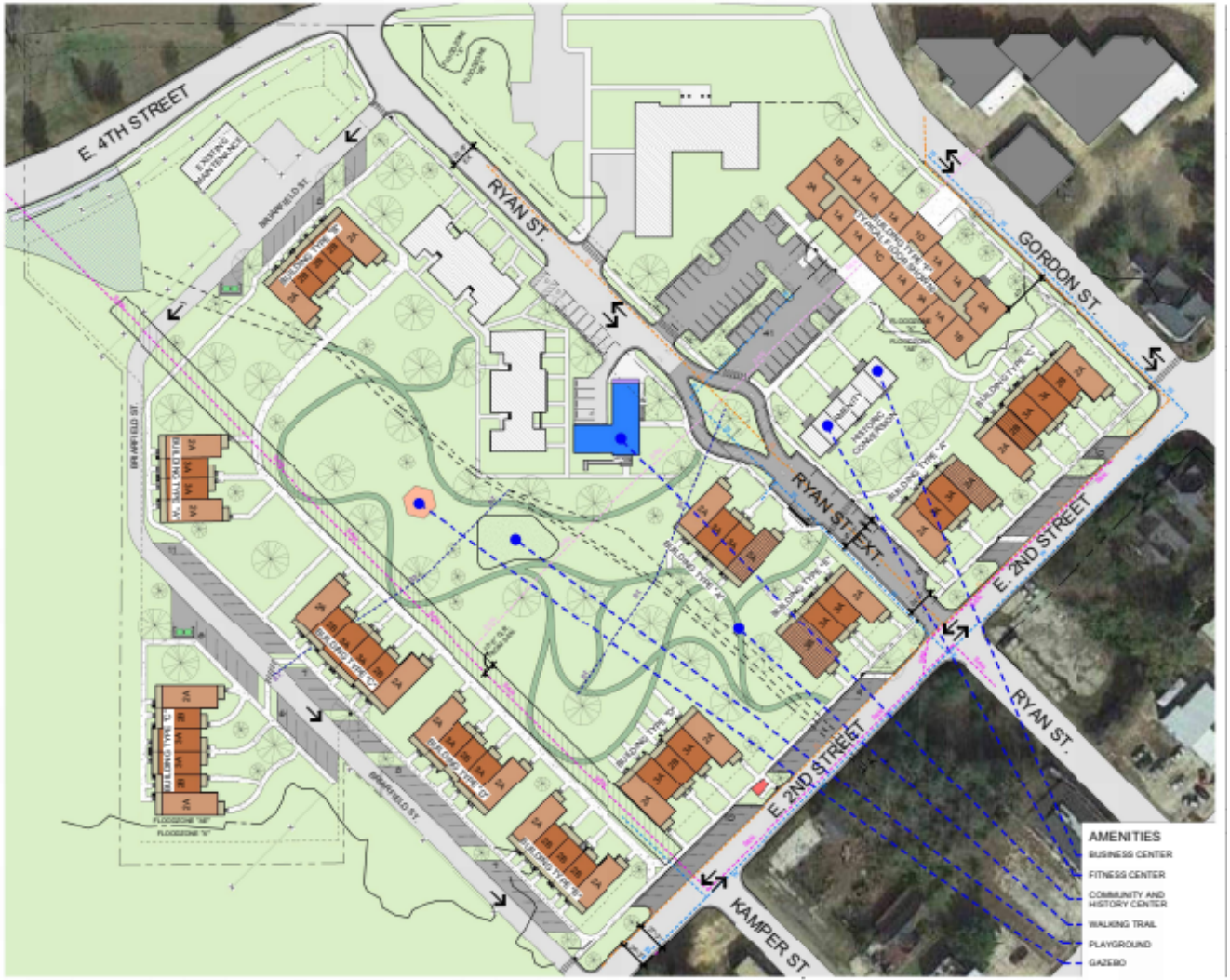
Considerations and Basis for Approval

Applicant's Requests:

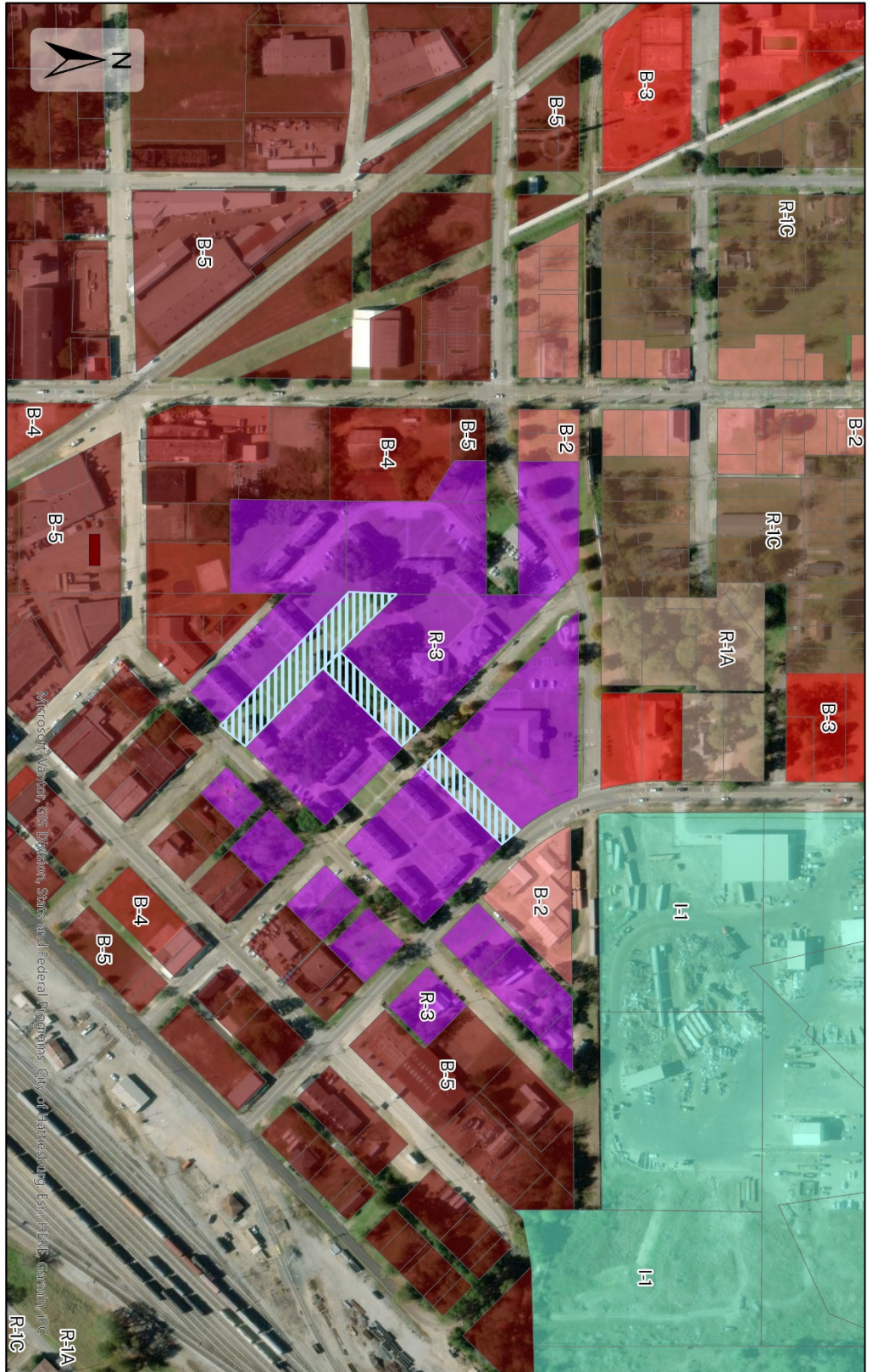
Recommend approval or denial of the request to close a portion of Kemper Street between Briarfield Street and E 2nd Street and a portion of E 3rd Street between Ryan Street and Gordon Street (Ward 2, Forrest County).



Proposed Site Plan



LDA ARCHITECTS
PROPOSED SITE PLAN
BRIARFIELD HOMES
Transformation Group



- Zoning Districts**
- R-1A
 - R-1C
 - R-3
 - B-2
 - B-3
 - B-4
 - B-5
 - I-1
 - City Boundary

Alley Closure Request
 Portion of E 2nd Street and
 Portion of E 3rd Street
 Briarfield Redevelopment Site

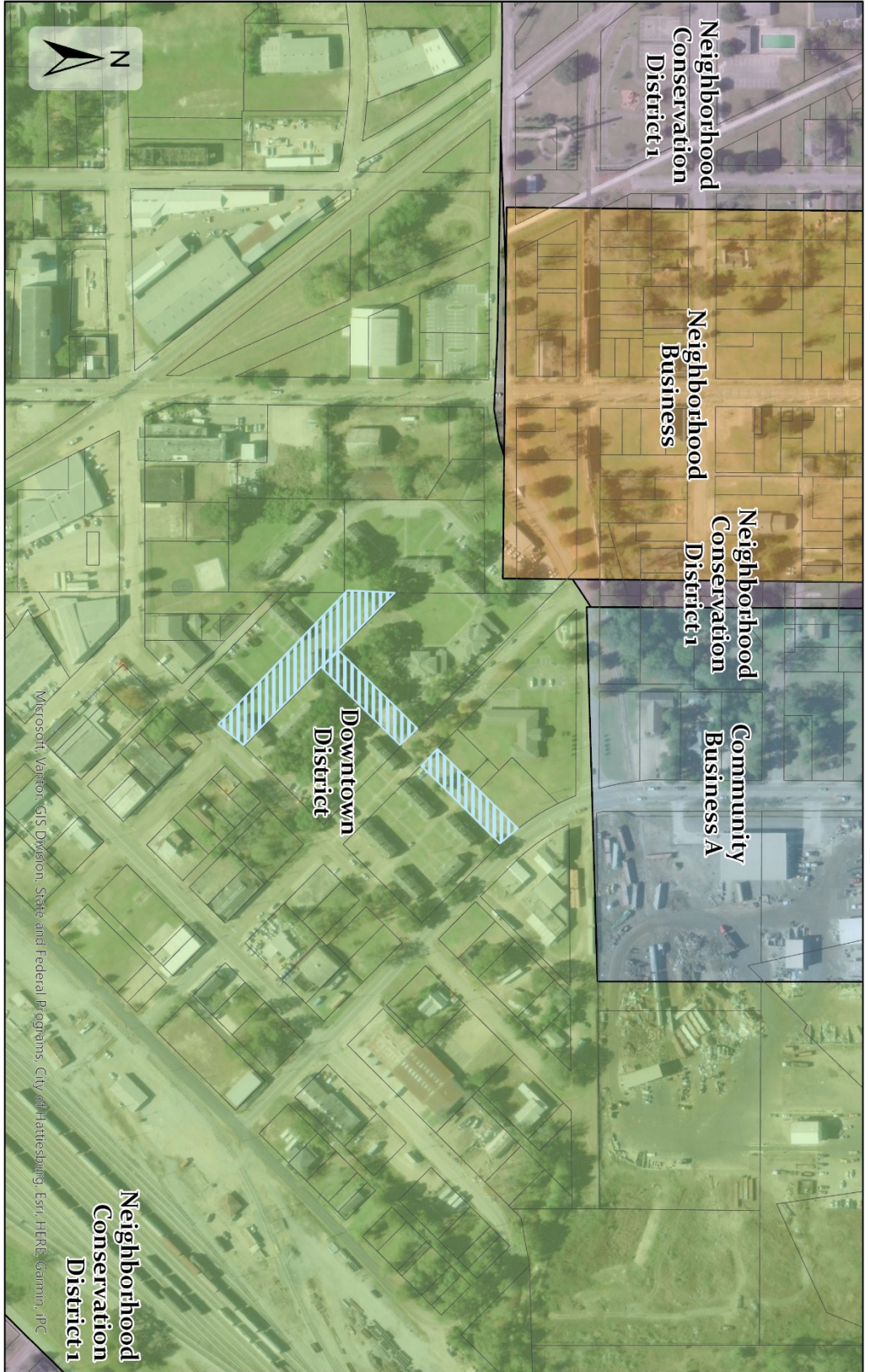
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URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°17'17"W 31°19'54"N





- Future Land Use Designation
- Proposed Alley Closure
 - Community Business A
 - Downtown District

- Neighborhood Business
- Neighborhood Conservation District 1
- City Boundary

Alley Closure Request
 Portion of E 2nd Street and
 Portion of E 3rd Street
 Briarfield Redevelopment Site





URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°17'17"W 31°19'54"N

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Historic Districts

-  Proposed Alley Closure
-  Hub City Downtown Historic District Boundaries, Local
-  Hub City National Register Historic District, National Register
-  Newman-Buschman Historic District, Local

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


- Alley Closure Request**
- Portion of E 2nd Street and**
- Portion of E 3rd Street**
- Briarfield Redevelopment Site**




URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°17'17"W 31°19'54"N



- Flood Zones**
-  Proposed Alley Closure
 -  FLOODWAY AREA IN ZONE AE
 -  ZONE AE (100 yr flood w / elevation)
 -  ZONE SX (500 yr flood)
 -  ZONE A (100 yr flood - no elevation)
 -  City Boundary

**Alley Closure Request
Portion of E 2nd Street and
Portion of E 3rd Street
Briarfield Redevelopment Site**



**URBAN
DEVELOPMENT
PLANNING DIVISION**
Center: 89°17'17"W 31°19'54"N

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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: Judy Mellard Project Name: Briarfield Homes

Municipal Address of Site: 208 Gordon Street PPIN #: 15645,15644,17274, 15661, 17275, 15656

Parcel Number(s): 208 Gordon Street

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

Other Application types:

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

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



Application for Public Hearing

City of Hattiesburg – Planning Division

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

Public Hearing Petitioner Information:

Deadline for applicant to file petition: _____

Hattiesburg Planning Commission Meeting Date: _____

Hattiesburg Board of Adjustment Meeting Date: _____

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

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

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

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

Public Hearing Application Checklist

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

- Site Diagram (11” x 17” preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standards may be accepted only per approval from staff)
- Site & Design Review Committee, if needed
- Copy of entire Warranty Deed (filed and recorded at the courthouse) with legal description granting title to the current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com
- An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document).
- Variance application only:** A letter of approval/denial from all adjoining property owners must be obtained and submitted with the application
- Other documents needed (if relevant):
 - Maps of digital billboard removal sites
 - Maps of digital billboard replacement sites
 - Documentation on measurements
 - Other: _____
- Payment to the City of Hattiesburg for filing a public hearing application in the amount of \$_____



Application for Site Plan Review

City of Hattiesburg – Planning Division

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

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

<u>Public Hearing Fees</u>	
Public Hearing Type	Fees Associated
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: _____

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

208 Gordon Street Hattiesburg MS
Street Address City State

on this the 27th day of February, 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.

Jesse Sweigart, Registered Architect

on this the 27th day of February, 2026 The Housing Authority of The City of Hattiesburg

Represented by: Judy Mellard
Property Owner (Print) Executive Director

Judy Mellard
Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

Judy Mellard

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 27th day of February, 2026.

K Joann Brown

NOTARY PUBLIC
K Joann Brown



My Commission Expires _____

APPLICANT AFFIDAVIT PAGE

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

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

Street Address _____ City _____ State _____

on this the 26 day of February, 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.

Jesse Sweigart

on this the 26 day of February, 2026.

Jesse Sweigart
Applicant (Print)

[Signature]
Applicant (Signature)

STATE OF Ohio

COUNTY OF Cuyahoga

Personally came and appeared before me, the within named

Jesse Sweigart

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

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

[Signature]
NOTARY PUBLIC



JACQUELINE WOHLEBER
Notary Public, State of Ohio
My Comm. Expires Mar. 20, 2026

My Commission Expires:

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.

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

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.

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

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

- 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.

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

FOR CONDITIONAL USE APPLICANTS:

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

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

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

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

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

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

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

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

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

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.



FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

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

Use extra copies of this form if needed for additional lots

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

Infrastructure required: (Check all that apply)

- Water/Sewer Gas Electric Telephone Cable Streets

FOR STREET/ALLEY RENAMING, CLOSING, OR VACATING

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

Street Alley Closing Vacating Naming Renaming

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

Kemper Street, E 3rd Street

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

N/A

4. **Describe the portion of the street/alley to be renamed, closed, or vacated (use all**

bounding or intersecting streets/alleys, from and to):

Portion of Kemper Street between Briarfield Street and E 2nd Street, was previously believed to be vacated. This land has been developed and to be re-developed. All of E 3rd Street to be vacated. Southern portion was believed to have been previously vacated and was developed.

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

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

Type of Land Use of adjacent development	Number of properties adjacent to the existing street	Number of property owners adjacent to the existing street	Number of residents affected by the change of address
Businesses			
Residences			
Apartments	5 Parcels	1 Owner	+/- 8 Renters
Churches/Schools			
Other			

Any Additional Information: All parcels are part of Briarfield Homes development. Streets were previously developed and thought to have been vacated.

7. **Describe the effect the proposed change will have on existing development and the transportation system within the affected area:** A portion of east 3rd is the only portion currently used. This change should be minor, as the development looks to re-establish Ryan Street. Transportation would not be affected.

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

BRIARFIELD HOMES REDEVELOPMENT

208 GORDON STREET, HATTIESBURG, MS 39401

DRAWING INDEX

NUMBER	DESCRIPTION
01	COVER PAGE
02	SITE AERIAL
03	EXISTING SITE PLAN
04	SURVEY
05	EXISTING CONDITIONS
06	PROPOSED SITE PLAN
07	TREE PLAN
08	TOWNHOME MATERIAL BOARD
09	TOWNHOME DESIGN REFERENCE
10	FLOOR PLANS - BUILDING A
11	ELEVATIONS - BUILDING A
12	FLOOR PLANS - BUILDING B
13	ELEVATIONS - BUILDING B
14	FLOOR PLANS - BUILDING C
15	ELEVATIONS - BUILDING C
16	FLOOR PLANS - BUILDING D
17	ELEVATIONS - BUILDING D
18	UNIT FLOOR PLANS - TYPE 2A
19	UNIT FLOOR PLANS - TYPE 2B
20	UNIT FLOOR PLANS - TYPE 3A
21	COMMUNITY BUILDING PLAN
22	COMMUNITY BUILDING ELEVATIONS
23	MULTI-FAMILY BUILDING FIRST FLOOR
24	MULTI-FAMILY BUILDING SECOND FLOOR
25	MULTI-FAMILY BUILDING THIRD FLOOR
26	RENDERINGS
27	RENDERINGS

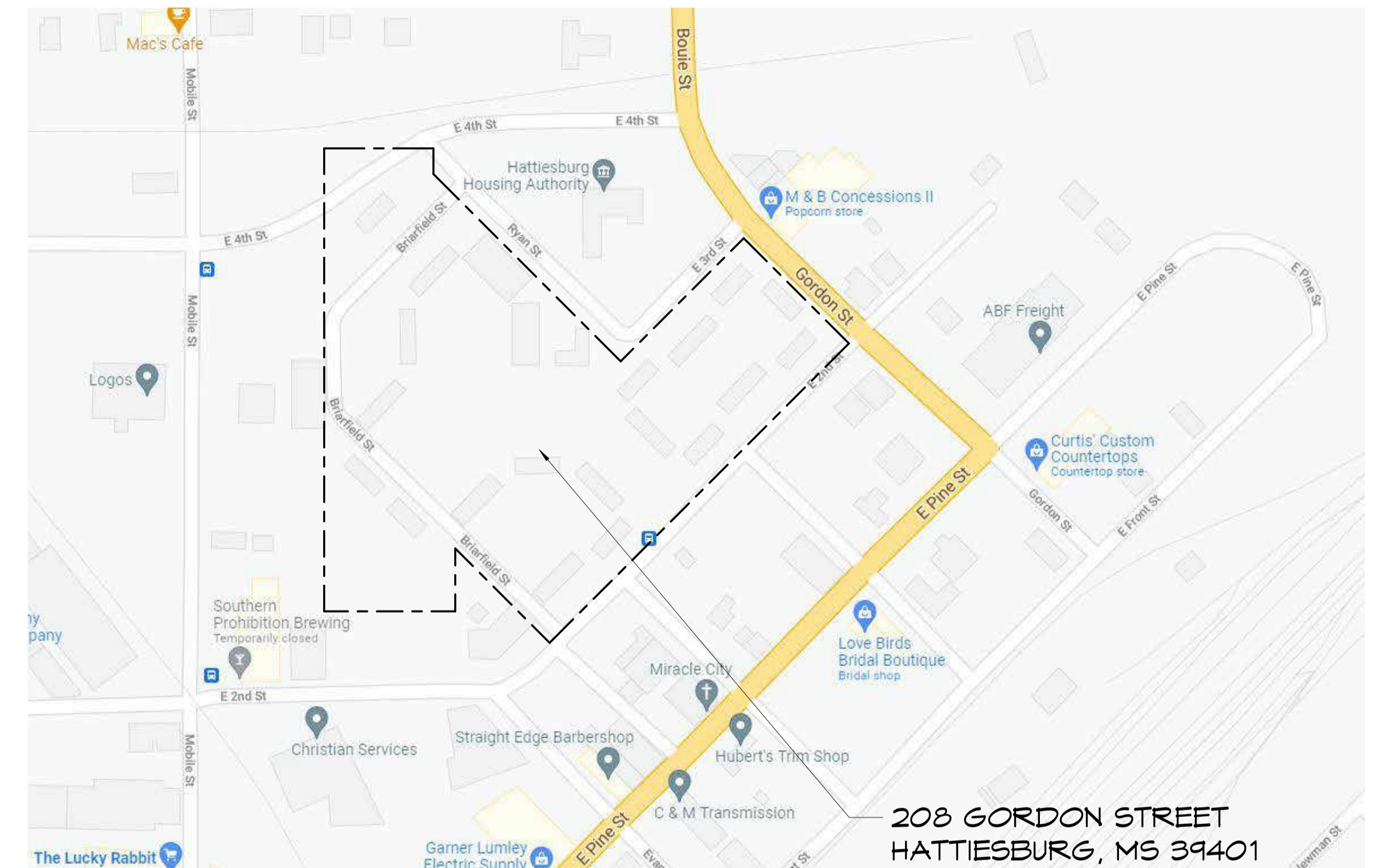
DEVELOPMENT TEAM

- DEVELOPER:**
THE TRANSFORMATION GROUP
5057 KELLER SPRINGS ROAD
SUTIE 300
ADDISON, TX 75001
- ARCHITECT:**
LDA ARCHITECTS, INC.
5000 EUCLID AVENUE
SUITE 104
CLEVELAND, OHIO 44103
REPRESENTATIVE: JESSE SWEIGART, RA
PHONE: (216) 932-1890
- STRUCTURAL ENGINEER:**
WHS ENGINEERING
2012 WEST 25TH STREET
SUITE 200
CLEVELAND, OHIO 44113
REPRESENTATIVE: DON THEISEN
PHONE: (216) 227-8505
- MEP ENGINEER:**
WHS ENGINEERING
2012 WEST 25TH STREET
SUITE 200
CLEVELAND, OHIO 44113
REPRESENTATIVE: ROB DUNMIRE
PHONE: (216) 227-8505
- CIVIL ENGINEER:**
RALEY AND ASSOCIATES, INC
4913 SHED ROAD
BOSSIER CITY, LA 71111
REPRESENTATIVE: JEFF RALEY
PHONE: (318) 752-9025

