

Planning Commission Agenda

Jackie Dole Sherrill Community Center (Dining Room)

Time: 1:00 PM

5/6/2026

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. 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).
 - B. Street/Alley Closure - The Housing Authority for the City of Hattiesburg/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).
 - C. Subdivision Request - Housing Authority of the City of Hattiesburg/Judy Mellard, Applicants, requests to alter a platted subdivision known as the Hardy and Scott Survey of the City of Hattiesburg Subdivision and request approval for a preliminary plat (Ward 2, Forrest County).
 - D. Historic Flood Variance Request - Beau Roberts, Applicant, requests a variance from Article 6, Section E of the Flood Ordinance, which states that qualifying historic structures may apply for a flood variance from the requirement to elevate or flood-proof the structure, for a structure at 213 Main Street (PPIN 18526, Forrest County, Ward 4).
 - E. Conditional Use Request - Pedesco, Inc/Perry Doleac, Property Owner/Applicant, requests a conditional use approval for dustless gravel for outdoor equipment storage (LDC 7.12.10.4) for a property located at 1725 Byron Street (PPIN 23329, Forrest County, Ward 5)
 - F. Conditional Use Request - Johnnie Williams, Property Owner/Applicant, requests a conditional use approval for automotive sales and rentals for a property located at 1601 Corinne Street (PPIN 17592, Forrest County, Ward 4).
 - G. Rezoning Request - Nate Reynolds, Property Owner/Applicant, requests a zoning

change from A-1 to A-2 for a property located at 18 Classic Drive (PPIN 9514, Forrest County, Ward 1).

H. Subdivision Request - Nate Reynolds, Property Owner/Applicant, requests approval of a preliminary plat for a major subdivision for a property located at 18 Classic Drive (PPIN 9514, Forrest County, Ward 1).

I. Conditional Use Request - Tomeka Matthews, Applicant, requests a conditional use approval for a “group care home” for a property located at 910 Tipton Street (PPIN 22017, Forrest County, Ward 2).

J. Subdivision Request - Mississippi Children’s Home Society, Applicant, requests to alter a platted subdivision known as “Fortieth Place Subdivision- Phase 1” for a property located at 121 Lundy Lane (PPIN 20977, Lamar County, Ward 3).

K. Rezoning Request - Leonard Moody, Property Owner/Representative, and Aftan Moody, Applicant, request a zoning change from R-1C to A-2 for a property located at 321 North Hattiesburg Avenue (PPIN 12337, Forrest County, Ward 5).

L. Rezoning Request - Felicia McIntyre, Applicant/Property Owner, requests a zoning change from R-1C to A-2 for a property located on N Hattiesburg Avenue (PPIN 47150, Forrest County, Ward 5).

M. Subdivision Request - Leonard Moody and Felicia McIntyre (Applicants/Property Owners) request to alter a subdivision known as the “Toomer Subdivision” and for approval of a preliminary plat for a property located at 321 North Hattiesburg Avenue (PPINS 12337 and 47150, Forrest County, Ward 5).

III. Other Business

IV. Adjournment

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
April 1, 2026**

Board Members Roll Call:

Members Present:

1. Richard Conville (Joined during item B)
2. Charles Dawe
3. Amy Hinton, Chair
4. Caroline Ingram
5. Elayne Lockett
6. Lee Anne Venable
7. Rebekah Ray, Secretary

Members Not Present:

1. Michael Dickerson
2. Edward Hargrove
3. Rhoda Pickett, Vice Chair
4. 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 1:03 p.m.

AGENDA REVIEW

Motion:

Made by Commissioner Rebekah Ray to approve April's agenda with the removal of item H.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

The motion to approve April’s agenda, with the removal of item H, was passed by a 6-0 vote.

MINUTES REVIEW

Motion:

Made by Commissioner Lee Anne Venable to approve the March 2026 minutes.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

The motion to approve the March 2026 meeting minutes passed with a 6-0 vote.

BUILDING REPORT

Kevin Bates, Building Official, gave the Building Permit Report for March 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: 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Rebekah Ray to recommend approval

Second:

Made by Commissioner Charles Dawe

Vote:

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

Lee Anne Venable	X		
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The motion to recommend approval of the request passed 6-0.

****Commissioner Richard Conville arrived at the meeting during the public hearing portion of Item B****

Item B: 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)

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o Marilyn C Livingston
- Proponents:
 - o Georgia Campbell
 - o W. Hope Bald
 - o Ronald Bald
- Opponents:
 - o Keri Meek, President of Hattiesburg Historic Neighborhood Association
 - Letters of opposition from neighborhood members (Exhibit B-1)
 - Letter of opposition from the Board of the Hattiesburg Historic Neighborhood Association (Exhibit B-2)
 - o Andrea Saffle
 - o Sarah Halliwell
 - o Michael Anderson
 - o Ray Healey

Motion:

Made by Commissioner Charles Dawe to recommend denial.

Second:

Made by Commissioner Lee Ann Venable

Vote:

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

The motion to recommend denial passed 6-1.

~~**Item C:** 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).~~

Item D: 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 J Ed Turner near Jackson Road (PPIN 9505, Ward 1, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case.

- Presented by:
 - o John Weeks
- 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			ABSENT

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

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

Item E: 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Charles Dawe to recommend approval.

Second:

Made by Commissioner Lee Anne Venable

Vote:

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

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

Item F: 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Charles Dawe to recommend approval.

Second:

Made by Commissioner Lee Anne Venable

Vote:

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

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

Item G: 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).

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Lee Anne Venable to recommend approval with the added condition that any future expansion to cremation and/or embalming requires a conditional use approval and that a traffic memo be included for processional traffic.

Second:

Made by Commissioner Rebekah Ray

Vote:

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

The motion to recommend approval with the added condition that any future expansion to cremation and/or embalming requires a conditional use approval and that a traffic memo be included for processional traffic passed with a 7-0 vote.

~~**Item H:** Housing Authority of the City of Hattiesburg/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).~~

Item I: 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

Discussion and Vote:

The Planning Staff introduced the case.

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

Motion:

Made by Commissioner Commissioner Lee Anne Venable to recommend approval.

Second:

Made by Commissioner Elayne Lockett

Vote:

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

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

Other Business:

- Commissioner Caroline Ingram made a motion to establish a subcommittee on Mobile Homes. The committee will consist of Commissioners Caroline Ingram, Rhoda Pickett, and Edward Hargrove.

- Commissioner Richard Conville seconded the motion.
- All present voted aye; the subcommittee was formed with a 7-0 vote.

Adjournment:

Motion:

Made by Commissioner Lee Anne Venable to adjourn

Second:

Made by Commissioner Elayne Lockett

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

The Planning Commission adjourned the meeting at 3:10 pm.

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager



Hattiesburg Planning Commission Planning Division

Item A - Staff Report

May 6th, 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):

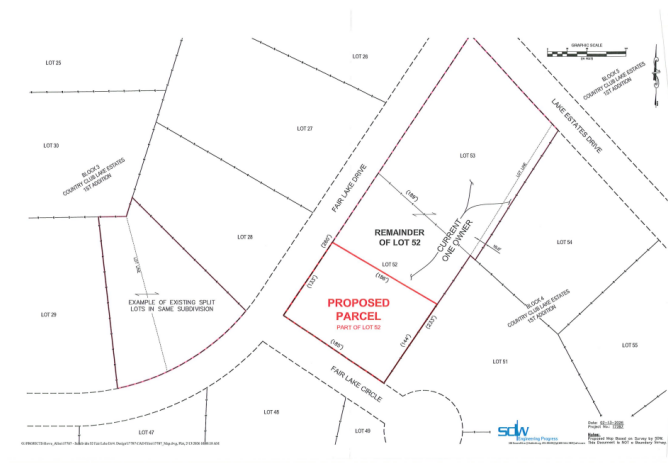
2-025L-35-037.00



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 lot within a platted subdivision to construct a new single-family home. Staff notified the applicant that the property is located within a recorded platted subdivision and that state law requires City Council approval 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. The subdivision has existing covenants, but those are a private matter, as the city is not a party to enforcing covenants.



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 in 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

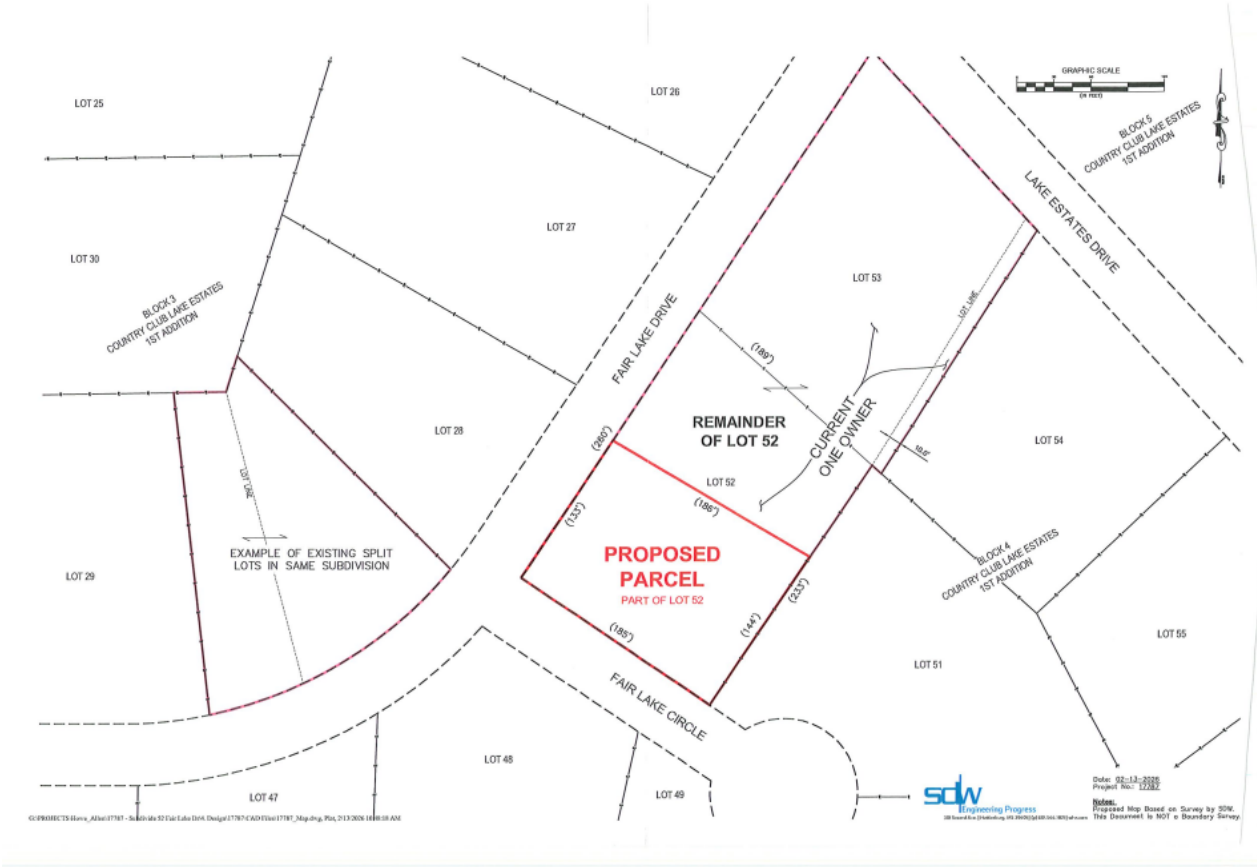
Applicant’s Requests:

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

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Miles

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: <i>MSUB: 0226-0053</i>		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: 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.
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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.

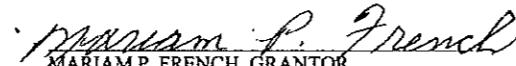
This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

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"

CERTIFICATE OF DEATH STATE FILE NUMBER 123-08-026426

Form with fields for DECEASED (Name: Cornelius Vernon French, Male, DOB: 06-18-1939), PARENTS (John Ira French, Josephine Brogan), INFORMANT (Mariam French), DISPOSITION (Burial at Highland), PRONOUNCEMENT (Michelle Sanford, RN), CERTIFIER (Tommy L. Fedrick, DME 18-2), and CAUSE OF DEATH (CA Pancreas NOS).

Inst. 681431
Bk 1112 Pg 0652

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

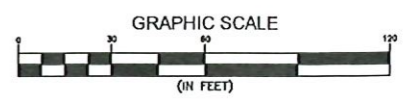
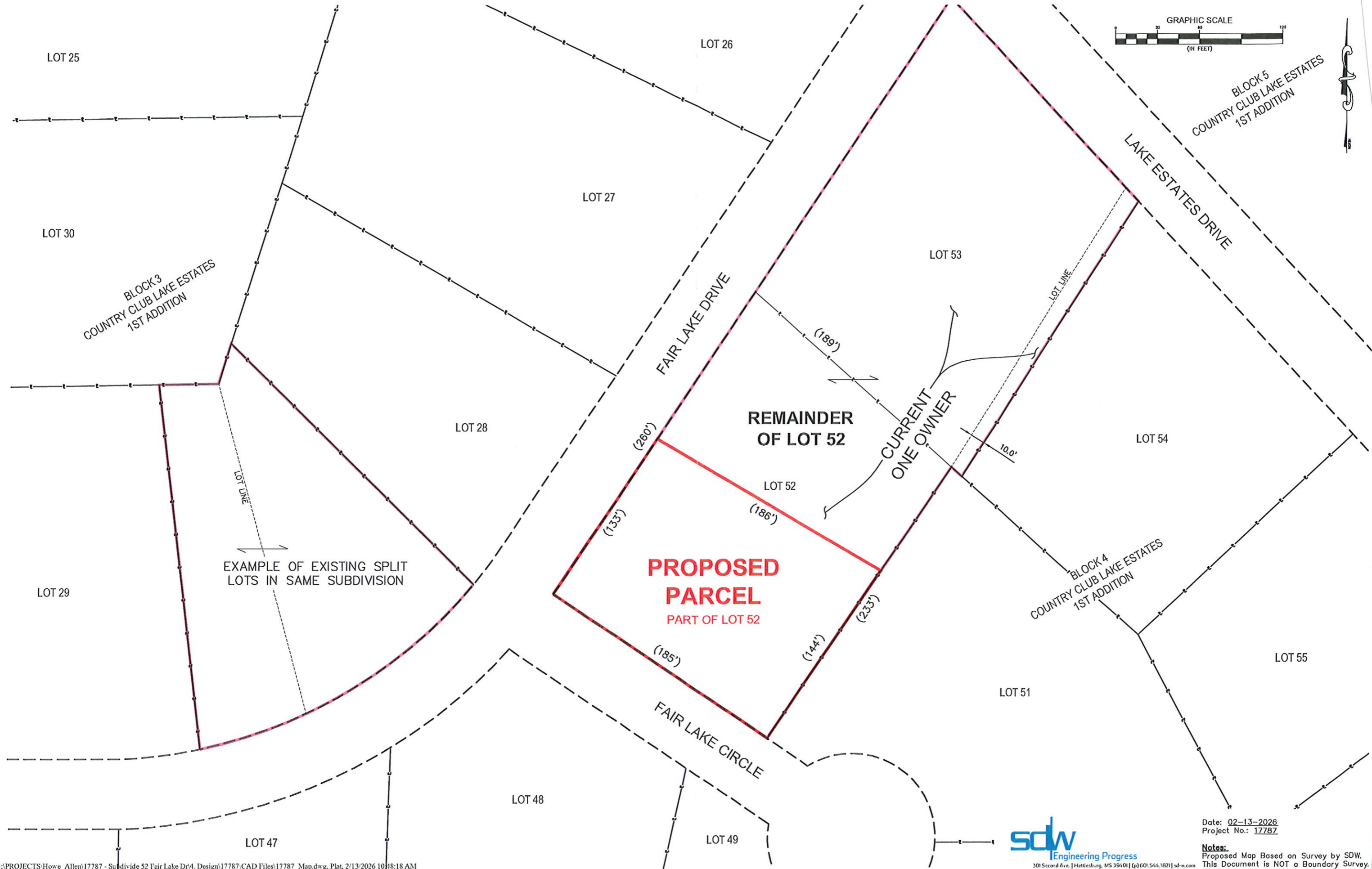
Name of Subdivision being altered:

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					
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6					
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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.

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

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

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

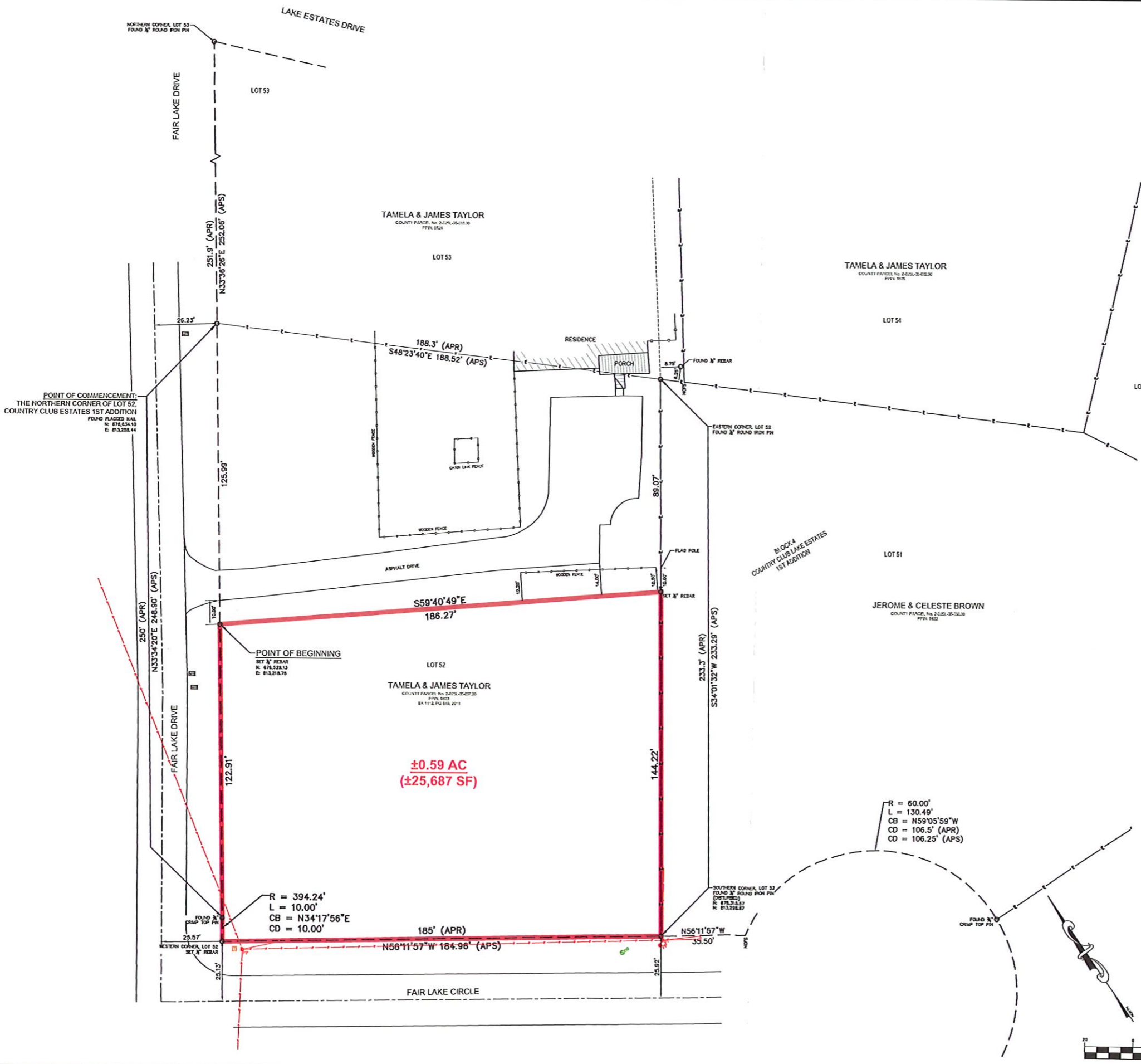
HORIZONTAL DATUM: NAD 83(2011)
CONTROL STATION: RICHMOND (USM CAMPUS) HATTIESBURG, MS
N: 655,022.122
E: 827,206.365
Z: 303.382

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



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_Altamir\17787 - Subdivide 52 Fair Lake Lake Dk4 - Desktop\17787 CAD\17787.dwg, Survey Date: 1/8/1, 2/11/2026, 1:30:49 PM



County:

Forrest

**Hattiesburg Planning Commission
Planning Division**

Item B and C - Staff Report

April 1, 2026

Quick Facts:

Applicant:

Housing Authority of the City of Hattiesburg/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



Property Image

Applicant's Request:

Item B: Housing Authority of the City of Hattiesburg/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).

