



**Monday, April 20, 2026
4:00 PM**

**City Council
Monday Meeting Agenda**

**Council Chambers
200 Forrest Street**

Call to Order

Public Hearing

1. **2026-301** Hold Public Hearing to determine if certain properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provision of MS Code 1972, Section 21-19-11.
Attachments:
 1. Hold Public Hearing Memo 04 20 2026
 2. 1. 222 2nd Ave - Case History - FINAL
 3. 2. 506 Magnolia Ave - Case History - FINAL
 4. 3. 712 E 2nd St - Case History - FINAL
 5. 4. 715 E 2nd St - Case History - FINAL
 6. 5. 911 Roby St - Case History - FINAL
 7. 6. 102 Brentwood Pl - Case History - FINAL

2. **2025-1079** Hold a public hearing for an appeal filed by Michael Haddox, Property Owner/Applicant, to appeal the Hattiesburg Board of Adjustment action on the petition filed, for a variance request from the requirement of a 5-foot wide sidewalk on street frontages for a property located at 135 Thornhill Drive. The Hattiesburg Board of Adjustment voted to deny the petition on November 5th, 2025 (*Tabled at the December 15, 2025 Public Hearing*).

Agenda Review

Citizens' Forum

Meeting Recess



Memorandum

To: Mayor Toby Barker and Members of City Council

From:

cc: Wiley Quinn, Urban Development Director

Date: Monday, April 20, 2026

Re: Hold Public Hearing to determine if certain properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provision of MS Code 1972, Section 21-19-11.
File Number: 2026-301
Minute Book #

Summary

Public Hearing 04 20 2026, Unsafe Properties

Recommendation Statement

I recommend a Public Hearing for the listed properties to determine if said properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community.

Please place this on the April 20, 2026 City Council meeting for consideration.



MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

MEMORANDUM

TO: Mayor and City Council

FROM: Wiley Quinn, Urban Development Director

DATE: April 20, 2026

RE: Hold Public Hearing-Unsafe Properties

Hold a Public Hearing on Monday, April 20, 2026 to determine if the following properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provisions of MS Code 1972, Section 21-19-11.

	Address	PPIN	Ward	Violations	Proposed Actions	Estimated Cost	Estimated Penalty
1.	222 2nd Avenue	19343, 19342, 41741	4/HIST	DS, DB, US, OS, GAR/RUB, OGL	Clean, Close, Secure, Demo if needed	\$17,300	\$1,500
2.	506 Magnolia Avenue	13581	2	US, VS, PT, OGL, HT	Cut, Clean, Demo if needed	\$8,700	\$1,500
3.	712 E 2nd Street	22167	2	US, VS, DS, DB, PT, AV, OS, GAR/RUB, OGL	Cut, Clean, Secure, Tow, Demo if needed	\$8,100	\$1,500
4.	715 E 2nd Street	17446	2	DS, US, VS, DB, PT, OGL	Cut, Clean, Demo if needed	\$21,100	\$1,500

5.	911 Roby Street	12923	2	US, VS, DS, DB, PT, GAR/RUB, OGL	Cut, Clean, Demo	\$14,400	\$1,500
6.	102 Brentwood Place	03667	3	VS, PT, OGL	Cut, Clean, Close, Secure	\$3,000	\$1,500

Garbage & Rubbish=GAR/RUB

Dilapidated Building=DB

Dangerous Structure=DS

Imminent Danger=ID

Overgrown Lot=OGL

Open Storage=OS

Unsafe Structure=US

Abandoned Vehicle=AV

Abandoned Structure=AS

Vacant Structure=VS

Owner Responsibility=OR

Case # 1

**Case History For
222 2nd Avenue**

Ward: 4/HISTORIC

Action Center: CASE-12-25-018063

Date: 12/17/2025

PPIN: 19343,19342, & 41741

Owner: Myla J Bivins

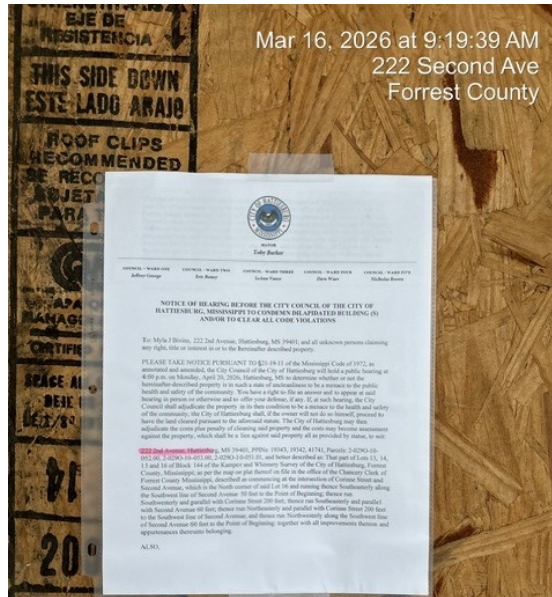
**Violations: DS, DB, US, OS, GAR/RUB,
OGL**

Case History: The property at 222 2nd Avenue has a documented history of code enforcement issues related to open storage, accumulated trash, and unsafe site conditions. Multiple inspections have confirmed the presence of discarded materials and debris on the property over an extended period, with limited or no sustained compliance. In March 2025, a land development case was opened due to continued open storage and garbage accumulation. Despite prior Notices of Violation and court action, these conditions were not fully resolved. After the matter was taken to court, a fire occurred at the residential structure on the property, causing significant damage. The burned structure has not been repaired, secured, or restored and remains in a hazardous condition. Fire-damaged debris continues to be present on the site. As of the most recent inspection, trash and open storage remain on the property, and the fire-damaged structure has not been brought into compliance. The property remains in violation due to ongoing unsanitary and unsafe conditions.

Inspector:

Blaine Inmon

(601) 554-1011





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Myla J Bivins, 222 2nd Avenue, Hattiesburg, MS 39401; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, April 20, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

222 2nd Avenue, Hattiesburg, MS 39401, PPINs: 19343, 19342, 41741, Parcels: 2-029O-10-052.00, 2-029O-10-053.00, 2-029O-10-051.01, and better described as: That part of Lots 13, 14, 15 and 16 of Block 144 of the Kamper and Whinnery Survey of the City of Hattiesburg, Forrest County, Mississippi; as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County Mississippi, described as commencing at the intersection of Corinne Street and Second Avenue, which is the North corner of said Lot 16 and running thence Southeasterly along the Southwest line of Second Avenue 50 feet to the Point of Beginning; thence run Southwesterly and parallel with Corinne Street 200 feet; thence run Southeasterly and parallel with Second Avenue 60 feet; thence run Northeasterly and parallel with Corinne Street 200 feet to the Southwest line of Second Avenue; and thence run Northwesterly along the Southwest line of Second Avenue 60 feet to the Point of Beginning; together with all improvements thereon and appurtenances thereunto belonging.

ALSO,

That part of Lots 13, 14, 15, and 16 of Block 144 of the Kamper and Whinnery Survey of the said City of Hattiesburg as per the map thereof on file in the office of the Chancery Clerk of Forrest County Mississippi, described as commencing at the intersection of Corinne Street and Second Avenue, which is the North corner of Lot 16 and running thence Southeasterly along the Southwest line of Second Avenue 110 feet to the Point of Beginning; thence run Southwesterly and parallel with said Corinne Street 200 feet; thence run Southeasterly and parallel with Second Avenue 6 feet: thence run Northeasterly and parallel with Corinne Street 200 feet to the Southwest line of Second Avenue; and thence run Northwesterly along the Southwest line of Second Avenue 6 feet to the Point of Beginning; together with all improvements thereon and appurtenances thereunto belonging.