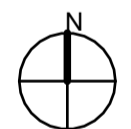
PROPOSED UNIT COUNT

- 11 RESIDENTIAL BUILDINGS**
- NEW BUILDING TYPES (TOWNHOMES):**
- (3) -- TOWNHOME TYPE "A": 4,834 SQ. FT.
 - (2) -- TOWNHOME TYPE "B": 5,656 SQ. FT.
 - (3) -- TOWNHOME TYPE "C": 7,322 SQ. FT.
 - (2) -- TOWNHOME TYPE "D": 6,078 SQ. FT.
 - (1) -- TOWNHOME TYPE "E": 6,523 SQ. FT.
- EXISTING BUILDINGS (REHAB):**
- (1) -- HISTORIC APARTMENT BUILDING
 - (1) -- COMMUNITY BUILDING
- TOWNHOMES:**
- (21) TYPE 2A: 2-BED @ 962 SQ. FT.
 - (14) TYPE 2B: 2-BED @ 1,244 SQ. FT.
 - (18) TYPE 3A: 3-BED @ 1,455 SQ. FT.
 - (1) TYPE 3B: 3-BED @ 1,407 SQ. FT.
- 54 TOWNHOME STYLE DWELLING UNITS**
- NEW MULTI FAMILY BUILDING 33,431SF:**
- (40) -- 1 BEDROOM UNITS
 - (6) -- 2 BEDROOM UNITS
- 46 APARTMENT STYLE DWELLING UNITS**
- 100 NEW DWELLING UNITS**

LOCATION MAP



208 GORDON STREET
HATTIESBURG, MS 39401

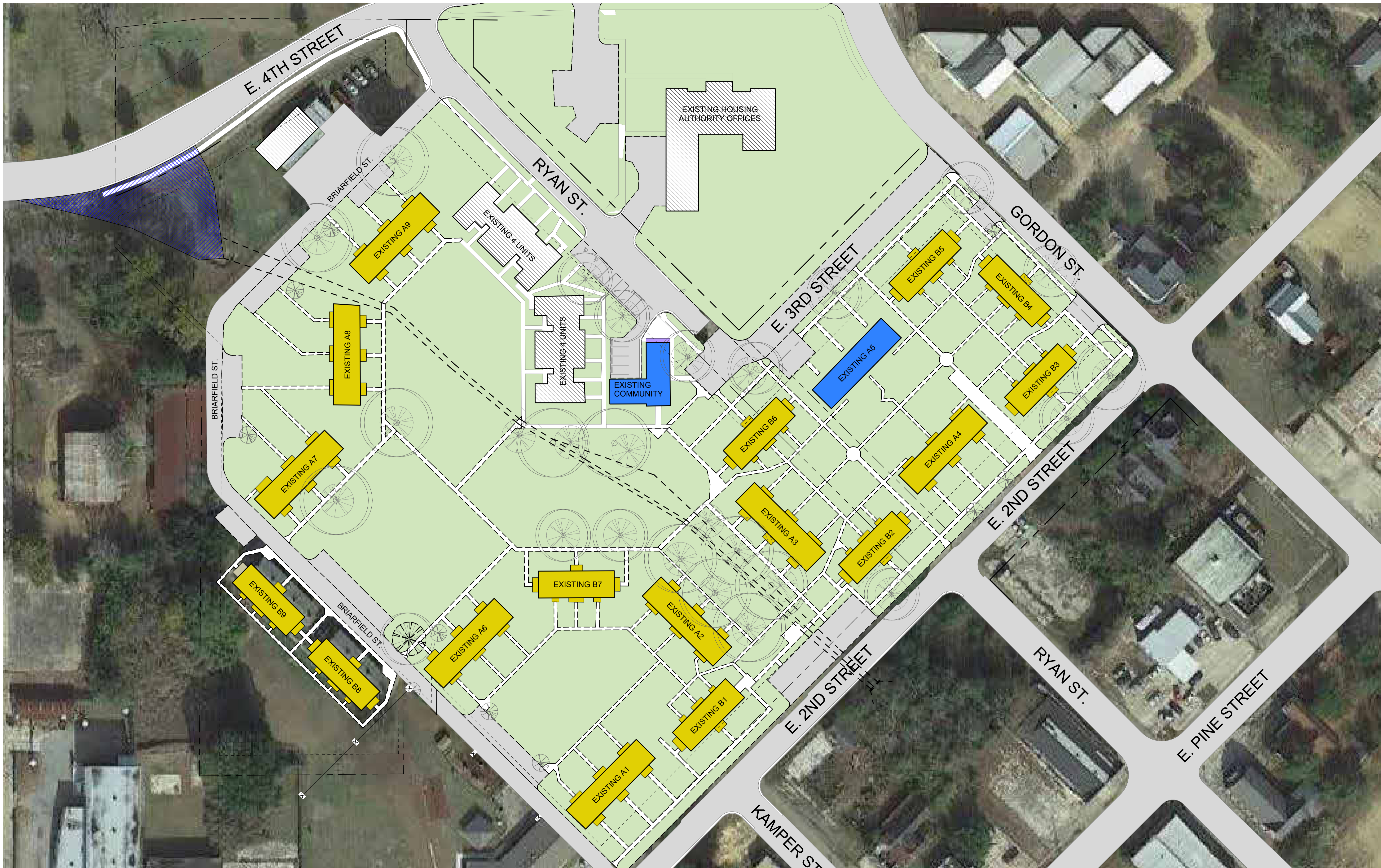




Google Earth



SITE AERIAL
BRIARFIELD HOMES
Transformation Group



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.
VICINITY MAP (NOT TO SCALE)



SYMBOL LEGEND table with various symbols for utility lines, easements, and other features.

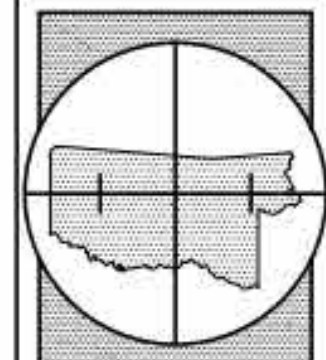


2016 STANDARD ALTA/NSPS LAND TITLE SURVEY
BRIARFIELD HOUSING PROJECT 1-1
515 E 4TH STREET
HATTIESBURG, MISSISSIPPI 39401
TITLE COMMITMENT NUMBER (06-17-06)

RECORD DESCRIPTION PROVIDED BY THE CLIENT (Deed Book 423, Page 136-137)
Commencing at the Southeast corner of lot One (1) in Block Fourteen (14) of the Hardy and Scott Subdivision, according to the Official maps and plots thereof, now on file in the office of Chancery Clerk of Forrest County, Mississippi; add commencing point being at the intersection of the South margin line of Gordon Street with the North margin line of Second Street, originally surveyed and located and run thence North 45°25' West and along the Southwest margin line of said Gordon Street for a distance of 12.0 feet, to a concrete monument and/or the Point of Beginning.

REVISIONS table with columns for Revised, Date, and By.

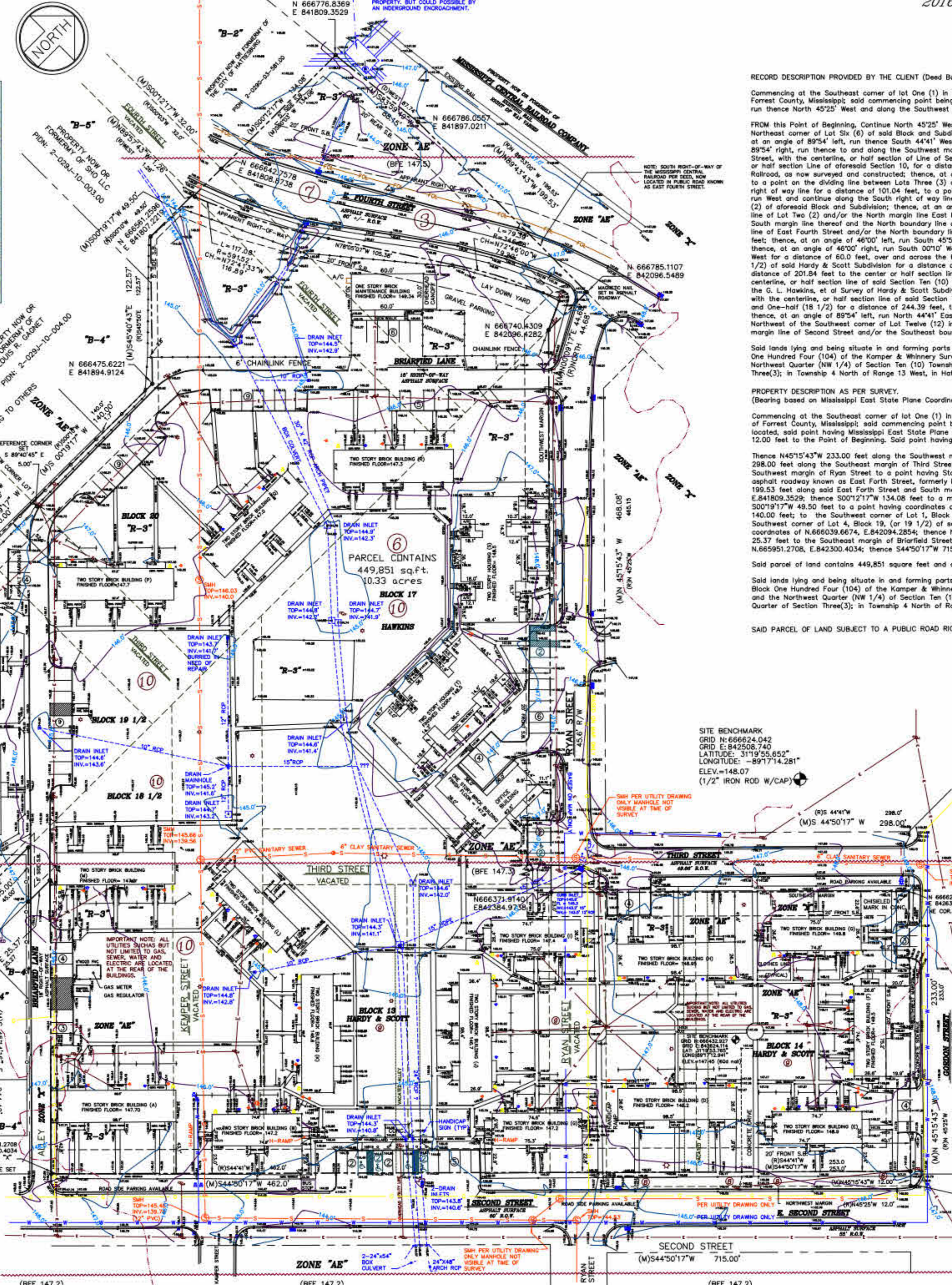
GLASS LAND SURVEYING, INC
Established 1996
Timothy L. Glass P.L.S.
Blot, Mississippi 39532
Cell: (228) 350-0424
E-Mail: glass@glassurveys.com



PUBLIC HOUSING AGENCY
HOUSING AUTHORITY OF THE CITY OF HATTIESBURG, PHA
515 EAST 4TH STREET, HATTIESBURG MS 39401
BRIARFIELD PROJECT 1-1
ALTA / NSPS BOUNDARY AND TOPOGRAPHIC SURVEY

Table with columns for Drawn By, Checked By, Date, Scale, Job No., and Sheet #/of #/.

Note: All measured bearings shown hereon are derived from GPS observations and OPUS solution provided by the National Geodetic Survey...
Note: Elevation shown hereon are based GPS observation and OPUS solution provided by the National Geodetic Survey, Datum NAVD83 (Computed using GEOD18).
Note: This survey "CLASS B" was made in accordance with the current "Standards of Practice for Surveying" in the State of Mississippi.



- SCHEDULE B-SECTION II EXCEPTIONS LOAN POLICY NUMBER (06-17-06)
(1) Exceptions (1) and (2) do not pertain to surveying, therefore not plottable.
(3) Exception (3): During the survey a roadway known as E. 4th Street was observed over and across a portion of the Northern portion of subject property. This roadway was not included or mentioned in record description provided by the client. See Survey Plot for location.
(4) No easement observed at time of survey.
(5) No right or claims observed at the time of survey.
(6) Accreage of subject property shown hereon.
(7) Exception (7) Portion of E. 4th Street shown hereon.
(8) Exception (8) Vacated road located in southeast of subject property.
(9) Matters shown on the plot and Survey shown hereon for clarity. Vacated roads, alleys and Block Numbers shown.
(10) Exception (10) Matters shown on the plot of G. L. Hawkins, et al. Subdivision of the Hardy and Scott Survey shown hereon for clarity. Vacated roads, alleys and Block Numbers shown.
(11) Right-of-way easement to Willmot Gas & Oil Company not plottable. No particular description and/or not marked for location. Exceptions (12) through (15) do not pertain to survey, therefore not plottable.

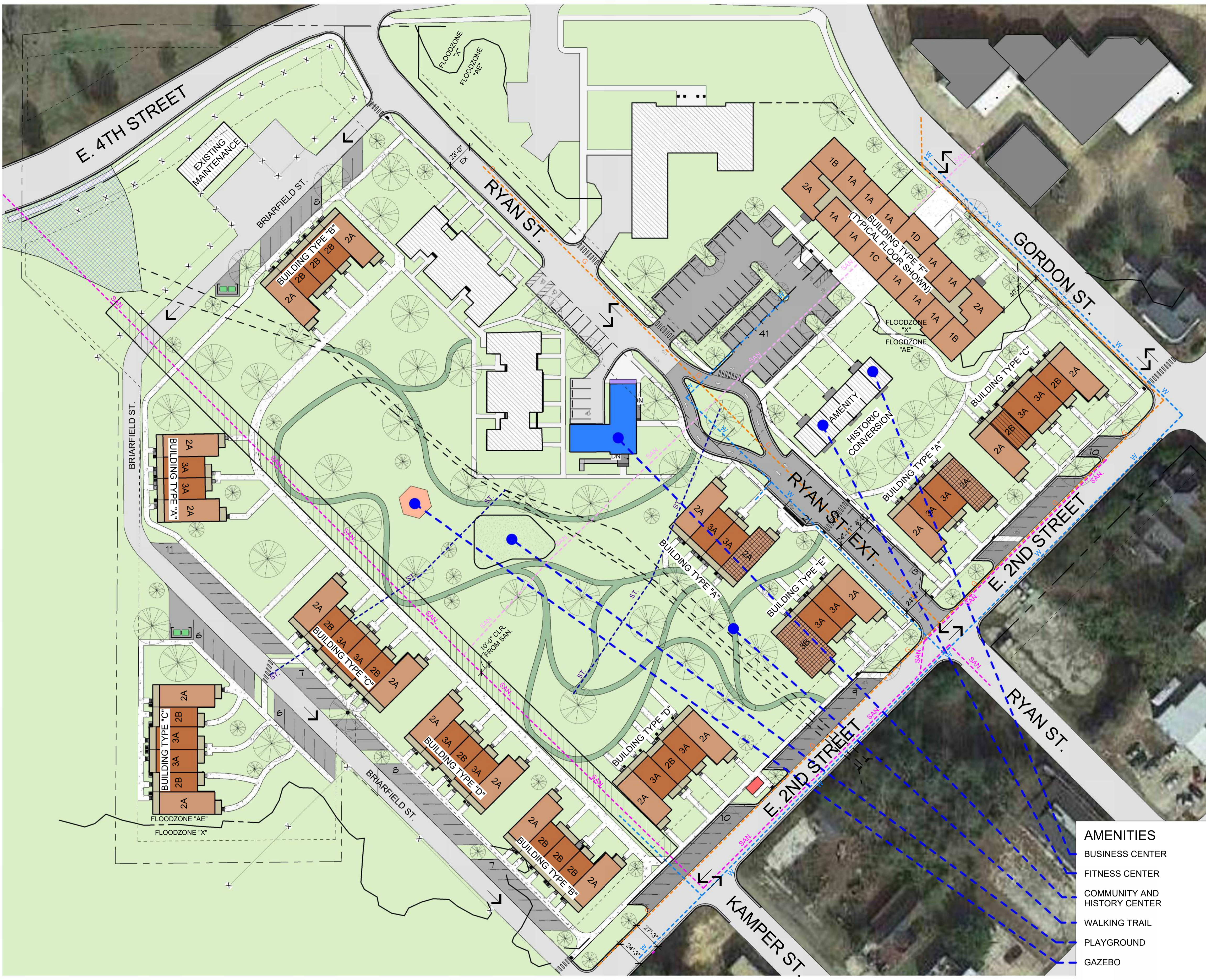
- TABLE "A" COMMENTS
1.) All major boundary corners and/or reference corners found or set.
2.) Address # 515 E 4th Street, Hattiesburg, Mississippi.
3.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AND ZONE "AE" (BFE 147.2 THROUGH BFE 147.5) OF THE FLOOD INSURANCE RATE MAP 2803SC0100D, COMMUNITY PANEL NO. 280303-0108-D, REVISION DATE MARCH 02, 2010. CHECK WITH BUILDING OFFICIAL FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. EXISTING DESIGNATION OF FLOOD HAZARD DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
4.) Gross Land Area is 449,851 square feet and/or 10.33 acres more or less.
5.) Property Zoned "R-3", Multi-Family Residential District, according to the Official Zoning Map of the City of Hattiesburg, as provided by the Department of Urban Development. Dimensional Standards as follows: Minimum Lot Size: 7500 S.F. at setbacks. Max. Dwelling units: 17 per acre. Min. Front: 20 feet. Min. Side: 5 feet. Min. Rear: 20 feet. Max. Height: 35 feet/3 stories. Max. Lot coverage: 50%.
7.a) All exterior dimensions of building are shown. 7.b) Exterior building foot prints shown.
8.) All substantial features observed are shown hereon.
9.) There are 77 regular parking spaces, 8 handicap parking spaces, no motorcycle spaces and there appears to be roadside parking available but not marked with striping. All other striping shown hereon.
10.) Parcels outside side the limits of the record description, not shown hereon. Unless otherwise noted this survey is limited to above ground and visible utilities and a utility map provided by the client and prepared by Landry & Matthes dated July 16, 1940. This said lines may or may not be in the correct location. A Mississippi One Call should be made before any digging "811" or 1-800-227-6477.
13.) All names of adjoining property owners are shown hereon and are based on tax records only.
16.) No evidence of recent earth moving work.
17.) No evidence of recent work or sidewalk construction. With the exception of E. 4th Street crossing a portion of the northern boundary line was not shown on 1940 survey and/or mentioned in legal description provided by client.
18.) No wetlands observed or mark at the time of survey.
19.) No offsite easements or servitudes observed at the time of survey.

To: Briarfield Homes, L.P., a Mississippi limited partnership, [The Housing Authority of the City of Hattiesburg, Watkins & Egan P.L.L.C., Old Republic National Title Insurance Company, [Lenders], and each of their successors and assigns.

This is to CERTIFY that this map or plot and the survey on which is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 7(a), 8-9, 11, 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on January 15, 2022.
POINT OF BEGINNING
GRID N: 666458.2769
E: 842804.5494
COMMENCING POINT
SE CORNER OF LOT 1,
BLOCK 14, HARDY &
SCOTT SUBDIVISION
(1/2) IRON ROD SET
N: 666449.8305
E: 842813.0734
TIMOTHY L. GLASS, P.L.S.
Date of Map or Plot: MAY 25, 2022
MS. REG. NO. 02584







ZONING REQUIREMENTS

HATTIESBURG, MISSISSIPPI LAND DEVELOPMENT CODE
PARCEL ID:
ZONING DISTRICT: R-3 RESIDENTIAL
LAND USE: DWELLING UNITS
LEGAL DESCRIPTION: MULTI-FAMILY RESIDENTIAL DISTRICT
LAND AREA: 429,005 SF (9.85 ACRES)

ZONING STANDARDS:
 R-3 CITY OF HATTIESBURG, MS

DIMENSIONAL REQUIREMENTS:
 MAX. NUMBER OF DWELLING UNITS: 17 PER ACRE
 MAX. BUILDING HEIGHT: 35 FT OR 3 STORIES
 MIN. LOT WIDTH: 40 FT MIN. LOT AREA: 7500 SF
 MAX. IMPERVIOUS SURFACE COVERAGE: 50%

MINIMUM SETBACKS:
 FRONT YARD: 20 FT SIDE YARD: 5 FT REAR YARD: 20 FT

PARKING INFORMATION

VEHICULAR PARKING REQUIREMENTS:
CODE REQUIREMENT: 1.25 SPACES PER DWELLING UNIT
MISSISSIPPI HOUSING CORPORATION: 2 SPACES PER DWELLING UNIT

EXISTING PARKING TOTALS:
 (21) -- OFF-STREET PARKING (ALONG E. 2ND, E. 3RD AND GORDON)
 (41) -- OFF-STREET PARKING (ALONG BRIARFIELD)
OFF-STREET SUBTOTAL: 62 SPACES

PROPOSED PARKING TOTALS:
 (14) -- ON-STREET PARKING (ALONG RYAN)
 (1) -- ACCESSIBLE PARKING SPACES
 (29) -- OFF-STREET PARKING (ALONG E. 2ND ST.)
 (3) -- ACCESSIBLE PARKING SPACES
ON-STREET SUBTOTAL: 45 SPACES
 (53) -- OFF-STREET PARKING (ALONG BRIARFIELD)
 (41) -- PARKING LOT
 (3) -- ACCESSIBLE PARKING SPACES
OFF-STREET SUBTOTAL: 94 SPACES
DEVELOPMENT TOTAL: 62 SPACES
 = 0.86 SPACES PER DWELLING UNIT

DEVELOPMENT TOTAL: 139 SPACES
 = 1.39 SPACES PER DWELLING UNIT

(13) EXISTING TO REMAIN (ETR) SPACES ON RYAN STREET ARE FOR COMMUNITY BUILDING AND ETR TOWNHOMES. THESE SPACES ARE NOT INCLUDED IN EXISTING OR PROPOSED PARKING TOTALS

PROJECT INFORMATION

EXISTING RESIDENTIAL BUILDING TYPES:
 (6) -- APARTMENT BLDG TYPE "A": 5,380 SQ. FT.
 (6) -- APARTMENT BLDG TYPE "B": 4,000 SQ. FT.
RESIDENTIAL BUILDING TOTAL: 12 BUILDINGS

EXISTING DWELLING UNITS:
 (24) -- APARTMENT TYPE 1: 1-BED @ 610 SQ. FT.
 (24) -- APARTMENT TYPE 2: 2-BED @ 780 SQ. FT.
 (24) -- APARTMENT TYPE 3: 3-BED @ 955 SQ. FT.
EXISTING UNIT TOTAL: 72 DWELLING UNITS