Item C: Housing Authority of the City of Hattiesburg/Judy Mellard, Applicants, requests to alter a platted subdivision known as the Hardy and Scott Survey of the City of Hattiesburg

Subdivision and request approval for a preliminary plat (Ward 2, Forrest County).



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. Some of the sections of the streets were never built, and many of the existing buildings were built over the platted streets. The proposal also alters a platted subdivision by reopening Ryan Street, where the applicants will create additional right-of-way.



Surrounding Area Image

The site plan, including demolition of existing buildings except for one, was approved by the Hattiesburg Historic Conservation Commission in January of 2026. The Site Plan Review Committee is awaiting the outcome of these public hearings before issuing any approvals for the project.

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.

Codes and Regulations

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

Bond: Any form of security (including a cash deposit, surety bond, or instrument of credit) in an amount and form satisfactory to the city.

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.

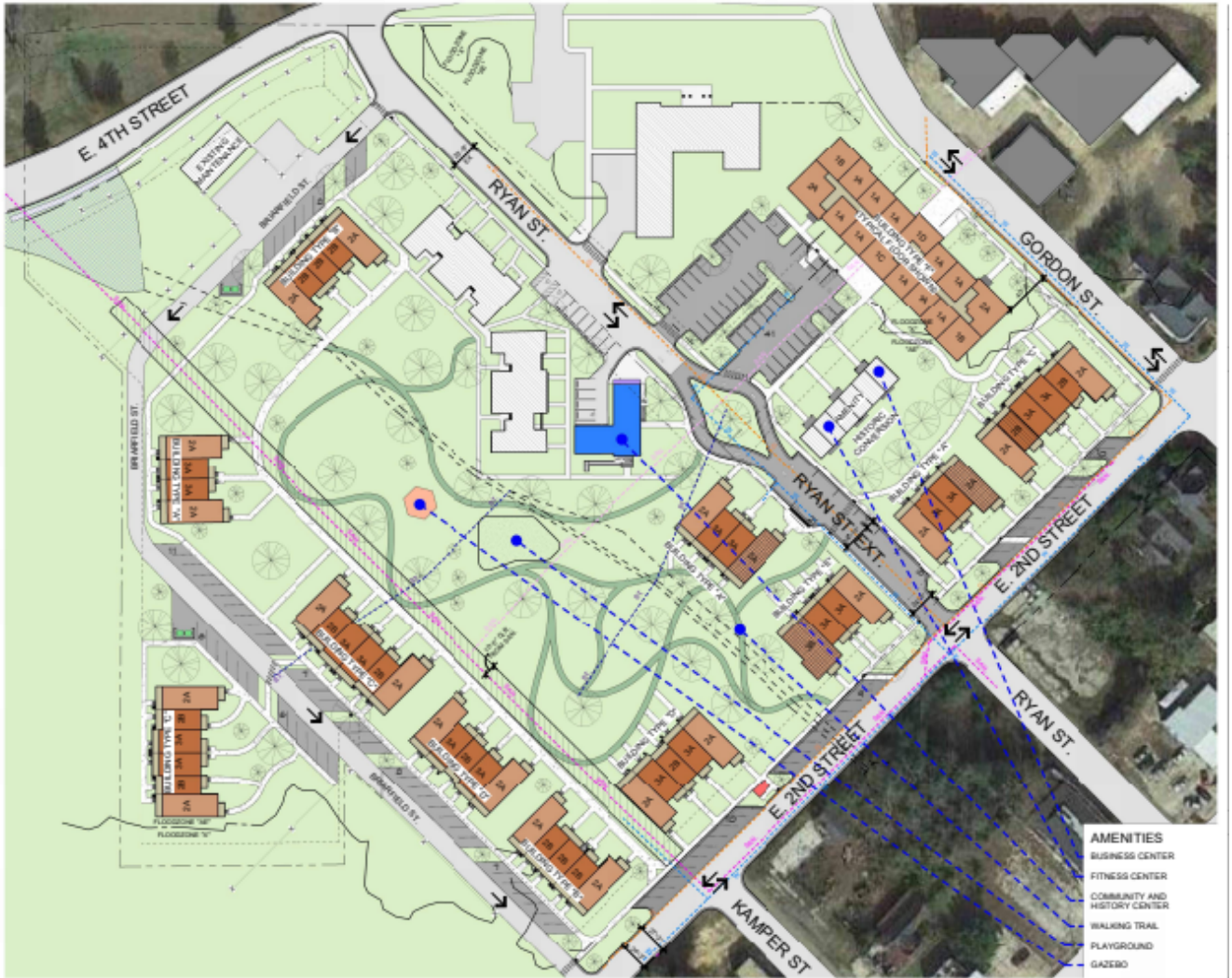
Considerations and Basis for Approval

Applicant’s Requests:

Recommend approval or denial 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).



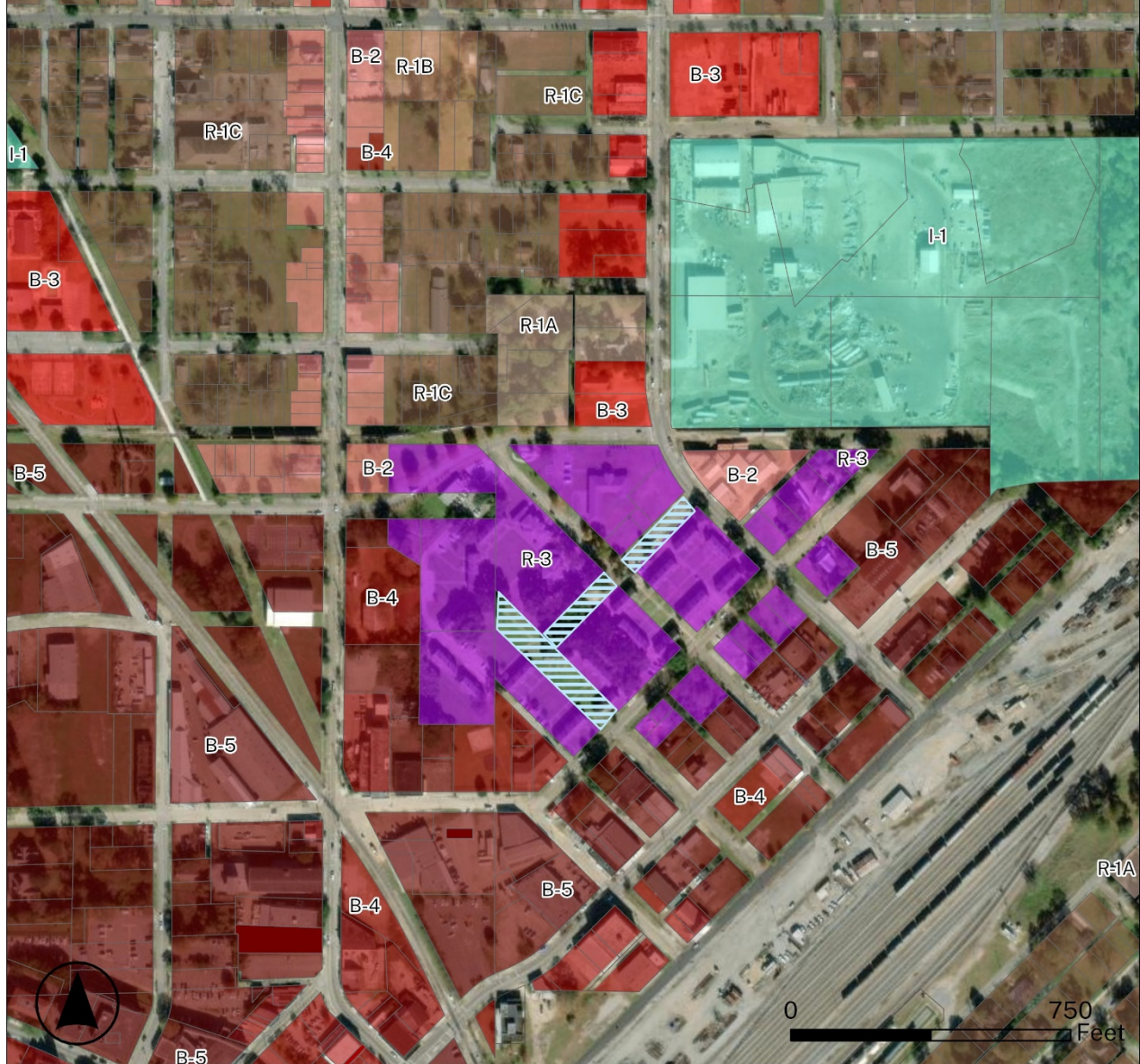
Proposed Site Plan



LDA ARCHITECTS
PROPOSED SITE PLAN
BRIARFIELD HOMES
Transformation Group

Street Closure Request & Major Subdivision Request

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



Zoning Districts

- R-1A
- R-1B
- R-1C
- R-2

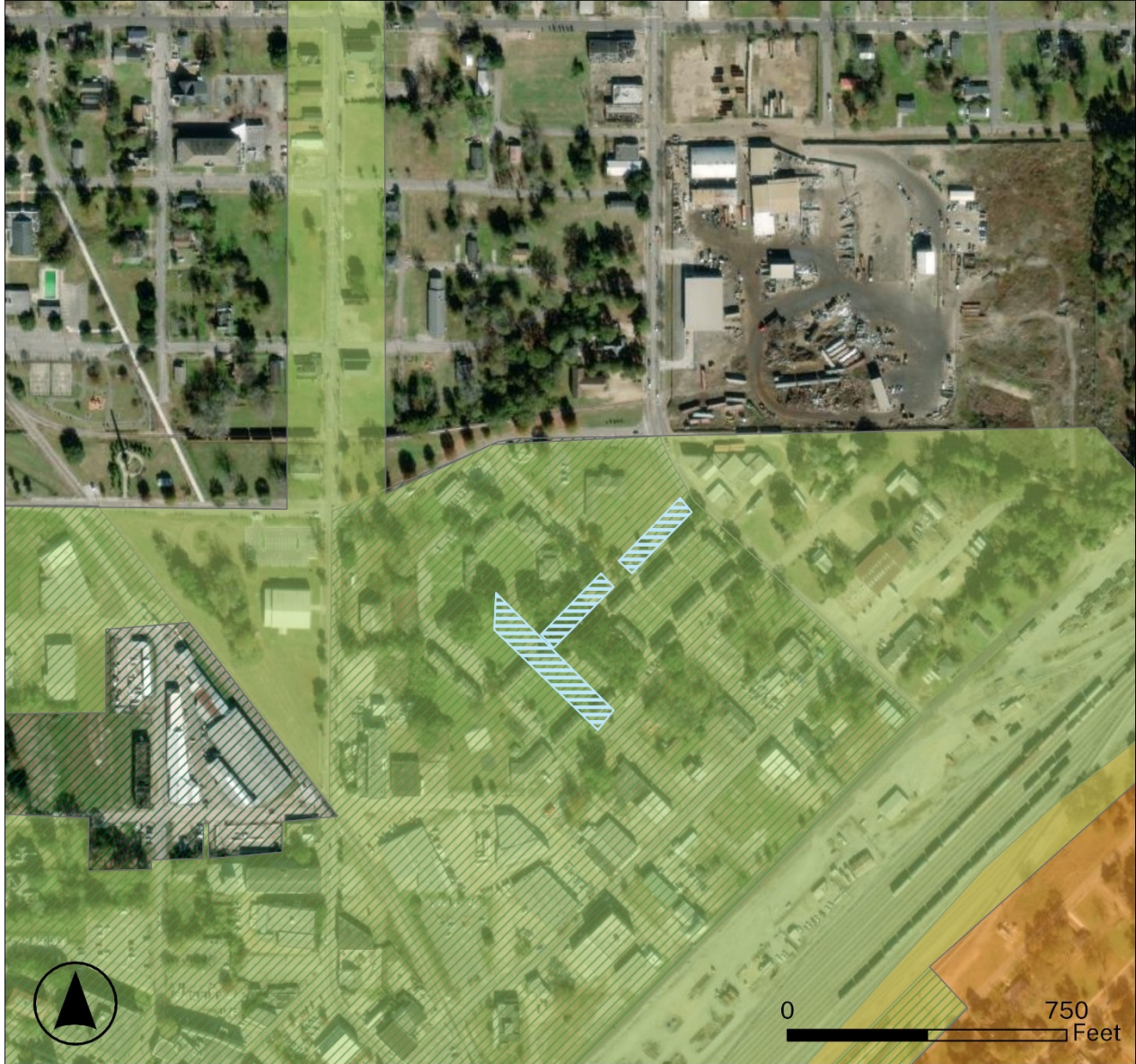
- R-3
- B-1
- B-2
- B-3

- B-4
- B-5
- I-1
- Proposed Street Closure








Street Closure Request & Major Subdivision Request

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



Historic Districts

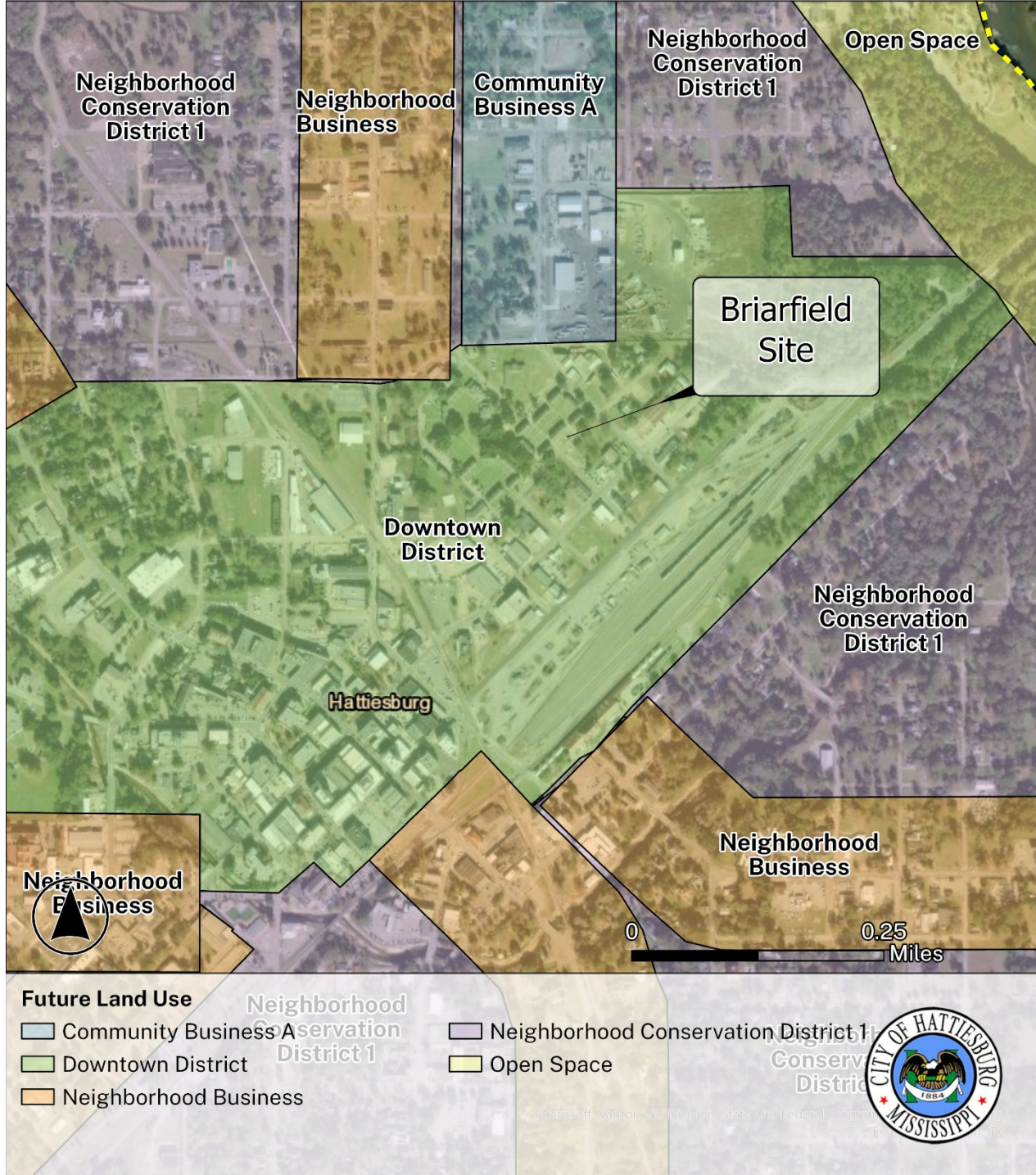
-  Hattiesburg Historic Neighborhood, Local
-  Hub City Downtown Historic District Boundaries, Local
-  Hub City National Register District, National Register
-  Newman-Buschman Historic District, Local
-  Proposed Street Closure



Microsoft Vantor, GIS Division, State and Federal Programs, Hattiesburg, MS, HPC

Street Closure Request & Major Subdivision Request

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








Street Closure Request & Major Subdivision Request

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



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)
-  Proposed Street Closure



Microsoft, Windows, GIS Division, State and Federal Programs

Surrounding Area Image



Surrounding Area Image





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.**



Staff Present:

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

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

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 |



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)
- Street or Alley Renaming (fill out pages 13 & 14)
- Vacating Street or Alley (fill out pages 13 & 14)
- Text Amendment
- Overlay District
- Planned Mixed-Use District (PMU)

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



Application for 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:

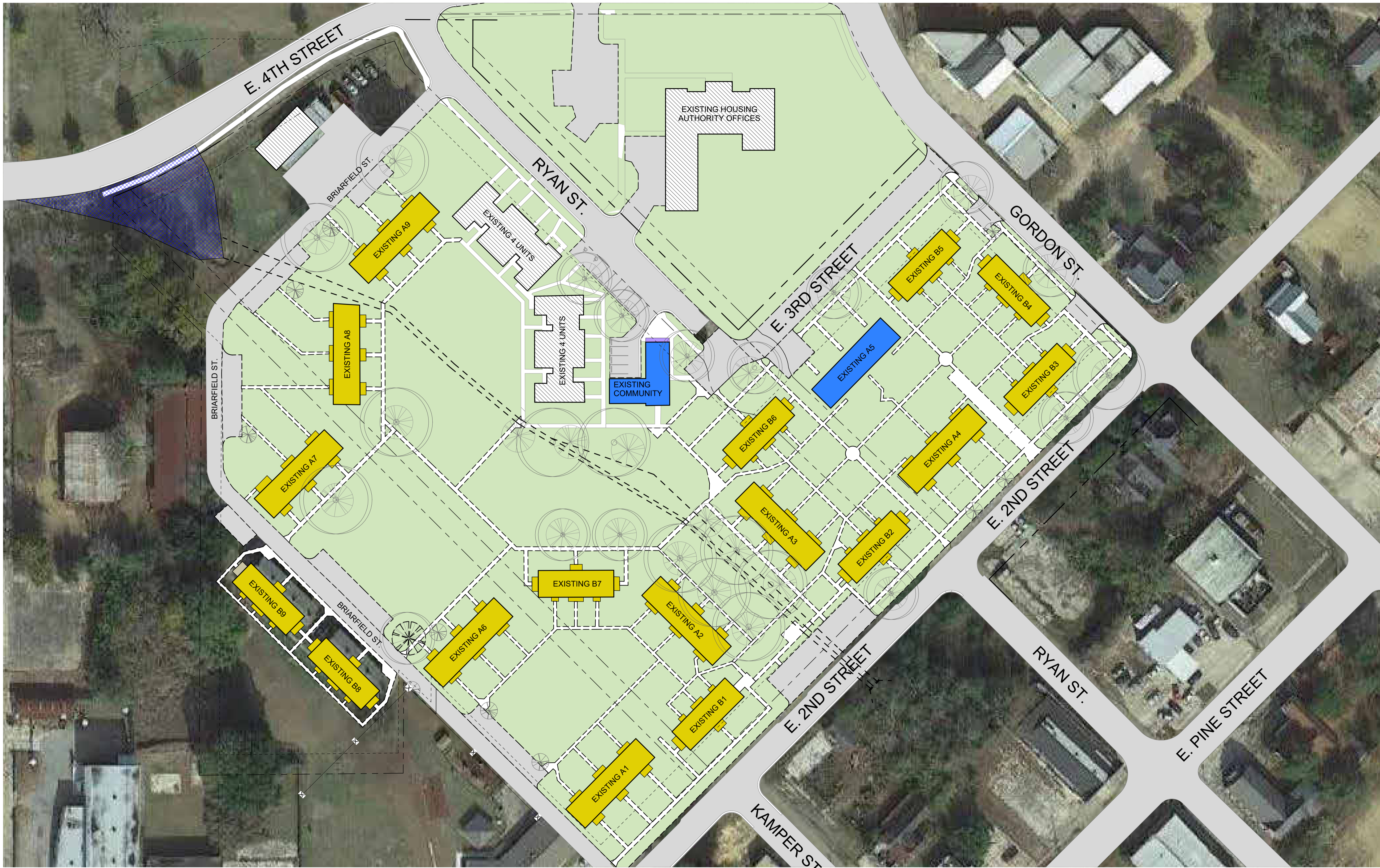
Type of Land Use of adjacent development	Number of properties adjacent to the existing street	Number of property owners adjacent to the existing street	Number of residents affected by the change of address
Businesses			
Residences			
Apartments	5 Parcels	1 Owner	+/- 8 Renters
Churches/Schools			
Other			