Publication: March 26th, 2026

222 2nd Avenue

PPIN: 19343,19342, & 41741

9589 0710 5270 3411 8173 03	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	9589 0710 5270 3411 8173 63	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only
	For delivery information, visit our website at www.usps.com ®.		For delivery information, visit our website at www.usps.com ®.
OFFICIAL USE		OFFICIAL USE	
Certified Mail Fee \$		Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)		Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$		<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$		<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$		<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$		<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$		<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage		Postage	
Myla J Bivins 222 2nd Avenue Hattiesburg, MS 39401		CenturyFirst Federal Credit Union 3318 Hardy Street Hattiesburg, MS 39401	
RV		RV	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> [Signature] <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:	B. Received by (Printed Name) C. Date of Delivery Kymberly Hester 3/2/22
CenturyFirst Federal Credit Union 3318 Hardy Street Hattiesburg, MS 39401 RV	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label) 9589 0710 5270 3411 8173 63	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

Case # 2

**Case History For
506 Magnolia Avenue**

Ward: 2

Action Center: CASE-07-25-017228

Date: 09/11/2025

PPIN: 13581

Owner: S Lavon Evans Jr Realty LLC

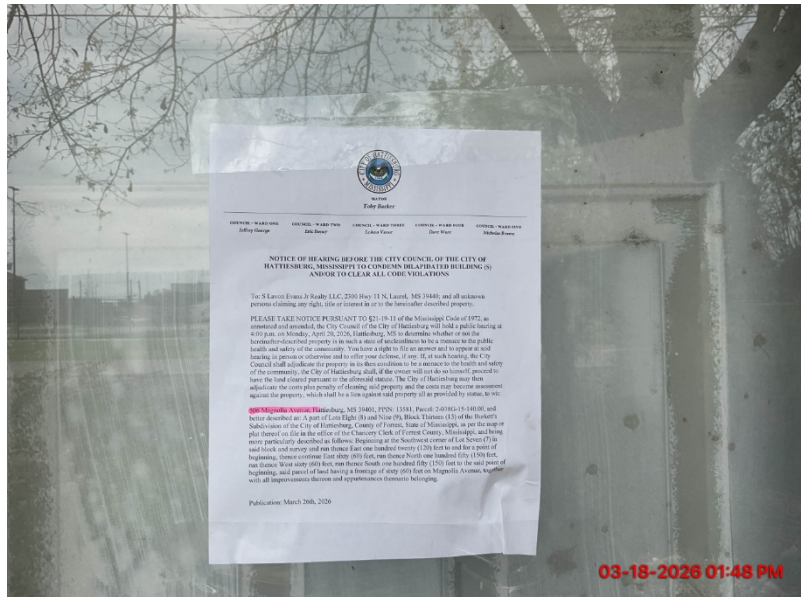
Violations: US, VS, PT, OGL, HT

Case History: The property located at 506 Magnolia Avenue has been vacant since January 2024 and has continued to decline in condition. During multiple inspections, the structure was found to be overgrown with vegetation, with debris and scattered materials throughout the yard, and visible neglect to the exterior of the house, including broken windows and deteriorating siding. Despite formal notices being issued to the property owner, no corrective action has been taken to maintain or repair the property. The continued vacancy and lack of upkeep have made the structure and lot unsafe and unsanitary, posing a potential hazard to nearby residents and the surrounding neighborhood. In addition, there is a large hazardous tree located on the property that poses a potential safety risk to nearby structures and the public right-of-way. Code Enforcement is requesting permission for the City of Hattiesburg to enter the property to cut and clean the overgrowth, remove trash and debris, and demolish the structure if necessary to ensure public safety and community standards are restored.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: S Lavon Evans Jr Realty LLC, 2300 Hwy 11 N, Laurel, MS 39440; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, April 20, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

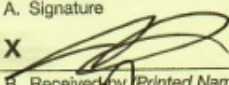

506 Magnolia Avenue, Hattiesburg, MS 39401, PPIN: 13581, Parcel: 2-038G-15-140.00, and better described as: A part of Lots Eight (8) and Nine (9), Block Thirteen (13) of the Burkett's Subdivision of the City of Hattiesburg, County of Forrest, State of Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, and being more particularly described as follows: Beginning at the Southwest corner of Lot Seven (7) in said block and survey and run thence East one hundred twenty (120) feet to and for a point of beginning, thence continue East sixty (60) feet, run thence North one hundred fifty (150) feet, run thence West sixty (60) feet, run thence South one hundred fifty (150) feet to the said point of beginning, said parcel of land having a frontage of sixty (60) feet on Magnolia Avenue, together with all improvements thereon and appurtenances thereunto belonging.

Publication: March 26th, 2026

506 Magnolia Avenue

PPIN: 13581

9589 0710 5270 3411 8171 10	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	27 T L L 27	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>
	For delivery information, visit our website at www.usps.com ™.		For delivery information, visit our website at www.usps.com ™.
	OFFICIAL USE		OFFICIAL USE
	Certified Mail Fee \$		Certified Mail Fee \$
	Extra Services & Fees (check box, add fee as appropriate)		Extra Services & Fees (check box, add fee as appropriate)
	<input type="checkbox"/> Return Receipt (hardcopy) \$		<input type="checkbox"/> Return Receipt (hardcopy) \$
	<input type="checkbox"/> Return Receipt (electronic) \$		<input type="checkbox"/> Return Receipt (electronic) \$
	<input type="checkbox"/> Certified Mail Restricted Delivery \$		<input type="checkbox"/> Certified Mail Restricted Delivery \$
	<input type="checkbox"/> Adult Signature Required \$		<input type="checkbox"/> Adult Signature Required \$
	<input type="checkbox"/> Adult Signature Restricted Delivery \$		<input type="checkbox"/> Adult Signature Restricted Delivery \$
	Postage \$		Postage \$
	To: S Lavon Evans Jr Realty LLC		To: Trace Rising LLC
	2300 Hwy 11 N		1202 S 34th Ave
	Laurel, MS 39440		Hattiesburg, MS 39402
	RV		RV
	For Instructions		For Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/>  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: S Lavon Evans Jr Realty LLC 2300 Hwy 11 N Laurel, MS 39440 RV	B. Received by (Printed Name)  C. Date of Delivery 3/23/26
2. Article Number (Transfer from service label) 9589 0710 5270 3411 8171 10	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

Case # 3

**Case History For
712 E 2nd Street**

Ward: 2

Action Center: CASE-08-25-017454

Date: 08/21/2025

PPIN: 22167

Owner: Sheila & Chansity Rashun Seals

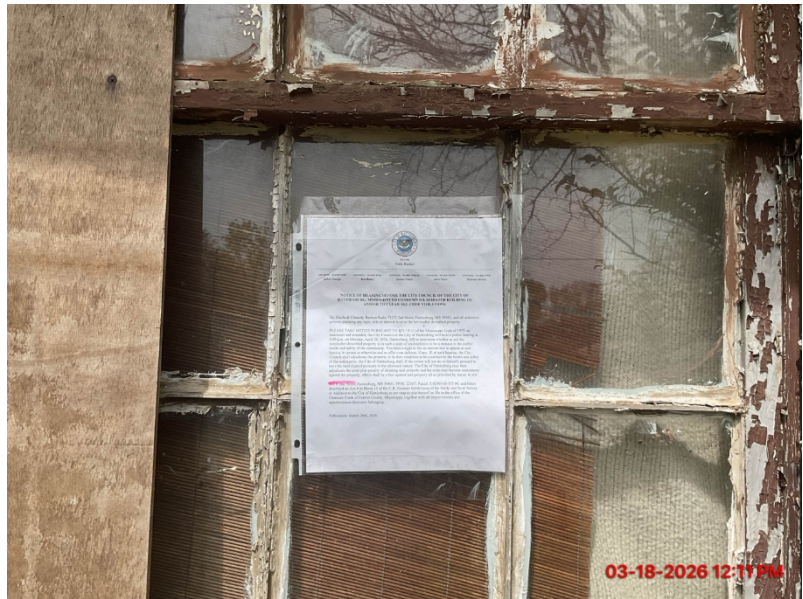
**Violations: US, VS, DS, DB, PT, AV, OS,
GAR/RUB, OGL**

Case History: This property has been vacant since November 2021 and has continued to deteriorate over time. Inspections revealed overgrown vegetation, accumulation of trash and debris, and multiple inoperable vehicles stored on the lot. The structure shows signs of neglect, including boarded or damaged windows, deteriorating siding, and cluttered exterior areas that create unsanitary and unsafe conditions. Despite prior notices, the property remains in violation and has become an eyesore and a public nuisance to the surrounding area. Code Enforcement is requesting permission for the City of Hattiesburg to enter the property to cut and clean the overgrowth, remove trash, debris, and junk vehicles, and demolish the structure if necessary.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Sheila & Chansity Rashun Seals, 712 E 2nd Street, Hattiesburg, MS 39401; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.


PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, April 20, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:


712 E 2nd Street, Hattiesburg, MS 39401, PPIN: 22167, Parcel: 2-029H-03-373.00, and better described as: Lot 6 in Block 15 of the C.R. Norman Subdivision of the Hardy and Scott Survey or Addition to the City of Hattiesburg as per map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, together with all improvements and appurtenances thereunto belonging.

Publication: March 26th, 2026

712 E 2nd Street

PPIN: 22167

9589 0710 5270 0225 0171 8171 34	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
	For delivery information, visit our website at www.usps.com ®.	
	OFFICIAL USE	
	Certified Mail Fee \$	 Postmark Here
	Extra Services & Fees (check box, add fee as appropriate)	
	<input type="checkbox"/> Return Receipt (hardcopy) \$	
	<input type="checkbox"/> Return Receipt (electronic) \$	
	<input type="checkbox"/> Certified Mail Restricted Delivery \$	
	<input type="checkbox"/> Adult Signature Required \$	
	<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$		
Total \$		
Sheila & Chansity Rashun Seals 712 E 2nd Street Hattiesburg, MS 39401 RV for Instructions		

9589 0710 5270 0225 0171 8172 26	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
	For delivery information, visit our website at www.usps.com ®.	
	OFFICIAL USE	
	Certified Mail Fee \$	 Postmark Here
	Extra Services & Fees (check box, add fee as appropriate)	
	<input type="checkbox"/> Return Receipt (hardcopy) \$	
	<input type="checkbox"/> Return Receipt (electronic) \$	
	<input type="checkbox"/> Certified Mail Restricted Delivery \$	
	<input type="checkbox"/> Adult Signature Required \$	
	<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$		
Total \$		
Sheila & Chansity Rashun Seals 3801 West Napoleon Ave Metairie, LA 70001 RV for Instructions		

Case # 4

**Case History For
715 E 2nd Street**

Ward: 2

Action Center: CASE-08-25-017458

Date: 08/21/2025

PPIN: 17446

Owner: Tim McCaffrey

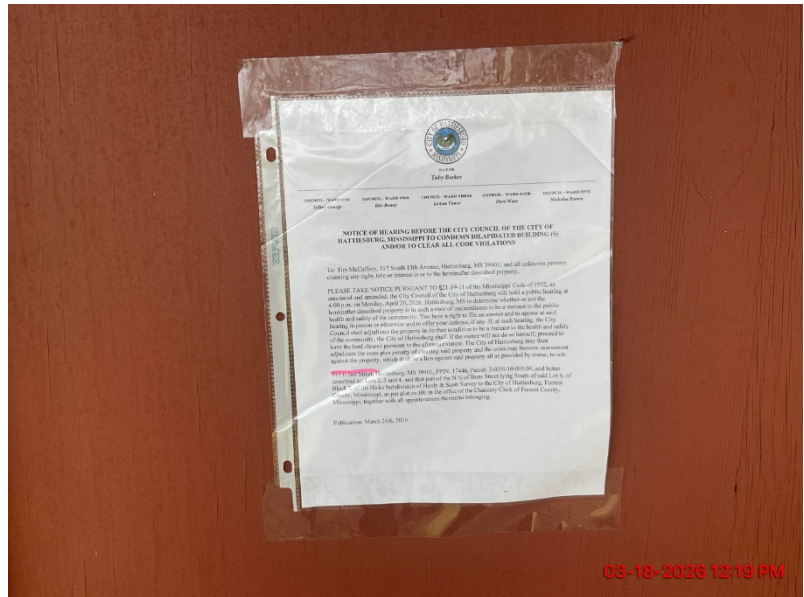
Violations: DS, US, VS, DB, PT, OGL

Case History: This property has been vacant since July 2008 and has remained in a state of severe deterioration. Inspections revealed overgrown vegetation, structural damage, graffiti, and unsecured openings, making the structure both unsafe and unsanitary. The exterior shows signs of long-term neglect, including missing or deteriorated materials, exposed framework, and accumulated debris throughout the premises. Due to its extended vacancy and lack of maintenance, the property has become a blight on the surrounding area and poses a potential safety hazard to the public. Code Enforcement is requesting authorization for the City of Hattiesburg to enter the property to cut and clean overgrown vegetation, remove trash and debris, and proceed with demolition if necessary.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Tim McCaffrey, 117 South 13th Avenue, Hattiesburg, MS 39401; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, April 20, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanliness to be a menace to the public health and safety of the community. You have a right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

715 E 2nd Street, Hattiesburg, MS 39401, PPIN: 17446, Parcel: 2-029I-10-005.00, and better described as: Lots 2, 3 and 4, and that part of the N ½ of Betts Street lying South of said Lot 4, of Block 7, of the Hicks Subdivision of Hardy & Scott Survey to the City of Hattiesburg, Forrest County, Mississippi, as per plat on file in the office of the Chancery Clerk of Forrest County, Mississippi, together with all appurtenances thereunto belonging.

Publication: March 26th, 2026

715 E 2nd Street

PPIN: 17446

9589 0710 5270 3411 8171 41	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	9589 0710 5270 3411 8171 58	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>
	For delivery information, visit our website at www.usps.com ®.		For delivery information, visit our website at www.usps.com ®.
	OFFICIAL USE		OFFICIAL USE
	Certified Mail Fee \$		Certified Mail Fee \$
	Extra Services & Fees (check box, add fee as appropriate)		Extra Services & Fees (check box, add fee as appropriate)
	<input type="checkbox"/> Return Receipt (hardcopy) \$		<input type="checkbox"/> Return Receipt (hardcopy) \$
	<input type="checkbox"/> Return Receipt (electronic) \$		<input type="checkbox"/> Return Receipt (electronic) \$
	<input type="checkbox"/> Certified Mail Restricted Delivery \$		<input type="checkbox"/> Certified Mail Restricted Delivery \$
	<input type="checkbox"/> Adult Signature Required \$		<input type="checkbox"/> Adult Signature Required \$
	<input type="checkbox"/> Adult Signature Restricted Delivery \$		<input type="checkbox"/> Adult Signature Restricted Delivery \$
	Postage		Postage
	Tim McCaffrey 117 South 13th Ave Hattiesburg, MS 39401		Tim McCaffrey 1460 Browns Bridge Rd Hattiesburg, MS 39401
	RV		RV
	for Instructions		for Instructions

Note: Both forms feature a pink circular postmark from HATTIESBURG, MS 39401, dated MAR 18 2026.