EXISTING NON-RESIDENTIAL BUILDINGS (REHAB):
 (1) -- HISTORIC APARTMENT BUILDING
 (1) -- COMMUNITY BUILDING

PROPOSED RESIDENTIAL BUILDING TYPES:
 (3) -- TOWNHOME TYPE "A": 4,834 SQ. FT.
 (2) -- TOWNHOME TYPE "B": 5,656 SQ. FT.
 (3) -- TOWNHOME TYPE "C": 7,322 SQ. FT.
 (2) -- TOWNHOME TYPE "D": 6,078 SQ. FT.
 (1) -- TOWNHOME TYPE "E": 6,523 SQ. FT.
 (1) -- BUILDING TYPE "F": 33,431 SQ. FT.
RESIDENTIAL BUILDING TOTAL: 12 BUILDINGS

PROPOSED DWELLING UNITS:
 (21) -- TOWNHOME TYPE 2A: 2-BED @ 962 SQ. FT.
 (14) -- TOWNHOME TYPE 2B: 2-BED @ 1,244 SQ. FT.
 (18) -- TOWNHOME TYPE 3A: 3-BED @ 1,455 SQ. FT.
 (1) -- TOWNHOME TYPE 3B: 3-BED @ 1,407 SQ. FT.
TOWNHOME SUBTOTAL: 54 DWELLING UNITS
 (30) -- APARTMENT TYPE 1A: 1-BED @ 646 SQ. FT.
 (6) -- APARTMENT TYPE 1B: 1-BED @ 778 SQ. FT.
 (2) -- APARTMENT TYPE 1C: 1-BED @ 709 SQ. FT.
 (2) -- APARTMENT TYPE 1D: 1-BED @ 713 SQ. FT.
 (6) -- APARTMENT TYPE 2A: 2-BED @ 1,032 SQ. FT.
APARTMENT SUBTOTAL: 46 DWELLING UNITS
DEVELOPMENT UNIT TOTAL: 100 DWELLING UNITS

	TOWNHOMES	APARTMENT
ACCESSIBLE UNITS (5%)	3 REQ'D 3 PROVIDED	3 REQ'D 3 PROVIDED
AUDIO / VISUAL UNITS (2%)	2 REQ'D 2 PROVIDED	1 REQ'D 1 PROVIDED

LEGEND

- COMMUNITY BLDG. (2,365 SF)
- ONE-STORY DWELLING UNIT
- TWO-STORY DWELLING UNIT
- EXISTING ROAD
- EXISTING SIDEWALK
- WATER DRAINAGE
- WASTE BINS
- MAIL KIOSK
- NEW GAZEBO
- NEW ROAD
- NEW SIDEWALK
- BUS STOP
- SANITARY SEWER
- GAS SUPPLY
- STORM PIPE
- WATER SUPPLY
- UNDERGROUND CULVERT



EXISTING OAK TREES TO REMAIN (SOUTHERN LIVE OAK)



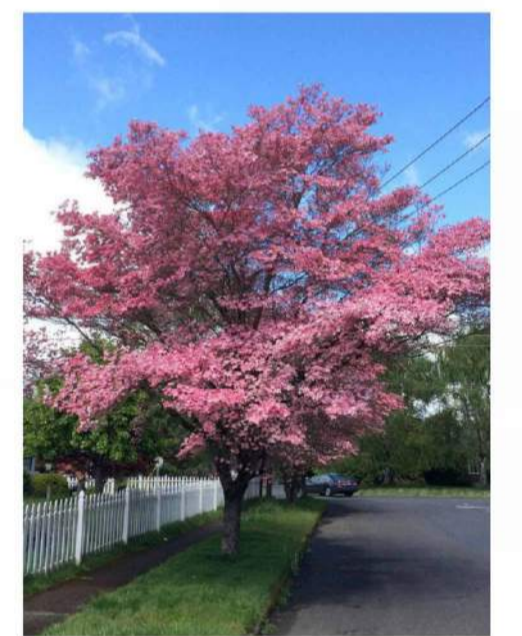
SOUTHERN LIVE OAK



WILLOW OAK



FRINGETREE (PROPOSED)



FRINGETREE (PROPOSED)



MAGNOLIA (PROPOSED)

PROPOSED TREE LIST

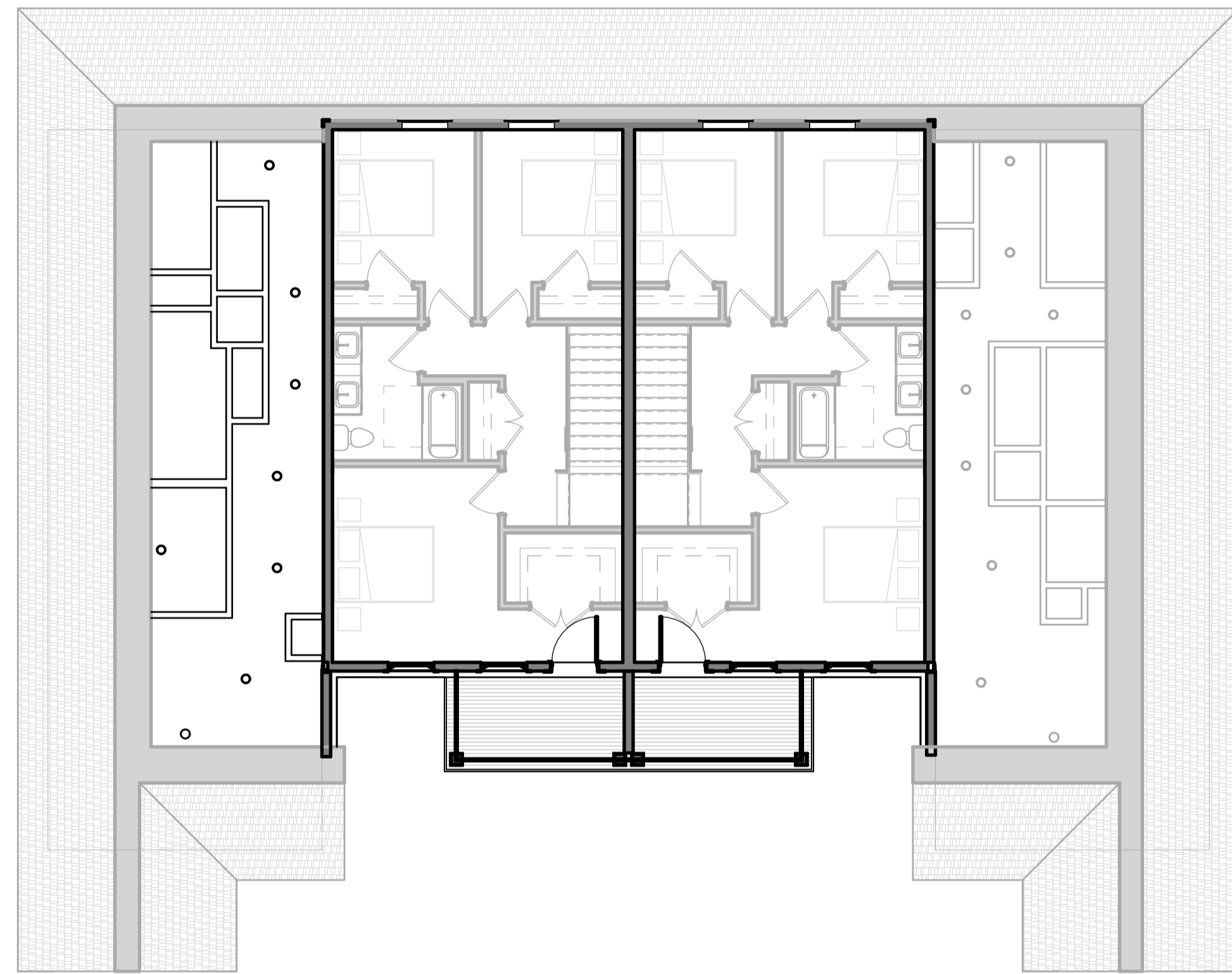
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|---|---|
| <p>LARGE NATIVE TREES:</p> <ul style="list-style-type: none"> -- SOUTHERN LIVE OAK (TO MATCH EXISTING) -- BALD CYPRESS (DOES WELL IN WETLANDS) -- SOUTHERN MAGNOLIA -- AMERICAN HORNBEAM -- SPRUCE PINE | <p>SMALL NATIVE TREES:</p> <ul style="list-style-type: none"> -- SWEETBAY MAGNOLIA -- PAGODA DOGWOOD -- EASTERN REDBUD -- FRINGE TREE (DOES WELL IN WET LANDS) |
|---|---|

END

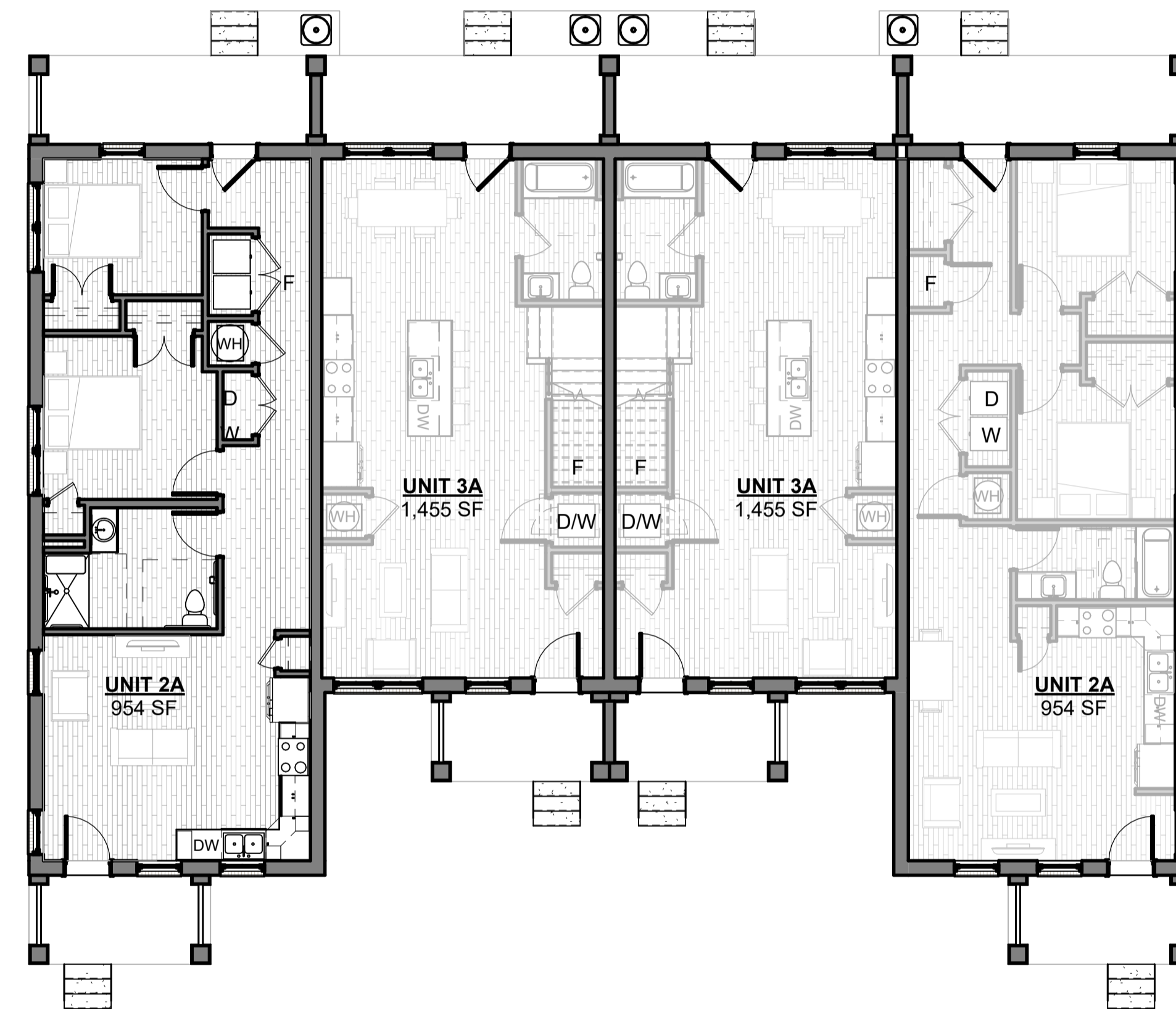
EXISTING BUILDING TO REMAIN	WATER DRAINAGE
PROPOSED RESIDENTIAL BUILDING	UNDERGROUND CULVERT
EXISTING ROAD	OVERHEAD SPREAD OF EXISTING TREE
EXISTING SIDEWALK	EXISTING TREE TO REMAIN
NEW ROAD	PROPOSED TREE
NEW SIDEWALK	