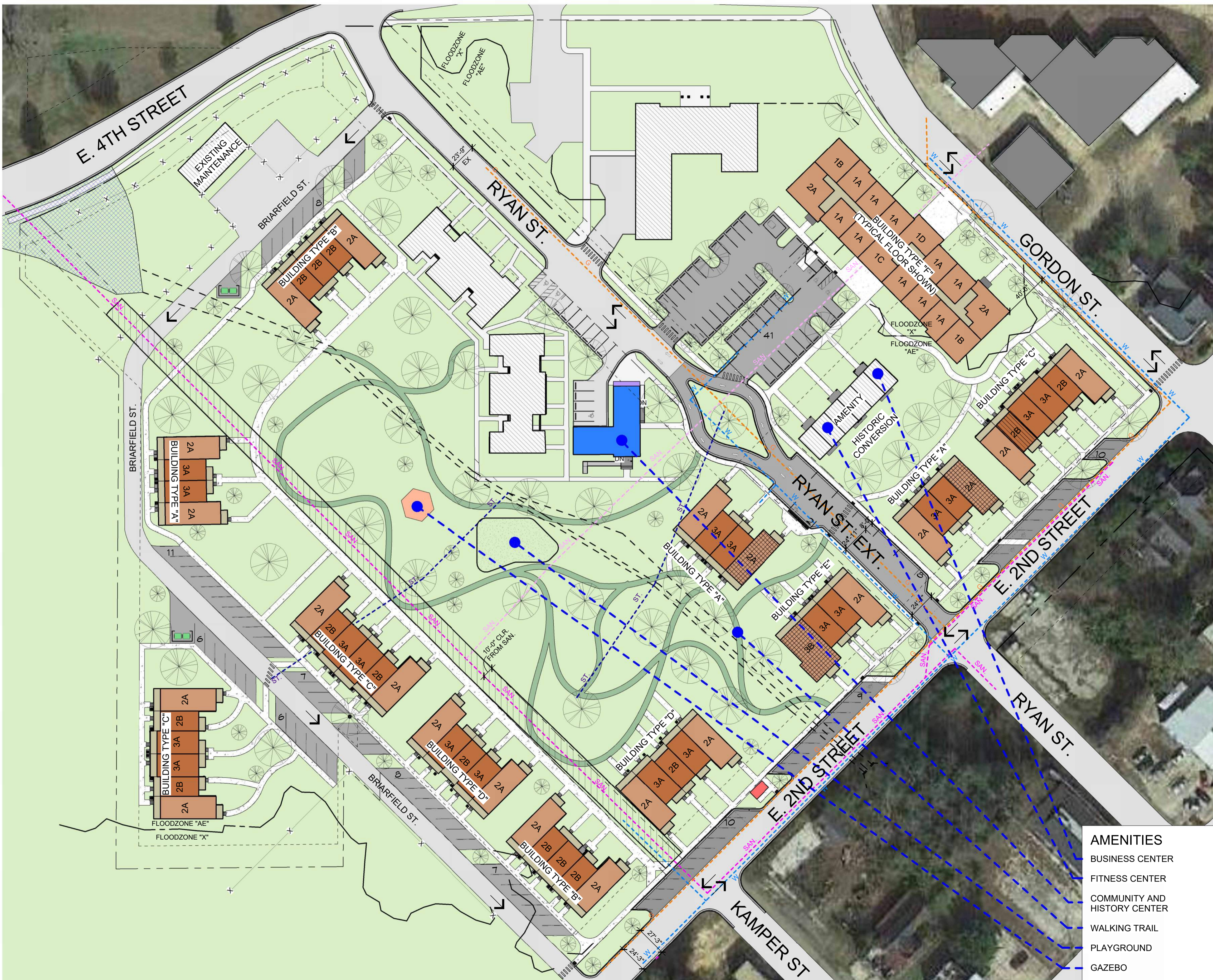
Any Additional Information: All parcels are part of Briarfield Homes development. Streets were previously developed and thought to have been vacated.

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.

We will also look to consolidate parcels to the Northeast of Ryan Street and consolidate parcels to the Southwest of Ryan Street. Ryan Street will have a round about to protect established tree. Right of wall will expand to encompass sidewalks.

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)





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

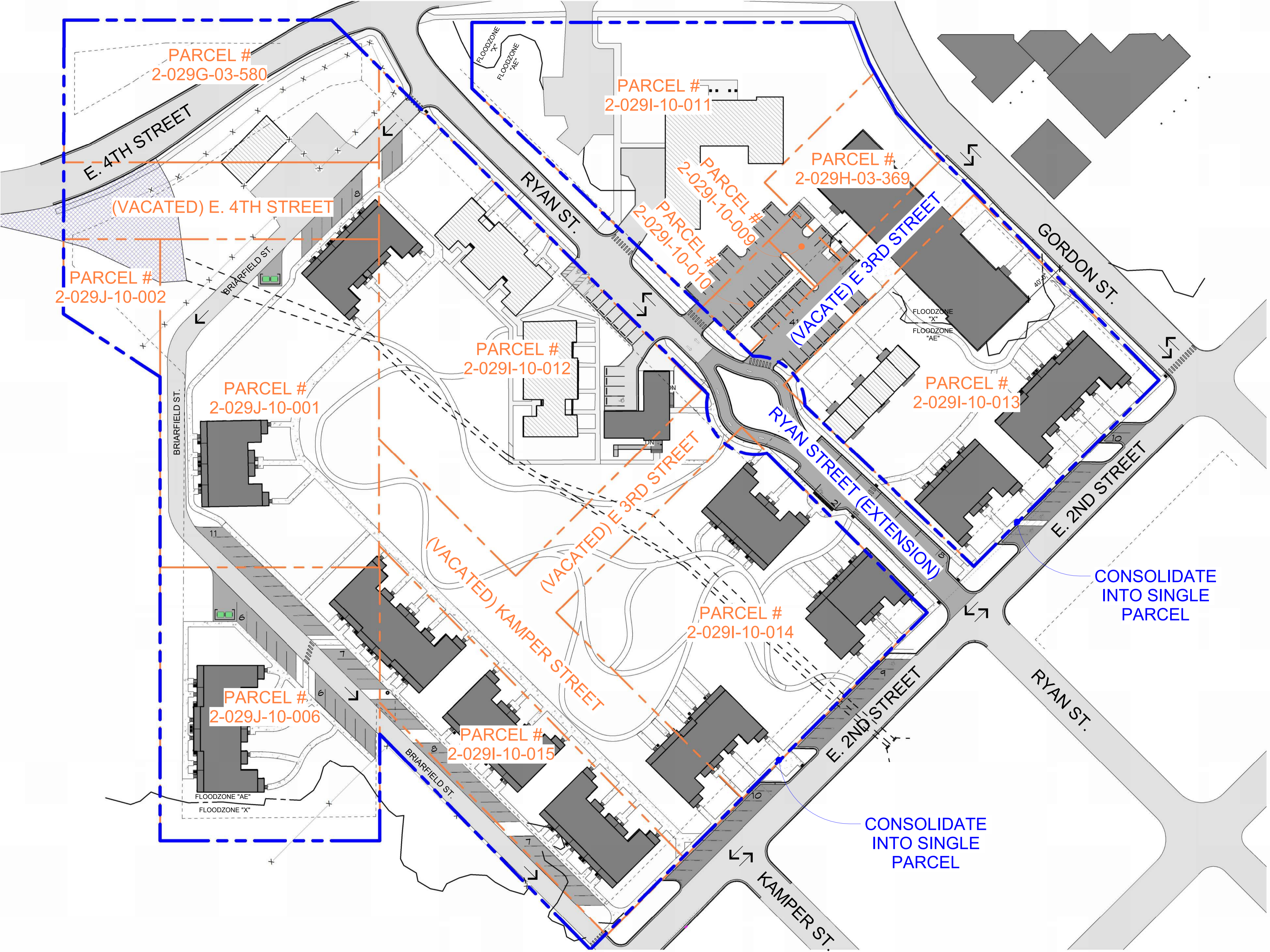
PROPOSED RESIDENTIAL BUILDING TYPES:
 (3) -- TOWNHOME TYPE "A": 4,834 SQ. FT.
 (2) -- TOWNHOME TYPE "B": 5,656 SQ. FT.
 (3) -- TOWNHOME TYPE "C": 7,322 SQ. FT.
 (2) -- TOWNHOME TYPE "D": 6,078 SQ. FT.
 (1) -- TOWNHOME TYPE "E": 6,523 SQ. FT.
 (1) -- BUILDING TYPE "F": 33,431 SQ. FT.
RESIDENTIAL BUILDING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

- [Blue Box] COMMUNITY BLDG. (2,365 SF)
- [Green Box] WASTE BINS
- [Pink Dashed Line] SANITARY SEWER
- [Brown Box] ONE-STORY DWELLING UNIT
- [Purple Box] MAIL KIOSK
- [Orange Dashed Line] GAS SUPPLY
- [Dark Brown Box] TWO-STORY DWELLING UNIT
- [Light Orange Box] NEW GAZEBO
- [Blue Dashed Line] STORM PIPE
- [Grey Box] EXISTING ROAD
- [Dark Grey Box] NEW ROAD
- [Blue Dashed Line] WATER SUPPLY
- [Light Grey Box] EXISTING SIDEWALK
- [White Box] NEW SIDEWALK
- [Black Dashed Line] UNDERGROUND CULVERT
- [Blue Box with Arrow] WATER DRAINAGE
- [Red Box] BUS STOP



LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE



County:

Forrest

Quick Facts:

Applicant:

Housing Authority of the City of Hattiesburg/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

Hattiesburg Planning Commission Planning Division

Item B and C - Staff Report

April 1, 2026



Property Image

Applicant's Request:

Item B: Housing Authority of the City of Hattiesburg/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).

Item C: Housing Authority of the City of Hattiesburg/Judy Mellard, Applicants, requests to alter a platted subdivision known as the Hardy and Scott Survey of the City of Hattiesburg

Subdivision and request approval for a preliminary plat (Ward 2, Forrest County).



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. Some of the sections of the streets were never built, and many of the existing buildings were built over the platted streets. The proposal also alters a platted subdivision by reopening Ryan Street, where the applicants will create additional right-of-way.



Surrounding Area Image

The site plan, including demolition of existing buildings except for one, was approved by the Hattiesburg Historic Conservation Commission in January of 2026. The Site Plan Review Committee is awaiting the outcome of these public hearings before issuing any approvals for the project.

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.

Codes and Regulations

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

Bond: Any form of security (including a cash deposit, surety bond, or instrument of credit) in an amount and form satisfactory to the city.

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.

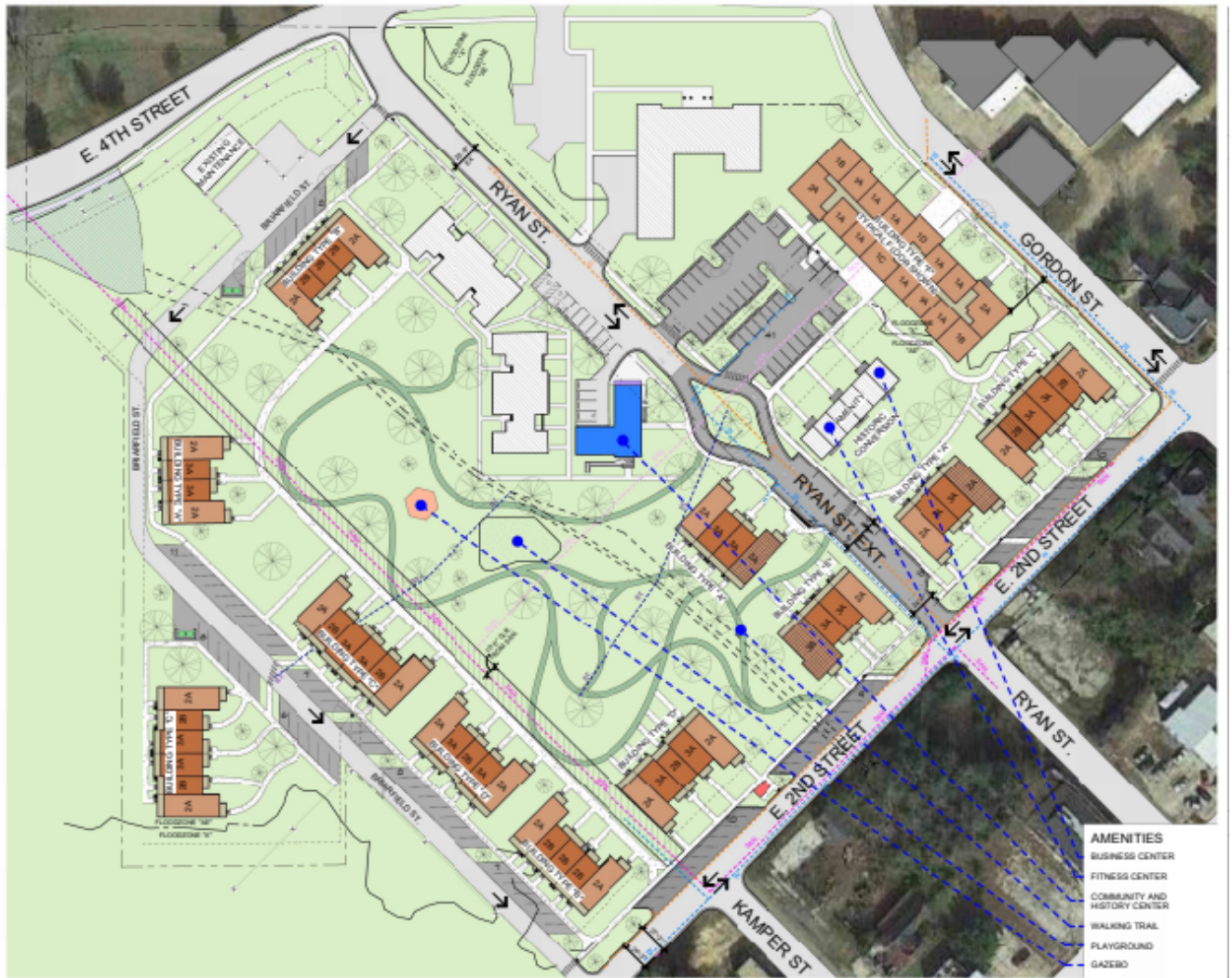
Considerations and Basis for Approval

Applicant’s Requests:

Recommend approval or denial 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).