Case # 5

**Case History For
911 Roby Street**

Ward: 2

Action Center: CASE-08-25-017380

Date: 08/14/2025

PPIN: 12923

Owner: Curtis & Linda Gale

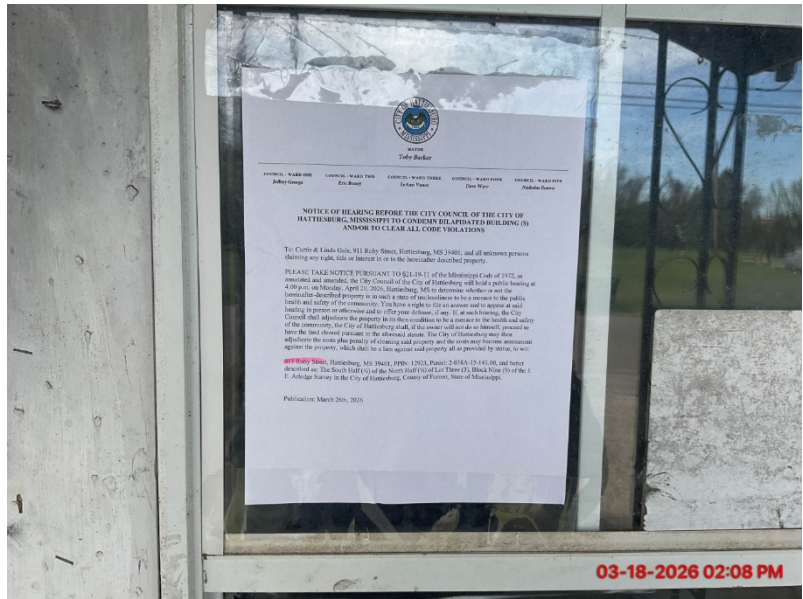
**Violations: US, VS, DS, DB, PT,
GAR/RUB, OGL**

Case History: This property has been vacant and fire-damaged since January 15, 2023. Inspections revealed the structure is severely burned, with major portions of the roof, siding, and interior framing completely destroyed. The damage has left the structure unstable, open to the elements and unsafe for occupancy. The property is also overgrown with grass and vegetation, and trash and debris are present throughout the lot. Due to the extent of fire damage and ongoing neglect, Code Enforcement is requesting permission from the City Council to enter the property to cut and clean overgrowth, remove debris, and secure or demolish the structure if necessary to eliminate unsafe conditions.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Curtis & Linda Gale, 911 Roby Street, Hattiesburg, MS 39401; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, April 20, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanliness to be a menace to the public health and safety of the community. You have a right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

911 Roby Street, Hattiesburg, MS 39401, PPIN: 12923, Parcel: 2-038A-15-141.00, and better described as: The South Half (½) of the North Half (½) of Lot Three (3), Block Nine (9) of the J. E. Arledge Survey in the City of Hattiesburg, County of Forrest, State of Mississippi.

Publication: March 26th, 2026

911 Roby Street

PPIN: 12923

9589 0710 5270 3411 8171 65	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
	For delivery information, visit our website at www.usps.com ™.	
	OFFICIAL USE	
	Certified Mail Fee \$ _____	
	Extra Services & Fees (check box, add fee as appropriate)	
	<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____		
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____		
<input type="checkbox"/> Adult Signature Required \$ _____		
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____		
Postage \$ _____		
Curtis & Linda Gale 911 Roby Street Hattiesburg, MS 39401		
	RV	
for Instructions		

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	<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____		
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____		
<input type="checkbox"/> Adult Signature Required \$ _____		
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____		
Postage \$ _____		
Curtis & Linda Gale 913 Roby Street Hattiesburg, MS 39401		
	RV	
for Instructions		

Case # 6

**Case History For
102 Brentwood Place**

Ward: 3

Action Center: CASE-04-23-010878

Date: 06/18/2025

PPIN: 03667

**Owner: Ada Jo Ezell and Steven &
Deborah Patterson**

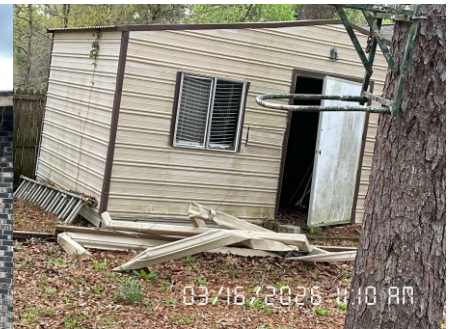
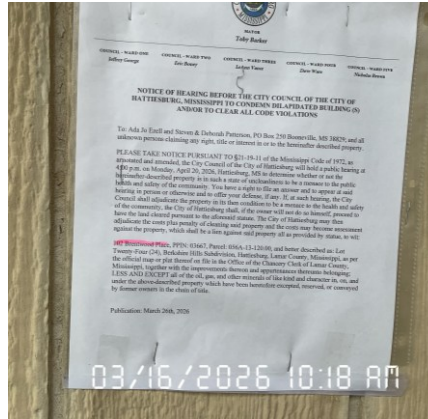
Violations: VS, PT, OGL

Case History: At 102 Brentwood Place I observed the following violations which requires immediate action by the City of Hattiesburg due to the deteriorating condition of the structure, inaction by the listed owner (Steven Patterson), safety of the surrounding homes, and the possibility of vagrant activity. The above-mentioned structure (102 Brentwood Place) has been in disrepair since 2023 and has progressively gotten worse. The fascia boards are damaged or missing causing the roof & other areas of the home to be exposed to the elements. The garage doors have damage. On the front of the home the Gable Vent is damaged. There are various areas on the home that have water damage. The property also has a dilapidated fence. The required action needed to secure the property at this time is as follows: all protective treatment areas (fascia boards, gable vent, garage door, water damaged areas) must be repaired. All windows and garage area should be boarded up to prohibit trespassers or vagrant activity. Owner has been notified by phone and certified mail more than once but has not taken action.

Inspector:

Robert Extine

(601) 545-4600





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Ada Jo Ezell and Steven & Deborah Patterson, PO Box 250 Booneville, MS 38829; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, April 20, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanliness to be a menace to the public health and safety of the community. You have a right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

102 Brentwood Place, PPIN: 03667, Parcel: 056A-13-120.00, and better described as: Lot Twenty-Four (24), Berkshire Hills Subdivision, Hattiesburg, Lamar County, Mississippi, as per the official map or plat thereof on file in the Office of the Chancery Clerk of Lamar County, Mississippi, together with the improvements thereon and appurtenances thereunto belonging; LESS AND EXCEPT all of the oil, gas, and other minerals of like kind and character in, on, and under the above-described property which have been heretofore excepted, reserved, or conveyed by former owners in the chain of title.

Publication: March 26th, 2026

102 Brentwood Place

PPIN: 03667

9589 0710 5270 3411 8171 72

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total \$

Postmark Here

Steven Patterson
PO Box 250
Booneville, MS 38829

RV Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total \$

Postmark Here

Steven & Deborah Patterson
306 Apple Street
New Albany, MS 38652

RV Instructions

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total \$

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MS TL LLC
770 S 13th St, Suite 7307
Boise, ID 83707

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total \$

Postmark Here

Longland Investments Inc
9581 Highway 45 North, P O Box 7
Lauderdale, MS 39335

RV Instructions

102 Brentwood Place

PPIN: 03667

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
1. Article Addressed to: Steven & Deborah Patterson 306 A Street New Albany, IN 46052	
9590 9402 9563 5121 0526 36	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 3411 8171 89	<input type="checkbox"/> Mail <input type="checkbox"/> Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
1. Article Addressed to: Steven Patterson PO Box 250 Booneville, MS 38829	
9590 9402 9563 5121 0526 43	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 3411 8171 72	<input type="checkbox"/> Mail <input type="checkbox"/> Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
1. Article Addressed to: MS TL LLC 770 S 13th St, Suite 7307 Boise, ID 83707	
9590 9402 9563 5121 0526 29	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 3411 8171 96	<input type="checkbox"/> Mail <input type="checkbox"/> Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No
1. Article Addressed to: Longland Investments Inc 9581 Highway 45 North, P O Box 7 Lauderdale, MS 39335	
9590 9402 9563 5121 0526 12	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Wiley Quinn, Urban Development Director
cc: Ann Jones
Date: Monday, April 20, 2026
Re: Hold a public hearing for an appeal filed by Michael Haddox, Property Owner/Applicant, to appeal the Hattiesburg Board of Adjustment action on the petition filed, for a variance request from the requirement of a 5-foot wide sidewalk on street frontages for a property located at 135 Thornhill Drive. The Hattiesburg Board of Adjustment voted to deny the petition on November 5th, 2025 (*Tabled at the December 15, 2025 Public Hearing*).
File Number: 2025-1079
Minute Book #

Summary

A public hearing for an appeal filed by Michael Haddox, Property Owner/Applicant, to appeal the Hattiesburg Board of Adjustment action on the petition filed, for a variance request from the requirement of a 5-foot wide sidewalk on street frontages for a property located at 135 Thornhill Drive. The Hattiesburg Board of Adjustment voted to deny the petition on November 5th, 2025.