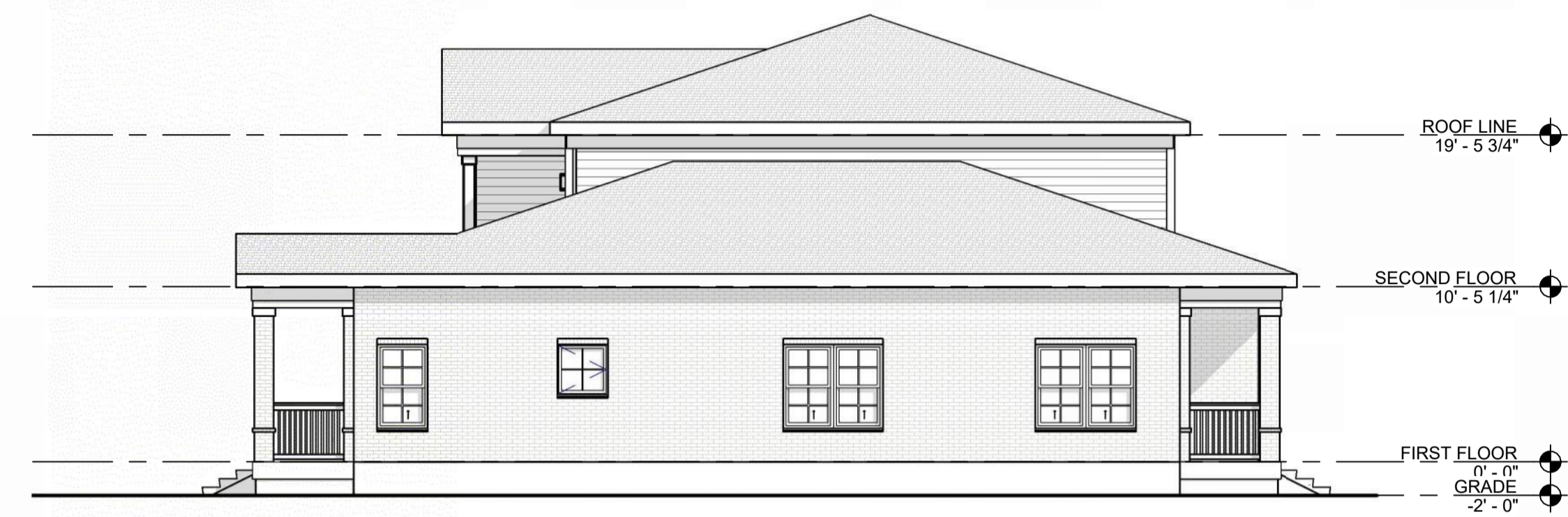
BUILDING A - SECOND FLOOR PLAN



BUILDING A - FIRST FLOOR PLAN



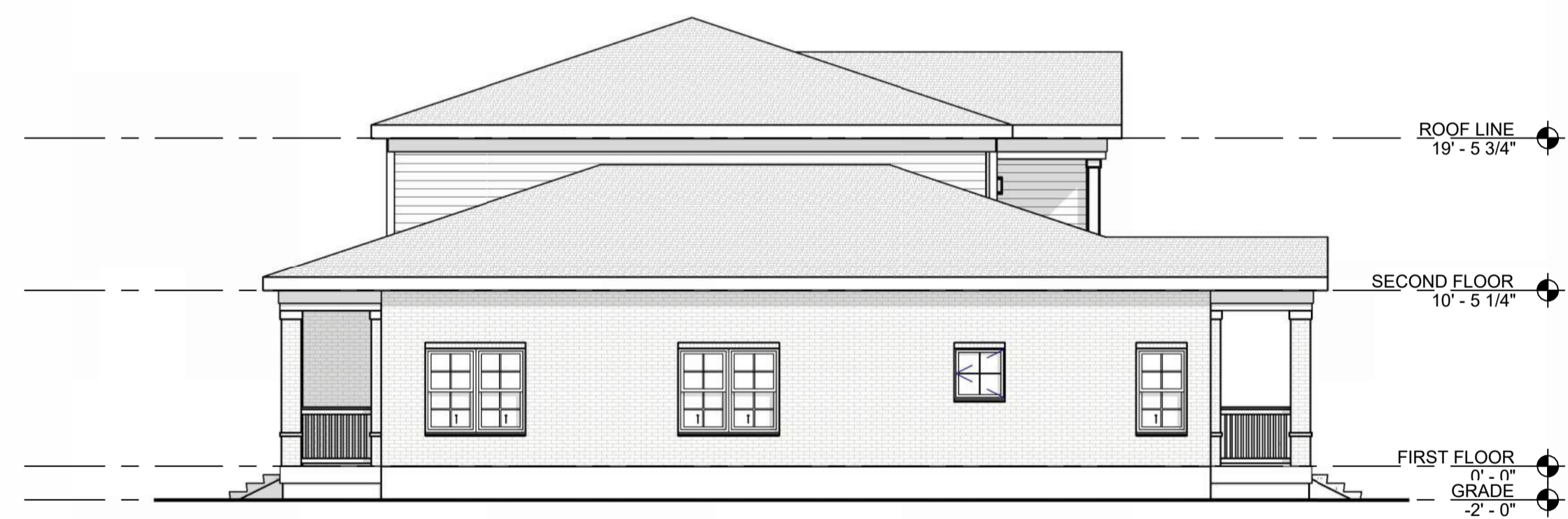
BUILDING A ELEVATION - NORTH



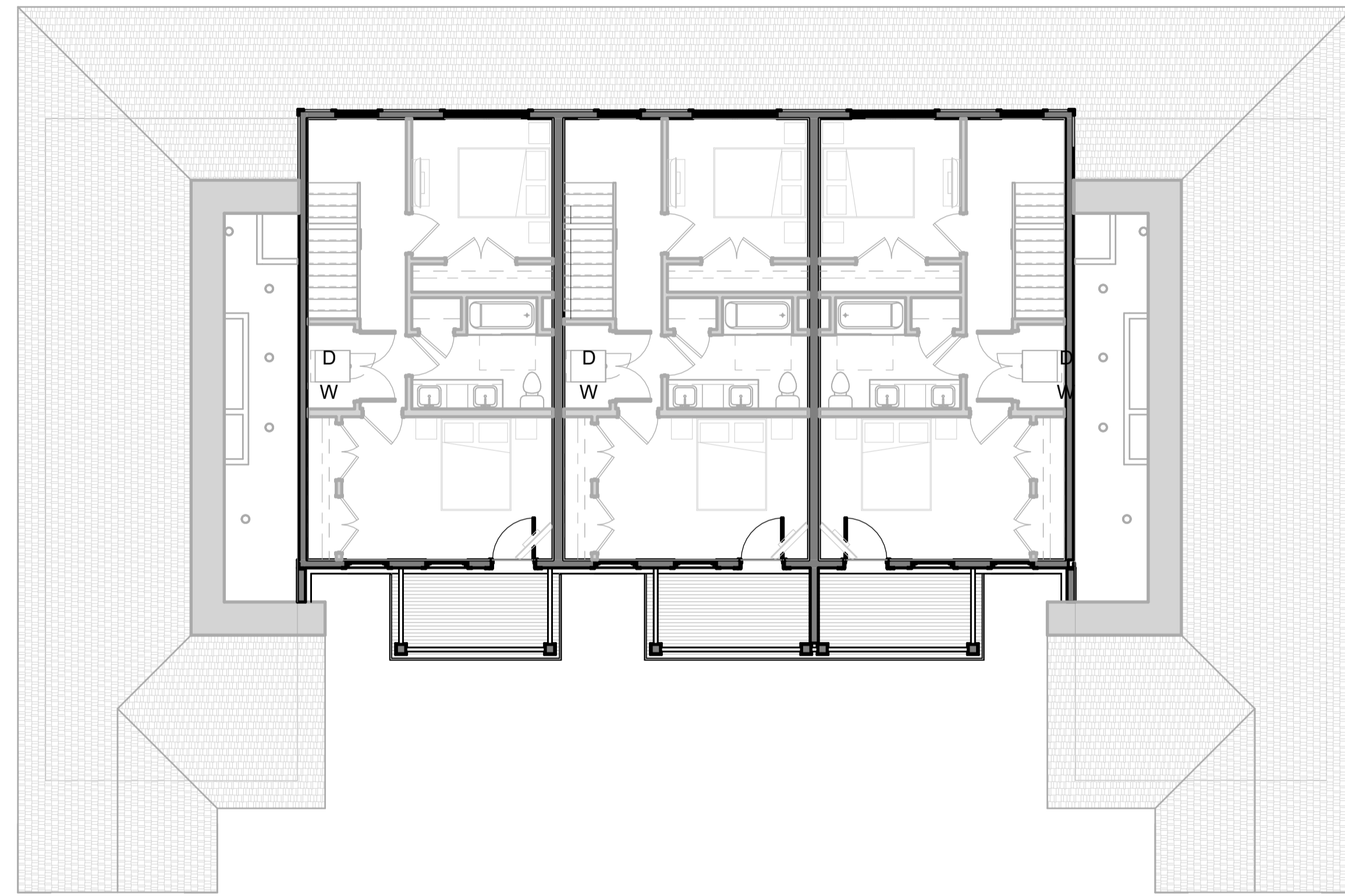
BUILDING A ELEVATION - EAST



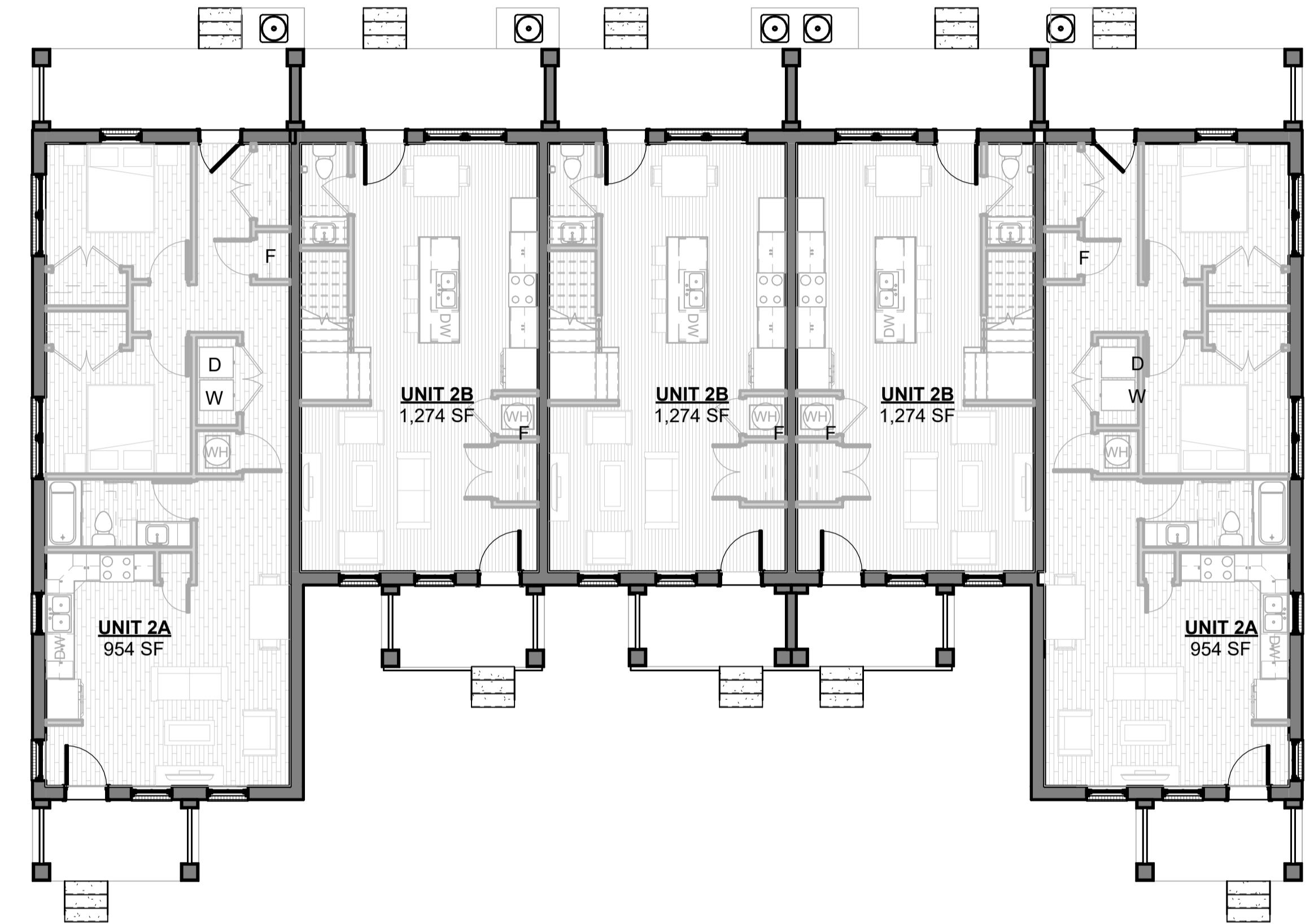
BUILDING A ELEVATION - SOUTH



BUILDING A ELEVATION - WEST



BUILDING B - SECOND FLOOR PLAN



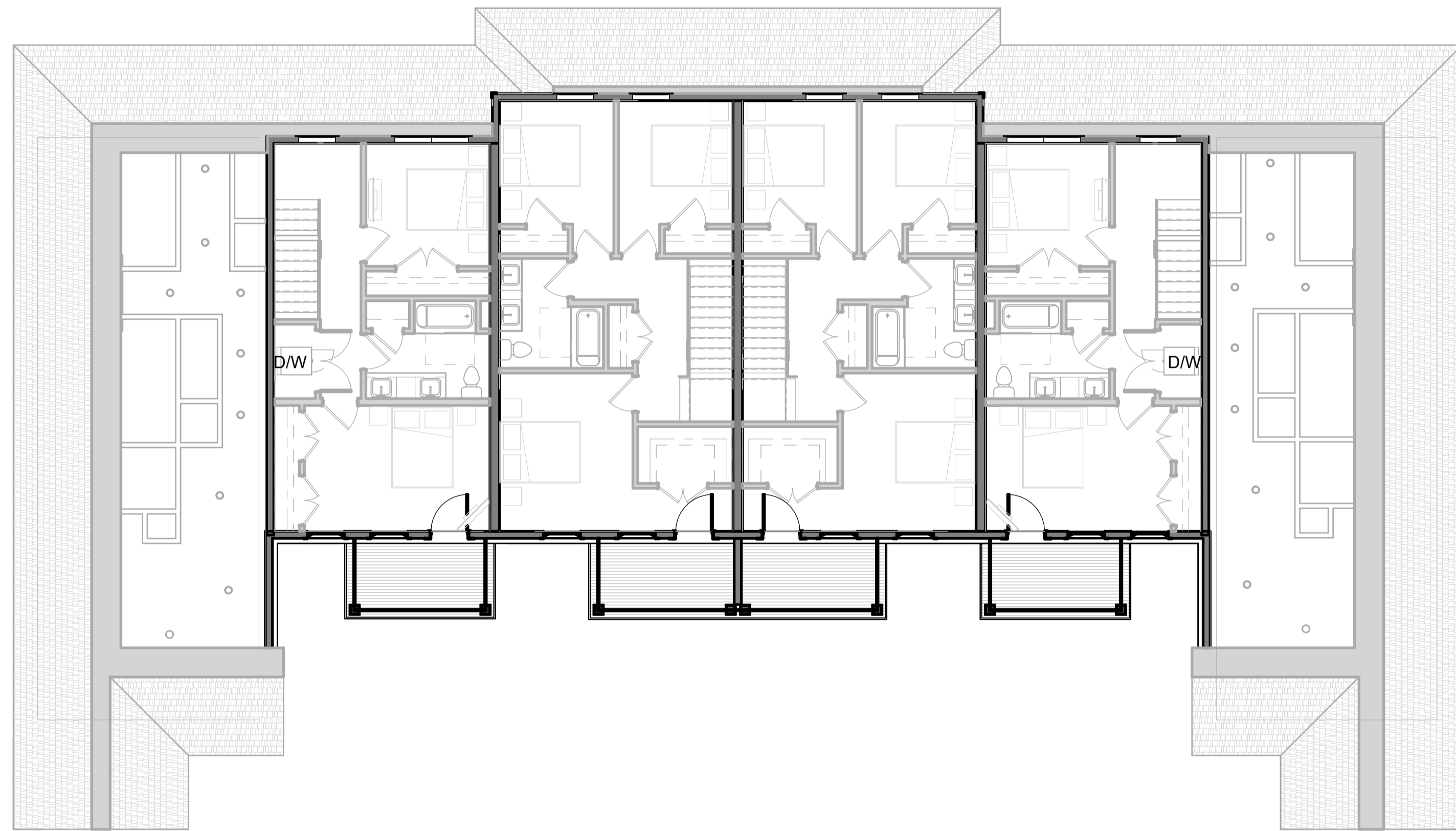
BUILDING B - FIRST FLOOR PLAN



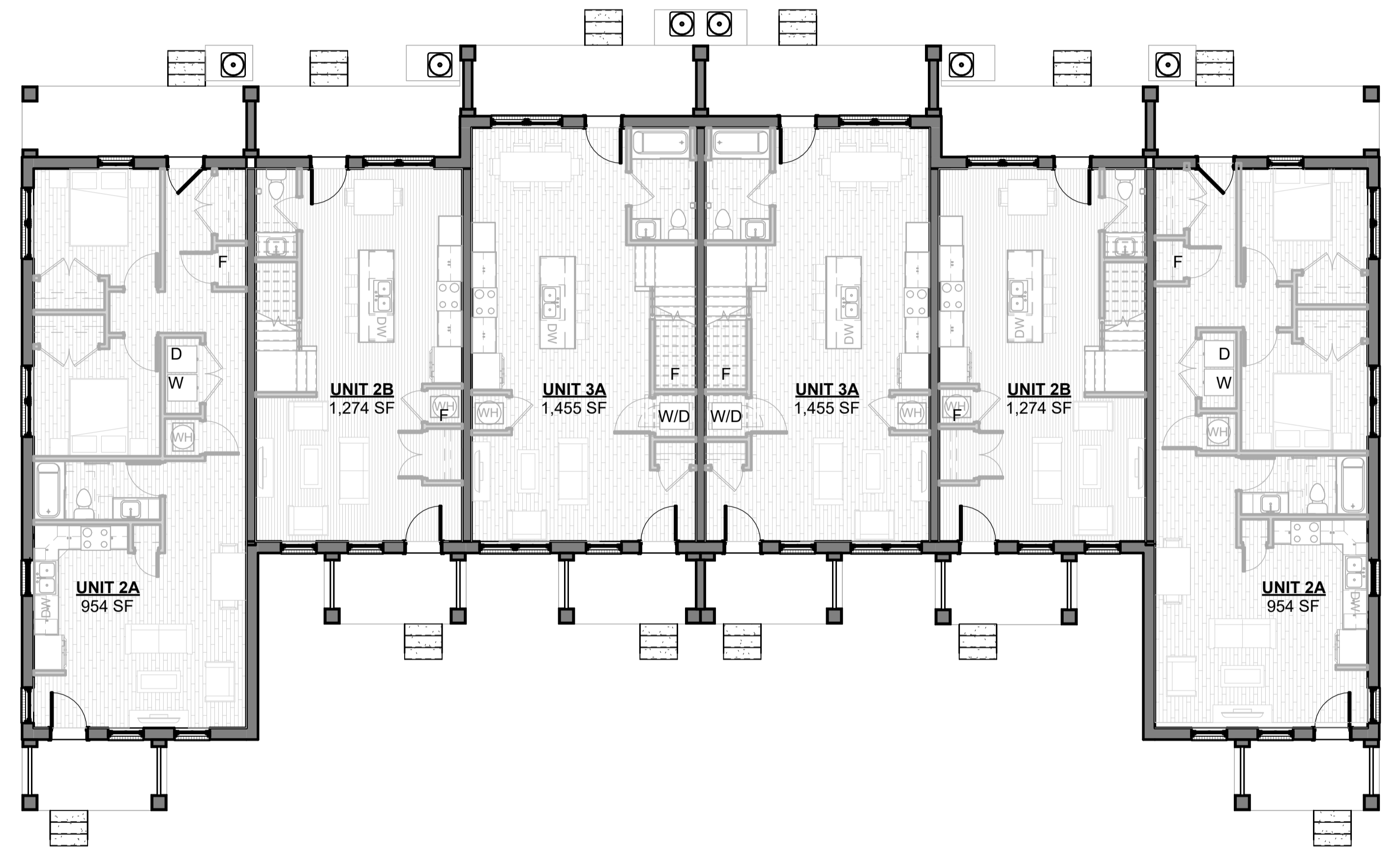
BUILDING B ELEVATION - NORTH



BUILDING B ELEVATION - SOUTH



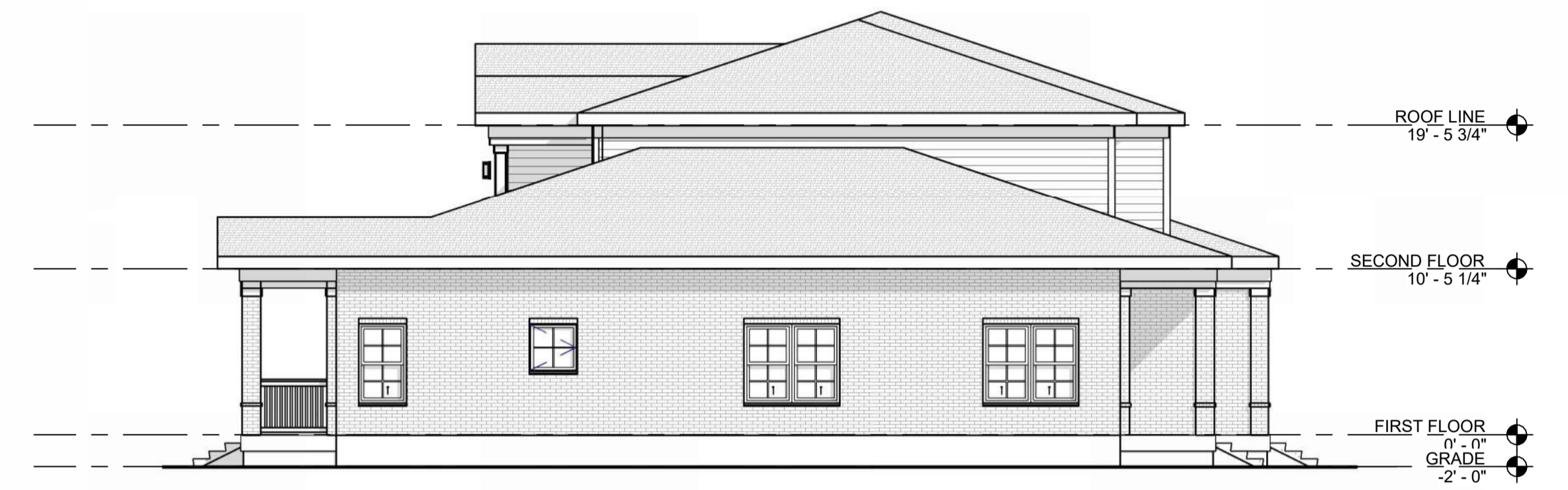
BUILDING C - SECOND FLOOR PLAN



BUILDING C - FIRST FLOOR PLAN



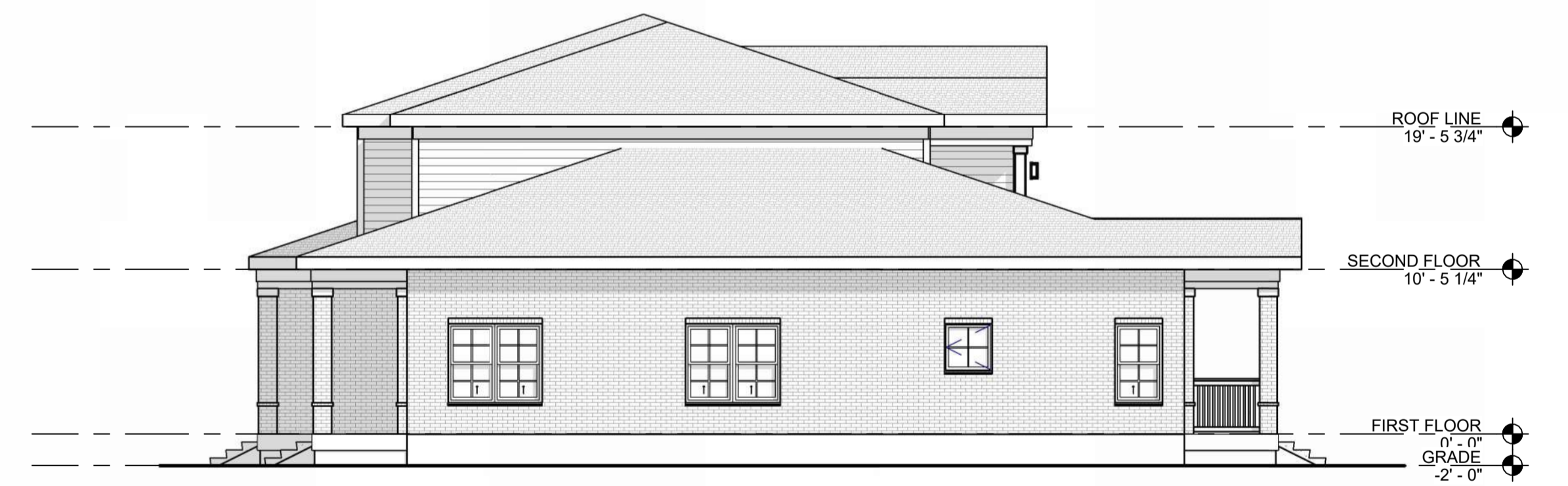
BUILDING C ELEVATION - NORTH



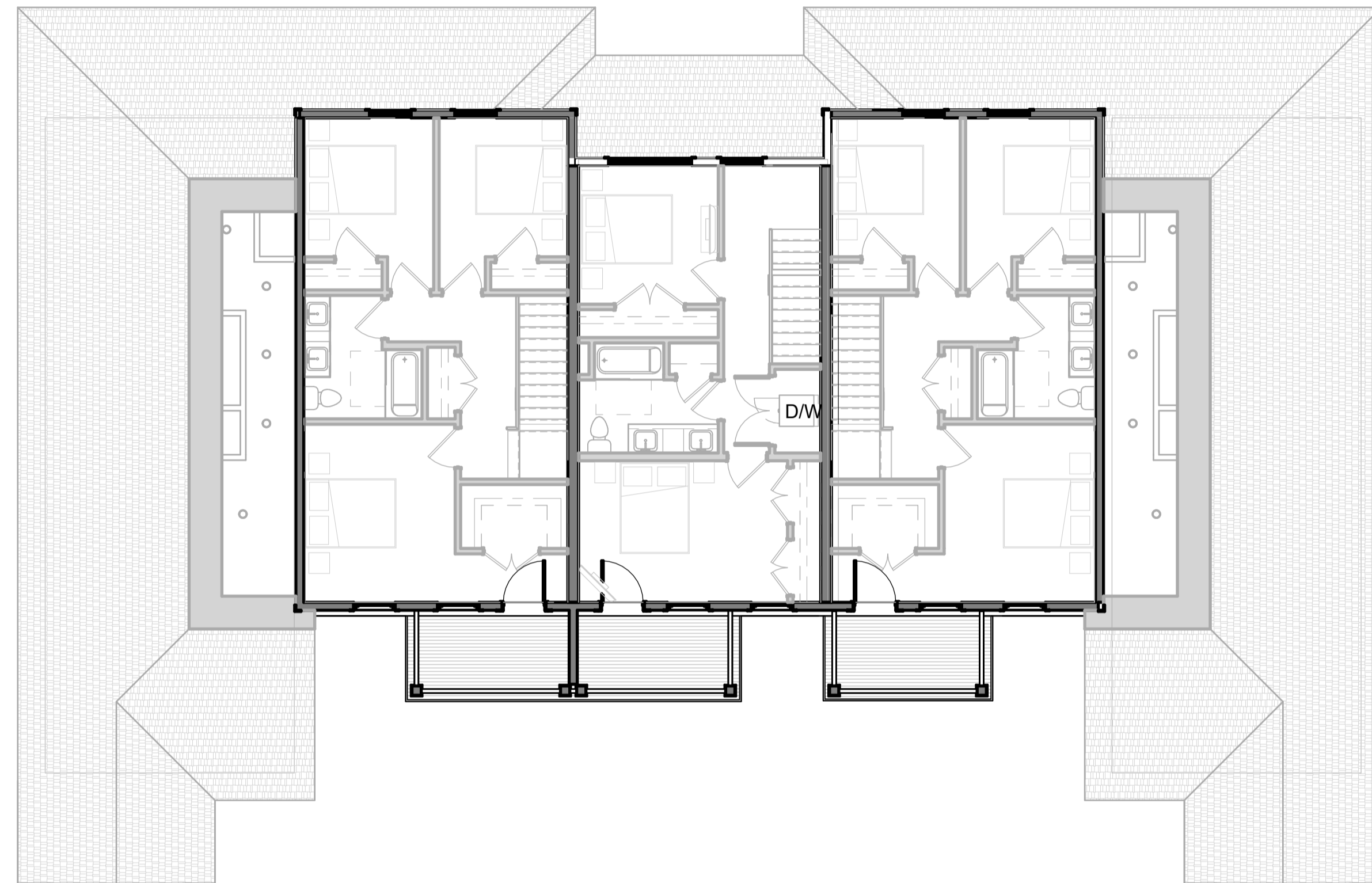
BUILDING C ELEVATION - EAST



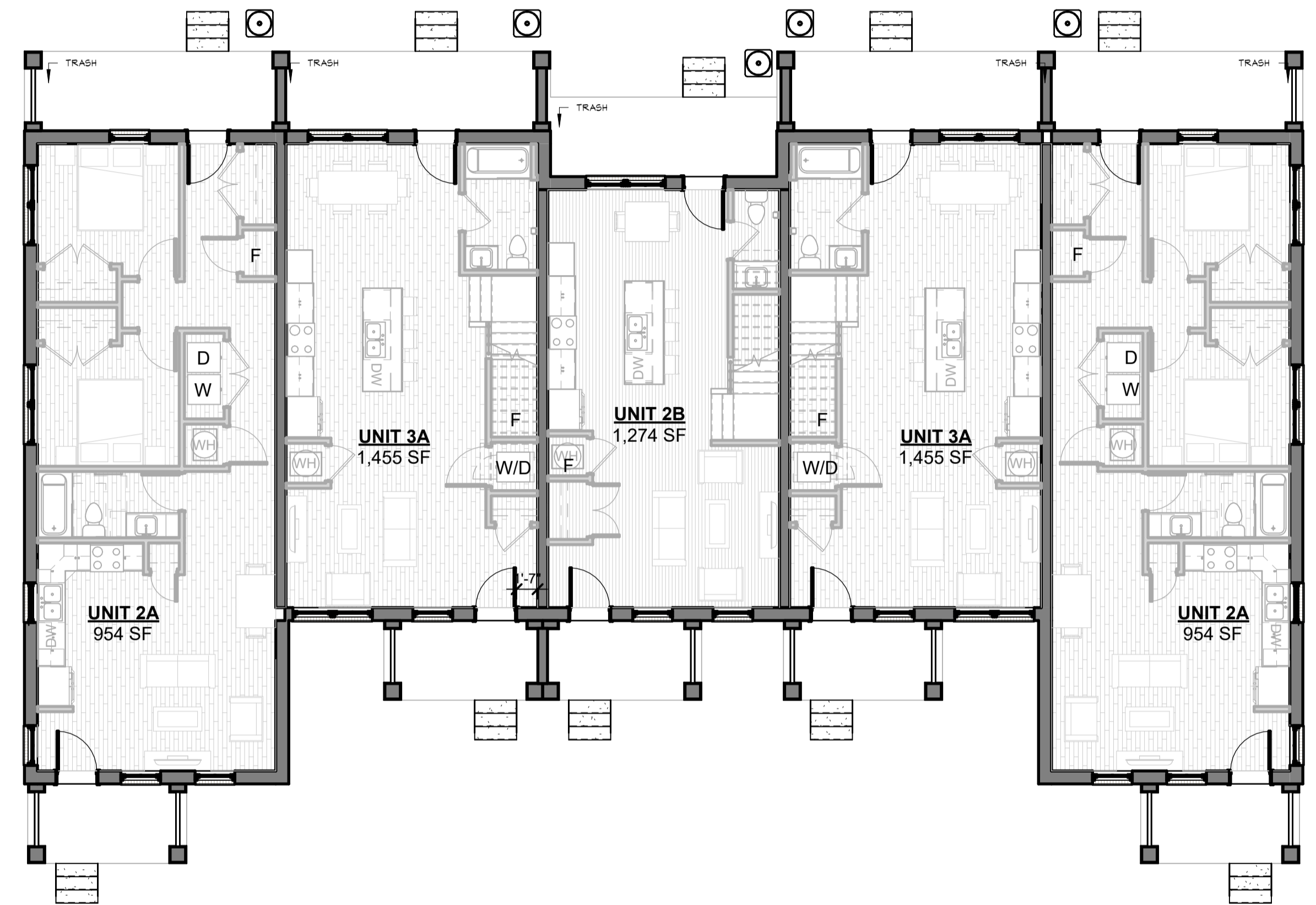
BUILDING C ELEVATION - SOUTH



BUILDING C ELEVATION - WEST



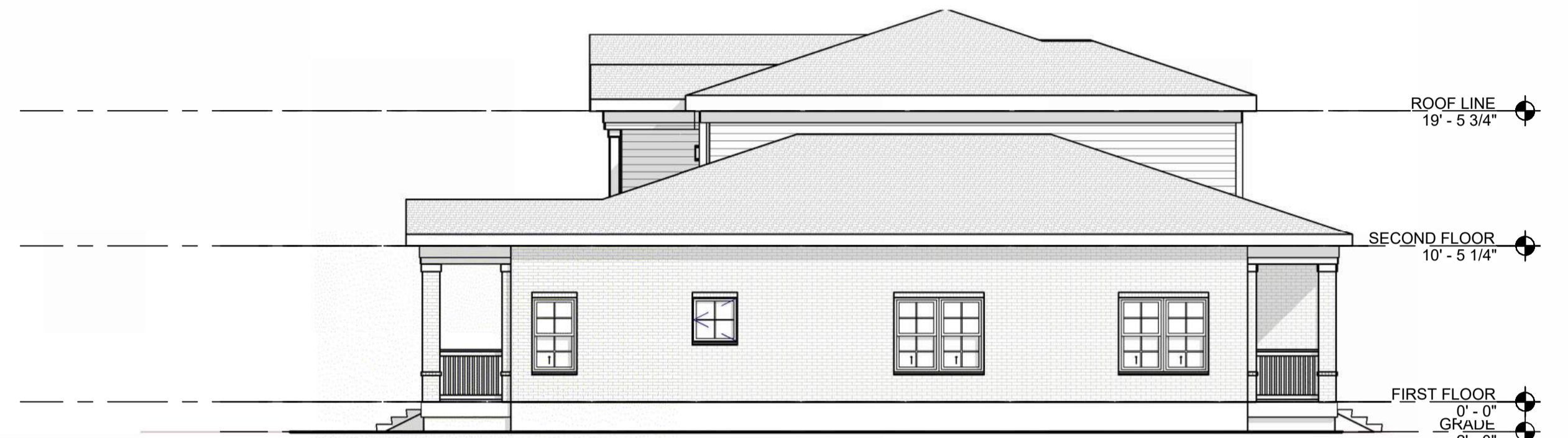
BUILDING D - SECOND FLOOR PLAN



BUILDING D - FIRST FLOOR PLAN



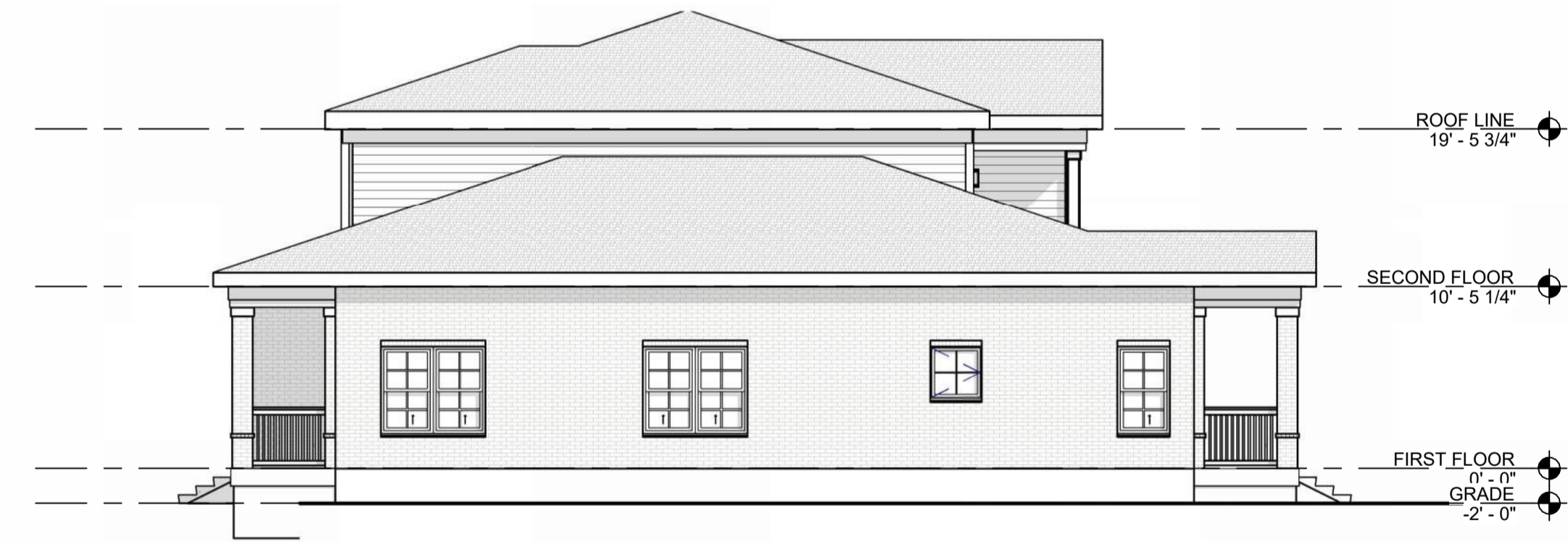
BUILDING D ELEVATION - PLAN NORTH



BUILDING D ELEVATION - PLAN EAST



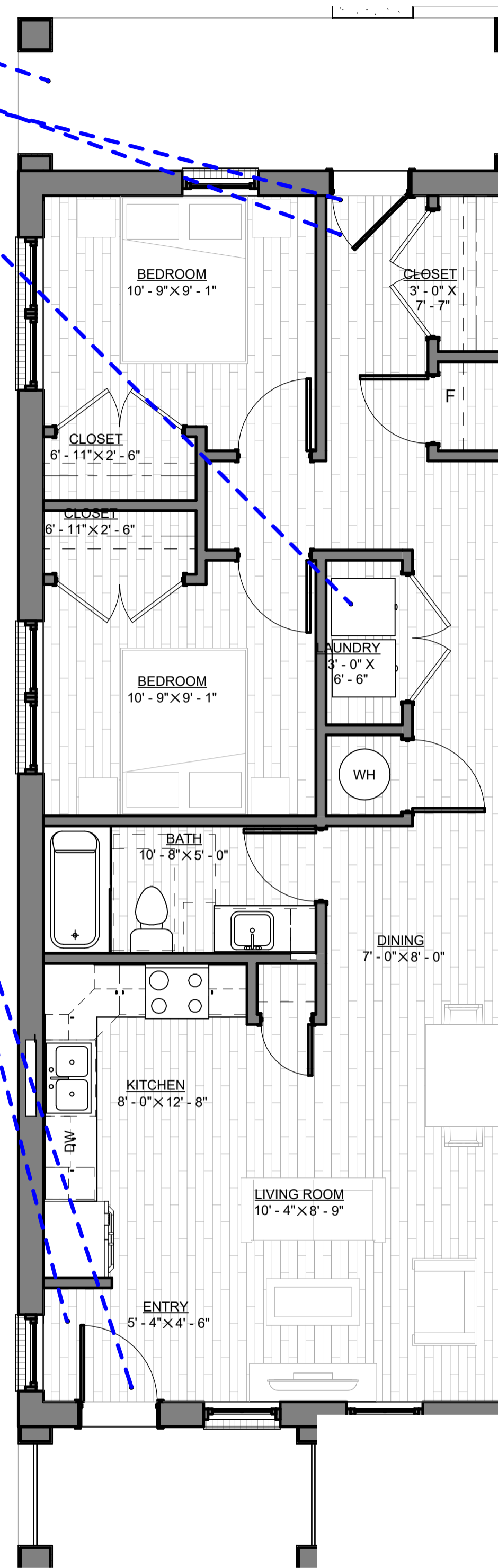
BUILDING D ELEVATION- SOUTH



BUILDING D ELEVATION - PLAN WEST

UNIT AMENITIES:

1. SMOKE FREE DEVELOPMENT
2. PATIO 6'-0" X 10'-0"
3. WASHER/DRYER IN EACH UNIT
4. STORM DOORS
5. INDOOR SECURITY SYSTEM
6. BALCONY 6'-6" X 12'-0"



UNIT 2A - ENLARGED PLAN

GENERAL NOTES:

1. KITCHENS, DINING AREAS, AND ENTRANCE AREAS WILL HAVE LVT FLOORING (NON WOOD GRAIN).
2. VINYL WILL BE REMOVED AND REPLACED IN KITCHENS, DINING AREAS, AND ENTRANCE AREAS
3. PROVIDE LVT IN THE BEDROOMS (NON WOOD GRAIN)
4. NEW INTERIOR DOOR CONSTRUCTION
 - a. REPLACE WITH PRE-HUNG DOOR, TRIM AND HARDWARE.
 - b. BEDROOM AND BATHROOMS SOLID CORE BIRCH OR SOLID CORE LAUAN.
 - MINIMUM OF THREE (3) HINGES.
 - LEVER STYLE HANDLES
 - c. CLOSET DOORS TO BE HOLLOW CORE
 - d. MINIMUM 3/4 INCH AIR SPACE UNDER ALL INTERIOR DOORS.
5. SIGNAGE FOR DESIGNATED COMMON AREAS AND ALL UNITS WILL BE IN BRAILLE AND MEET ANSI A117.1 SECTION 703 STANDARDS.
6. MOISTURE RESISTANT DRYWALL WILL BE USED IN
 - a. CEILINGS AND WALLS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS, AND BEHIND KITCHEN SINK BASE.
7. SEAL ALL PENETRATIONS THROUGH WALLS AND CEILINGS WITH APPROPRIATE AND LIKE SEALANTS TO PREVENT MOISTURE AND AIR LEAKAGE.
8. PROPERTY SHALL BE A SMOKE FREE DEVELOPMENT.
9. EVERY BATHROOM SHALL BE EXHAUSTED TO THE EXTERIOR THROUGH THE ROOF (SIDE WALL NOT PERMITTED).
10. SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARD WIRED. ONE TO BE PLACED IN EACH BEDROOM. TWO MINIMUM SMOKE DETECTORS PER UNIT.
11. PROVIDE NEW HIGH EFFICIENCY HOT WATER TANKS AND CLOSETS.
12. PROVIDE HORIZONTAL VINYL BLINDS AT EACH UNIT WINDOW.
13. ENTIRE UNIT WILL BE PAINTED
14. PROVIDE ALL NEW MECHANICAL SPLIT SYSTEM, DUCTWORK, AIR HANDLER, FURNACE, OUT A/C UNIT. TO BE INSTALLED IN NEW CLOSET.
15. PROVIDE NEW WASHER AND DRYERS IN EACH UNIT. TO BE INSTALLED IN LAUNDRY CLOSET.
16. ALL UNITS WILL BE HIGH SPEED INTERNET READY, WITH MEDIA CENTER AND HARD WIRE CONNECTIONS.
17. ALL UNITS WILL BE EQUIPED WITH AN INTERIOR SECURITY SYSTEM, WITH ALARMED DOORS AND WINDOWS.
18. PROVIDE STORM DOORS AND ALL EXTERIOR DOORS.

WAVIER REQUESTS:

1. KITCHENS
 - A. DUE TO THE EXISTING CONDITIONS, AND EXISTING PLUMBING LOCATIONS, ENLARGING THE KITCHENS WOULD NOT BE FEASIBLE. ALSO ENLARGING THE KITCHENS WOULD ADVERSELY AFFECT SIZE OF LIVING SPACE. HOWEVER, IT IS PROPOSED TO RELOCATE THE HOT TANK FROM INSIDE THE KITCHEN CABINET TO A NEW CLOSET BEHIND THE MECHANICAL UNIT.
 - B. FOR ADA (ANSI TYPE -A UNITS) KITCHENS WILL BE MODIFIED TO BE COMPLIANT.
2. CLOSETS
 - A. EXISTING BEDROOM AND CLOSET SIZES SHALL REMAIN. PROJECT SHALL PROPOSE TO PROVIDE NEW DUAL SHELVING IN CLOSETS TO INCREASE THE AVAILABLE STORAGE CAPACITY IN EACH.
3. CEILINGS & HALLWAYS
 - A. DUE TO EXISTING BUILDING DESIGN, AND LOAD BEARING WALLS, EXISTING CEILINGS (AND FLOOR STRUCTURE) AND INTERIOR WALL LOCATIONS. IT IS PROPOSED THAT EXISTING HALLWAYS AND CEILING REMAIN AS IS.
 - B. FOR ADA (ANSI TYPE -A UNITS) UNITS, HALLWAYS AND DOORS SHALL BE WIDENED.
4. BEDROOMS
 - A. DUE TO EXISTING BUILDING DESIGN, BEDROOM MINIMUM SIZE MAY NOT BE MET FOR EACH BEDROOM. TO INCREASE THE EXISTING BEDROOM SIZES WOULD NEGATIVELY AFFECT THE REMAINING SPACES.
5. BATHROOMS