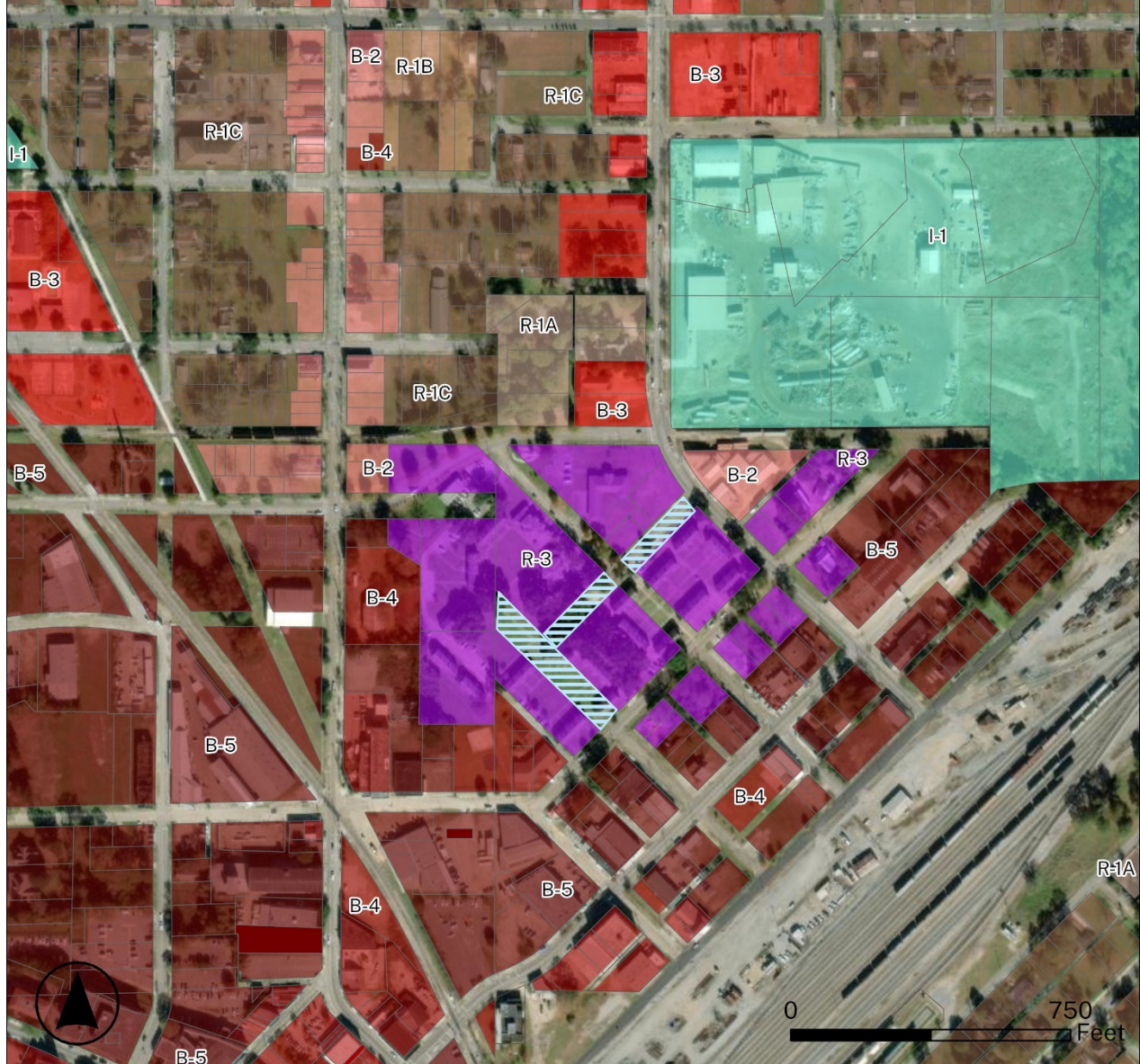
Proposed Site Plan



LDA ARCHITECTS
PROPOSED SITE PLAN
BRIARFIELD HOMES
Transformation Group

Street Closure Request & Major Subdivision Request

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



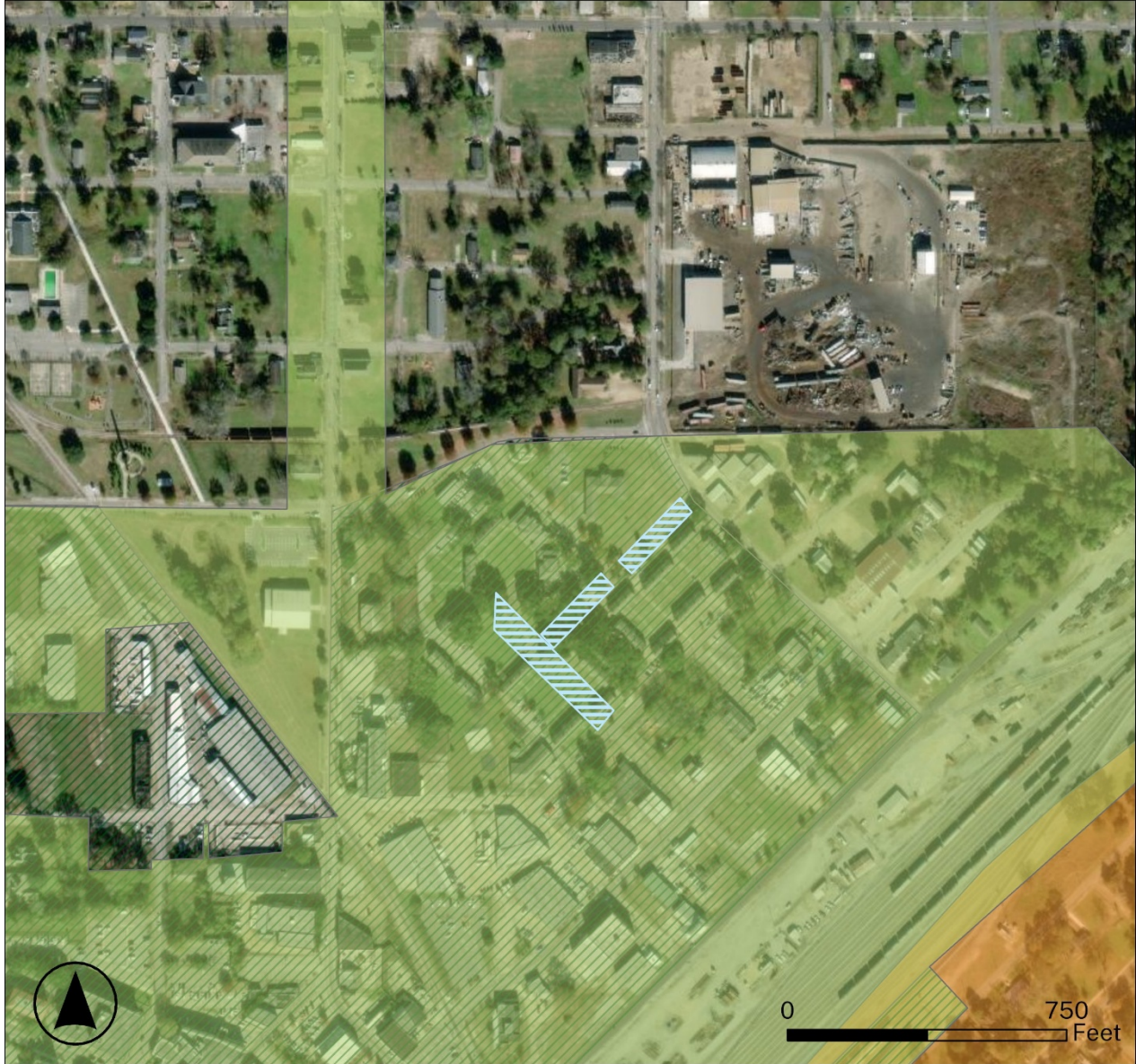
Zoning Districts

- | | | |
|------|-----|-------------------------|
| R-1A | R-3 | B-4 |
| R-1B | B-1 | B-5 |
| R-1C | B-2 | I-1 |
| R-2 | B-3 | Proposed Street Closure |








Street Closure Request & Major Subdivision Request

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



Historic Districts

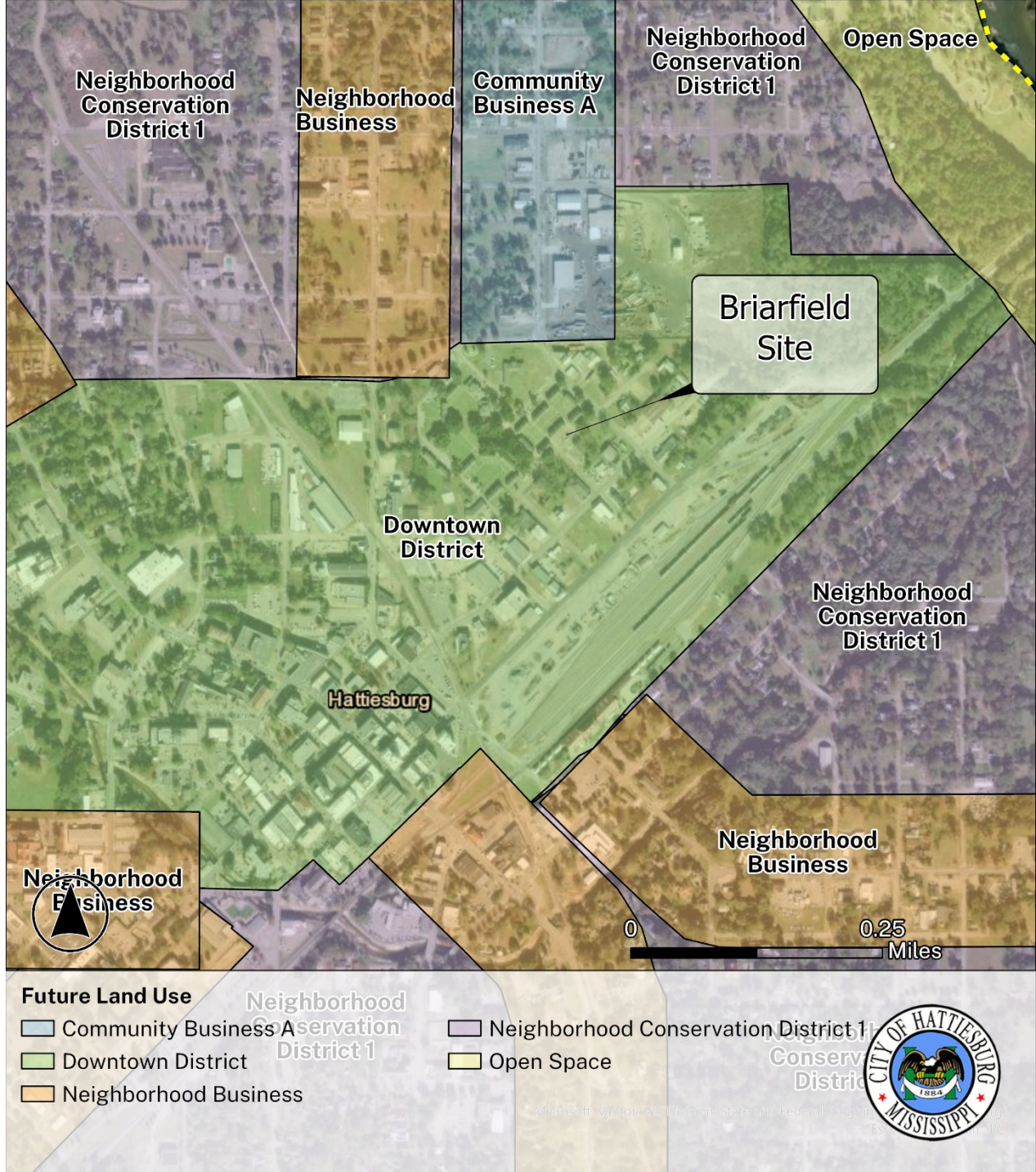
-  Hattiesburg Historic Neighborhood, Local
-  Hub City Downtown Historic District Boundaries, Local
-  Hub City National Register District, National Register
-  Newman-Buschman Historic District, Local
-  Proposed Street Closure



Microsoft Vantor, GIS Division, State and Federal Programs, Hattiesburg, MS, HPC

Street Closure Request & Major Subdivision Request

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








Street Closure Request & Major Subdivision Request

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



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)
-  Proposed Street Closure



Microsoft, Windows, GIS Division, State and Federal Programs

Surrounding Area Image



Surrounding Area Image





Staff Present:

Nathan Satcher (Senior Planner), Jerald Little (Engineering Technician), Blake Michaels (Fire Inspector), Meridian McDaniel (Planner I), Russell Archer (Historic Planner)

Project: Briarfield Homes and Apartments

Address: 208 Gordon Street

Presented by: Jesse Swigart, Judy Mellard, Michael Bowen

Project Type: Renovation

PPIN: 15644, 15645, 15661, 17274, 17275

Flood Zone: AE and SX

Historic District: N/A

Elevation Certificate Required: Yes

County: Forrest

Ward: 2

Estimated Cost: TBD

Zoning: R-3

Designated Use: Multi-Family Housing

PROJECT SUMMARY:

Applicant Summary

- 112 total units proposed. Mixture of townhomes and apartment buildings.
- Planning
 - Project is in a platted subdivision. Any lot changes/street closures/alley closures will require a public hearing.
 - Street/Alley vacation:
 - This requires a public hearing before the Hattiesburg Planning Commission
 - Application requires applicants to have contact adjacent property owners who have interest in vacation of alley or would be adversely affected by closing of street/alley
 - Project is in a flood zone—elevation certificate for the site and structure
 - All buildings will be required to be elevated at least 1 foot above the base flood elevation (BFE)
 - All electrical and HVAC equipment will need to be elevated as well.
 - Pre elevations, mid construction (Slab), and post construction elevation certificated will be required
 - Zoned R-3 currently, will need to adhere to R-3 Standards
 - Max 17 units per acre
 - Building height max of 3 stories or 35 feet
 - Must meet setback requirements:
 - 20 ft front setback
 - 5 ft side setback
 - 20 ft rear setback
 -
 - Must meet all of section 5.4.18 from LDC
 - Residential infill design
 - Neighborhood oriented site layout

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
 - Public Hearing Information
 - Planning Commission
 - September 3rd Planning Commission meeting
 - Application Deadline: July 28th at 5:00pm
 - October 1st Planning Commission meeting
 - Application Deadline: August 25th at 5:00pm
 - Historic Commission
 - August 13th Historic Conservation Commission Meeting
 - Application Deadline: August 1st at 5:00pm
 - Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

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

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



Staff Present:

Nathan Satcher (Senior Planner), Jerald Little (Engineering Technician), Shawn Whitaker (Fire Marshal), Meridian McDaniel (Planner I), Cory Long (Planning Division Manager)

Project: Briarfield Homes and Apartments

Address: 208 Gordon Street

Presented by: Jesse Swigart, Judy Mellard, Michael Bowen

Project Type: Renovation

PPIN: 15644, 15645, 15661, 17274, 17275

Flood Zone: AE and SX

Historic District: N/A

Elevation Certificate Required: Yes

County: Forrest

Ward: 2

Estimated Cost: TBD

Zoning: R-3

Designated Use: Multi-Family Housing

PROJECT SUMMARY:

Applicant Summary

- 112 total units proposed. Mixture of townhomes and apartment buildings.
- Want to vacate
- Planning
 - Parking
 - LDC 5.4.18.2
 - Parking needs to be redesigned to fit into this code section.
 - Parking in the rear of the property
 - Parking in public ROW would be considered public parking
 - E 2nd Street
 - Could consider parallel parking along E 2nd Street in ROW
 - But parking is preferred to be behind the property.
 - Discussion of less parking
 - Could request a variance for lesser parking
 - Could also look at staff-level waivers
 - Note: Staff supportive of parking reductions; if able to provide supporting data, can accept a lower number following LDC 7.12.8.1.
 - Flood Zone
 - Structures are in AE (100) flood zone
 - Structures will have to be at least 1ft above the base flood elevation (BFE)
 - Appears that the buildings will need to be elevated at least a few feet.
 - Historic flood variance potentially needed for the existing buildings (if keeping buildings).
 - New construction is not eligible for historic flood variance.
 - Not needed if the existing buildings are elevated 1ft above the BFE.
 - All electrical and HVAC equipment will need to be elevated as well.
 - 3 elevation certificates

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.

- Pre-elevations, mid construction (lowest horizontal member of structure; usually the slab if on-grade build), and post-construction elevation certificates will be required
- Dumpsters
 - Required to be screened
 - Dumpster near 4th street will need to be relocated so as not to be in the front yard/setback; visually intrusive at current location
- Historic
 - Landscaping/Tree plan needed
 - No precedent for 3 3-story building in the neighborhood
 - Masonry and lap siding together is a modern architectural design feature, not a historic architectural design feature
- Sidewalk along all street frontages required
- Design of building materials
 - LDC 7.8.7.1
 - “Wall surfaces shall be composed of at least 75% a single material and color. With the exception of decorator accents, colors shall be subtle, neutral, or earth tone or relate to appropriate historic building colors found within the city”
- Project is in a platted subdivision. Any lot changes/street closures/alley closures will require a public hearing.
 - Street/Alley vacation:
 - This requires a public hearing before the Hattiesburg Planning Commission
 - Application requires applicants to have contact with adjacent property owners who have interest in vacation of alley or would be adversely affected by closing of street/alley
 - Ordinance No. 950
 - Some alleys/roads were vacated previously—if wanting to re-open these, will have to meet current street designs and requirements
- Must meet all of section 5.4.18 from LDC
 - Residential infill design
 - Neighborhood-oriented site layout
 - Architectural variety
 - 5.4.18.1 On infill development sites in residential districts, multi-family buildings shall be designed to blend in with surrounding single-family residential buildings to the maximum extent practicable with regards to building design, setbacks, driveway and garage design and location, porches, and sidewalks.
 - 5.4.18.2 Site designs shall create a sense of “neighborhood” and shall meet the following requirements:
 - 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.
 - iv. Walkways shall connect all buildings with parking areas, play areas, clubhouses, and existing public sidewalks adjacent to the development site.
 - v. Plazas, clubhouses, pools, and recreational facilities shall be centrally located, when provided.
 - 5.4.18.3 Building designs that create variety and do not look monotonous if replicated throughout the development shall be required. Such designs shall include the following:
 - i. Side and rear building elevations, garages, carports, and all accessory structures shall have the same level of design, aesthetic quality, and architectural detailing.

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.

- ii. Porches, varied rooflines, and varied façade depths shall be provided to create variety and individuality of each building.
 - iii. Windows and projecting wall surfaces shall be used to break up larger wall surfaces, establish visual interest and provide visibility of the street and other public spaces encouraging social interaction.
 - iv. Protective entry courts, common vestibules, covered breeze ways, or enclosed stair halls shall be used to reduce the number of visible doors, unless designed in a row house or townhouse manner oriented toward the street.
 - v. Garages shall be designed to be integrated with the building design or sited so as to avoid long monotonous rows of garage doors and building walls. Garages shall be oriented so that they do not visually dominate the building façade or the streetscape
- Building
 - ADA Parking
 - 1 ADA stall required per 25 parking spaces
- Engineering
 - No sewer is running East/West with Gordon
 - Sewer line/structures will not be allowed to run under a building—this will need to be rerouted.
 - To re-open Ryan Street Extension
 - Will have to be curbed and guttered
 - Concrete curbing will be required along all parking areas
 - Disturbed area on the site will be enough to trigger the requirement for stormwater calculations and potentially state permitting requirements
 - Stormwater calculations
 - Stormwater maintenance agreement
 -
 - Dumpster
 - Suggestion: More dumpsters would probably be needed to accommodate all residents better.
 - Pads will need a hot and cold-water wash and a grease interceptor
- Fire
 - Not present at this meeting.
- NEXT STEPS:
 - Additional information
 - Public Hearing Information
 - Planning Commission
 - November 5th Planning Commission meeting
 - Application Deadline: September 29th at 5:00pm
 - December 3rd Planning Commission meeting
 - Application Deadline: October 27th at 5:00pm
 - Historic Commission
 - October 8th Historic Conservation Commission Meeting
 - Application Deadline: September 26th at 5:00pm
 - Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

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.

- | | |
|--|--|
| <input checked="" 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 checked="" 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.



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.**



Staff Present:

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

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

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 |



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
- Jm* 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
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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.

We will also look to consolidate parcels to the Northeast of Ryan Street and consolidate parcels to the Southwest of Ryan Street. Ryan Street will have a round about to protect established tree. Right of wall will expand to encompass sidewalks.

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)

NAME OF RECORDED SUBDIVISION TO BE ALTERED:

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 Judy M. Mullan

Date 4/16/2020

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

Name of Subdivision being altered:
Briarfield Homes

Address and PPIN of alteration in subdivision:
 208 Gordon Street 15645,15644,17274,15661, 17275, 15656

	Name	Address	Phone Number	Approve of Proposed Alteration (Yes or No)		Signature
				Yes	No	
1	The Housing Authority of The City of Hattiesburg	PO Box 832, Hattiesburg, MS 39403	601-583-1881	YES		<i>Judy Millard, Exec. Director</i>
2						
3						
4						
5						
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11						
12						
13						
14						
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16						
17						
18						
19						

**THE HOUSING AUTHORITY
OF THE CITY OF HATTIESBURG**

POST OFFICE BOX 832
HATTIESBURG, MISSISSIPPI 39403-0832
(601) 583-1881

April 6, 2027

City of Hattiesburg
Urban Development Planning Division
P.O. Box 1898
Hattiesburg, MS 39403-1898

RE: Briarfield Homes

To Whom It May Concern:

The Housing Authority of the City of Hattiesburg is owner and operator of the parcels being proposed for consolidation. We are in support and provide our approval for the consolidation of these parcels, as well as the vacating and revision of streets through the development, as indicated on the provided plans.

Respectfully,



Judy Mellard
Executive Director

EXISTING PARCELS TO BE CONSOLIDATED: 2-029G-03-580 (0.838 ACRES), 2-029H-03-369 (0.305 ACRES), 2-029I-10-009 (0.050 ACRES), 2-029I-10-010 (0.117 ACRES), 2-029I-10-011 (1.308 ACRES), 2-029I-10-012 (1.636 ACRES), 2-029I-10-013 (1.337 ACRES), 2-029I-10-014 (1.322 ACRES), 2-029I-10-015 (0.797 ACRES), 2-029J-10-001 (1.380 ACRES), 2-029J-10-002 (0.198 ACRES), 2-029J-10-006 (1.152 ACRES)

NEW PARCEL(S) TO INCLUDE VACATED E 3RD STREET, VACATED E 4TH STREET AND VACATED KAMPER STREET

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

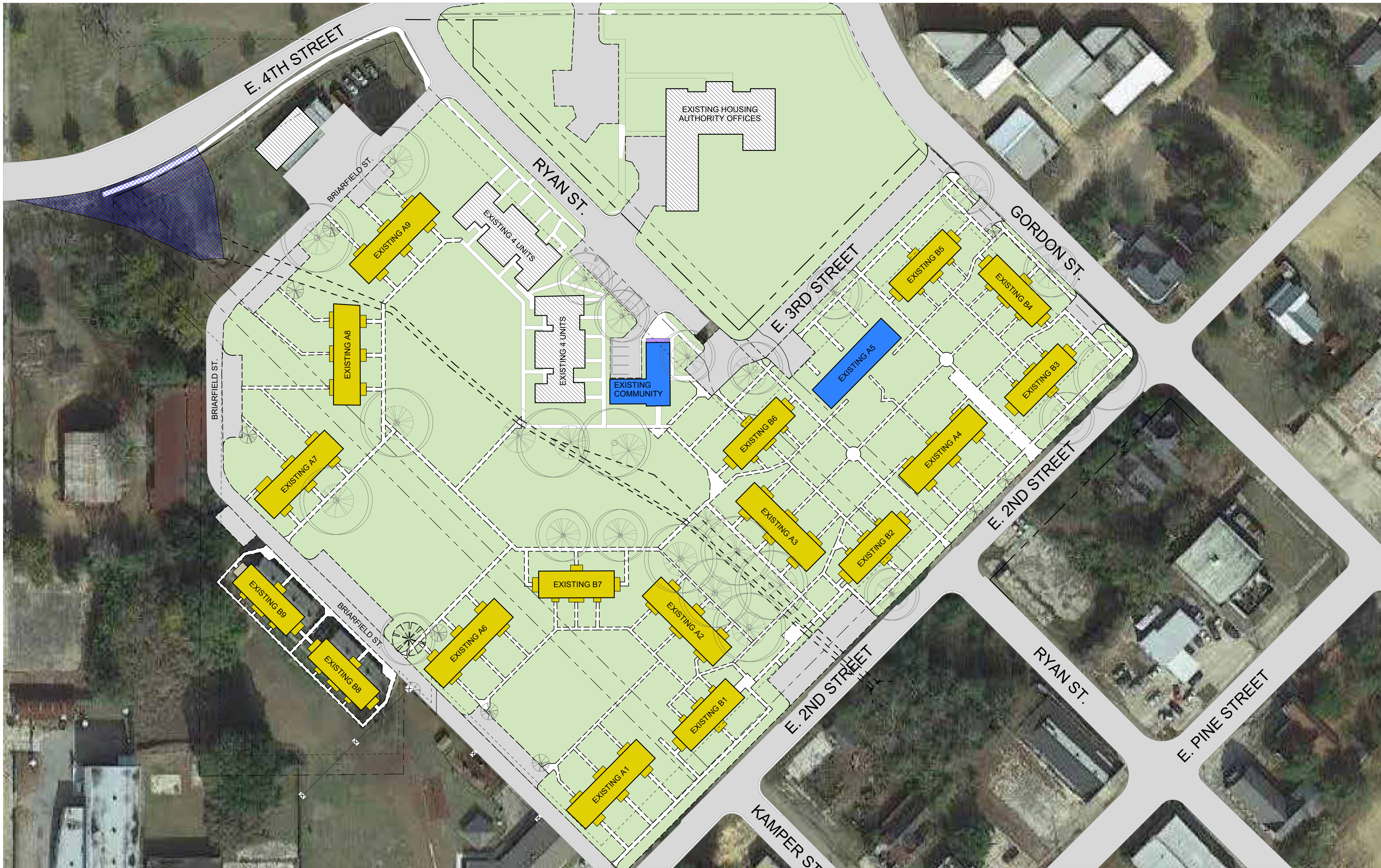
- Parent Parcel~~s~~/ Existing lot/parcel/tract contains: _____ Square Footage/Acres
- Lot Area Requirement:
- Lot Frontage Requirement:
- Existing use of lot/parcel/tract Zoning: R-3 Residential, Land Use: Dwelling Units, Owner: The Housing Authority of the City of Hattiesburg
- To be **CONSOLIDATED** ato _____ lots/parcels (including parent parcel) – outlined below.