Recommendation Statement

The Board of Adjustment recommended denying on November 5th, 2025.

Please place this on the April 20, 2026 City Council meeting for consideration.



**URBAN
DEVELOPMENT
PLANNING DIVISION**

**Board of Adjustment
Case Fact Sheet**

Names of Petitioner: Mary Jane & Herbs, Property Owner/Applicant, and Michael Haddox, Property Owner/Applicant

Address of Property:	Tax Parcels	PPIN:	Ward:
135 Thornhill Drive	2-038F-16-217.00	21511	3

Request: Sidewalk Variance

Purpose of Request: Mary Jane & Herbs, Property Owner/Applicant, and Michael Haddox, Property Owner/Applicant, request a variance from the requirement of sidewalks along public street frontages (LDC 7.6.1.1) to instead allow for 0ft of sidewalk for a B-3 zoned property located at 135 Thornhill Drive (PPIN 21511, Lamar County, Ward 3).

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

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

Staff met with the applicant to discuss available options for compliance, including construction of the sidewalk or participation in the Sidewalk Fee-in-Lieu Program adopted by the City. The applicant received a quote for the fee-in-lieu contribution but elected instead to pursue a variance request from the sidewalk requirement.

Participation in the sidewalk fee-in-lieu program would still require conditional use approval by ordinance requirements, as this specific area is not a designated by-right participation corridor into the program.

The Board of Adjustments should carefully consider approval of a variance of sidewalks within the B-3 zoning district, as approval of the variance would allow the property to remain without the required sidewalk improvements along Thornhill Drive. The Board of Adjustment should consider whether the request meets the established criteria for granting a variance, including demonstration of practical difficulty or unnecessary hardship, and whether approval would remain consistent with the intent of the sidewalk requirement to promote pedestrian connectivity and public safety.

Applicant Summary: See Attached

Applicable Regulations:

(continued on next page)

SECTION 7 Table 7.1 Design Standards

Table 7.1 Design Standards															
STANDARD	DISTRICT														
	A-1	A-2	R-1A	R-1B	R-1C	R-2	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PMU
■ = Required ✕ = Not required															
7.6 PEDESTRIAN CIRCULATION.															
7.6.1 Circulation External to a Site.															
7.6.1.1	Sidewalks shall be provided along all public streets on the entire frontage of a development site and align with existing sidewalks on adjacent properties including both frontages on corner lots. Minimum sidewalk width is five feet. Additional width may be required as determined by Site and Design Review. <u>Where on-site construction is impractical or unnecessary, developers may contribute to the Sidewalk Bank Fee-in-Lieu Program, subject to approval.</u>														
	✕	✕	■	■	■	■	■	■	■	■	■	■	■	■	■
7.6.1.2	Sidewalks shall be ADA compliant. ADA access ramps shall be constructed at street corners.														
	✕	✕	■	■	■	■	■	■	■	■	■	■	■	■	■
7.6.1.3	Where sidewalks are not yet present on adjacent sites, sidewalks shall be constructed at least five feet behind the curb to allow for landscaping and street trees. If sidewalks are present on adjacent properties, the new sidewalk shall connect to the existing sidewalk.														
		✕	■	■	■	■	■	■	■	■	■	■	■	■	■

Present Zoning: B-3 Community Business

Present Use: Cannabis Dispensary

Future Land Use: Regional Business

Surrounding Zoning and Land Use:
 North: B-3 Community Business
 South: B-3 Community Business
 East: B-3 Community Business

**Letters or
Concerns stated:**

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

Option:

Recommend approval or denial of the variances from the requirement of sidewalks along public street frontages (LDC 7.6.1.1) to instead allow for 0ft of sidewalk for a B-3 zoned property located at 135 Thornhill Drive (PPIN 21511, Lamar County, Ward 3).

Basis for Approval (12.4.1.1):

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:

I. Hardship.

- The hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant.
- 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.

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

III. Literal Interpretation. The literal interpretation of the provisions of the regulations 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.

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

V. Minimum Required. The granting of a variance is the minimum variance that will make possible the reasonable use

November 2025 BOA Item: A

Sidewalk Variance

Mary Jane & Herbs, Property Owner/Applicant, and Michael Haddox, Property Owner/Applicant of the land or structure.

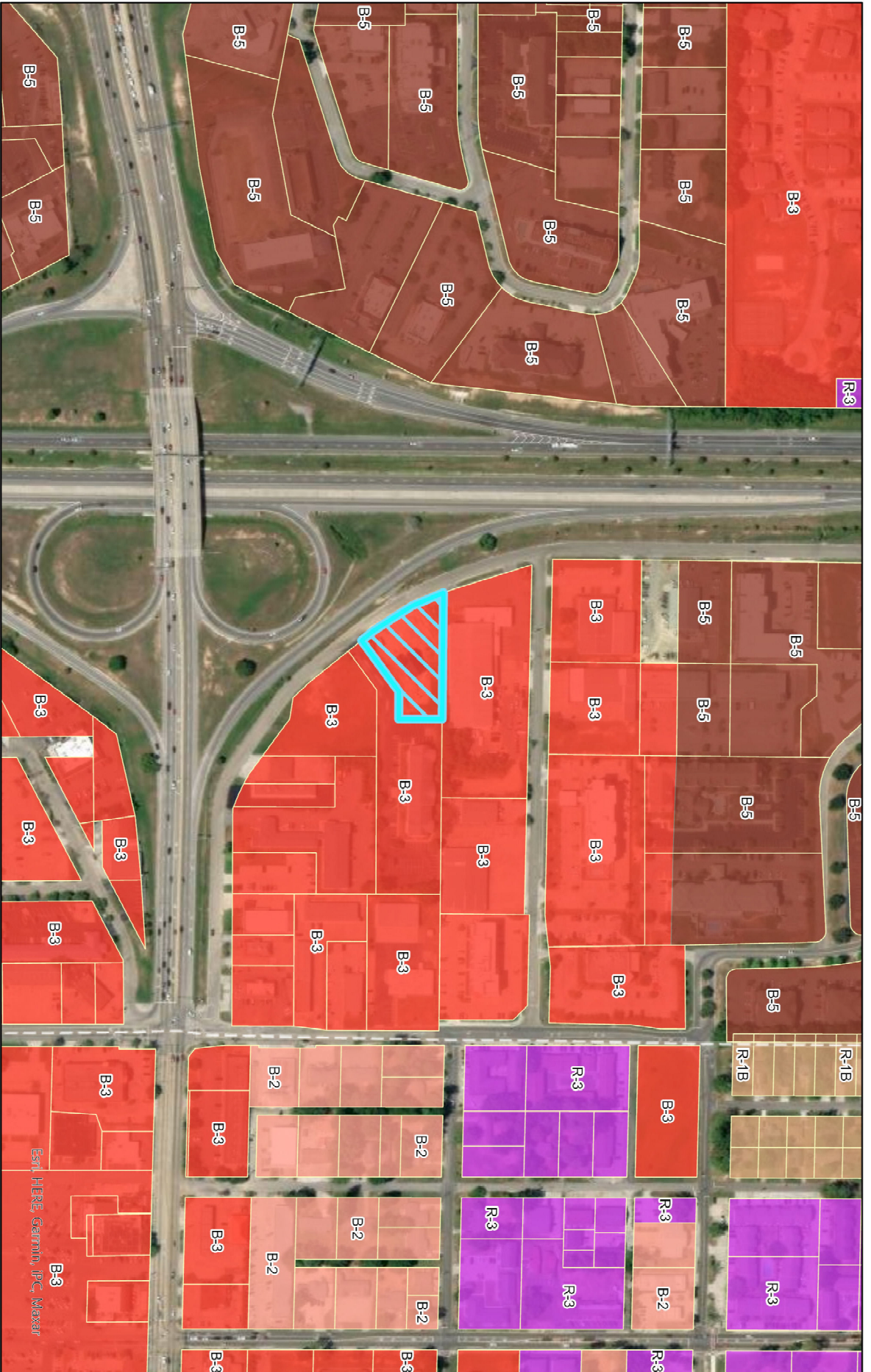
VI. Conformance with the Purposes of this Code. The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