 - A. DUE TO EXISTING BUILDING DESIGN, EXISTING BATHROOMS DOORS ARE 30" (2'-6") AND WIDENING DOORWAY WOULD ADVERSELY AFFECT ACCESS AND USABLE SIZE OF VANITY.
 - B. FOR ADA (ANSI TYPE -A UNITS) UNITS, BATHROOM SHALL HAVE AN EXISTING ROUTE AND PATH INTO RESTROOM.

BEDROOMS

1. EVERY BEDROOM CLOSET WILL HAVE A DOUBLE SHELF AND CLOSET ROD

BATHROOMS

1. SURFACE MOUNTED MEDICINE CABINET WITH NO EXPOSED GLASS SHARP EDGES.
2. PROVIDE NEW VANITY, COUNTERTOP AND FAUCET.
3. FLOORS AND WALLS UNDER REMOVABLE FRONT VANITY WILL BE FINISHED.
 - a. REMOVAL OF BASES WILL BE DONE WITH A SCREWDRIVER ONLY.
 - b. VANITIES WITH REMOVABLE FRONTS WILL BE MANUFACTURED FOR THAT PURPOSE.
4. MIRRORS IN BATHROOMS WILL BE LOW ENOUGH TO REACH THE COUNTER BACKSPASHES.
5. FULL BATHROOMS
 - a. WILL HAVE OVERHEAD CEILING LIGHT AND AN ENERGY STAR EXHAUST FAN ON THE SAME SWITCH.
 - b. VANITY LIGHTS WILL BE PROVIDED AND BE ON A SEPARATE SWITCH.
6. ALL BATHROOMS
 - a. WILL INCLUDE EXHAUST FAN RATED AT 70 CFM (MINIMUM) VENTED TO THE EXTERIOR OF THE BUILDING USING HARD DUCTWORK.
 - b. VENTING WILL DISCHARGE AT THE ROOF.
7. PROVIDE NEW TUB AND SHOWER SURROUND
8. BLOCKING FOR GRAB BARS WILL BE INSTALLED PER ANSI A117.1 SPECIFICATIONS AROUND TOILETS AND IN THE TUB/SHOWERS. (EXCEPT AS EXISTING TERRACOTTA MASONRY WALLS)
9. WOOD BLOCKING WILL BE INSTALLED FOR BATHROOM ACCESSORIES, INCLUDING TOWEL BARS, TOWEL RINGS, TOILET TISSUE HOLDERS, ROBE HOOKS, ETC.
10. PROVIDE NEW HIGH EFFICIENCY TOILETS.
11. PROVIDE GFCI OUTLET IN ALL BATHROOMS

KITCHENS

1. CABINETS
 - a. WILL INCLUDE DUAL SIDE TRACKS ON DRAWERS
 - b. DOOR FRONTS, STYLES, AND DRAWER FRONTS WILL BE MADE WITH SOLID WOOD/PLASTIC VENEER PRODUCTS.
 - c. DOORS, STILES AND DRAWER FRONTS SHALL BE SOLID WOOD CONSTRUCTION.
 - d. PROVIDE NEW BASE AND WALL CABINETS
2. PROVIDE NEW LAMINATE COUNTERTOPS
3. ALL RESIDENTIAL UNITS WILL HAVE EITHER A DRY CHEMICAL FIRE EXTINGUISHER MOUNTED A READILY VISIBLE AND ACCESSIBLE IN EVERY KITCHEN
4. WILL HAVE FROST FREE ENERGY STAR RATED REFRIGERATOR
5. RESIDENTIAL UNITS WILL HAVE AN ENERGY STAR RATED DISHWASHER AND BE INSTALLED BESIDE THE KITCHEN SINK.
6. RESIDENTIAL UNITS WILL HAVE A DOUBLE BOWL SINK.
7. ANTI-TIP DEVICES WILL BE INSTALLED ON ALL KITCHEN RANGES AND BE SECURELY FASTENED PER MANUFACTURER'S RECOMMENDATIONS.
8. WALLS BEHIND OR DIRECTLY BESIDES RANGES WILL BE COVERED WITH A SPLASH PANEL. THE PANEL SHOULD SPAN FROM THE RANGE TO THE HOOD AND BE STAINLESS STEEL OR ALUMINUM.
9. NEW RANGE AND RANGE HOOD WILL BE INSTALLED TO FIT FLUSH TO THE WALL.
 - A. RANGE CORD RECEPTACLES WILL BE RECESSED IN THE WALL BEHIND THE RANGE.
10. BASE WILL BE INSTALLED BEHIND ALL RANGES AND REFRIGERATORS, NO EXPOSED SUBFLOOR SHOULD BE VISIBLE BETWEEN FLOORING PRODUCTS AND SIDES OF CABINETS AND WALLS.
11. EXISTING KITCHENS WILL BE DEMOLISHED AND HAULED AWAY

ANSI TYPE A UNITS

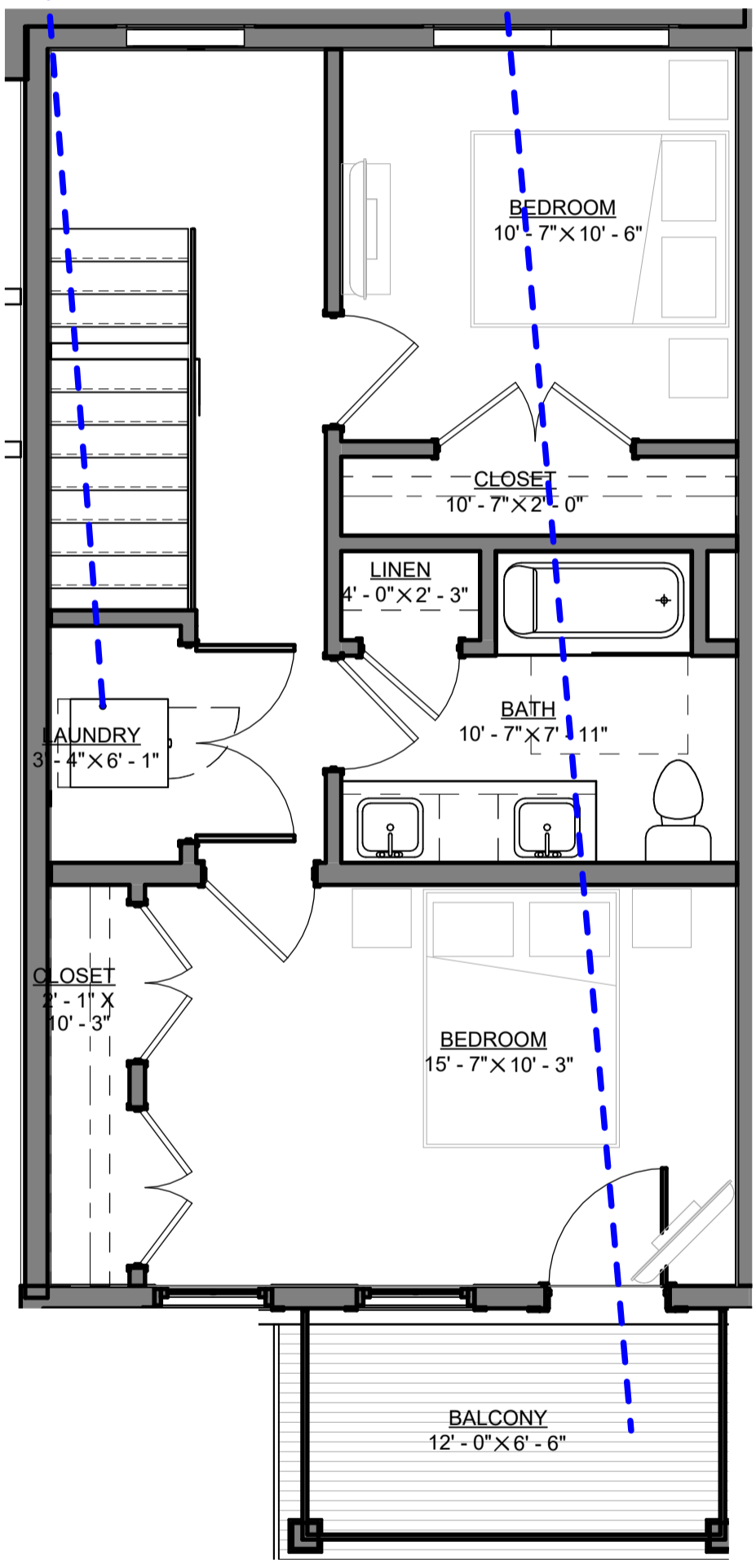
1. KITCHEN SINKS WILL BE REAR-DRAINING AND HAVE SINK BOTTOMS INSULATED IF BOTTOM OF SINK IS AT OR BELOW 29-INCHES ABOVE FINISHED FLOOR.
2. WORKSTATIONS WILL BE INSTALLED BESIDE THE RANGE WITH NO WALL TO THE LEFT OR RIGHT.
3. REMOVABLE FRONTS ARE REQUIRED ON ACCESSIBLE KITCHEN SINK BASE CABINETS, VANITY SINK BASES, AND WORK STATION CABINETS.
 - A. FLOORS, WALL BASES, AND WALLS UNDER REMOVABLE BASES WILL BE FINISHED.
 - B. REMOVAL OF DOOR FRONTS WILL BE DONE SO WITH A SCREWDRIVER ONLY.
 - C. CABINETS WITH REMOVABLE FRONTS WILL BE MANUFACTURED FOR THAT PURPOSE.
4. THE WALL CABINET MOUNTED OVER THE WORK STATION WILL BE 48-INCHES MAXIMUM ABOVE FINISHED FLOOR TO THE TOP OF THE BOTTOM SHELF.
5. THE RANGE HOOD FAN AND LIGHT WILL HAVE SEPARATE REMOTE SWITCHES MOUNTED OVER THE WORK STATION.
6. KITCHEN RANGES WITH COOKTOP CAN BE NO HIGHER THAN 34-INCHES ABOVE FLOOR.
 - A. SHALL HAVE FRONT CONTROLS
7. ALL ROLL IN SHOWERS WILL HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE.
8. ALL ROLL IN SHOWERS WILL HAVE A FLAT, USABLE MINIMUM FLOOR SPACE OF 36-INCHES BY 60-INCHES AND HAVE AN ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.
9. APPROACHES TO ROLL-IN SHOWERS WILL BE LEVEL, NOT SLOPED.
10. GRAB BARS WILL BE INSTALLED PER ANSI A117.1 SPECIFICATIONS AROUND TOILETS AND IN THE TUB/SHOWERS.
11. IN ROLL IN SHOWERS THE SHOWER HEAD WITH WAND WILL BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH.
12. AN ADDITIONAL DIVERTER WILL BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT,
 - a. MOUNTED 80-INCHES ABOVE FINISHED FLOOR.