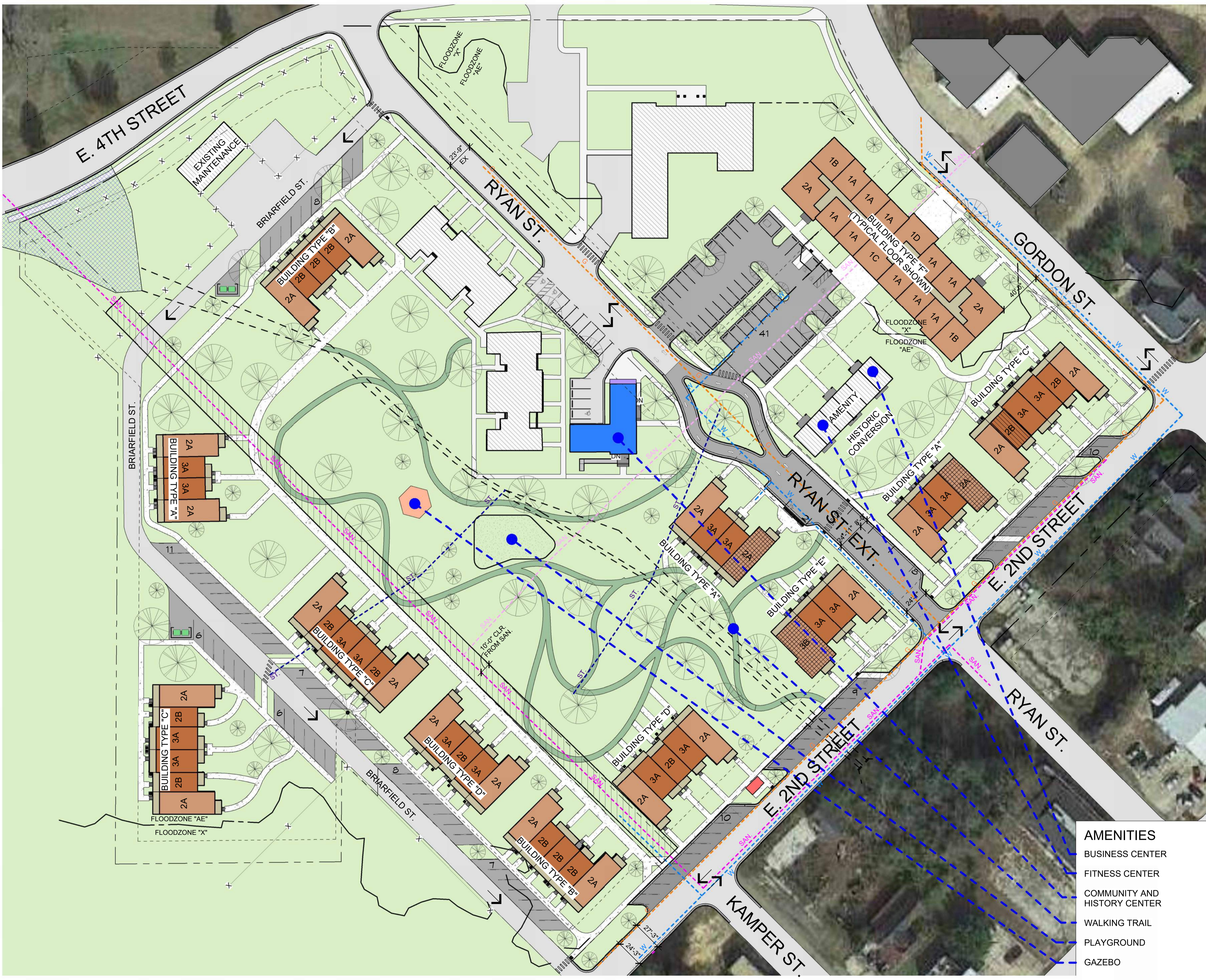
Use extra copies of this form if needed for additional lots

Newly <small>CONSOLIDATED</small> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
2.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" 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
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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





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

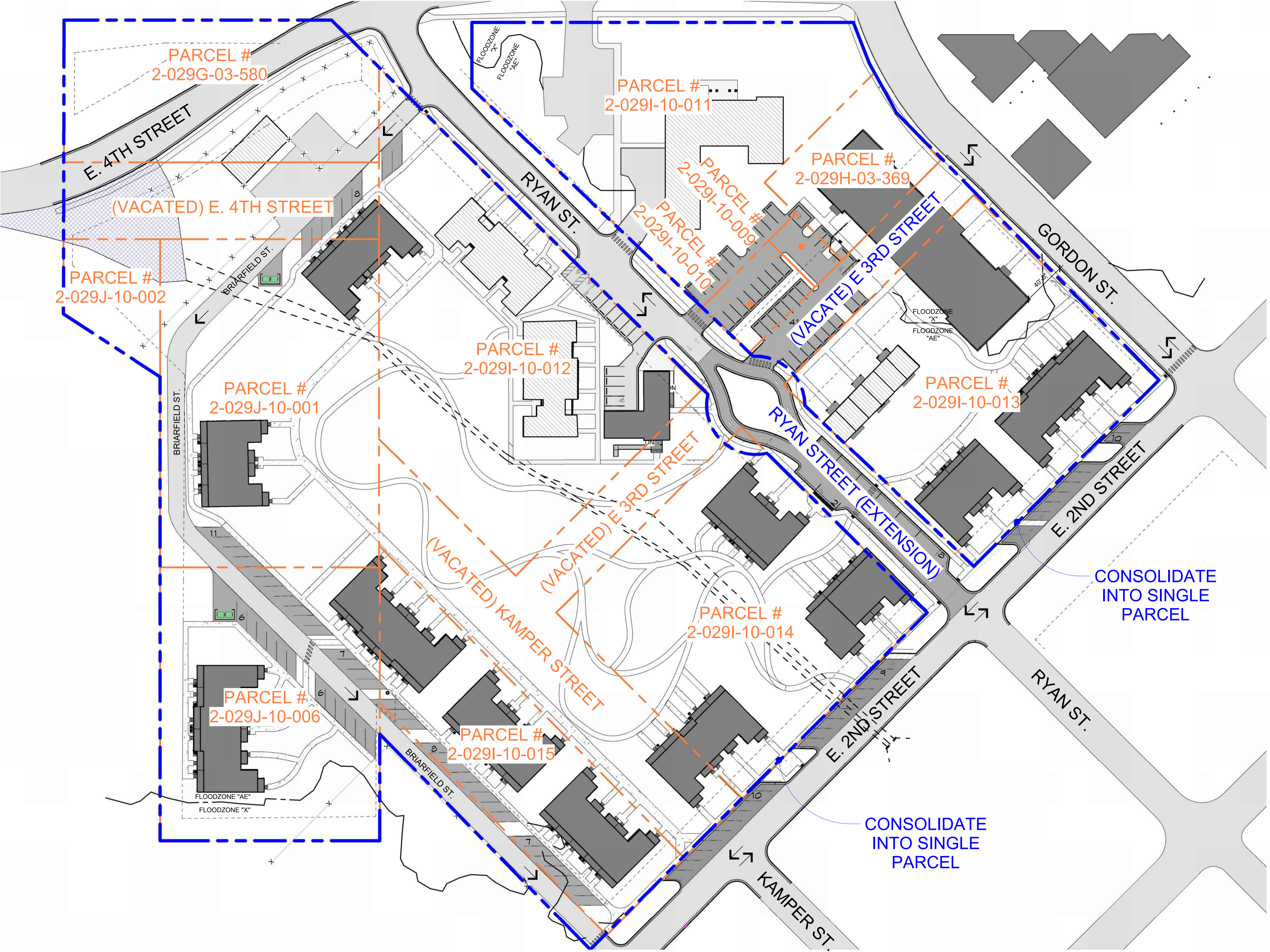
PROPOSED RESIDENTIAL BUILDING TYPES:
 (3) -- TOWNHOME TYPE "A": 4,834 SQ. FT.
 (2) -- TOWNHOME TYPE "B": 5,656 SQ. FT.
 (3) -- TOWNHOME TYPE "C": 7,322 SQ. FT.
 (2) -- TOWNHOME TYPE "D": 6,078 SQ. FT.
 (1) -- TOWNHOME TYPE "E": 6,523 SQ. FT.
 (1) -- BUILDING TYPE "F": 33,431 SQ. FT.
RESIDENTIAL BUILDING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

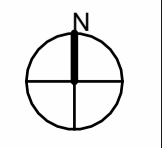
	TOWNHOMES	APARTMENT
ACCESSIBLE UNITS (5%)	3 REQ'D 3 PROVIDED	3 REQ'D 3 PROVIDED
AUDIO / VISUAL UNITS (2%)	2 REQ'D 2 PROVIDED	1 REQ'D 1 PROVIDED

LEGEND

- [Blue Box] COMMUNITY BLDG. (2,365 SF)
- [Green Box] WASTE BINS
- [Pink Dashed Line] SANITARY SEWER
- [Brown Box] ONE-STORY DWELLING UNIT
- [Purple Box] MAIL KIOSK
- [Orange Dashed Line] GAS SUPPLY
- [Dark Brown Box] TWO-STORY DWELLING UNIT
- [Light Orange Box] NEW GAZEBO
- [Blue Dashed Line] STORM PIPE
- [Grey Box] EXISTING ROAD
- [Dark Grey Box] NEW ROAD
- [Blue Dashed Line] WATER SUPPLY
- [Light Grey Box] EXISTING SIDEWALK
- [White Box] NEW SIDEWALK
- [Black Dashed Line] UNDERGROUND CULVERT
- [Blue Box with Arrow] WATER DRAINAGE
- [Red Box] BUS STOP



LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE





Hattiesburg Planning Commission

Planning Division

Item D - Staff Report

May 6th, 2026

Quick Facts:

Applicant:

Beau Roberts

Address:

213 Main Street

Zoning:

B-4

Future Land Use:

Downtown

Historic District:

Hub City Downtown

Overlay District(s):

N/A

Flood Zone:

AE, SX, X

Ward:

4

County:

Forrest

PPIN Number(s):

18536

Parcel Number(s):

2-029I-10-131.00



Property Area Image

Applicant's Request:

Historic Flood Variance Request - Beau Roberts, Applicant, requests a variance from Article 6, Section E of the Flood Ordinance, which states that qualifying historic structures may apply for a flood variance from the requirement to elevate or flood-proof the structure, for a structure at 213 Main Street (PPIN 18536, Forrest County, Ward 4).



Background and History

The building is constructed below the Base Flood Elevation (BFE) established by FEMA and it is appraised at \$82,669 per the Forrest County Tax Records with an improvement valuation of \$380,000. The Flood Damage Prevention Ordinance defines this as a substantial improvement to the facility (improvements made that exceed 50% of the structure's value that take place over a ten-year period). A structure in a hazardous flood zone that proposes Substantial



Surrounding Area Image

Improvement must come into compliance with the Flood Damage Prevention Ordinance or may apply for a variance from these requirements if qualifying.

This applicant has met the requirements of Chapter 10. Article 6. Section E. 1-3 as a “Bona fide historic structure.” Planning Commission approval is required for “Flood Variances.” Planning Commission is the final decision on this variance, unless appealed to City Council. See the included Flood Ordinance for guidance.



Historic Photograph c.1950

The **Base Flood Elevation is 149.50'**. This is the estimated level of water in a 100-year flood event. The **elevation of the building's first floor is 148.90'**. A compliant building would need an elevation of at least 150.5', be floodproofed, or be provided relief from the code through a Historic Flood Variance.

In consideration of approving a historic flood variance, the planning commission should consider the feasibility of compliance with either elevation or “floodproofing”, and whether these changes would destroy or irreparably alter the historic character of the structure. They should also weigh the potential impacts of the improvements in its flood risk to the property, adjacent properties, or surrounding areas.

Future Land Use:



Historic Photograph c.1940

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.

Codes and Regulations

SECTION 4: Zoning Districts Established

4.5.11 B-4 Downtown Business District: The Downtown Business District is intended to promote the concentration and vitality of commercial and business uses in the historic central business area of the City and as such, encourages a mixture of complementary uses with a pedestrian orientation. This district is characterized by wall-to-wall and lot-line-to-lot-line



development, pedestrian walkways, a vertical mix of uses, upper floor residential uses, and off-street public parking lots.

ORDINANCE 3294

Definitions

Substantial Improvement: The term "substantial improvement" means any combination of reconstruction, rehabilitation, or other improvement of a structure taking place during a ten-year period in which the cumulative percentage of improvement equals or exceeds 50 percent of the current market value of the structure before the start of construction of the



Surrounding Area Image

improvement. The costs for determining substantial improvement include the costs of additions. This term "substantial improvement" includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work performed.

(2) The term "substantial improvement" does not apply to:

- a. Any project for improvement of a building required to correct existing violations of state or local existing health, sanitary, or safety code specifications which have been identified by the code enforcement official and which are minimum necessary to assure safe living conditions, provided that said code deficiencies were not caused by neglect or lack of maintenance on the part of the current or previous owners; or
- b. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

Article 6, Section E: Historic structures.

Variances may be issued for the repair or rehabilitation of historic structures only upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum to preserve the historic character and design of the structure.

(1) The building must be a bona fide historic structure. As followed by definition.

(2) The project must maintain the historic status of the structure. If the proposed improvements to the structure will result in it being removed from or ineligible for the National Register or federally-certified state or local inventory, then the proposal cannot be granted an exemption from the substantial

improvement rule. Written review and approval of proposed plans by the local historic preservation board and/or the historic planner, if it is federally-certified, or by the state historic preservation office. If the plans are approved, you can grant the exemption. If no, no exemption can be permitted.

(3) Take all possible flood damage reduction measures. Even though the exemption to the substantial improvement rule means the building does not have to be elevated to or above BFE or be renovated with flood-resistant materials that are not historically sensitive, many things can and should be done to reduce the flood damage potential.

Article 6, Section E – Special Conditions

1) Upon consideration of the factors listed in this division, and the purposes of this article, the HPC may attach such conditions to the granting of variances as it deems necessary to further the purposes of this article

CODE OF ORDINANCES, CHAPTER 10, ARTICLE 6, SECTION E

Considerations and Basis for Approval

Applicant’s Requests:

Recommend approval or denial for a historic flood variance from the requirement to elevate or flood-proof the structure, for a structure at 213 Main Street (PPIN 18536, Forrest County, Ward 4).

Basis for Approval:

Conditions for Flood Variances (Article 6, Section C of the Flood Damage Prevention Ordinance:

- (a) Variances shall only be issued when there is:
 - (1) A showing of good and sufficient cause;
 - (2) A determination that failure to grant the variance would result in exceptional hardship; and
 - (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.



(b) The provisions of this article are minimum standards for flood loss reduction; therefore, any deviation from the standards must be weighed carefully. Variances shall only be issued upon a determination that the variance is the minimum necessary deviation from the requirements of this article, considering the flood hazard, to afford relief. In the instance of a historic structure, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.

(c) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the lowest floor is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(d) The floodplain administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency and Mississippi Emergency Management Agency upon request.

(e) Upon consideration of the factors listed above and the purposes of this article, the HPC may attach such conditions to the granting of variances as it deems necessary to further the purposes of this article.

(f) Variances shall not be issued "after the fact."

Historic Flood Variance

213 Main Street
Forrest County, Ward 4 (PPIN 18563)
Zoned B-4 (Downtown District)



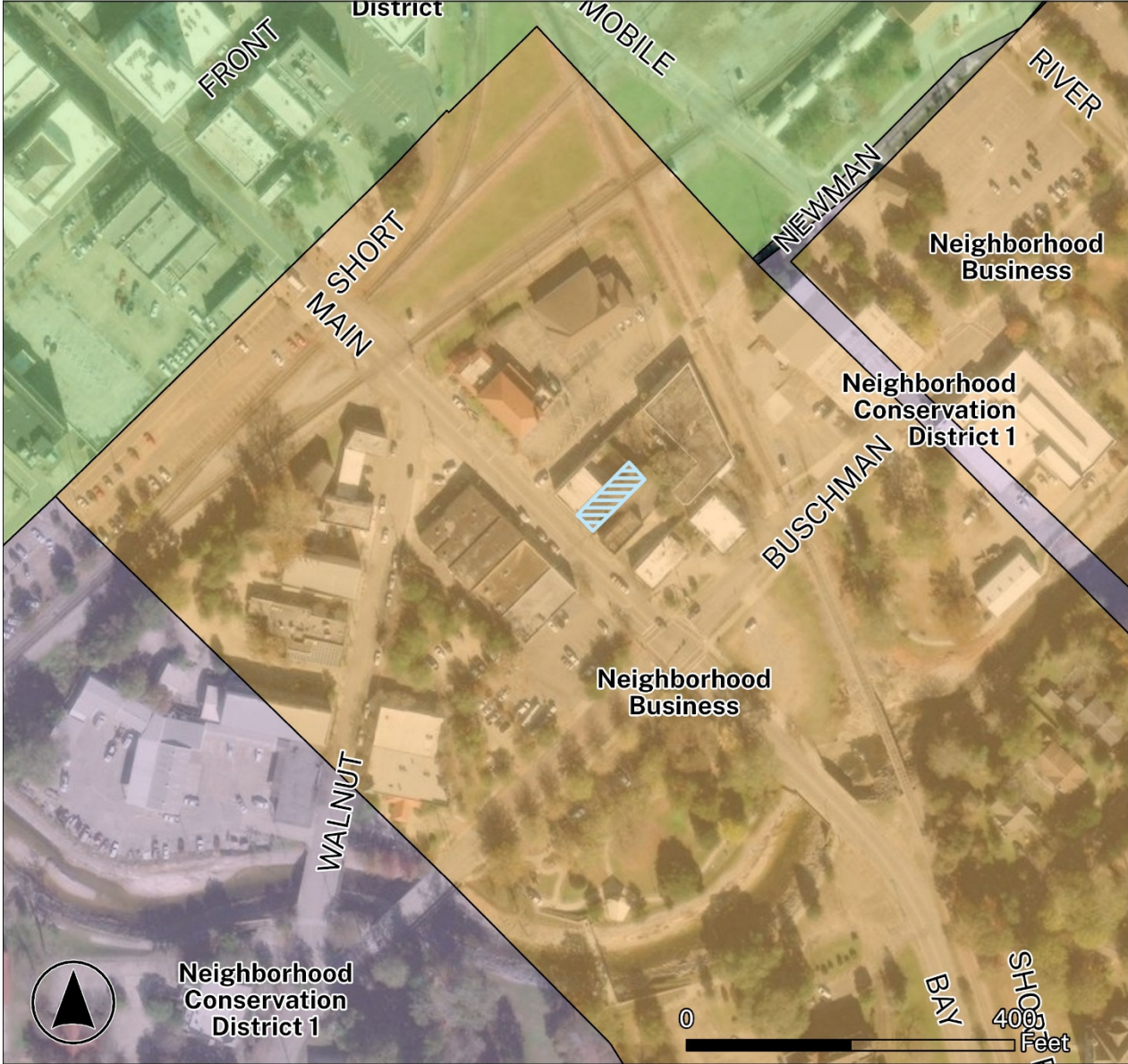
Zoning Districts

R-1A	B-1	B-5
R-1B	B-3	Subject Property
R-1C	B-4	



Historic Flood Variance

213 Main Street
Forrest County, Ward 4 (PPIN 18563)
Zoned B-4 (Downtown District)



- Future Land Use**
- Downtown District
 - Neighborhood Business
 - Neighborhood Conservation District 1
 - Subject Property