SUBJECT PARCEL

134 Thornhill Drive — Variance Request

Mary Jane & Herbs, Property Owner/Applicant, and Michael Haddox, Property Owner/Applicant, request a variance from the requirement of sidewalks along public street frontages (LDC 7.6.1.1) to instead allow for 0ft of sidewalk for a B-3 zoned property located at 135 Thornhill Drive (PPIN 21511, Lamar County, Ward 3).





Zoning Classes

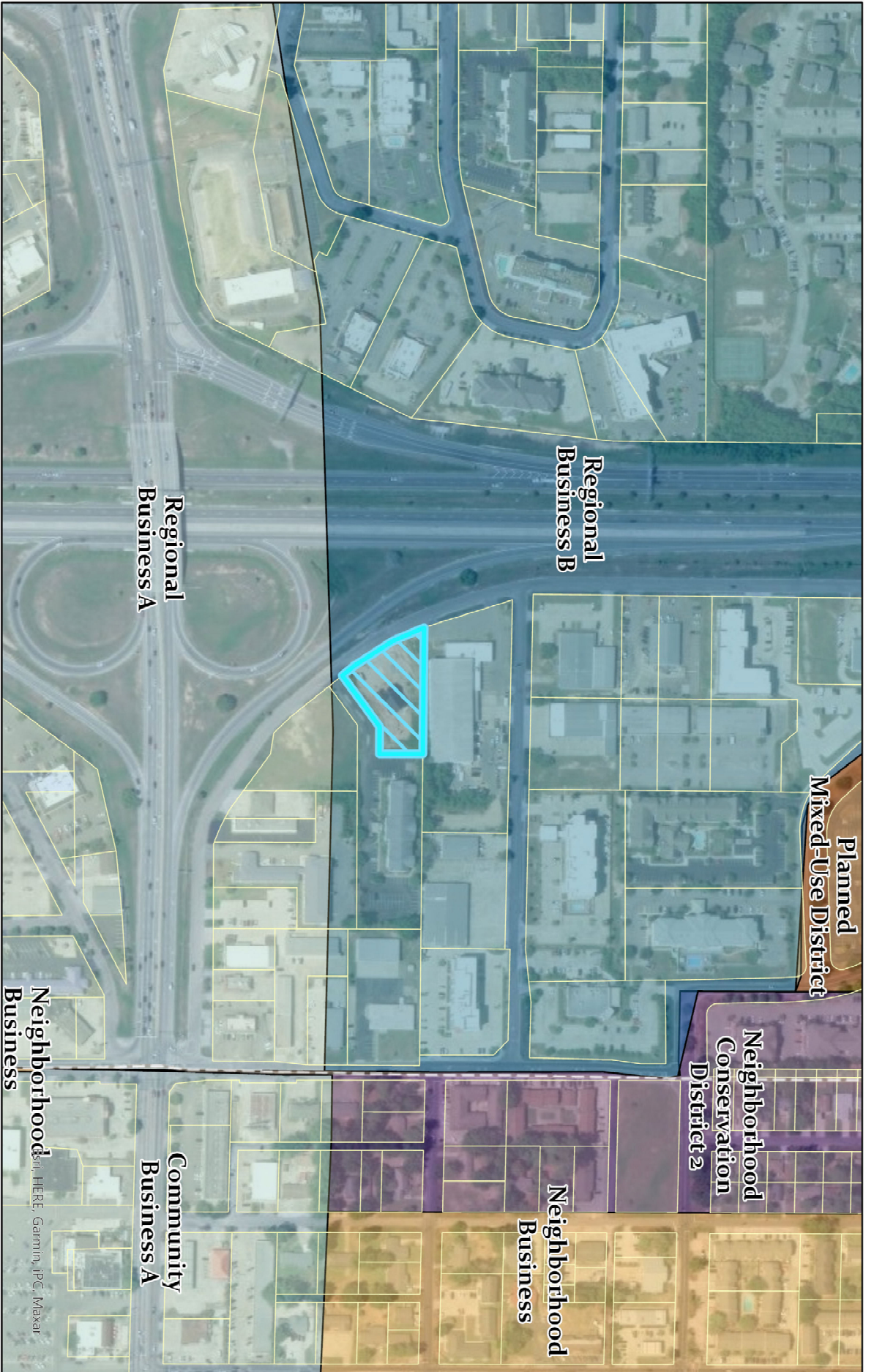
- R-1B B-3
- R-3 B-5
- B-2 134 Thornhill

Sidewalk Variance Request
 134 Thornhill Drive
 Zoned: B-3, PPIN 21511
 Flood Zone: X
 Ward 3, Lamar County



URBAN DEVELOPMENT
 PLANNING DIVISION
 Center: 89°21'2"W 31°19'36"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 10/13/2025 2:51 PM



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

Sidewalk Variance Request
 134 Thornhill Drive
 Zoned: B-3, PPIN 21511
 Flood Zone: X
 Ward 3, Lamar County