SIGHT AND HEARING IMPAIRED UNITS

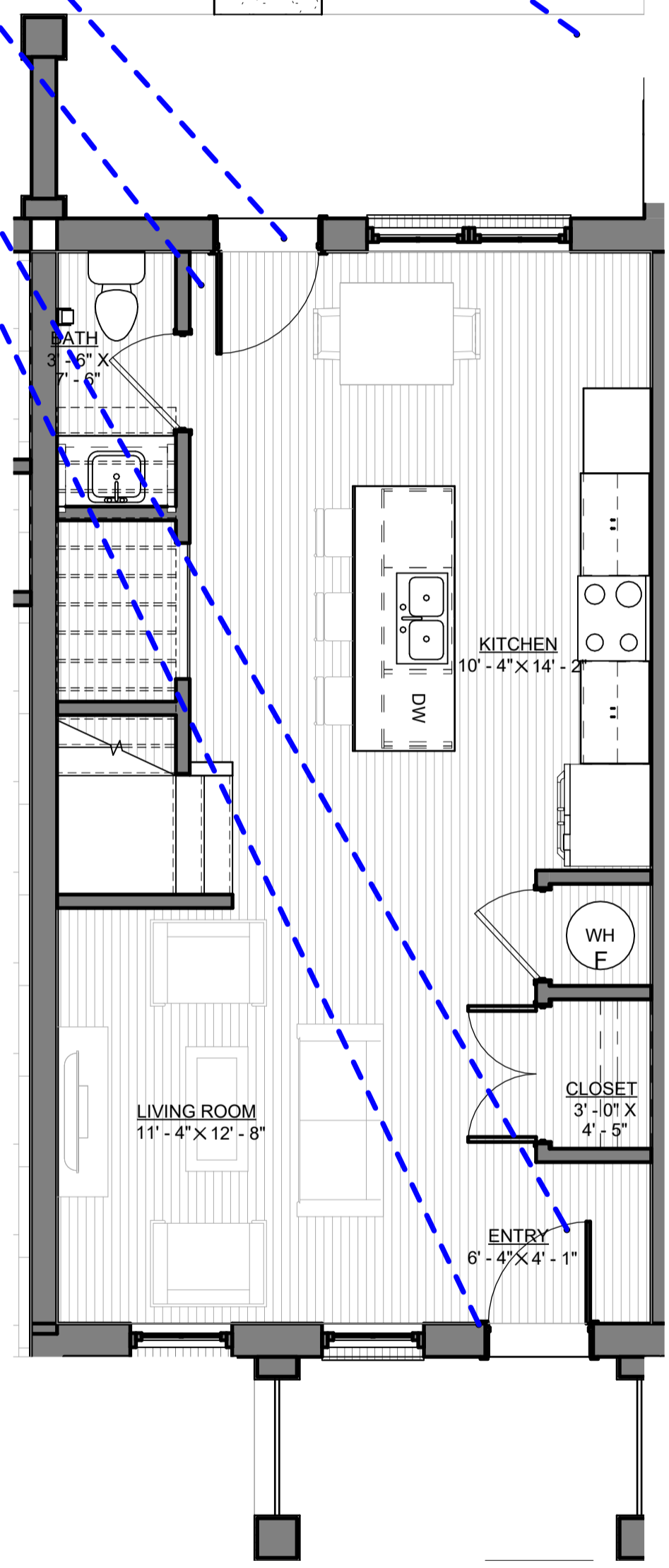
1. AT LEAST 2% OF ALL UNITS ARE PROPERLY EQUIPPED TO SERVE PERSONS WITH SIGHT AND OR HEARING IMPAIRMENTS.
2. THE UNITS WILL BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING AREA.
3. THE UNITS WILL HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS IN UNITS FOR FUTURE INSTALLATION OF TTY DEVICES.
4. LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN EACH BATHROOM, BEDROOM, AND COMMON AREA IS REQUIRED FOR EACH SIGHT AND HEARING-IMPAIRED UNIT.

UNIT AMENITIES:

1. SMOKE FREE DEVELOPMENT
2. PATIO 6'-0" X 10'-0"
3. WASHER/DRYER IN EACH UNIT
4. STORM DOORS
5. INDOOR SECURITY SYSTEM
6. BALCONY 6'-6" X 12'-0"



UNIT 2B - 2ND FLOOR - ENLARGED PLAN



UNIT 2B - 1ST FLOOR - ENLARGED PLAN

GENERAL NOTES:

1. KITCHENS, DINING AREAS, AND ENTRANCE AREAS WILL HAVE LVT FLOORING (NON WOOD GRAIN).
2. VINYL WILL BE REMOVED AND REPLACED IN KITCHENS, DINING AREAS, AND ENTRANCE AREAS.
3. PROVIDE LVT IN THE BEDROOMS (NON WOOD GRAIN)
4. NEW INTERIOR DOOR CONSTRUCTION
 - a. REPLACE WITH PRE-HUNG DOOR, TRIM AND HARDWARE.
 - b. BEDROOM AND BATHROOMS SOLID CORE BIRCH OR SOLID CORE LAUAN.
 - MINIMUM OF THREE (3) HINGES.
 - LEVER STYLE HANDLES
 - c. CLOSET DOORS TO BE HOLLOW CORE
 - d. MINIMUM 3/4 INCH AIR SPACE UNDER ALL INTERIOR DOORS.
5. SIGNAGE FOR DESIGNATED COMMON AREAS AND ALL UNITS WILL BE IN BRAILLE AND MEET ANSI A117.1 SECTION 703 STANDARDS.
6. MOISTURE RESISTANT DRYWALL WILL BE USED IN
 - a. CEILINGS AND WALLS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS, AND BEHIND KITCHEN SINK BASE.
7. SEAL ALL PENETRATIONS THROUGH WALLS AND CEILINGS WITH APPROPRIATE AND LIKE SEALANTS TO PREVENT MOISTURE AND AIR LEAKAGE.
8. PROPERTY SHALL BE A SMOKE FREE DEVELOPMENT.
9. EVERY BATHROOM SHALL BE EXHAUSTED TO THE EXTERIOR THROUGH THE ROOF (SIDE WALL NOT PERMITTED).
10. SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARD WIRED. ONE TO BE PLACED IN EACH BEDROOM. TWO MINIMUM SMOKE DETECTORS PER UNIT.
11. PROVIDE NEW HIGH EFFICIENCY HOT WATER TANKS AND CLOSETS.
12. PROVIDE HORIZONTAL VINYL BLINDS AT EACH UNIT WINDOW.
13. ENTIRE UNIT WILL BE PAINTED
14. PROVIDE ALL NEW MECHANICAL SPLIT SYSTEM, DUCTWORK, AIR HANDLER, FURNACE, OUT A/C UNIT. TO BE INSTALLED IN NEW CLOSET.
15. PROVIDE NEW WASHER AND DRYERS IN EACH UNIT. TO BE INSTALLED IN LAUNDRY CLOSET.
16. ALL UNITS WILL BE HIGH SPEED INTERNET READY, WITH MEDIA CENTER AND HARD WIRE CONNECTIONS.
17. ALL UNITS WILL BE EQUIPED WITH AN INTERIOR SECURITY SYSTEM, WITH ALARMED DOORS AND WINDOWS.
18. PROVIDE STORM DOORS AND ALL EXTERIOR DOORS.

WAVIER REQUESTS:

1. KITCHENS
 - A. DUE TO THE EXISTING CONDITIONS, AND EXISTING PLUMBING LOCATIONS, ENLARGING THE KITCHENS WOULD NOT BE FEASIBLE. ALSO ENLARGING THE KITCHENS WOULD ADVERSELY AFFECT SIZE OF LIVING SPACE. HOWEVER, IT IS PROPOSED TO RELOCATE THE HOT TANK FROM INSIDE THE KITCHEN CABINET TO A NEW CLOSET BEHIND THE MECHANICAL UNIT.
 - B. FOR ADA (ANSI TYPE -A UNITS) KITCHENS WILL BE MODIFIED TO BE COMPLIANT.
2. CLOSETS
 - A. EXISTING BEDROOM AND CLOSET SIZES SHALL REMAIN. PROJECT SHALL PROPOSE TO PROVIDE NEW DUAL SHELVING IN CLOSETS TO INCREASE THE AVAILABLE STORAGE CAPACITY IN EACH.
3. CEILINGS & HALLWAYS
 - A. DUE TO EXISTING BUILDING DESIGN, AND LOAD BEARING WALLS, EXISTING CEILINGS (AND FLOOR STRUCTURE) AND INTERIOR WALL LOCATIONS. IT IS PROPOSED THAT EXISTING HALLWAYS AND CEILING REMAIN AS IS.
 - B. FOR ADA (ANSI TYPE -A UNITS) UNITS, HALLWAYS AND DOORS SHALL BE WIDENED.
4. BEDROOMS
 - A. DUE TO EXISTING BUILDING DESIGN, BEDROOM MINIMUM SIZE MAY NOT BE MET FOR EACH BEDROOM. TO INCREASE THE EXISTING BEDROOM SIZES WOULD NEGATIVELY AFFECT THE REMAINING SPACES.
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 - A. DUE TO EXISTING BUILDING DESIGN, EXISTING BATHROOMS DOORS ARE 30" (2'-6") AND WIDENING DOORWAY WOULD ADVERSELY AFFECT ACCESS AND USABLE SIZE OF VANITY.
 - B. FOR ADA (ANSI TYPE -A UNITS) UNITS, BATHROOM SHALL HAVE AN EXISTING ROUTE AND PATH INTO RESTROOM.

BEDROOMS

1. EVERY BEDROOM CLOSET WILL HAVE A DOUBLE SHELF AND CLOSET ROD

BATHROOMS

1. SURFACE MOUNTED MEDICINE CABINET WITH NO EXPOSED GLASS SHARP EDGES.
2. PROVIDE NEW VANITY, COUNTERTOP AND FAUCET.
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5. FULL BATHROOMS
 - a. WILL HAVE OVERHEAD CEILING LIGHT AND AN ENERGY STAR EXHAUST FAN ON THE SAME SWITCH.
 - b. VANITY LIGHTS WILL BE PROVIDED AND BE ON A SEPARATE SWITCH.
6. ALL BATHROOMS
 - a. WILL INCLUDE EXHAUST FAN RATED AT 70 CFM (MINIMUM) VENTED TO THE EXTERIOR OF THE BUILDING USING HARD DUCTWORK.
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7. PROVIDE NEW TUB AND SHOWER SURROUND
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9. WOOD BLOCKING WILL BE INSTALLED FOR BATHROOM ACCESSORIES, INCLUDING TOWEL BARS, TOWEL RINGS, TOILET TISSUE HOLDERS, ROBE HOOKS, ETC.
10. PROVIDE NEW HIGH EFFICIENCY TOILETS.
11. PROVIDE GFCI OUTLET IN ALL BATHROOMS

KITCHENS

1. CABINETS
 - a. WILL INCLUDE DUAL SIDE TRACKS ON DRAWERS
 - b. DOOR FRONTS, STYLES, AND DRAWER FRONTS WILL BE MADE WITH SOLID WOOD/PLASTIC VENEER PRODUCTS.
 - c. DOORS, STILES AND DRAWER FRONTS SHALL BE SOLID WOOD CONSTRUCTION.
 - d. PROVIDE NEW BASE AND WALL CABINETS
2. PROVIDE NEW LAMINATE COUNTERTOPS
3. ALL RESIDENTIAL UNITS WILL HAVE EITHER A DRY CHEMICAL FIRE EXTINGUISHER MOUNTED A READILY VISIBLE AND ACCESSIBLE IN EVERY KITCHEN
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9. NEW RANGE AND RANGE HOOD WILL BE INSTALLED TO FIT FLUSH TO THE WALL.
 - A. RANGE CORD RECEPTACLES WILL BE RECESSED IN THE WALL BEHIND THE RANGE.
10. BASE WILL BE INSTALLED BEHIND ALL RANGES AND REFRIGERATORS, NO EXPOSED SUBFLOOR SHOULD BE VISIBLE BETWEEN FLOORING PRODUCTS AND SIDES OF CABINETS AND WALLS.
11. EXISTING KITCHENS WILL BE DEMOLISHED AND HAULED AWAY

ANSI TYPE A UNITS

1. KITCHEN SINKS WILL BE REAR-DRAINING AND HAVE SINK BOTTOMS INSULATED IF BOTTOM OF SINK IS AT OR BELOW 29-INCHES ABOVE FINISHED FLOOR.
2. WORKSTATIONS WILL BE INSTALLED BESIDE THE RANGE WITH NO WALL TO THE LEFT OR RIGHT.
3. REMOVABLE FRONTS ARE REQUIRED ON ACCESSIBLE KITCHEN SINK BASE CABINETS, VANITY SINK BASES, AND WORK STATION CABINETS.
 - A. FLOORS, WALL BASES, AND WALLS UNDER REMOVABLE BASES WILL BE FINISHED.
 - B. REMOVAL OF DOOR FRONTS WILL BE DONE SO WITH A SCREWDRIVER ONLY.
 - C. CABINETS WITH REMOVABLE FRONTS WILL BE MANUFACTURED FOR THAT PURPOSE.
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5. THE RANGE HOOD FAN AND LIGHT WILL HAVE SEPARATE REMOTE SWITCHES MOUNTED OVER THE WORK STATION.
6. KITCHEN RANGES WITH COOKTOP CAN BE NO HIGHER THAN 34-INCHES ABOVE FLOOR.
 - A. SHALL HAVE FRONT CONTROLS
7. ALL ROLL IN SHOWERS WILL HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE.
8. ALL ROLL IN SHOWERS WILL HAVE A FLAT, USABLE MINIMUM FLOOR SPACE OF 36-INCHES BY 60-INCHES AND HAVE AN ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.
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11. IN ROLL IN SHOWERS THE SHOWER HEAD WITH WAND WILL BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH.
12. AN ADDITIONAL DIVERTER WILL BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT,
 - a. MOUNTED 80-INCHES ABOVE FINISHED FLOOR.

SIGHT AND HEARING IMPAIRED UNITS

1. AT LEAST 2% OF ALL UNITS ARE PROPERLY EQUIPPED TO SERVE PERSONS WITH SIGHT AND OR HEARING IMPAIRMENTS.
2. THE UNITS WILL BE ROUGHED IN TO ALLOW FOR SMOKE ALARMS WITH STROBE LIGHTS IN EVERY BEDROOM, BATHROOM, AND LIVING AREA.
3. THE UNITS WILL HAVE A RECEPTACLE NEXT TO TELEPHONE JACKS IN UNITS FOR FUTURE INSTALLATION OF TTY DEVICES.
4. LIGHTED DOORBELL BUTTON CONNECTED TO AN AUDIBLE AND STROBE ALARM INSTALLED IN EACH BATHROOM, BEDROOM, AND COMMON AREA IS REQUIRED FOR EACH SIGHT AND HEARING-IMPAIRED UNIT.



UNIT AMENITIES:

1. SMOKE FREE DEVELOPMENT
2. PATIO 6'-0" X 10'-0"
3. WASHER/DRYER IN EACH UNIT
4. STORM DOORS
5. INDOOR SECURITY SYSTEM
6. BALCONY 6'-6" X 12'-0"

GENERAL NOTES:

1. KITCHENS, DINING AREAS, AND ENTRANCE AREAS WILL HAVE LVT FLOORING (NON WOOD GRAIN).
2. VINYL WILL BE REMOVED AND REPLACED IN KITCHENS, DINING AREAS, AND ENTRANCE AREAS
3. PROVIDE LVT IN THE BEDROOMS (NON WOOD GRAIN)
4. NEW INTERIOR DOOR CONSTRUCTION
 - a. REPLACE WITH PRE-HUNG DOOR, TRIM AND HARDWARE.
 - b. BEDROOM AND BATHROOMS SOLID CORE BIRCH OR SOLID CORE LAUAN.
 - MINIMUM OF THREE (3) HINGES.
 - LEVER STYLE HANDLES
 - c. CLOSET DOORS TO BE HOLLOW CORE
 - d. MINIMUM 3/4 INCH AIR SPACE UNDER ALL INTERIOR DOORS.
5. SIGNAGE FOR DESIGNATED COMMON AREAS AND ALL UNITS WILL BE IN BRAILLE AND MEET ANSI A117.1 SECTION 703 STANDARDS.
6. MOISTURE RESISTANT DRYWALL WILL BE USED IN
 - a. CEILINGS AND WALLS OF BATHROOMS, LAUNDRY ROOMS, MECHANICAL CLOSETS, EXTERIOR STORAGE CLOSETS, AND BEHIND KITCHEN SINK BASE.
7. SEAL ALL PENETRATIONS THROUGH WALLS AND CEILINGS WITH APPROPRIATE AND LIKE SEALANTS TO PREVENT MOISTURE AND AIR LEAKAGE.
8. PROPERTY SHALL BE A SMOKE FREE DEVELOPMENT.
9. EVERY BATHROOM SHALL BE EXHAUSTED TO THE EXTERIOR THROUGH THE ROOF (SIDE WALL NOT PERMITTED).
10. SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARD WIRED. ONE TO BE PLACED IN EACH BEDROOM. TWO MINIMUM SMOKE DETECTORS PER UNIT.
11. PROVIDE NEW HIGH EFFICIENCY HOT WATER TANKS AND CLOSETS.
12. PROVIDE HORIZONTAL VINYL BLINDS AT EACH UNIT WINDOW.
13. ENTIRE UNIT WILL BE PAINTED
14. PROVIDE ALL NEW MECHANICAL SPLIT SYSTEM, DUCTWORK, AIR HANDLER, FURNACE, OUT A/C UNIT. TO BE INSTALLED IN NEW CLOSET.
15. PROVIDE NEW WASHER AND DRYERS IN EACH UNIT. TO BE INSTALLED IN LAUNDRY CLOSET.
16. ALL UNITS WILL BE HIGH SPEED INTERNET READY, WITH MEDIA CENTER AND HARD WIRE CONNECTIONS.
17. ALL UNITS WILL BE EQUIPED WITH AN INTERIOR SECURITY SYSTEM, WITH ALARMED DOORS AND WINDOWS.
18. PROVIDE STORM DOORS AND ALL EXTERIOR DOORS.

WAVIER REQUESTS:

1. KITCHENS
 - A. DUE TO THE EXISTING CONDITIONS, AND EXISTING PLUMBING LOCATIONS, ENLARGING THE KITCHENS WOULD NOT BE FEASIBLE. ALSO ENLARGING THE KITCHENS WOULD ADVERSELY AFFECT SIZE OF LIVING SPACE. HOWEVER, IT IS PROPOSED TO RELOCATE THE HOT TANK FROM INSIDE THE KITCHEN CABINET TO A NEW CLOSET BEHIND THE MECHANICAL UNIT.
 - B. FOR ADA (ANSI TYPE -A UNITS) KITCHENS WILL BE MODIFIED TO BE COMPLIANT.
2. CLOSETS
 - A. EXISTING BEDROOM AND CLOSET SIZES SHALL REMAIN. PROJECT SHALL PROPOSE TO PROVIDE NEW DUAL SHELVING IN CLOSETS TO INCREASE THE AVAILABLE STORAGE CAPACITY IN EACH.
3. CEILINGS & HALLWAYS
 - A. DUE TO EXISTING BUILDING DESIGN, AND LOAD BEARING WALLS, EXISTING CEILINGS (AND FLOOR STRUCTURE) AND INTERIOR WALL LOCATIONS. IT IS PROPOSED THAT EXISTING HALLWAYS AND CEILING REMAIN AS IS.
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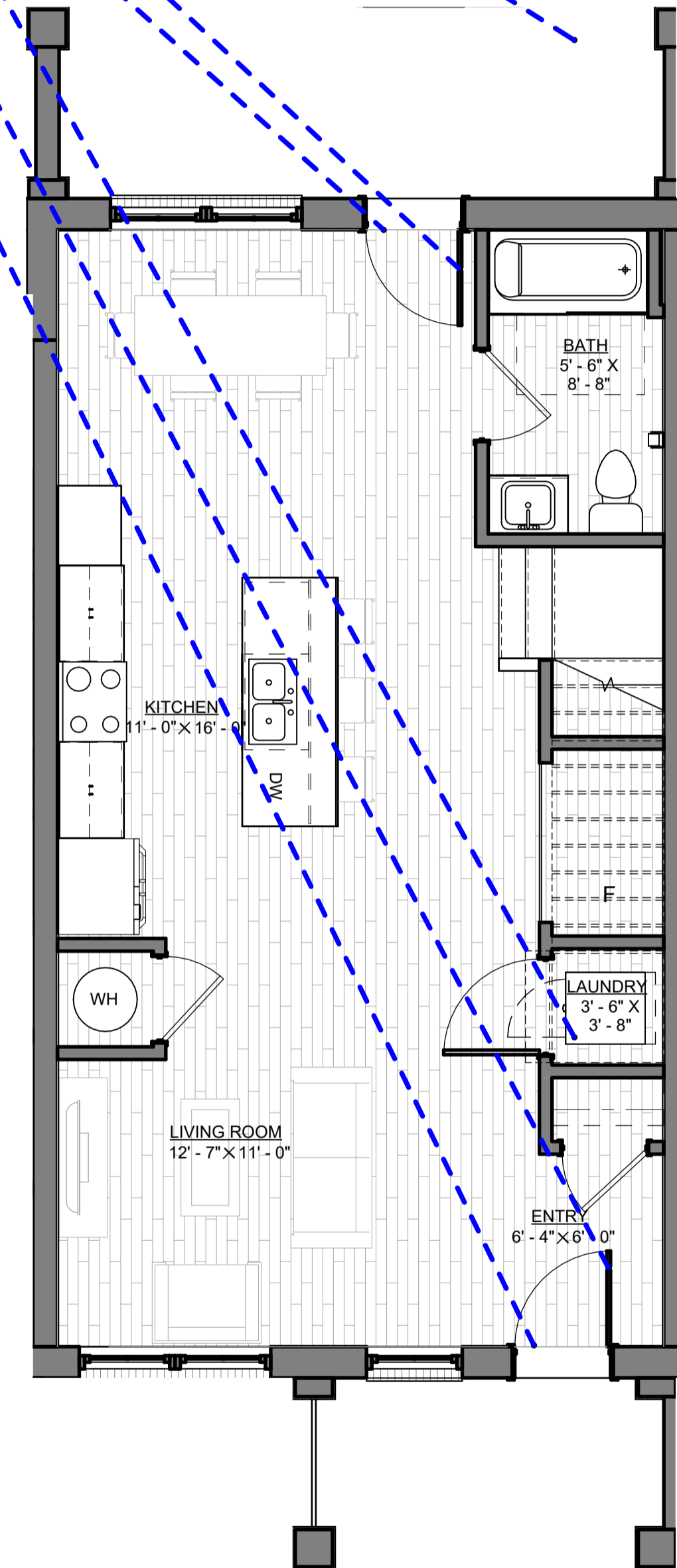
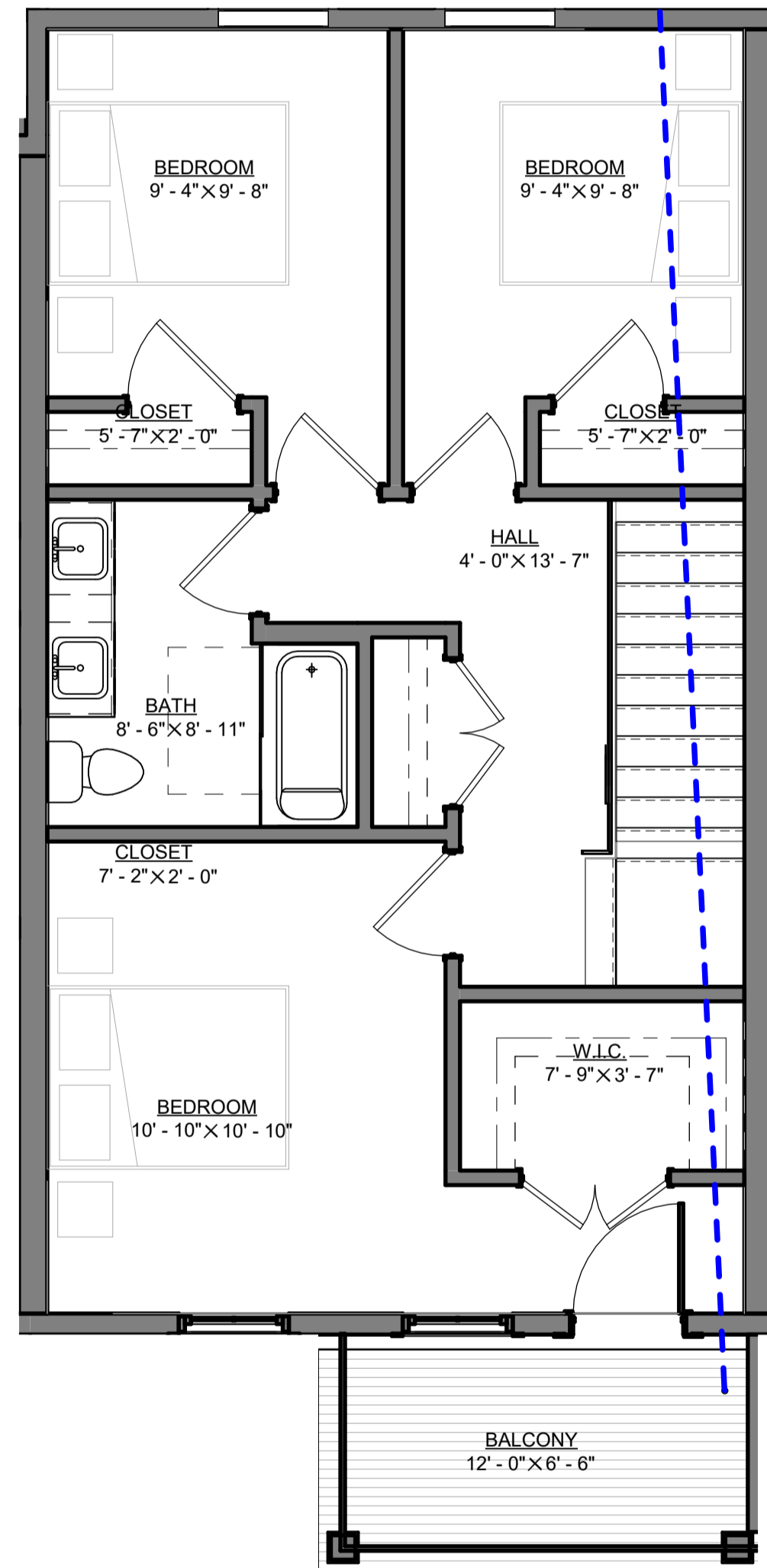
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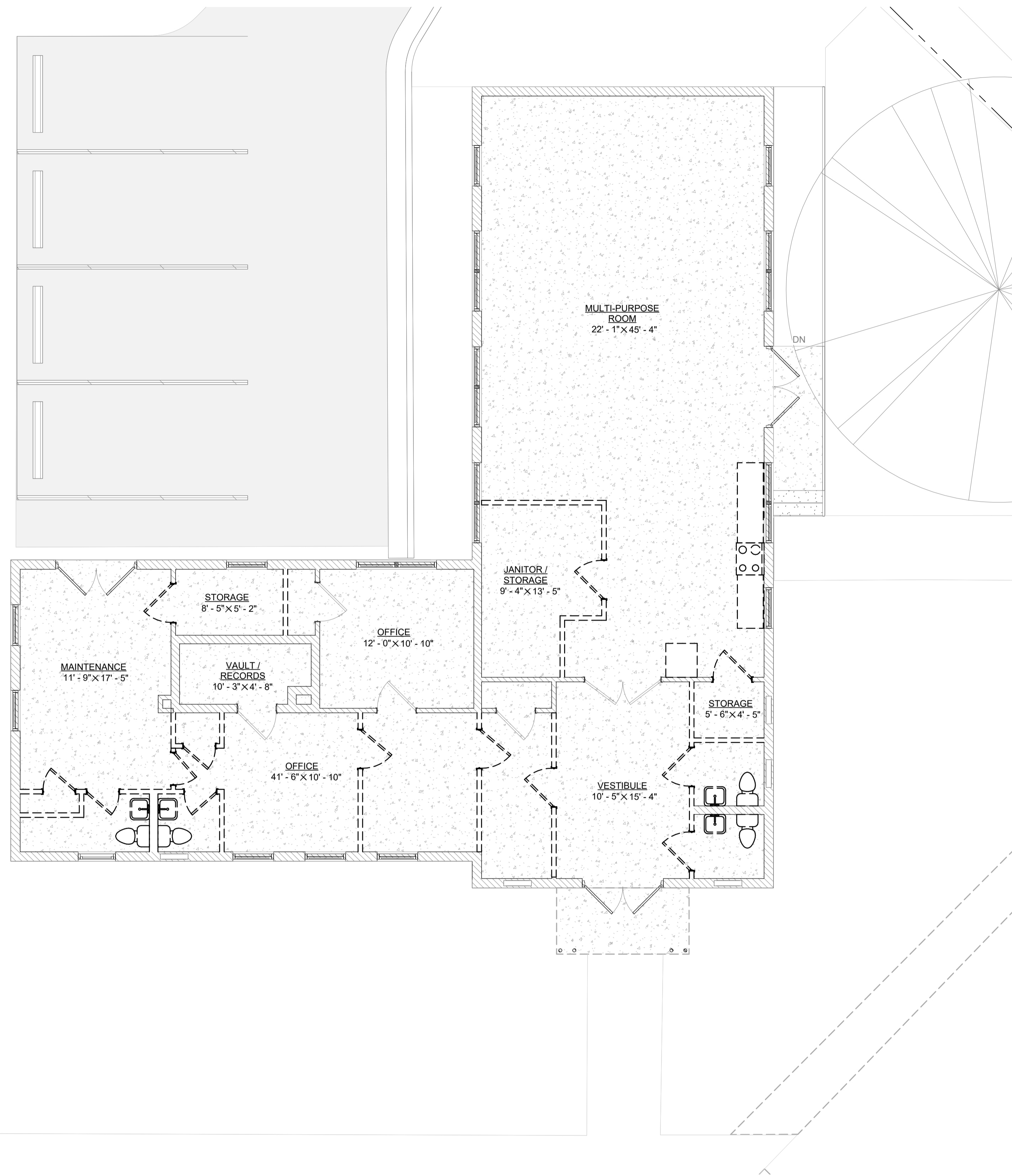
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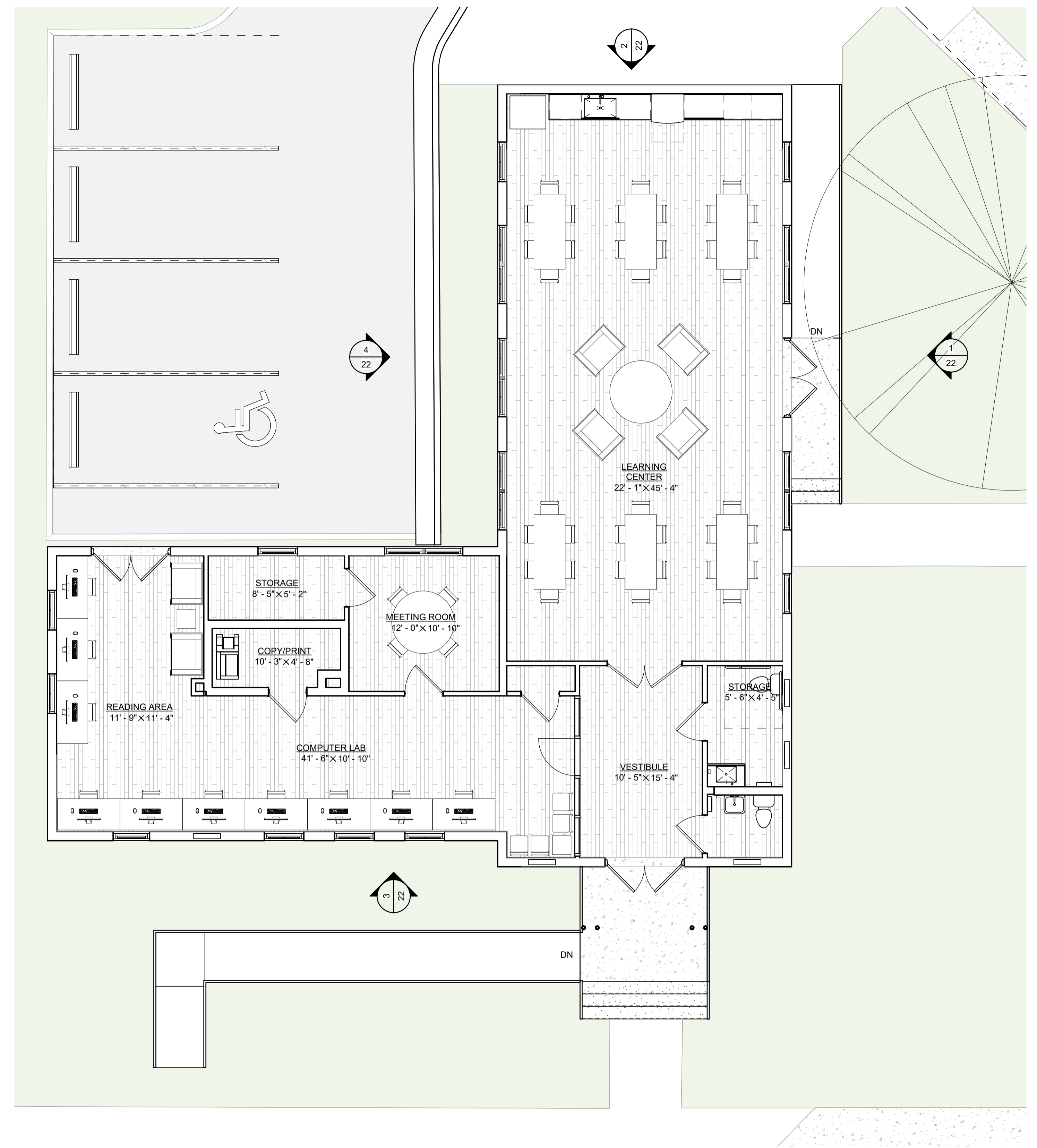


UNIT 3A - SECOND FLOOR - PROPOSED PLAN

UNIT 3A - 1ST FLOOR - ENLARGED PLAN

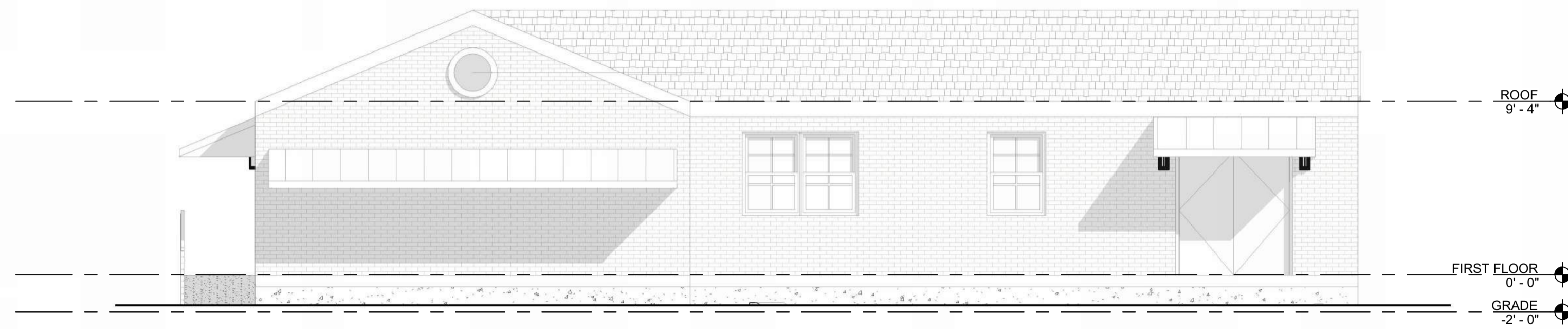


COMMUNITY BUILDING - DEMOLITION FLOOR PLAN



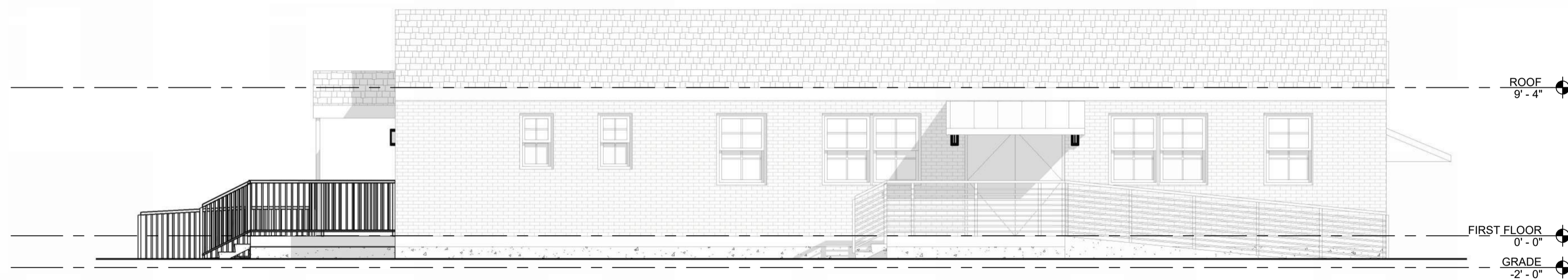
COMMUNITY BUILDING - PROPOSED FLOOR PLAN



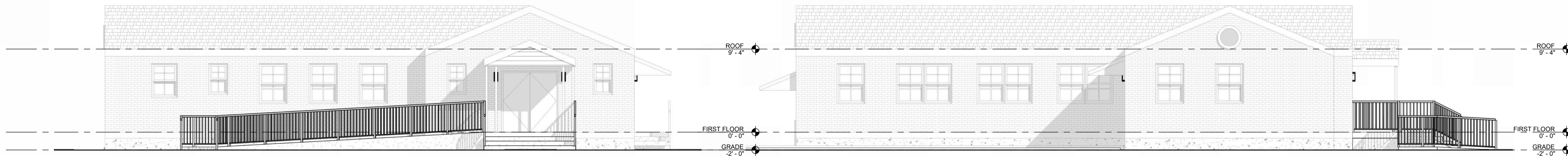


COMMUNITY BUILDING ELEVATION - NORTH

- EXTERIOR SCOPE OF WORK**
1. REPLACE ALL EXISTING WINDOWS WITH HISTORICALLY COMPATIBLE ALUMINUM WINDOWS. TO BE SUBMITTED AND REVISED BY NPS.
 2. TUCK POINT AND REPAIR MASONRY. REPAIRS TO MEET NPS REQUIREMENTS
 3. REPAIR CANOPIES AND OVERHANGS
 4. REPLACE ROOF, GUTTERS, AND DOWNSPOUTS.
 5. PROVIDE NEW ACCESSIBLE ADA RAMP.



COMMUNITY BUILDING ELEVATION - EAST



COMMUNITY BUILDING ELEVATION - SOUTH

COMMUNITY BUILDING ELEVATION - WEST



GROSS AREA LEGEND

- CORRIDOR
- ELEC.
- ELEV.
- LOBBY
- MAIL
- RISER
- STAIR A
- STAIR B
- TRASH
- UNIT 1A
- UNIT 1B
- UNIT 2A

AREA SUMMARY - FIRST FLOOR		
FIRST FLOOR		
CORRIDOR	1	1313 SF
ELEC.	1	130 SF
ELEV.	1	166 SF
LOBBY	1	429 SF
MAIL	1	208 SF
RISER	1	134 SF
STAIR A	1	288 SF
STAIR B	1	288 SF
TRASH	1	294 SF
UNIT 1A	10	6613 SF
UNIT 1B	2	1568 SF
UNIT 2A	2	2031 SF
UNIT 2B	2	840 SF
UNIT 2C	2	882 SF
UNIT 3A	2	877 SF
29		16061 SF



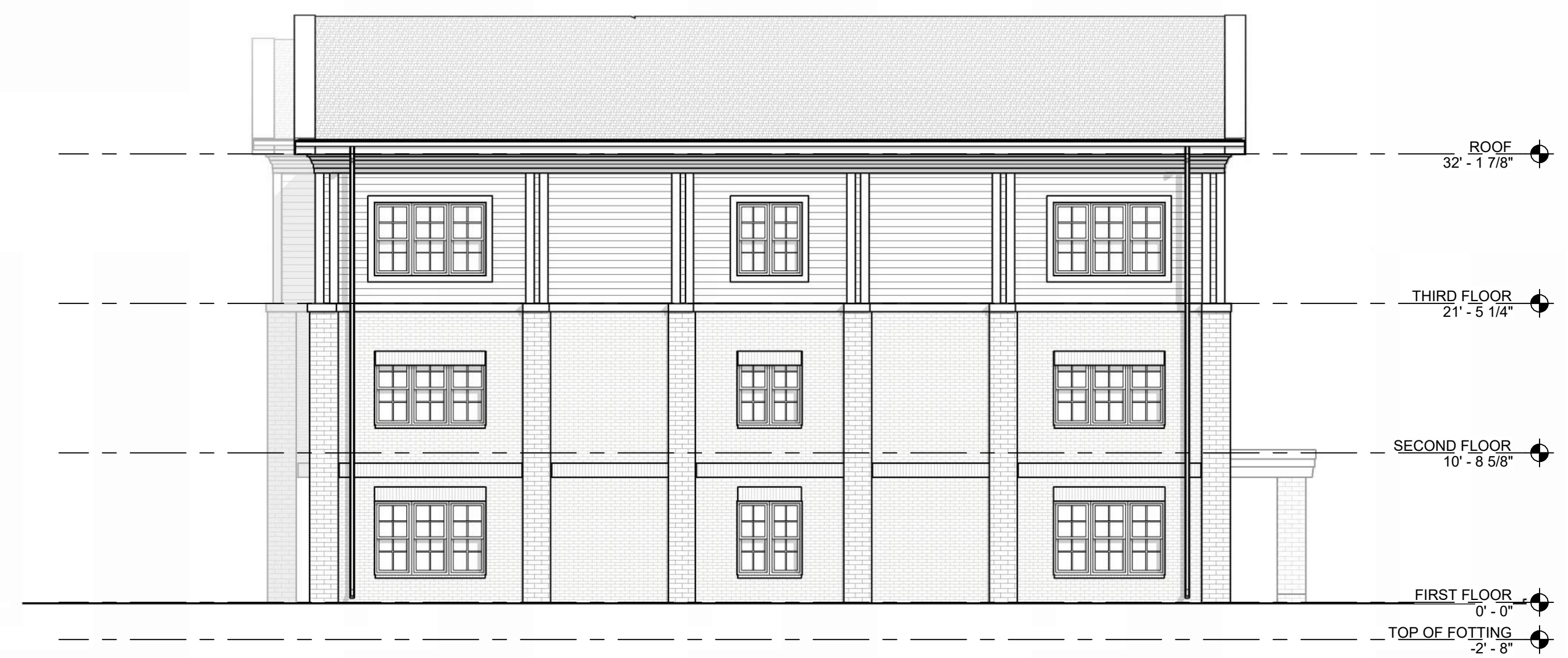
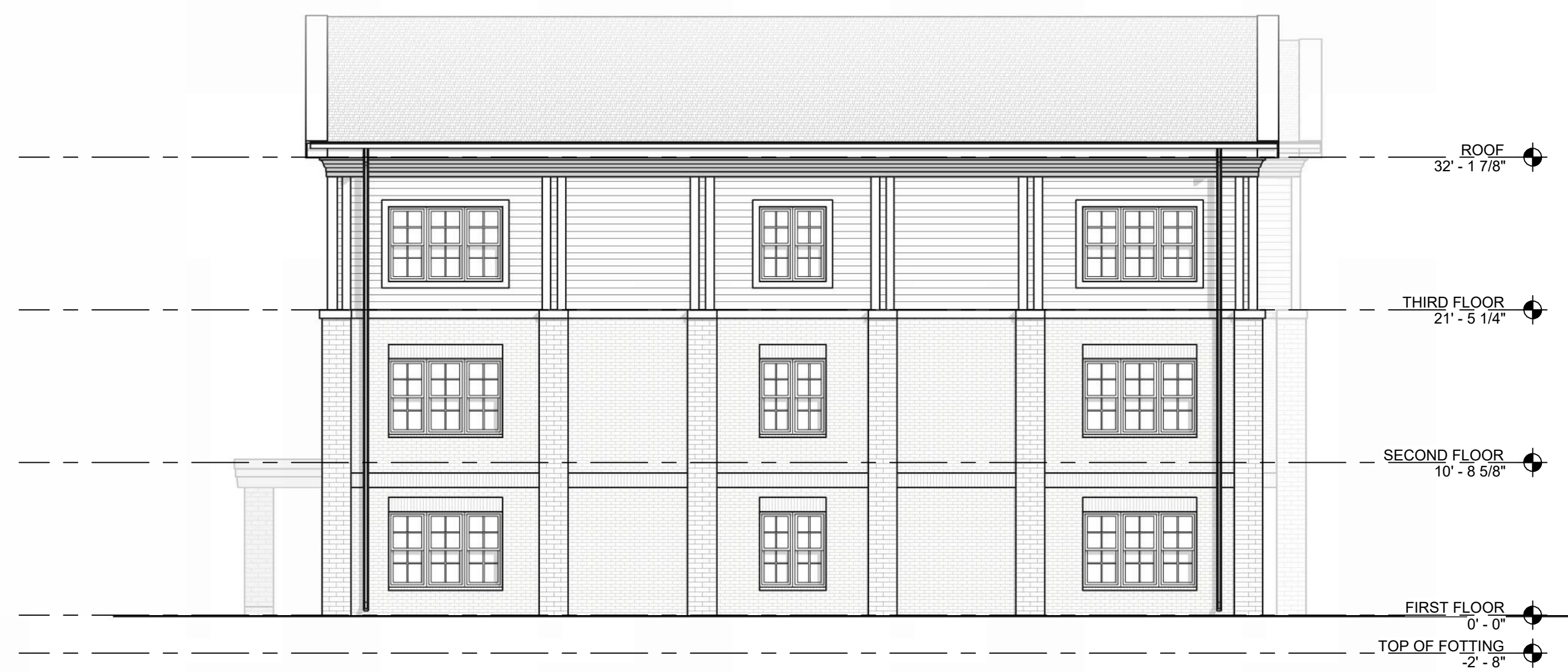


GROSS AREA LEGEND

- CORRIDOR
- ELEV.
- STAIR A
- STAIR B
- TRASH
- UNIT 1A
- UNIT 1B
- UNIT 1C
- UNIT 1D
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Staff Present:

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

STATUS: **RESUBMIT**

SITE: 1125-0307

Project: Briarfield Homes

Address: 208 Gordon Street

Presented by: Jesse Sweigart and Judy Mellard

Use Designation: Dwelling, Multi-Family

PPIN: 15644, 15645, 15661, 17274, 17275

Flood Zone: AE and SX

Historic District: N/A

Elevation Certificate Required: Yes

County: Forrest

Ward: 2

Construction type: New Construction

Zoning: R-3

Estimated Cost: TBD

ADDITIONAL APPROVAL NOTES:

1. Planning Division:

- a. **Requirement 1 – Street/Alley Vacations**
 - i. Public hearing needed for a street/alley vacation
 - ii. This would also be altering a plat, which would require a plat alteration form
- b. **Requirement 2 – Landscaping**
 - i. Trees designated for removal on the proposed site plan
 - 1. These are in the city's right of way—cannot be removed with this redevelopment
 - 2. Tree removal would also require historic commission approval
- c. **Requirement 3 – Parking**
 - i. Parking in multi-family must be in the rear of the building,
 - 1. LDC 5.4.18
 - i. Buildings shall be sited with front entrances and porches oriented toward streets, drives, and plazas, rather than clustered around parking lots.
 - ii. An internal vehicular circulation system for private streets, when included, shall be reflective of a single-family residential street system.
 - iii. Parking lots shall be located behind buildings, except where it is deemed appropriate to use a parking lot as a buffer from an arterial street, or where such parking area will directly abut a property line exterior to the development site when located in or adjacent to a residential district.
 - 2. Briarfield Street (Private Street)
 - a. Recommendation to make the buildings have a more cottage court style, where the front façade faces the walking track
 - b. Staff open to alternative layout that meets design requirements of 5.4.18
 - 3. 2nd Avenue and Ryan Street
 - a. Public on-street parking layout is okay as is (with working around the existing trees)
 - 4. Will still need a parking analysis/memo to reduce overall parking requirements per LDC 7.12.8.1
- d. **Requirement 4 – Bus Shelter**
 - i. Ensure ADA-compliant pedestrian access to the bus shelter.
- e. **Requirement 5 – Historic**
 - i. No precedent for the size/height of the 3-story apartment building in the area.