Historic Flood Variance

213 Main Street
Forrest County, Ward 4 (PPIN 18563)
Zoned B-4 (Downtown District)



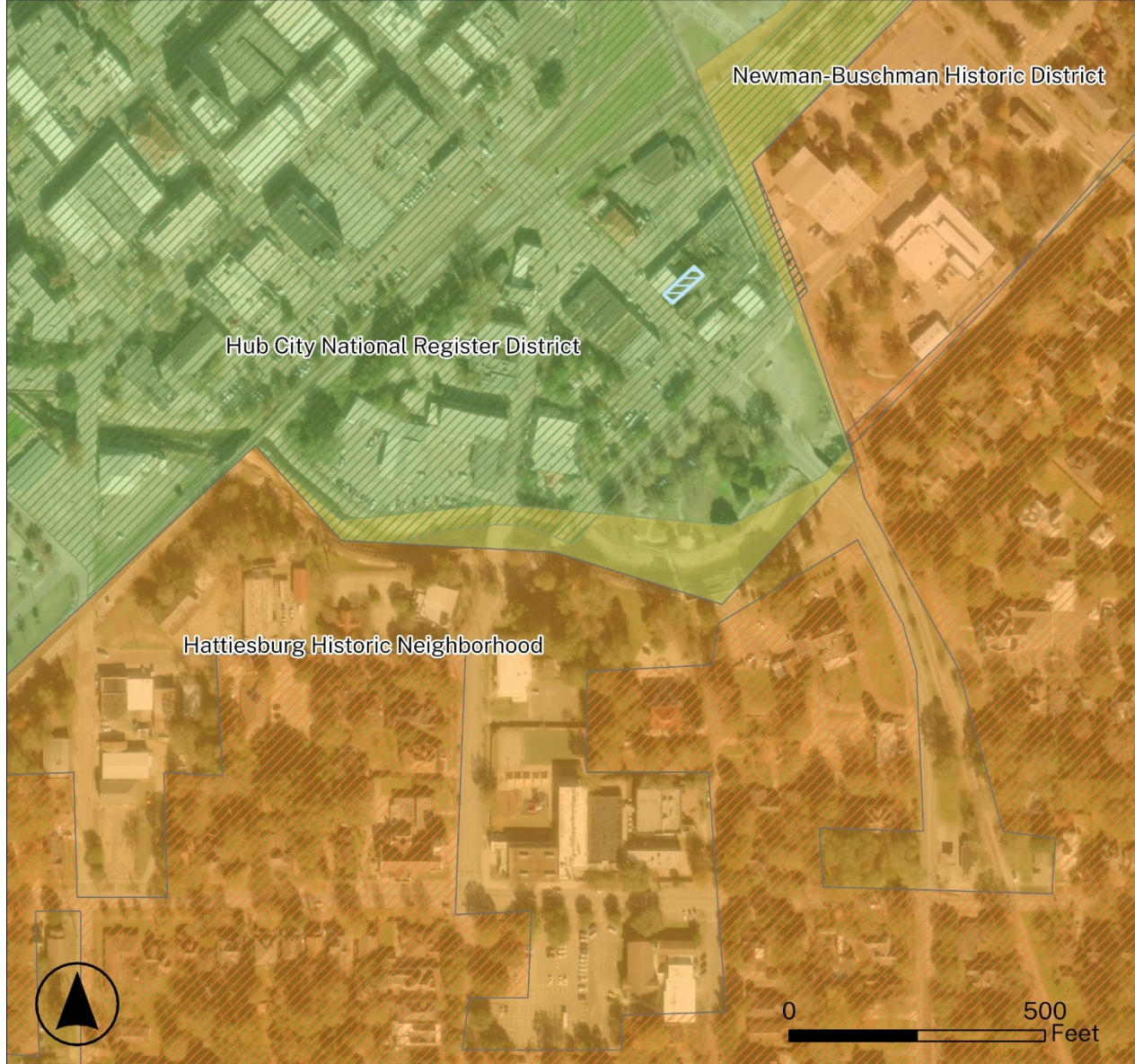
Flood Zones & Wetlands

- FLOODWAY AREA IN ZONE AE
- ZONE A (100 yr flood - no elevation)
- ZONE AE (100 yr flood w / elevation)
- ZONE SX (500 yr flood)
- Subject Property



Historic Flood Variance Request

213 Main Street
Forrest County, Ward 4 (PPIN 23329)



Historic Districts

- Hattiesburg Historic Neighborhood, Local
- Hattiesburg National Register District, National Register
- Hub City Downtown Historic District Boundaries, Local
- Hub City National Register District, National Register
- Newman-Buschman Historic District, Local
- Subject Property

Hattiesburg National Register District



Microsoft, Vector, GIS, Division, State and Federal Programs, Hattiesburg, Mississippi, HPC

Site Aerial







HISTORIC FLOOD VARIANCE APPLICATION

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

Instructions: This form is to be attached to a public hearing application for a Historic Flood Variance, pursuant to the Flood Damage Prevention Ordinance (Ordinance no. 3294)

Property Address: 213 Main Street

Historic District of Structure: Downtown

Property Owner: Mike and ^{Lori} ~~Eng~~ Brechtel

Applicant (if different from owner): Been Bobs Construction

Required Attachments:

- Public Hearing Application
- Current Elevation Certificate (if available)
- Site plan, floor plan, or survey showing location and elevations
- Recent photos of the structure (all sides)
- Documentation of historic designation/status (National Register, local landmark, etc.)
- Any engineering reports, floodproofing designs, or mitigation plans

The following conditions shall be met for approval of a Historic Flood Variance:

Variations may be issued for the repair or rehabilitation of historic structures only upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum to preserve the historic character and design of the structure.

- The building must be a bona fide historic structure.
- The project must maintain the historic status of the structure. If the proposed improvements to the structure will result in it being removed from or ineligible for the National Register or federally-certified state or local inventory, then the proposal cannot be granted an exemption from the substantial improvement rule. Written review and approval of proposed plans by the local historic preservation board and/or the historic planner, if it is federally-certified, or by the state historic preservation office. If the plans are approved, you can grant the exemption. If no, no exemption can be permitted.
- Take all possible flood damage reduction measures. Even though the exemption to the substantial improvement rule means the building does not have to be elevated to or above BFE or be renovated with flood-resistant materials that are not historically sensitive, many things can and should be done to reduce the flood damage potential. Examples include:
 - Locating mechanical and electrical equipment above the BFE or floodproofing it.
 - Elevating the lowest floor of an addition to or above the BFE with the change in floor elevation disguised externally.
 - Building the lowest floor of an addition with flood-resistant materials and providing hydrostatic openings.

The Hattiesburg Planning Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of the Flood Damage Prevention Ordinance.



HISTORIC FLOOD VARIANCE APPLICATION

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



Please answer the following questions:

1. **Flood Elevation & Risk:** What is the base flood elevation (BFE) for this property, and how does the existing historic structure relate to that elevation?

Please see the flood certificate. The floor height, 148.9, is significantly below the BFE 149.5. To satisfy the FEMA requirements, the build would need to be raised 1.6 ft. This would drastically alter the front of the building and significantly limit the accessibility from the sidewalk.

2. **Hardship:** What specific flood damage prevention requirements cannot reasonably be met without compromising the historic character of the structure?

The building having a thick concrete slab and masonry walls cannot be raised above the flood plain without compromising the historical integrity of the building

3. **Historic Status:** What is the historic designation/status of the property (e.g., local landmark, contributing structure, National Register)?

Local Landmark

4. **Preservation Impact:** Which historic features or character-defining elements would be affected by compliance with the ordinance, and how will the variance help preserve them?

If we were to pour 1.6 feet of concrete, it would shrink the doors and windows and significantly limit access into the building. Also, the structural framing member would have to be removed to pour the concrete and this could cause a collapse of the building.



HISTORIC FLOOD VARIANCE APPLICATION

City of Hattiesburg – Planning Division
PO BOX 1898 – Hattiesburg, MS 39403-1898 | Phone (601)- 545-4599 |
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5. **Alternatives Considered:** What alternative flood protection measures (e.g., dry floodproofing, elevating utilities, reversible modifications) were considered, and why were they not feasible?

Utilities will be raised above the BFE, drainage to be installed in the back yard and transported to the storm water taps (Taps to be made by the city). However, the bottom floor of the building remains under the BFE.

6. **Mitigation Measures:** What measures will be taken to reduce flood risk if the variance is granted?

Utilities will be raised above the BFE, drainage to be installed in the back yard and transported to the storm water tap. (Taps to be made by the city)

7. **Consistency with Ordinance:** How does granting this variance remain consistent with the intent of the Flood Damage Prevention Ordinance to minimize flood losses?

J

8. **Public Interest:** Would denial of the variance result in a unique hardship not shared by other properties, and how will approval avoid creating public safety issues or repetitive loss conditions?

The building is in significant disrepair and is in need of significant repair to remain standing. Not having the variance would inhibit us from repairing the building and making it habitable.



HISTORIC FLOOD VARIANCE APPLICATION

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



Scope of Work and Project Valuation

Provide a detailed description of all proposed work associated with this project. Include building area (square feet), type of construction, extent of alteration, and any associated site improvements. Attach plans, photos, or drawings as needed:

Complete renovation of the building. All electrical (knob and tub)
and plumbing to be replaced. Installation of HVAC units. Significant
structural repair.

Provide the estimated fair market cost of all materials and labor for the proposed work, whether donated or discounted. This includes all building, mechanical, electrical, and finishing work.

Estimated Cost of Improvement: \$ 380,000

Pre-Improvement Market Value of Structure: \$ _____

(Attach documentation, such as appraisal or tax assessment)

Percent of Improvement: _____%

Subsequent Improvements Disclaimer

Approval of this variance applies only to the specific project described herein. Any future additions, alterations, or improvements to the structure — whether within ten (10) years or later — shall be considered separate development activities and are subject to review for compliance with current floodplain management regulations.


The property owner acknowledges that a new variance may be required for any future improvements that:

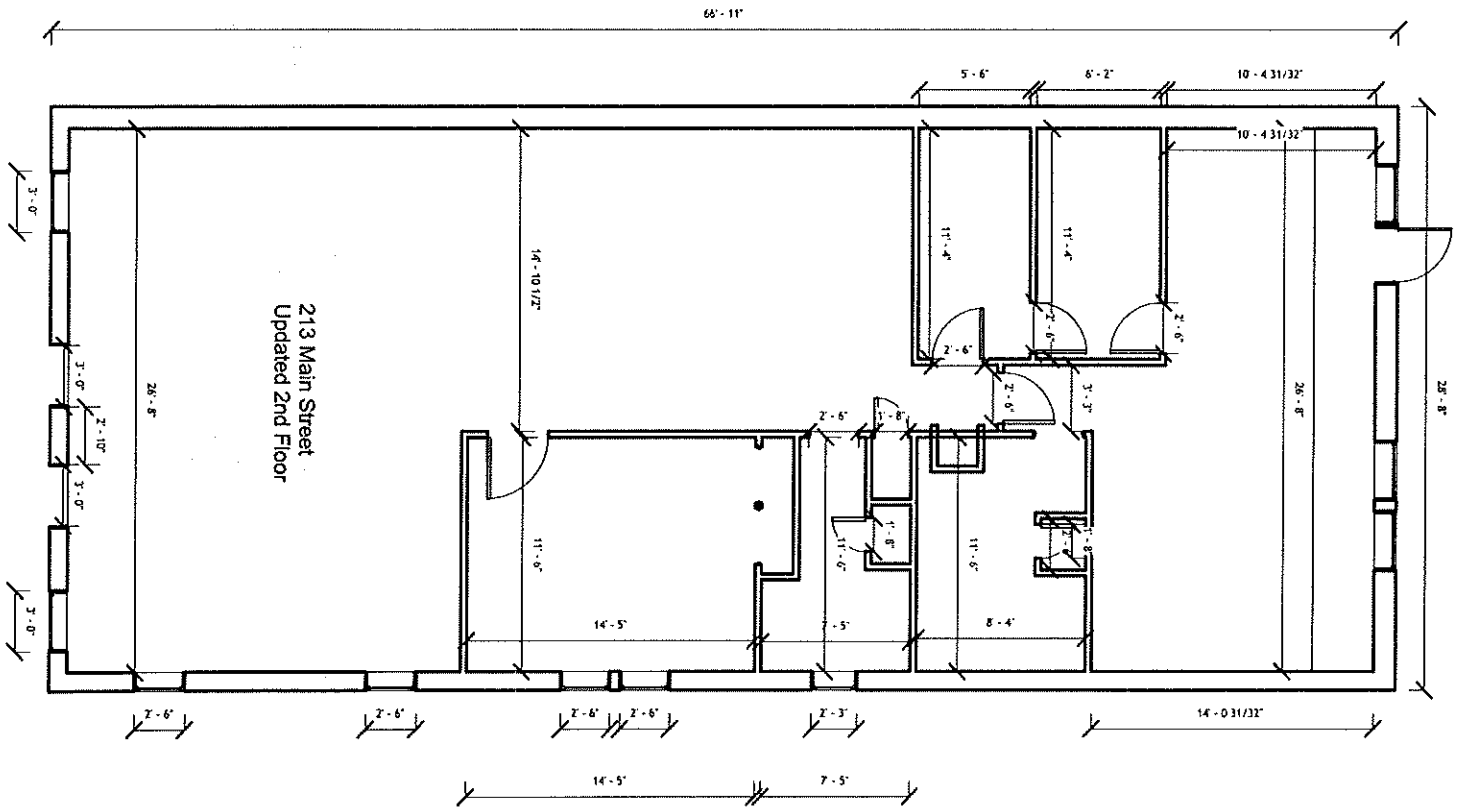
- Constitute a *substantial improvement* under 44 CFR §59.1;
- Alter the lowest floor elevation or floodproofing design; or
- Change the nature, scope, or risk associated with the original variance approval.

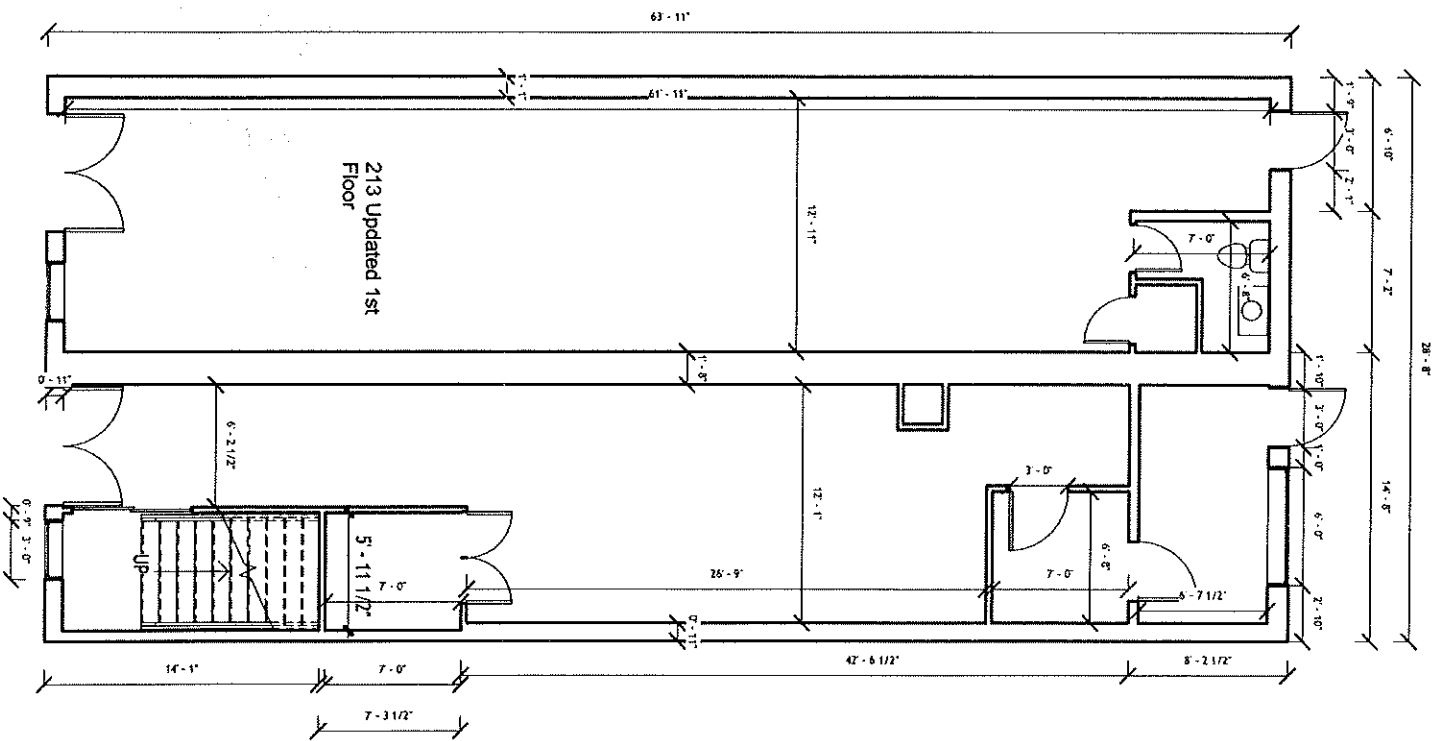
Nothing in this approval shall be construed to grant a permanent waiver from NFIP elevation or floodproofing requirements.

Certification & Acknowledgment

I hereby certify that the information provided in this application is true and complete to the best of my knowledge. I further acknowledge that I have reviewed and understand the requirements of the City of Hattiesburg's **Flood Damage Prevention Ordinance** and all applicable historic preservation regulations. If this variance is granted, I agree to comply with any conditions of approval and to implement all required flood risk reduction measures.

Signature:  Date: 2/20/26





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
213 MAIN ST. HATTIESBURG MS
Street Address City State

on this the 21th 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.

John David King
on this the 21th day of FEBRUARY, 2026

LOZI BRECHTEL
Applicant (Print)
[Signature]
Applicant (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named Lori Breantel, 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.

Kaylee Franzen
NOTARY PUBLIC



My Commission Expires:
April 28, 2026

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

213 MAIN ST. 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.

John David King

on this the 27th day of FEBRUARY, 2026

LORI BRECHTEL
Property Owner (Print)
Lori Brechtel
Property Owner (Signature)

STATE OF Forrest MS

COUNTY OF Forrest

Personally came and appeared before me, the within named Lori Brechtel

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.