URBAN DEVELOPMENT
PLANNING DIVISION
 Center: 89°21'3"W 31°19'37"N

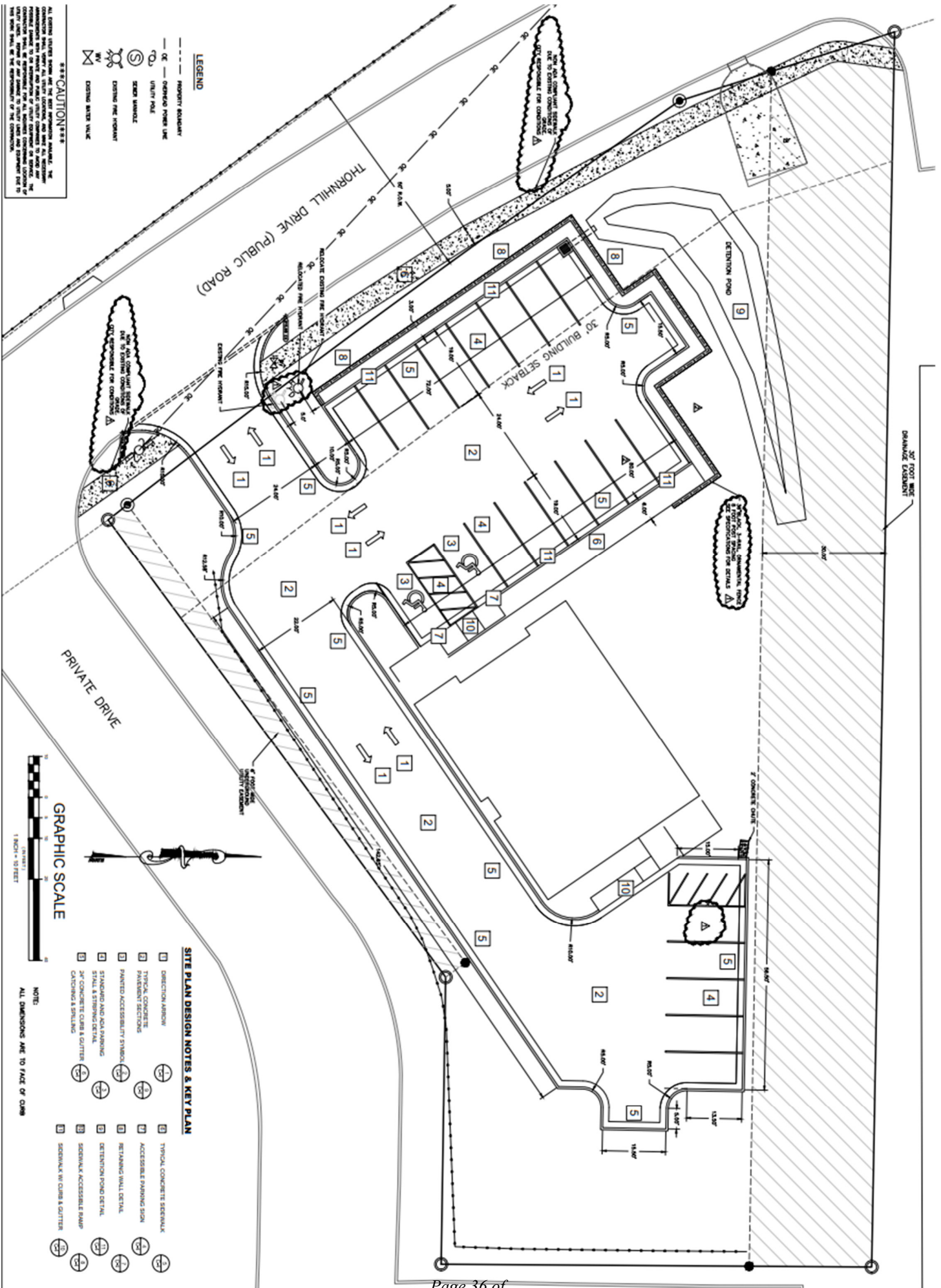
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Site Aerial



Surrounding Area





- LEGEND**
- PROPERTY BOUNDARY
 - - - - - EASEMENT POWER LINE
 - ○ ○ ○ ○ UTILITY POLE
 - ○ ○ ○ ○ SEWER MANHOLE
 - ○ ○ ○ ○ EXISTING FIRE HYDRANT
 - ○ ○ ○ ○ EXISTING WATER VALVE

CAUTION

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND MAKE AN APPROPRIATE RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

GRAPHIC SCALE



- SITE PLAN DESIGN NOTES & KEY PLAN**
- 1 DIRECTION ARROW
 - 2 TYPICAL CONCRETE PAVEMENT SECTION
 - 3 PAINTED ACCESSIBILITY SYMBOL
 - 4 STANDARD AND ADA PARKING STALL & STRIPING DETAIL
 - 5 2" CONCRETE CURB & GUTTER CATCHING & STRIPING
 - 6 TYPICAL CONCRETE SIDEWALK
 - 7 ACCESSIBLE PARKING SIGN
 - 8 RETAINING WALL DETAIL
 - 9 DETENTION POND DETAIL
 - 10 SIDEWALK ACCESSIBLE RAMP
 - 11 SIDEWALK W/ CURB & GUTTER

NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB



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: Mary Jane & Herbs Project Name: _____

Municipal Address of Site: 135 thornhill Dr. Hattiesburg MS PPIN #: _____

Parcel Number(s): _____

Type of Public Hearing	Additional Information Needed:
<input checked="" type="checkbox"/> Variance (fill out pages 7 & 8)	<input type="checkbox"/> Sign <input type="checkbox"/> Setback <input type="checkbox"/> Off-Site Parking <input type="checkbox"/> Lot Width <input type="checkbox"/> Lot Coverage Area <input type="checkbox"/> Buffer <input type="checkbox"/> Open Space <input checked="" type="checkbox"/> Other: <u>Sidewalk LDC 7.6.1.1</u>
<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"/> Text Amendment |
| <input type="checkbox"/> Street or Alley Renaming (fill out pages 13 & 14) | <input type="checkbox"/> Overlay District |
| <input type="checkbox"/> Vacating Street or Alley (fill out pages 13 & 14) | <input type="checkbox"/> Planned Mixed-Use District (PMU) |

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

Updated Version 05/22/25

FOR VARIANCE APPLICANTS:

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

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

Approval Criteria.

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

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

The topography of the site makes
a sidewalk technically infeasible.

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

No other properties in the area
have sidewalks

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.

No other property owners have
sidewalks in this area. ~~THEY DO~~

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

The sidewalk is not a reasonable
use at this property. The location is
not conducive to pedestrian traffic.

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

yes

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

The US DOJ Section 36.401 (c) grants exception where "the unique characteristics of terrain prevent the incorporation of accessible features."

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.



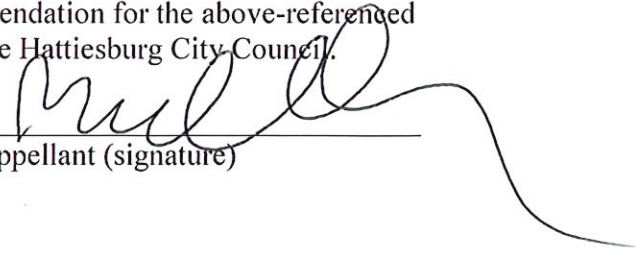
**URBAN
DEVELOPMENT
PLANNING DIVISION**

REQUEST TO APPEAL DECISION OR RECOMMENDATION

Today's Date:	11-5-25
Date of Decision/Recommendation Date:	11-5-25 <i>(Appeals must be made within ten consecutive days of the recommendation)</i>
Name of Property Owner/Petitioner:	Michael Haddox
Name of Person Requesting Appeal Hearing:	Michael Haddox
Mailing Address of Person Requesting Appeal Hearing:	60 Hardie Rd, Sumner, MS 39482
Address of Petitioned Property:	135 Thornhill Dr
Name of the Deciding Body:	Director of UD <input type="checkbox"/> Site and Design Review Committee <input type="checkbox"/> Historic Conservation Commission <input checked="" type="checkbox"/> Planning Commission <input checked="" type="checkbox"/> or Board of Adjustment <input type="checkbox"/>
Petitioner's Request of the Deciding Body:	Sidewalk Exception
Deciding Body's Recommendation:	Sidewalk Exception denied

**Attach the specific grounds for appeal to this application.
Subject to a \$50 fee per ordinance 2977**

I hereby APPEAL the Planning Commission Recommendation for the above-referenced petition and request to hold a Public Hearing before the Hattiesburg City Council.


Appellant (signature)

Send to:
The Planning Division of Urban Development

Copy to:
Kermas Eaton, Director of Administration/City Clerk
Wiley Quinn, Director of Urban Development

P.O. Box 1898
Hattiesburg, MS 39403
601.545.4591

We are submitting application to appeal adjustment bureau decision for the sidewalk variance. We believe that safety concerns were not properly addressed and would like to address these issues in greater detail with the city. We want to be in compliance with city regulations but only when it can be done safely and in a logical manner.