1. Recommendation by the historic planner to meet with a sub-committee from the Historic Conservation Commission to discuss the design of the apartment building.
- f. **Requirement 6 – Landscaping**
 - i. Change Water Oak Trees to a different native tree species—staff recommendation is for Live Oak Trees.
2. **Engineering Department:**
 - a. **Requirement 1 – Utilities**
 - i. Public sanitary sewer lines, public storm sewer, and public water lines shall not be placed under proposed building structures. Water main lines and sanitary sewer main lines, with the exception of yard lines that service the proposed structures, shall not be placed under buildings. Drainage structures that receive storm water from public storm sewers shall not be installed under proposed buildings.
3. **Fire Marshall:**
 - a. **Requirement 1 – No additional comments.**
4. **Building**
 - a. **Requirement 1 – No additional comments.**



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Nathan Satcher (Senior Planner), Kevin Bates (Building Official),
Jerald Little (Engineering Technician), Meridian McDaniel (Planner I),
Russell Archer (Historic Planner).

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a. Requirement 1 – Street/Alley Vacations

i. Public hearing needed for the street/alley vacation

1. This would also be altering a plat, which would require a plat alteration for reopening Ryan Street

ii. Planning Commission Public Hearing Application Information:

1. March Planning Commission Dates

- a. Public Hearing Date: March 4 at 1:00 pm
- b. Application Deadline: January 26th at 5:00 pm

2. April Planning Commission Dates

- a. Public Hearing Date: April 1st at 1:00 pm
- b. Application Deadline: February 23rd at 5:00 pm

b. Requirement 2 – Landscaping

i. Trees designated for removal on the proposed site plan

1. These are in the city's right of way—cannot be removed with this redevelopment
2. Tree removal (for trees on the property) would also require historic commission approval

ii. Tree Assessment from City Arborist

1. See attached tree assessment forms
2. Tree in ROW—shift down the parking to preserve the mature tree
3. Tree in eastern area of property is very large and mature-- ~108ft spread, 72ft tall

iii. Consider a roundabout in the middle of Ryan Street to save the tree in the middle of the proposed road

c. Requirement 3 – Parking

i. Parking in multi-family must be in the rear of the building,

1. LDC 5.4.18
2. Briarfield Street (Private Street)
 - a. Recommendation to make the buildings have a more cottage court style, where the front façade faces the walking track
3. 2nd Avenue and Ryan Street
 - a. Public on-street parking layout is okay as is (with working around the existing trees)

d. Requirement 4 – Historic

- i. Item is still on the table for HHCC—staff will update HHCC on updates to the plan (including buildings and trees)
 - 1. Will need historic approval for:
 - a. Design of buildings
 - b. Site plan
 - c. Trees
 - e. **Requirement 5 – Sidewalks**
 - i. Add a crosswalk across Briarfield Street (the one on its own) to connect the building back to the park/greenspace.
- 2. **Engineering Department:**
 - a. **Requirement 1 – Utilities**
 - i. Utility lines cannot be placed under buildings.
 - b. **Requirement 2 – 2nd Street Changes**
 - i. Standard paved lanes need to be (2) lanes at a 12ft minimum, and the ~2ft of curb and gutter
 - 1. For a total road width of 28ft
 - ii. Radius on parking where it ties back into the existing curbing of 2nd street
 - c. **Requirement 3 – Sidewalks**
 - i. Truncated domes required on curb cuts in the ROW
- 3. **Fire Marshall:**
 - a. **Requirement 1 – No additional comments.**
- 4. **Building**
 - a. **Requirement 1 – ADA Units and Parking**
 - i. Show the ADA parking spaces (and signage location) on site plan
 - ii. Need to have at least the number of ADA spaces that there are ADA units



Staff Present:

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

STATUS: **RESUBMIT**

SITE: 1125-0307

Project: Briarfield Homes

Address: 208 Gordon Street

Presented by: Jesse Sweigart, Christina Adams, and Judy Mellard

Use Designation: Dwelling, Multi-Family

PPIN: 15644, 15645, 15661, 17274, 17275

Flood Zone: AE and SX

Historic District: N/A

Elevation Certificate Required: Yes

County: Forrest

Ward: 2

Construction type: New Construction

Zoning: R-3

Estimated Cost: TBD

ADDITIONAL APPROVAL NOTES:

1. Planning Division:

a. Requirement 1 – Street/Alley Vacations

i. Public hearing needed for the street/alley vacation

1. This would also be altering a plat, which would require a plat alteration for reopening Ryan Street
2. The plat alteration form will be required for the public hearing
 - a. ROW expansion will have to be platted and brought to a public hearing for a plat alteration
 - b. Dedicating the Ryan St. Extension to the City will require a major subdivision/plat alteration.

ii. Planning Commission Public Hearing Application Information:

1. April Planning Commission Dates
 - a. Public Hearing Date: April 1st at 1:00 pm in the Jackie Dole Sherrill Community Center
2. May Planning Commission Dates (Major Subdivision/Plat Alteration)
 - a. Public Hearing Date: May 6th at 1:00 pm
 - b. Application Deadline: March 30th at 5:00 pm

b. Requirement 2 – Landscaping

i. Mature trees cannot be removed from the site

1. Mature trees 10in at DBH

c. Requirement 3 – Historic

1. HHCC Minutes 1/12/26
 - a. “Approve the application per the updated plans and renderings, and with stipulation that no mature trees are removed from the site.”

d. Requirement 4 – Sidewalks

i. Add a crosswalk at Ryan and E 2nd Street to connect the sidewalks

1. Truncated domes

ii. Add a crosswalk on Ryan near the community building

2. Engineering Department:

a. NOTES – Utilities

- i. 20ft easement to be given to the City for sewer line

3. Fire Marshall:

- a. **Requirement 1** – No additional comments.

4. Building

- a. **Requirement 1** – ADA spaces
 - i. Community building ADA space—make sure to have a van access aisle to the right (passenger side)

NEXT STEPS:

- Attend April public hearing for street/alley vacation
 - April Planning Commission Dates
 - Public Hearing Date: April 1st at 1:00 pm in the Jackie Dole Sherrill Community Center
- Apply for a major subdivision/plat alteration
 - May Planning Commission Dates (Major Subdivision/Plat Alteration)
 - Public Hearing Date: May 6th at 1:00 pm
 - Application Deadline: March 30th at 5:00 pm
- Formal Site Plan Review Needed
 - Will need to include stormwater calculations/detention

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 checked="" 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 |



Quick Facts:

Applicant:

City of Hattiesburg

Address:

Hickory Hills Drive

Little Creek Drive

Zoning:

None

Future Land Use:

None

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X, A (partial)

Ward:

1

County:

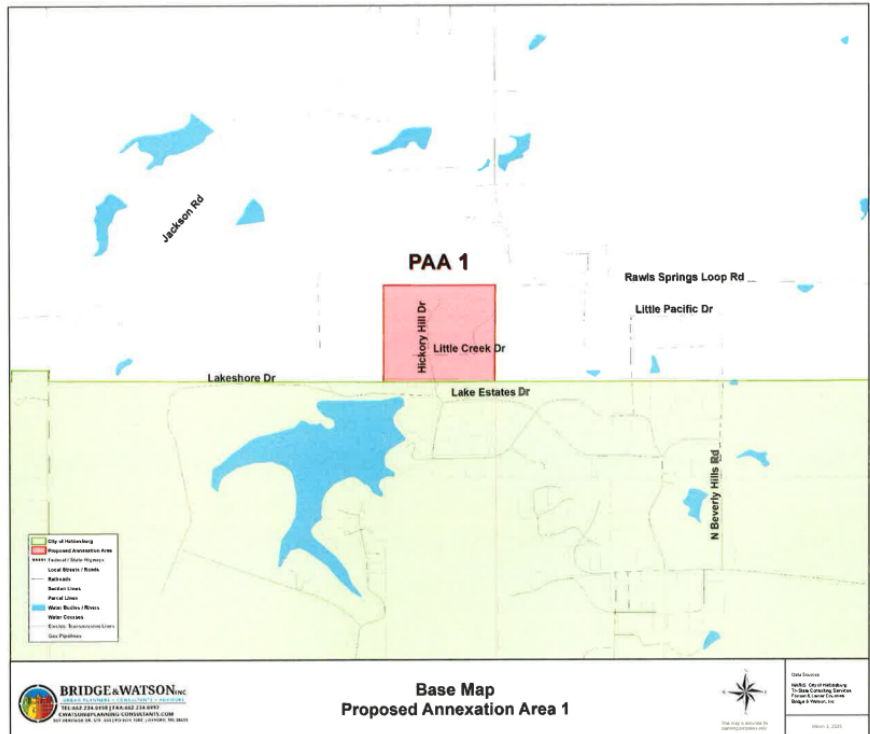
Forrest

PPIN Number(s):36453,
36451, 36452, 38149, 36454,
33269, 36450, 33450, 39743,
36445, 35937, 38975, 9430,
36449, 9429, 36448, 36446,
35479, 33447, 32226, 35938,
9433, 40061, 36447, 32652,
9431, 40105

Hattiesburg Planning Commission Planning Division

Item I- Staff Report

April 1, 2026



*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 Hickory Hills Drive and Little Creek Drive, generally in the Hunter’s Point Subdivision, to the R-1A (Single-family Residential) zoning district. (Ward 1, Forrest County.) PPINS: 36453, 36451, 36452, 38149, 36454, 33269, 36450, 33450, 39743, 36445, 35937, 38975, 9430, 36449, 9429, 36448, 36446, 35479, 33447, 32226, 35938, 9433, 40061, 36447, 32652, 9431, 40105

Background and History

In late 2025, the City finalized annexation of multiple areas, including properties located along Hickory Hills Drive and Little Creek Drive in 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 the Hunter’s Point subdivision.



Street Photo within the Hunter's Point Subdivision

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, in accordance with applicable state notice and public hearing requirements, before the R-1A district standards are applied to these properties.

The R-1A (Single Family Residential) district is proposed to extend the existing residential development pattern in this area. The surrounding zoning and land-use context support this designation. The Future Land Use Map identifies the area south of the subdivision as Neighborhood Conservation District 2, consistent with the R-1A zoning district within the area. 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:

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.

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.

SECTION 4: Zoning Districts Established

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

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%	-
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 Hickory Hills Drive and Little Creek Drive, generally in the Hunter’s Point Subdivision, to the R-1A (Single-family Residential) zoning district. (Ward 1, Forrest County.) PPINS: 36453, 36451, 36452,

38149, 36454, 33269, 36450, 33450, 39743, 36445, 35937, 38975, 9430, 36449, 9429, 36448, 36446, 35479, 33447, 32226, 35938, 9433, 40061, 36447, 32652, 9431, 40105

Option:

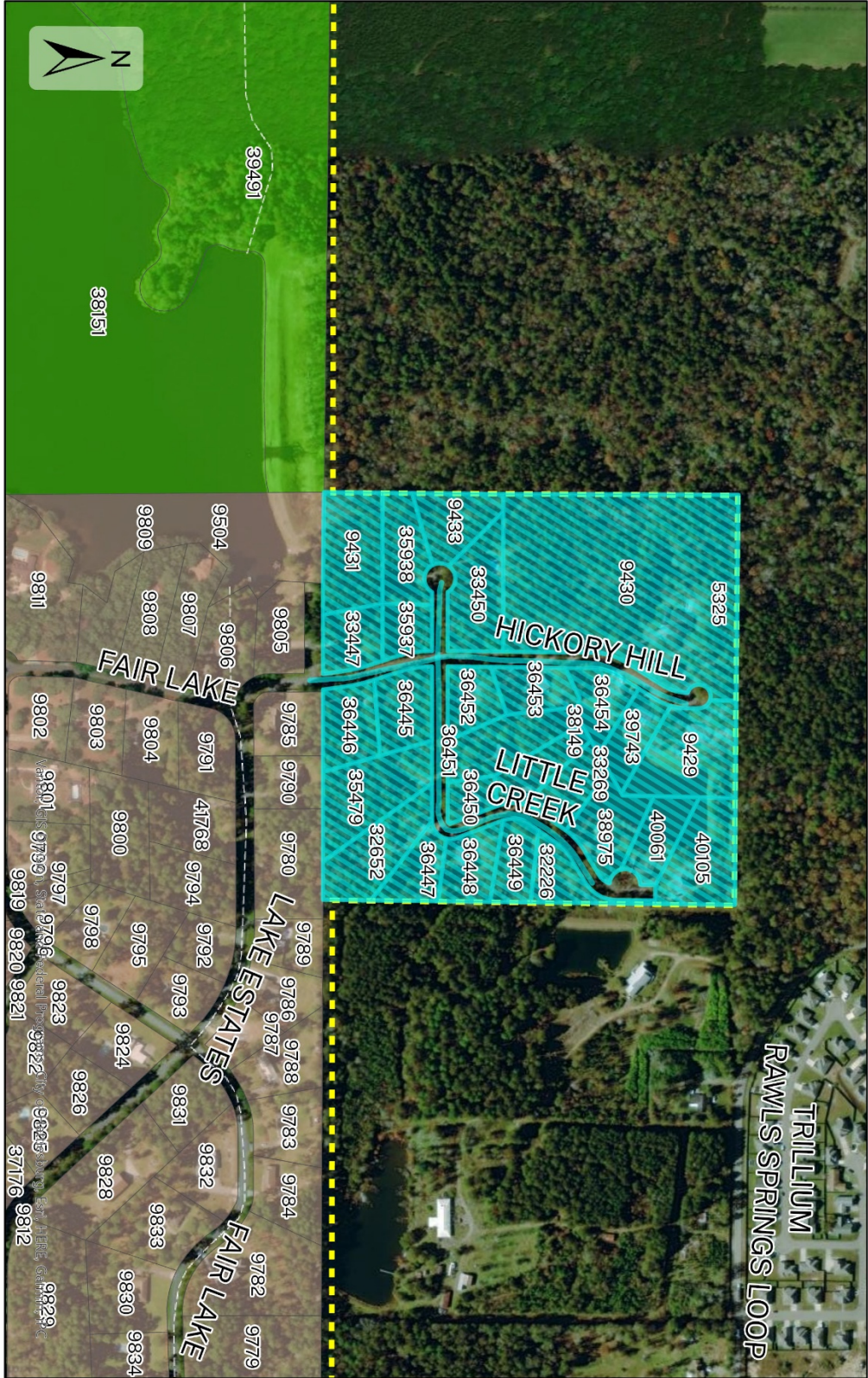
Recommend approval or denial of applying the R-1A zoning district to the recently annexed properties into the City of Hattiesburg:

Property Address	Parcel Number	PPIN
210 Hickory Hills Drive	1-026H-27-008.00	9430
209 Hickory Hills Drive	1-026H-27-022.00	9429
207 Hickory Hills Drive	1-026H-27-021.00	39743
205 Hickory Hills Drive	1-026H-27-013.13	36454
203 Hickory Hills Drive	1-026H-27-013.12	36453
No Address- Hickory Hills Drive	1-026H-27-013.11	36452
101 Hickory Hills Drive	1-026H-27-013.05	36446
100 Hickory Hills Drive	1-026H-27-012.00	33447
103 Little Creek Drive	1-026H-27-009.00	33450
No Address- Little Creek Drive	1-026H-27-010.00	9433
102 Little Creek Drive	1-026H-27-013.03	35938
No Address- Little Creek Drive	1-026H-27-013.02	35937
203 Little Creek Drive	1-026H-27-013.01	35479
No Address- Little Creek Drive	1-026H-27-014.00	32652
207 Little Creek Drive	1-026H-27-013.06	36447
209 Little Creek Drive	1-006 -07-029.01	35448

211 Little Creek Drive	1-026H-27-013.08	36449
No Address- Little Creek Drive	1-026H-27-015.00	32226
217 Little Creek Drive	1-026H-27-016.00	40105
218 Little Creek Drive	1-026H-27-013.00	40061
210 Little Creek Drive	1-026H-27-017.00	38975
No Address- Little Creek Drive	1-026H-27-018.00	33269
206 Little Creek Drive	1-026H-27-019.00	38149
204 Little Creek Drive	1-026H-27-013.09	36450
No Address- Little Creek Drive	1-026H-27-013.10	36451

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

- A-1
- R-1A

 Annexed Properties of Hunter's Point

City Boundary

Zoning for Newly Annexed Area
 Hunter's Point Subdivision
 Hickory Hills Dr. and Little Creek Dr.
 Proposed Zoning of R-1A

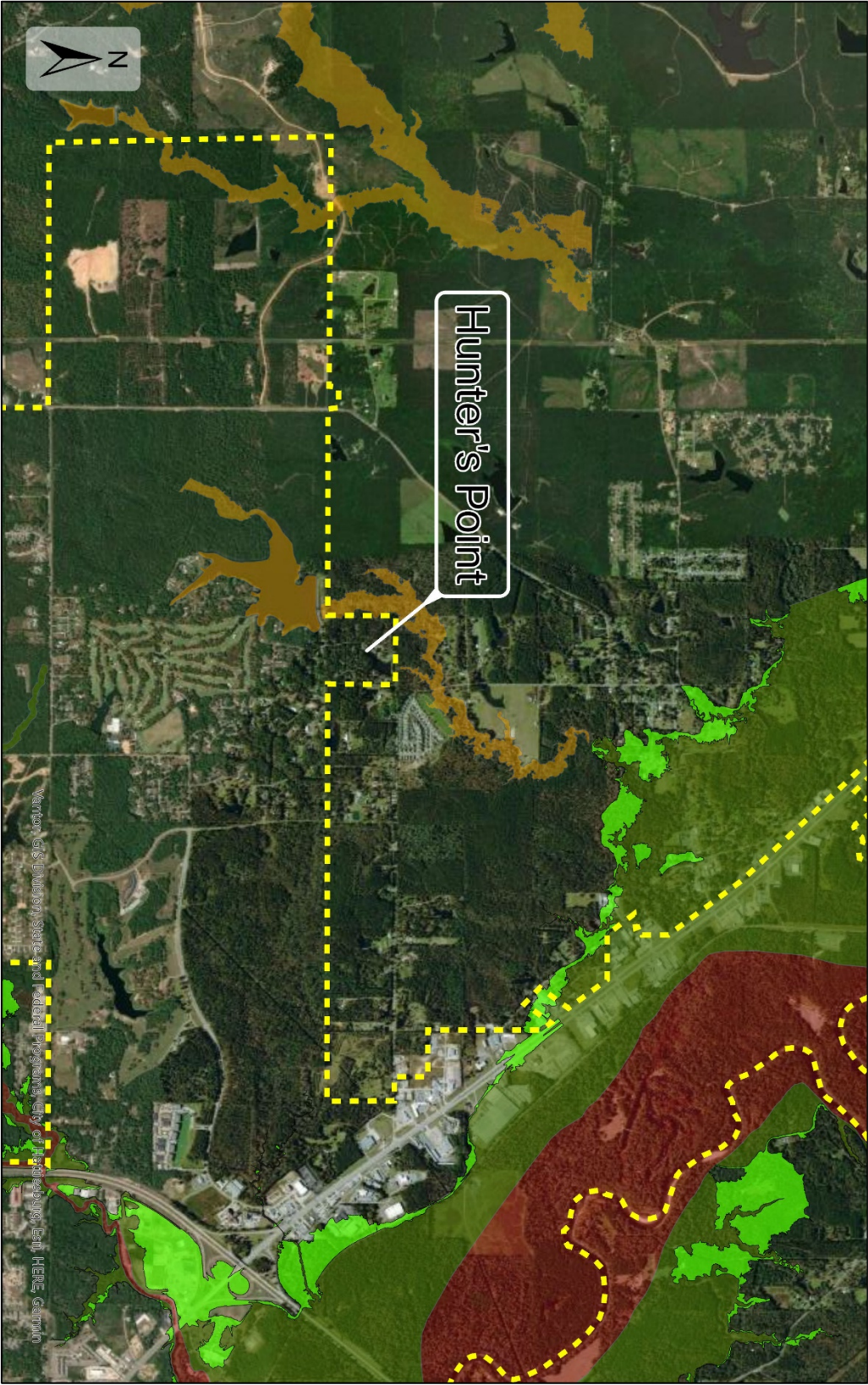
0 800
 Feet



URBAN DEVELOPMENT
PLANNING DIVISION

Center: 89°23'3"W 31°21'44"N

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Flood Zones

- █ FLOODWAY AREA IN ZONE AE
- █ ZONE A (100 yr flood - no elevation)
- █ ZONE AE (100 yr flood w / elevation)
- █ ZONE SX (500 yr flood)
- 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.
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Nearby Flood Zone Map
 Hunter's Point Subdivision
 Hickory Hills Dr. and Little Creek Dr.
 Proposed Zoning of R-1A



URBAN DEVELOPMENT PLANNING DIVISION
 Center: 89°22'54"W 31°22'1"N