Kaylee Franzen
NOTARY PUBLIC

My Commission Expires:

April 28, 2026



National Flood Insurance Program

Elevation Certificate

and Instructions

2023 EDITION



FEMA

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Beau Bobs Construction</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>213 N Main Street</u>	Company NAIC Number: _____
City: <u>Hattiesburg</u> State: <u>MS</u> ZIP Code: <u>39401</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Parcel ID: 2-029I-10-131.00 PPIN: 18536</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Commercial</u>	
A5. Latitude/Longitude: Lat. <u>31.325162</u> Long. <u>-89.287907</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>n/a</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>n/a</u> Engineered flood openings: <u>n/a</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>n/a</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>n/a</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>n/a</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>n/a</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>n/a</u> Engineered flood openings: <u>n/a</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>n/a</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>n/a</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>n/a</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>City of Hattiesburg</u>	B1.b. NFIP Community Identification Number: <u>280053</u>
B2. County Name: <u>Forrest</u>	B3. State: <u>MS</u> B4. Map/Panel No.: <u>28035C0108</u> B5. Suffix: <u>D</u>
B6. FIRM Index Date: <u>03/02/2010</u>	B7. FIRM Panel Effective/Revised Date: _____
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>149.5</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 213 N Main Street	FOR INSURANCE COMPANY USE
City: <u>Hattiesburg</u> State: <u>MS</u> ZIP Code: <u>39401</u>	Policy Number: _____
	Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 213 N Main Street	FOR INSURANCE COMPANY USE
City: <u>Hattiesburg</u> State: <u>MS</u> ZIP Code: <u>39401</u>	Policy Number: _____ Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). *Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.*

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ feet meters above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* Note: If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
213 N Main Street

FOR INSURANCE COMPANY USE

City: Hattiesburg State: MS ZIP Code: 39401

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption:

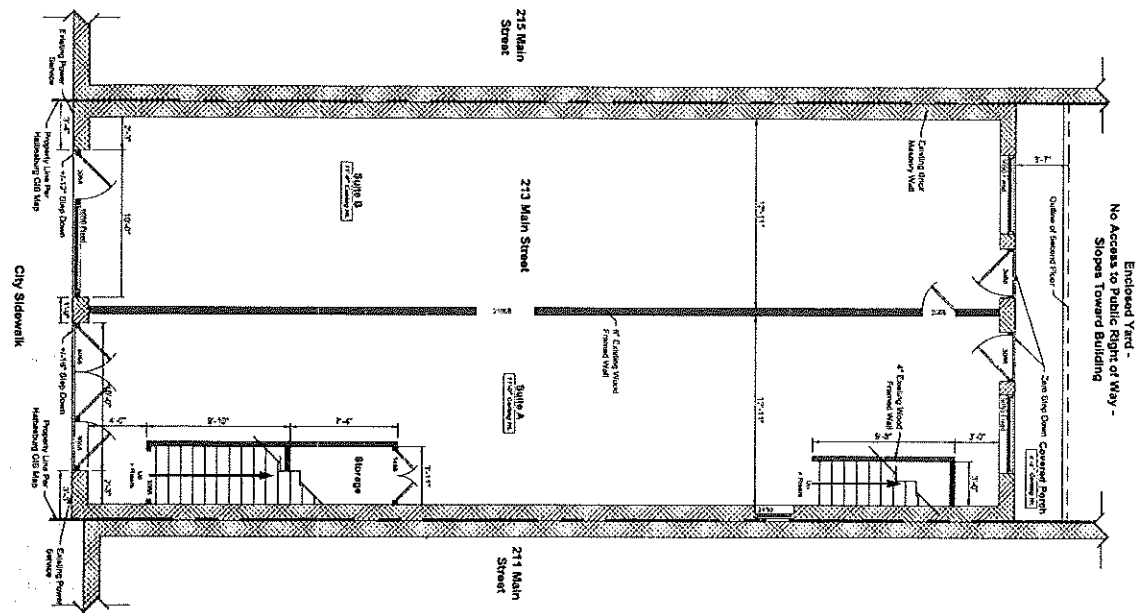
Clear Photo Three

Photo Four

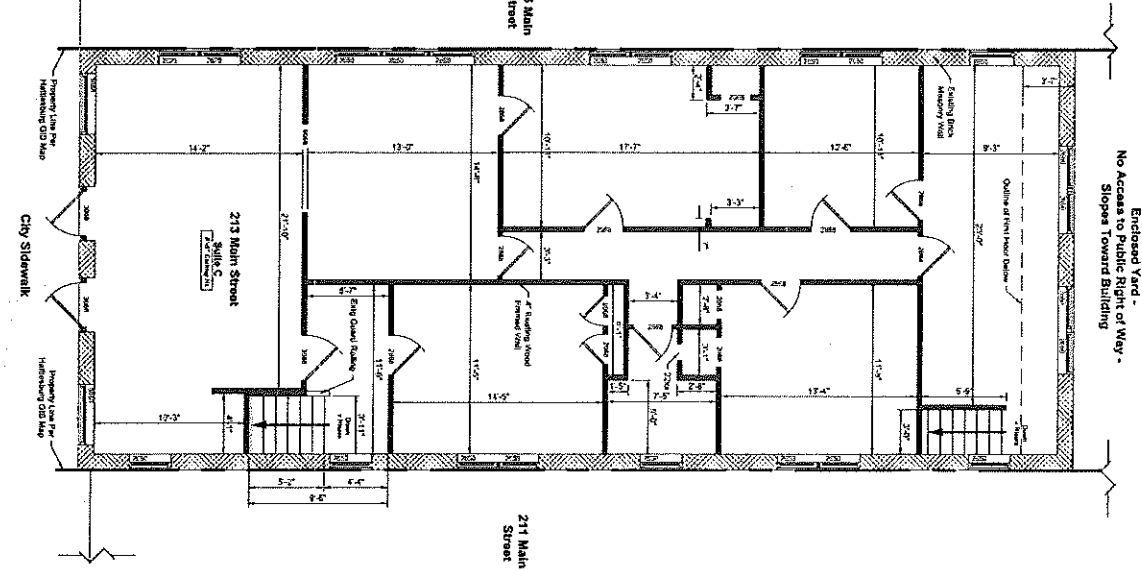
Photo Four Caption:

Clear Photo Four

101 Existing First Floor Plan
SCALE 1/4" = 1'-0"



102 Existing Second Floor Plan
SCALE 1/4" = 1'-0"



Plans Produced for the
Old Sckiets Shoe Shop
213 Main Street
Hattiesburg, Mississippi

- Floor Plan Notes:**
- All Dimensions & Line Conditions to be verified by Contractor Prior to Construction.
 - Owner's Responsibility to be verified with Owner Prior to Construction.
 - Verify All Door and Window Schedules and Sizes with Rough Opening data. Referenced to Shop Drawings.
 - Contractor to verify All Dimensions of All Doors, Windows, and Rough Openings. Verify per Shop Drawings.
 - Contractor to verify All Dimensions of All Doors, Windows, and Rough Openings. Verify per Shop Drawings.
 - Contractor to verify All Dimensions of All Doors, Windows, and Rough Openings. Verify per Shop Drawings.
 - All Structural and Assembly shall be located on Site and installed in strict accordance with All Applicable Codes. All Changes and Notes shall be referenced according to Project (Unit) of Disposition.

EXISTING SQUARE FOOTAGE	
1,878 S.F.	Heated - First Floor
570 S.F.	Unheated - Suite A
618 S.F.	Unheated - Suite B
1,332 S.F.	Heated - Second Floor
3,780 S.F.	Unheated - Total Area
104 S.F.	Unheated - Covered Porch
104 S.F.	Unheated - Total
3,884 S.F.	Total Building Area - Under Roof

Notes:
1. Figures exclude a approximate.

Door & Window Label/Size:

Doors: 3064 is a Door that is 3'-0" wide by 6'-8" tall. To verify correct fit, the door shall be checked for fit and locked in actual size of the door (do not use a "NOT" the Shop Drawing Dimensions). Verify all door dimensions with the door manufacturer's data.

Windows: 2025 is a Window that is 3'-0" wide by 6'-8" tall. To verify correct fit, the window shall be checked for fit and locked in actual size of the window (do not use a "NOT" the Shop Drawing Dimensions). Verify all window dimensions with the window manufacturer's data.

General Note:

Farve Residential Service, LLC, Not Being an Architectural or Engineering Firm and From has been taken in the Design of this project. Farve Residential Service, LLC Highly Recommend that these Plans be Reviewed by a Licensed Structural Consultant. Additional Engineering may be required for Code, Wind, Snow, and Other Special Conditions Required by Local Code. If an Error or Omission does occur, it is the sole responsibility of the Contractor to identify and correct the error or omission. Contractor is responsible for verification of the Field and Shop Build the structure in strict accordance with the 2018 International Building Code. All Foundation and structural Plans and Notes shall be reviewed by a Structural Engineer Prior to Construction.



FARVE RESIDENTIAL SERVICE, LLC
263 Farve Road
Surrell, MS 39482
Craig Farve - Owner/Operator
Phone: 769-250-0958

Old Sckiets Shoe Shop
213 Main Street
Hattiesburg, Mississippi

Building Renovation
Existing Floor Plan

Feb 10, 2026 FRS-26-009 Sheet 1 of 1



Staff Present:

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

Project: Sckiets Building Renovations

Address: 213 N Main Street

Presented by: Lori and Julia Brechtel

Project Type: Renovations

PPIN: 18536

Flood Zone: AE and SX

Historic District: N/A

Elevation Certificate Required: Yes

County: Forrest

Ward: 4

Estimated Cost: TBD

Zoning: B-4

Designated Use: Mixed-Use

PROJECT SUMMARY:

- Applicant Summary
 - Bought the building and wanted to renovate it to have their primary residence on top and use the bottom as two commercial spaces. The commercial space on the first floor is divided in half, with two front doors. They plan to use one of the commercial spaces as their office for their WFH jobs and rent out the other space as a professional services office.
 - No easement currently exists for the greenspace in the rear.
- Planning
 - Zoning of the property is B-4
 - Use: Mixed Use is a permitted use. Minimum 50% of the ground floor needs to be commercial, facing the street
 - Historic Planner
 - Some items can be reviewed at the staff level, and some items would have to go to the Hattiesburg Historic Conservation Commission (HHCC)
 - Exterior items that would need to go to HHCC (would need commission approval)
 - Doors
 - Balcony
 - Cornice
 - Windows
 - Exterior items that can be approved at the staff level (without commission approval)
 - Repainting
 - Roof repair
 - ADA Access—a temporary ramp that is readily available could be explored. *All federal ADA requirements for access must still be met*

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.

- Historic Façade Grants and other tax credits—work with the historic planner to find these opportunities.
 - Flood Zone Information
 - Staff suggestion to go ahead and get an Elevation Certificate
 - Can be done by an engineer or surveyor
 - If the property is below the Base Flood Elevation (BFE):
 - Substantial Improvement Threshold— Properties in flood zones are restricted to improvement costs to 50% of the appraised value before it has to be elevated/flood-proofed over a 10-year window, rolling period. Contact Nathan Satcher for more info
 - Historic Flood Variance
 - This is an option to go to a public hearing with the Hattiesburg Planning Commission to have the requirement waived.
 - DHA Roadmap: Vision adopted by DHA
 - <https://downtownhattiesburg.com/wp-content/uploads/2025/03/Hattiesburg-Roadmap-Final-Report-Compressed.pdf>
 - See page 59 for the proposed streetscape for Main Street
 - An infill development fee waiver is available for application
- Building
 - When it is time for permitting, the building plans will have to be drafted by a design professional.
 - The building falls under commercial in the building code for mixed-use.
- Engineering
 - The Water Department does not have a billing account for the property.
 - If no water meter, a tap will need to be made.
- Fire
 - The building will be required to be sprinkled.

NEXT STEPS:

- Additional information
 - Apply for any needed public hearings with the planning division:
 - Planning Commission (Historic Flood Variance)
 - Once the amount is determined for the improvements, apply for the historic flood variance
 - Dates:
 - January 7th Public Hearing- Planning Commission
 - Application Deadline- November 24th, 2025 at 5:00pm
 - February 4th Public Hearing- Planning Commission
 - Application Deadline- December 29th, 2025 at 5:00pm
 - Historic Commission (Certificate of Appropriateness)
 - Work with the historic planner to determine what will need to be applied for.
 - December 10th Public Hearing – Hattiesburg Historic Conservation Commission
 - Application Deadline- **November 28th, 2025 at 5:00pm**
- Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

- Site Plan Review Checklist and Application Conditional Use Application

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.

- | | | | |
|-------------------------------------|---|--------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | Public Hearing Application | <input type="checkbox"/> | Street/Alley Closing |
| <input checked="" type="checkbox"/> | Variance Application | <input type="checkbox"/> | Major Subdivision |
| <input type="checkbox"/> | Rezone Application | <input type="checkbox"/> | Minor Subdivision |
| <input checked="" 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.



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: Pedesco, Inc. Project Name: Equipment & Storage Lot

Municipal Address of Site: Tucker Street x Bryon Street PPIN #: 023329

Parcel Number(s): 2-039H-17-070.00

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

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: March 30, 2026
 Hattiesburg Planning Commission Meeting Date: May 6, 2026
 Hattiesburg Board of Adjustment Meeting Date: May 6, 2026
 City Council Agenda Review Date – (you or your representative should attend): May 18, 2026
 City Council Meeting (Vote) Date – (you or your representative may attend): May 19, 2026

- 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 \$ 425.00



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: Perry E. Doleac

Signature: 

Updated Version 05/22/2025

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.

We need 100% of the property for the purpose of equipment and material. We purchased the property specifically for that reason, due to space constraints on our existing property.

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

We would not consider this special privilege to us or anyone else within this zoning district if the need is valid.

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

If our request were to be denied, it would cause hardship to necessary need for a secure site for our equipment and materials.

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

We do not intend to use this site for anything other than what we have stated above.

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

We respectfully request that the variance be meant at the requested requirements.

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.

We understand and will comply with all codes as they pertain to this variance.

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 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.

We would need to increase the fence allowance from 4ft to 8ft
for the purpose of security. The equipment and materials to be
in this area are valuable and need to be adequately secured.

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

We would not consider this to be a special privilege to us or
anyone else within this zoning district if the need is valid.

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.

We are in great need for additional space to store our equipment
and materials. But it is vital that the space is secure.

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

We do not intend to use this site for any of purpose than
that which we have stated.

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

We respectfully request that the variance be meant at the requested requirements.

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.

We understand and will comply with all codes as they pertain to this variance.

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:**
Yes, we believe this application meets the conditions as we will keep all equipment and materials within suggested parameters as well as screening the area as recommended.

2. **Describe the effects the proposed use of utilities and facilities will have on the community.**
There will be no additional utilities or facilities.

3. **Describe how the size of the site is appropriate for the proposed use.**
The property was purchased for the sole purpose of adding the necessary space only to store equipment and materials as we have need, as to not overload our existing property/lot.

4. **Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:**
No, there will be no additional traffic, pedestrian or vehicular.

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

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

There will be no expected customers. And only employees as they have need to retrieve equipment or materials.

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

Yes, as the area already has established industrial areas.

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for N/A 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:1494 Page:197-198
RCD: 02/20/2026 @ 2:25:12:PM
FORREST COUNTY, MS
LANCE C. REID CHANCERY CLERK

Prepared by and return to:

Joseph M. Gianola, Jr., PLLC
Joseph M. Gianola, Jr. (MSB#101972)
63 98 Place Boulevard
Hattiesburg, Mississippi 39402
(601) 336-2680

INDEXING INSTRUCTIONS: Lots 27-32, Block 14, Pine Hurst Subdivision No. 2,
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,

PTL INVESTMENTS, LLC,
a Mississippi limited liability company,
1950 Lincoln Road
Hattiesburg, Mississippi 39402
(601) 520-0006

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

DOLEAC AND DOLEAC, LLC,
a Mississippi limited liability company
P.O. Box 16563
Hattiesburg, Mississippi 39404
(601) 270-1020

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

Lots 27-32, inclusive, of Block 14 of the Pine Hurst Subdivision No. 2 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; together with all improvements thereon and appurtenances thereunto belonging.

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 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.

WITNESS THE SIGNATURE of the Grantor on the date of its respective acknowledgement.

PTL INVESTMENTS, LLC,
A Mississippi limited liability company

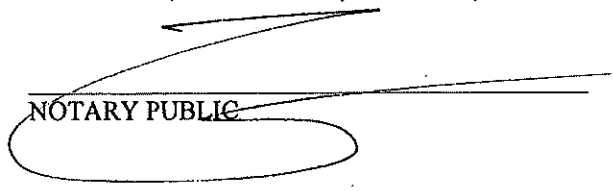
By: 
Thomas P. McCaffrey, Member

STATE OF MISSISSIPPI

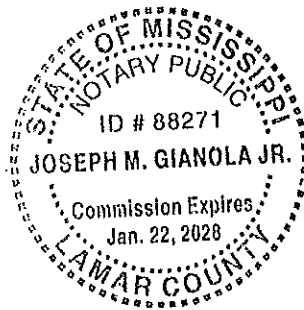
COUNTY OF FORREST

THIS DAY personally came and appeared before me, the undersigned authorities in and for the jurisdiction aforesaid, the within named Thomas P. McCaffrey, who acknowledged to me that he is the Member of PTL Investments, LLC, a Mississippi limited liability company, and as its act and deed he delivered the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of February, 2026.


NOTARY PUBLIC

My Commission Expires:



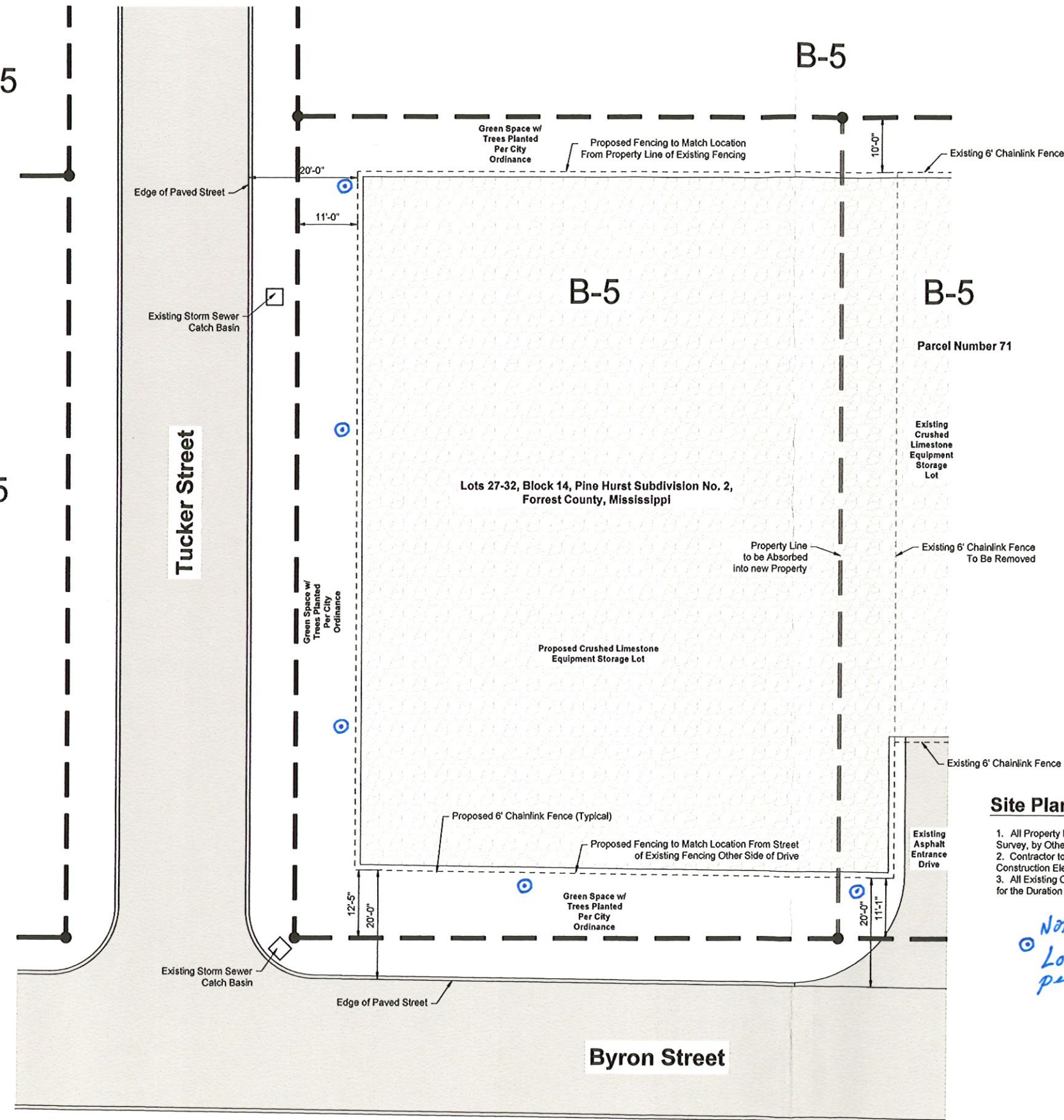
B-5

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Site Legend	
—	Property Line
- - -	Setback Line
- - - -	Batter Board Lines
▬▬▬	Concrete
▬▬▬▬▬	Outline of Residence
▬▬▬▬▬▬▬	Paved Road
●	Property Corner
⊙	TREES

Lot Setbacks	
Front:	30'-0"
Rear:	0'-0"
Sides:	0'-0" or 10'-0"
Other:	N/A

Pedasco, Inc.