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
November 5th, 2025**

Board Members Roll Call:

Members Present:

1. Sandi Boykins
2. Herman Dungan
3. John Eye
4. Bernard Green, Vice Chair (departed during item D)
5. Shawn Harris, Chair
6. Stacey Ready, Secretary
7. Brandon Williams (Virtual)

Members Absent:

8. Jessica Cathey
9. James Hughes
10. Richard Conville
11. 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 Harris declared the Board of Adjustment meeting open and in session at 3:45 p.m.

AGENDA REVIEW

A motion was made to accept the agenda for the November 2025 meeting.

Motion:

Made by Bernard Green to approve the agenda

Second:

Made by Herman Dungan

Vote:

Board Member	Yea	Nay	Other
Sandi Boykins	X		
Jessica Cathey			ABSENT
Richard Conville			ABSENT
Herman Dungan	X		
John Eye	X		
Bernard Green	X		
Shawn Harris	X		
James Hughes			ABSENT
Stacey Ready	X		
Brandon Williams	X		

The motion to approve the November 2025 meeting agenda was passed by a 7-0 vote.

MINUTES REVIEW

A motion was made by Stacey Ready to approve the minutes.

Motion:

Made by Stacey Ready

Second:

Made by Herman Dungan

Vote:

Board Member	Yea	Nay	Other
Sandi Boykins	X		
Jessica Cathey			ABSENT
Richard Conville			ABSENT
Herman Dungan	X		
John Eye	X		
Bernard Green	X		
Shawn Harris	X		
James Hughes			ABSENT
Stacey Ready	X		
Brandon Williams	X		

The motion to approve the October 2025 meeting minutes was passed by a 7-0 vote.

PLANNING REPORT

The Planning Division staff gave a report.

CHAIR’S REPORT

No report from the chair.

INTRODUCTIONS:

Board of Adjustment members and Staff introduced themselves.

PUBLIC HEARING:

A motion was made by Bernard Green to table items B and D.

Motion:

Made by Bernard Green

Second:

Made by Sandi Boykins

Vote:

Board Member	Yea	Nay	Other
Sandi Boykins	X		
Jessica Cathey			ABSENT
Richard Conville			ABSENT
Herman Dungan	X		
John Eye	X		
Bernard Green	X		
Shawn Harris	X		
James Hughes			ABSENT
Stacey Ready	X		
Brandon Williams	X		

The motion to table items B and D was passed by a 7-0 vote.



Item A: Mary Jane & Herbs, Property Owner/Applicant, and Michael Haddox, Property Owner/Applicant, request a variance from the requirement of sidewalks along public street frontages (LDC 7.6.1.1) to instead allow for 0ft of sidewalk for a B-3 zoned property located at 135 Thornhill Drive (PPIN 21511, Lamar County, Ward 3).

Discussion and Vote:

Staff introduced the case.

Presented by:

- Michael Haddox

Proponents:

- None

Opponents:

- None

Motion:

Herman Dungan to recommend denial of the variance request

Second:

Made by John Eye

Vote:

Board Member	Yea	Nay	Other
Sandi Boykins	X		
Jessica Cathey			ABSENT
Richard Conville			ABSENT
Herman Dungan	X		
John Eye	X		
Bernard Green	X		
Shawn Harris	X		
James Hughes			ABSENT
Stacey Ready		X	
Brandon Williams	X		

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

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**Item B:** Wesley Foundation of Mississippi Southern, Property Owner/Applicant, Eric Davis, Property Owner/Applicant, Shelby Murray, Applicant/Engineer, and Sarah Newton, Architect, request a variance from the requirement of a maximum amount of impervious surface lot coverage of 50% (LDC 6.1) to instead allow for 80% impervious surface lot coverage for a property located at 3200 Montague Blvd. (PPIN 22975 & 22976, Forrest County, Ward 1).

*The item was tabled for the December Board of Adjustment meeting.*

**Item C:** John Neal, Property Owner/Applicant, Mitch Hembre, Architect, and Bill Rogers, Representative, request variances from the maximum front setback requirement of 25ft ft to allow for 42.3ft on one primary frontage from the minimum front setback requirement of 20 ft to allow for 4 ft on another primary frontage, from the curb cut minimum distance from an intersection requirement of 75ft to instead allow for 27.8 ft., and from the landscaping buffer requirement of 10ft to instead allow for 4ft at a property located at 1001 Hardy Street (PPIN 21054, Forrest County, Ward 4).

**Discussion and Vote:**

Staff introduced the case.

**Presented by:**

- John Neal
- Mitch Hembre
- Bill Rogers

**Proponents:**

- None

**Opponents:**

- None

**Motion:**

Herman Dungan to recommend approval of all the variance requests

**Second:**

Made by Stacey Ready

**Vote:**

| <b>Board Member</b> | <b>Yea</b> | <b>Nay</b> | <b>Other</b> |
|---------------------|------------|------------|--------------|
| Sandi Boykins       | X          |            |              |
| Jessica Cathey      |            |            | ABSENT       |
| Richard Conville    |            |            | ABSENT       |
| Herman Dungan       | X          |            |              |
| John Eye            | X          |            |              |
| Bernard Green       |            |            | ABSENT       |
| Shawn Harris        | X          |            |              |
| James Hughes        |            |            | ABSENT       |
| Stacey Ready        | X          |            |              |
| Brandon Williams    | X          |            |              |

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

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Item D: Martin Luther King Jr. Baptist Church, Property Owners, Image Signs and Neon, Contractor, and Michael Bethley, Representative, request variances from the separation of electronic message boards from the nearest lot line of a residential use minimum requirement of 200ft to instead allow for 55ft and from the maximum requirement of 40% sign area of a electronic message board to instead allow for 45.71 % for a sign at a B-2 zoned property located at 110 Martin Luther King Jr. Drive (PPIN 32303, Forrest County, Ward 5).

The item was tabled for the December Board of Adjustment meeting.

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**OTHER BUSINESS:**

- Nominating committee for elections.

**Motion:**

Stacey Ready motioned to name a nominating committee with Herman Dungan (Chair), Brandon Williams, and John Eye.

**Second:**

Made by Sandi Boykins

**Vote:**

| <b>Board Member</b> | <b>Yea</b> | <b>Nay</b> | <b>Other</b> |
|---------------------|------------|------------|--------------|
| Sandi Boykins       | X          |            |              |
| Jessica Cathey      |            |            | ABSENT       |
| Richard Conville    |            |            | ABSENT       |
| Herman Dungan       | X          |            |              |
| John Eye            | X          |            |              |
| Bernard Green       |            |            | ABSENT       |
| Shawn Harris        | X          |            |              |
| James Hughes        |            |            | ABSENT       |
| Stacey Ready        | X          |            |              |
| Brandon Williams    | X          |            |              |

The motion to name a nominating committee with Herman Dungan (Chair), Brandon Williams, and John Eye passed with a 6-0 vote.

**Motion:**

Herman Dungan motioned to adjourn the meeting.

**Second:**

Made by Sandi Boykins

**Vote:**

| <b>Board Member</b> | <b>Yea</b> | <b>Nay</b> | <b>Other</b> |
|---------------------|------------|------------|--------------|
| Sandi Boykins       | X          |            |              |
| Jessica Cathey      |            |            | ABSENT       |
| Richard Conville    |            |            | ABSENT       |
| Herman Dungan       | X          |            |              |
| John Eye            | X          |            |              |
| Bernard Green       |            |            | ABSENT       |
| Shawn Harris        | X          |            |              |
| James Hughes        |            |            | ABSENT       |
| Stacey Ready        | X          |            |              |
| Brandon Williams    | X          |            |              |

The motion to adjourn was passed by a 6-0 vote.

The Board of Adjustments adjourned the meeting at 4:35 pm

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Stacey Ready, Secretary

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Cory Long, AICP, Planning Division Manager