DBA: **Perry Doleac Electric Company**
Proposed Staging Yard Addition
2000 Byron Street
Hattiesburg, MS



Site Plan was Derived From Digital Imaging. All Information Shall be Verified on Site for Compliance with City of Hattiesburg Zoning Requirements.

Site Plan Notes:

1. All Property Line Measurements are Approximate and Derived From Existing Survey, by Others.
2. Contractor to Verify all Existing Utilities Prior to Construction and Adjust Construction Elements as Required.
3. All Existing Construction is to Remain on Parcel 71. Interior Fence Shall Remain for the Duration of the Construction Process and be Removed Prior to Completion.

NOTE:
 ⊙ LOCATION for trees on lot per Request

General Note:

Farve Residential Service, LLC. Not Being an Architectural or Engineering Firm Assumes NO Liability for Structural or Architectural Design Integrity. Great Care and Effort Has Been Made in the Development of These Plans and the Completion of These Construction Documents. Farve Residential Service, LLC Highly Recommends That These Plans be Reviewed by a Licensed Structural Engineer and/or an Architect, in Addition to Your Local Building Officials Prior to Construction. Additional Engineering may be Required to Comply With Seismic, Wind, and Other Special Conditions Required by Local Code. If an Error and/or Omission Does Occur, it is the Sole Responsibility of the Contractor to Remedy the Error and/or Omission at His Own Expense and not the Responsibility of the Drafting Service. Contractor is Responsible for Verification of Dimensions in the Field and Shall Build the Structure in Strict Accordance With the 2018 International Building Code Series. All Foundation and Structural Plans and Details are General in Nature and Shall be Reviewed by a Structural Engineer Prior to Construction.

101 **Site Plan**
 SCALE 1" = 10'-0"

I-1



FARVE RESIDENTIAL SERVICE, LLC
 263 Farve Road
 Sumrall, MS 39482
 Craig Farve - Owner/Operator
 Phone: 769-250-0958

Perry Doleac Electric Co. 2000 Byron Street Hattiesburg, Mississippi	Proposed Staging Yard Addition Proposed Partial Site Plan
March 2, 2026	FRS-26-0032
Sheet 1	of 1



Staff Present:

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

STATUS: **APPLY FOR PUBLIC HEARING**

Project: Lot Clearing for Equipment Storage

Address: Tucker Street x Byron Street

Presented by: Perry Doleac

Use Designation: Equipment Storage

PPIN: 21508

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 5

Construction type: Other

Zoning: B-5

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - Adjoining the existing property. Bought the property because they need more space. Not planning to have dumpsters
 - Planning to have crushed aggregate and fencing for the area. No entry off the road, entry would be off the existing parcel.
- Planning
 - Property Information
 - Division of land through the platted lines—will need to be authorized through the city via a letter to Forrest County
 - The old lot and the recently purchased lot will need to be collapsed to comply with the code for storage
 - Zoning
 - Zoning district is B-5.
 - Use is a Contactors office by right.
 - Use Regulations: 5.4.17 Construction Offices.
 - 5.4.17.1 All outdoor storage of non-passenger vehicles and building materials shall be kept at least 100 linear feet from any adjacent lot containing a legal, conforming residential use and shall be located in a side or rear yard only.
 - 5.4.17.2 Outdoor storage shall be screened from major thoroughfares and adjacent properties in accordance with the screening requirements outlined in Section 7.9
 - **Screening will be required, and street trees will be required**
 - 5.4.17.3 A maximum open storage space of 50% of the side and rear lot area is allowed for business and industrial equipment and materials.

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.

- 5.4.17.4 Open storage of items shall not be piled or stacked over 20 feet in height above grade.
- See LDC 7.12.10.4
 - 7.12.10.4 A maximum outdoor equipment storage space of 50% of the side and rear lot area is allowed for business and industrial equipment and materials if outdoor storage is an accessory to another use on the same lot.
 - **Variance, which requires a public hearing, will be required for more than 50% of the lot proposed to be used.**
 - i. Unless otherwise permitted, commercial outdoor storage areas shall be hard surface only.
 - ii. All outdoor storage associated with automotive and tow yard uses shall be hard surface, regardless of zone.
 - iii. Dustless gravel maintained so as to be free of overgrowth may be allowed for only non-public outdoor storage space of heavy equipment and nonhazardous materials by right in A-1, I zones and as a Conditional Use in A-2 and B-5 zones. Any approved gravel storage lot shall be subject to driveway requirements per 7.12.8.3.
 - **Proposed plan of gravel as a material will require a conditional use, which requires a public hearing**
- Landscaping
 - 7.10.2.1 A green strip 10 feet in width shall be planted with at least one large, deciduous tree per 60 feet of lineal frontage.
- Sidewalks
 - Any new development in the city requires a sidewalk along
 - 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. Where on-site construction is impractical or unnecessary, developers may contribute to the Sidewalk Bank Fee-in-Lieu Program, subject to approval.
 - Sidewalk Bank Fee-in-Lieu Information
 - Instead of building the sidewalk on the property, a fee can be paid to contribute to the sidewalk bank.
 - City will provide a quote for the sidewalk, if it were to be built on the property.
 - Applicant can also get 3 quotes from contractors (quote would be the same level of sidewalk work), and an average can be taken instead of the city's quote.
 - **This site is not a by-right area to participate in the sidewalk bank program; you can request to participate through a conditional use request.**
- Fencing
 - LDC 7.9.1.1 Fences and walls within a development shall be of compatible design and materials.
 - LDC 7.9.1.2 Fences and walls shall be constructed such that the “finished” part of the fence or wall is located toward and facing the exterior of the property.
 - LDC 7.9.1.3 Barbed wire, woven wire, or electrical fencing may be used in agricultural applications only.

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.

- City Council Dates:
 - June 15th at 4:00 pm (Agenda Review)
 - June 16th at 5:00 pm (Vote)
 - Conditional Use:
 1. Dustless gravel instead of hard surface (LDC 7.12.10.4.iii)
 2. Participation in the Sidewalk Bank Fee-in-Lieu program
 - Variances Identified:
 - ***When applying for variances, be sure to include what is being requested (i.e., 8ft fence instead of 4ft) on the application.***
 1. Fence height for more than 4ft in a front yard
 2. Exceeding 50% of outdoor storage (LDC 5.4.17.3)
 - After public hearings, site plan approval will be needed.
 - Apply for site plan review.
 - Permits
 - Apply for the permits indicated below

APPLICATIONS REQUIRED:

- | | | | |
|-------------------------------------|--|-------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | Site Plan Review Checklist and Application | <input checked="" type="checkbox"/> | Conditional Use Application |
| <input checked="" type="checkbox"/> | Public Hearing Application | <input type="checkbox"/> | Street/Alley Closing |
| <input checked="" 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 E - Staff Report

May 6th, 2026

Quick Facts:

Applicant:

Pedesco, Inc./Perry Doleac

Address:

Corner of Byron Street and Tucker Street

Zoning:

B-5 (Regional Business)

Future Land Use:

Community Business Corridor

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

5

County:

Forrest

PPIN Number(s):

23329

Parcel Number(s):

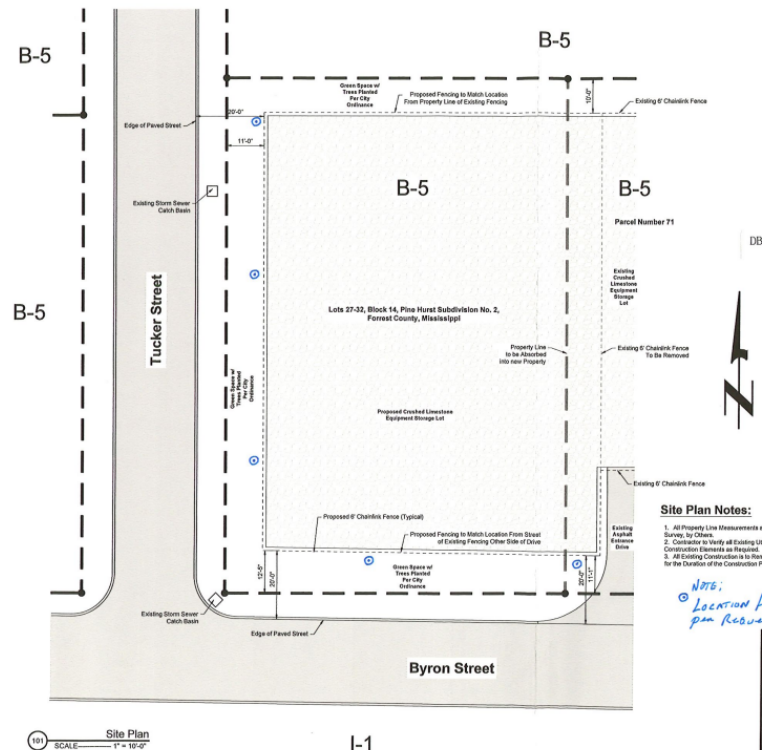
2-039H-17-070.00



Property Area Image

Applicant's Request:

Pedesco, Inc/Perry Doleac, Property Owner/Applicant, requests a conditional use approval for dustless gravel for outdoor equipment storage (LDC 7.12.10.4) for a property located at 1725 Byron Street (PPIN 23329, Forrest County, Ward 5)



I-1

Proposed Site Plan

Background and History

The Applicants met with staff during a pre-application meeting in March of 2026. The applicant acquired the additional property to expand their existing operations and provide space for equipment storage associated with the contractor’s office. The proposed use of the property for equipment storage is intended to function as an accessory to the existing business.



Surrounding Area Image

The applicant proposed combining the existing parcel with the newly acquired lot, clearing the lot, installing crushed aggregate (dustless gravel) and 8ft fencing, and providing access through the existing site rather than directly from the street. The site is zoned B-5 (Regional Business), which permits the use of a contractor's office but has certain conditions that must be met.

The use of gravel as a surface material in the B-5 district requires conditional use approval, and the proposed amount of outdoor storage space for the entire lot exceeds the 50 percent maximum allowed, which requires a variance. The height of the proposed 8ft fence also requires a variance due fence being located in the front yard. The applicant is seeking conditional use approval from the Planning Commission and two variances from the Board of Adjustment.

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



Surrounding Area Image

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

4.5.12 B-5 Regional Business District

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

SECTION 5: Use Regulations

5.4.17.3 A maximum open storage space of 50% of the side and rear lot area is allowed for business and industrial equipment and materials.

SECTION 7: Dimensional Standards

7.9.1.7 The maximum height of fences and walls shall be four feet above grade when located in a front yard. Otherwise, the maximum height of a fence is eight feet.

Considerations and Basis for Approval

Applicant’s Requests:

Recommend approval or denial for a conditional use request for dustless gravel for outdoor equipment storage (LDC 7.12.10.4) for a property located at 1725 Byron Street (PPIN 23329, Forrest County, Ward 5)

Basis for Approval:

1. Conditional Use
 - a. Uses requiring Planning Commission approval, as noted in the Table of Uses in Section 5 of this Code, shall



Property Area Image

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.

- b. 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.
- c. 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.
- d. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
 - e. 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.
 - f. 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.

12.3.5.4.viii. Conditions.

- Conditions may be imposed on any application to ensure compliance with the Land Development Code and other rules and regulations and to protect the neighborhood. Conditions may include but are not limited to parking location/design, site design, expiration of approval requiring renewal, intensity of use, occupancy, hours of operation, etc. Such conditions shall be reasonable and related to the expected impacts of the development

Conditional Use and Variance Request

~1725 Byron Street (Intersection of Byron St and Tucker Street)
PPIN: 23329, Forrest County, Ward 5



Zoning Districts

B-1	I-1
B-5	I-2
Subject Property	







Microsoft, Vantaro, GIS Division, State and Federal Program
 HPC

Conditional Use and Variance Request

~1725 Byron Street (Intersection of Byron St and Tucker Street)
PPIN: 23329, Forrest County, Ward 5



Future Land Use

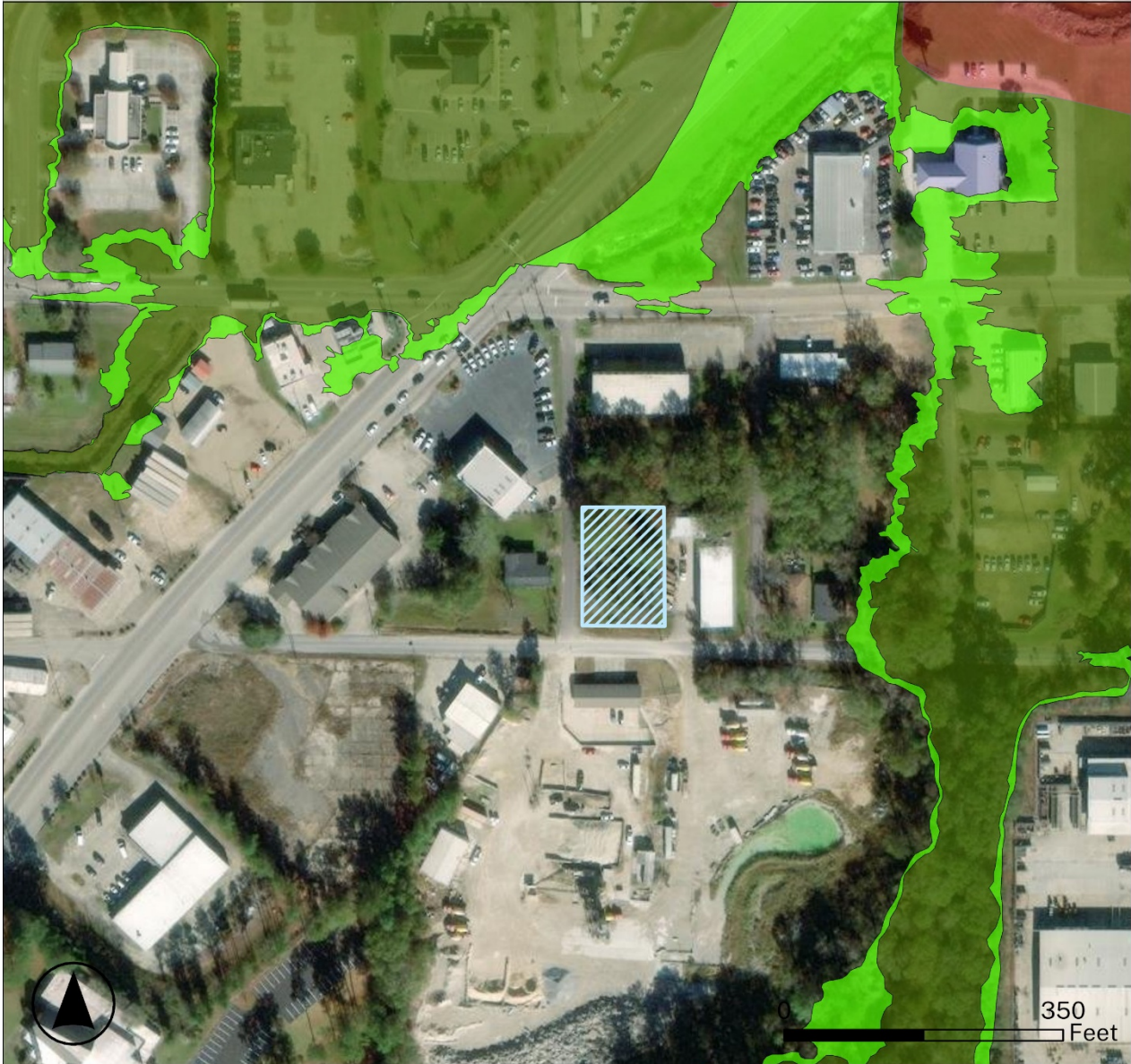
-  Community Business A
-  Neighborhood Business
-  Neighborhood Conservation District 2
-  Subject Property



Microsoft, Vantor, GIS Division, State and Federal Programs

Conditional Use and Variance Request

~1725 Byron Street (Intersection of Byron St and Tucker Street)
PPIN: 23329, Forrest County, Ward 5



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)
- Subject Property

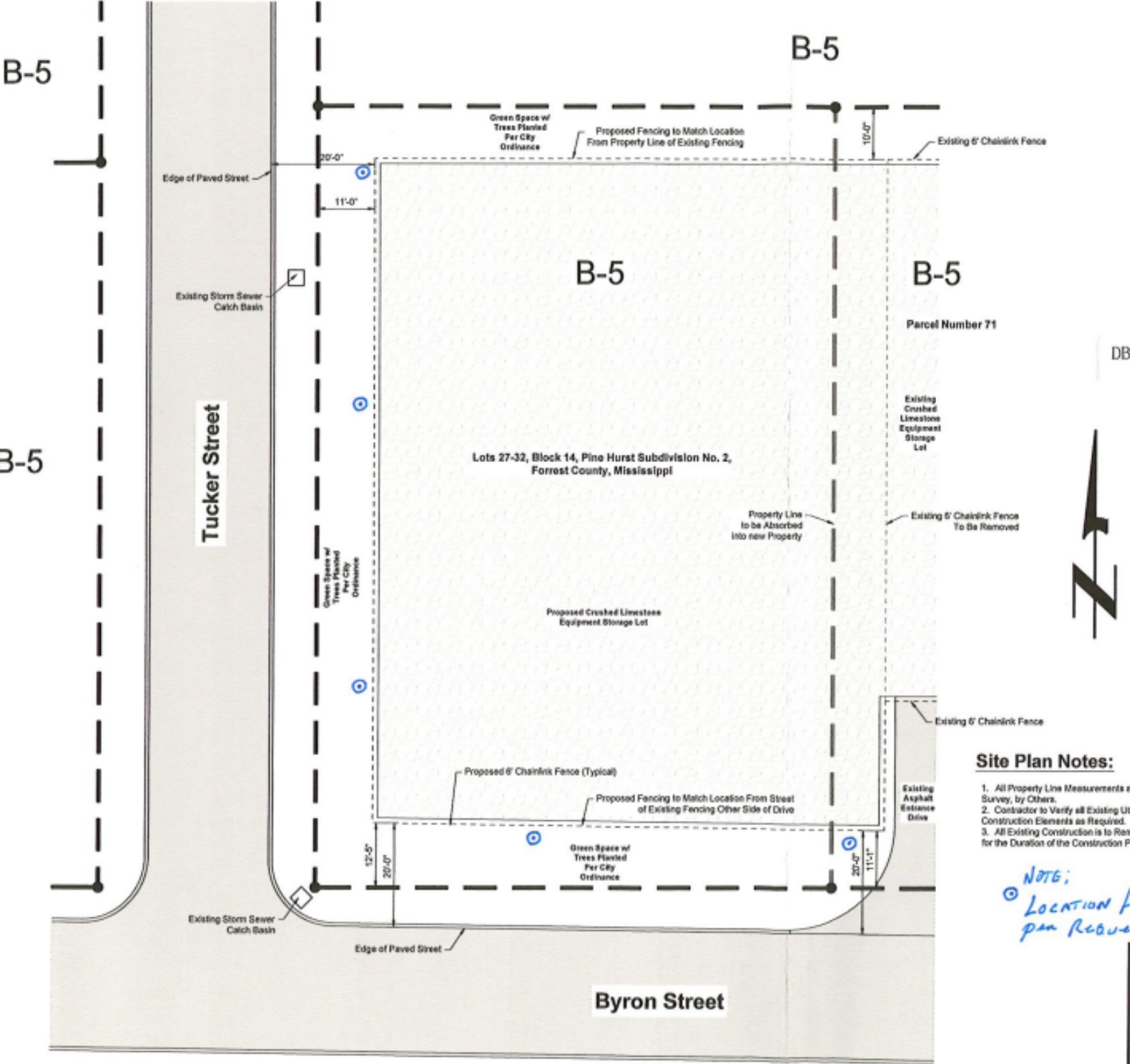


Microsoft, Vantor, GIS Division, State and Federal Programs

Site Aerial



Site Plan



Site Plan Notes:

1. All Property Line Measurements & Survey, by Others.
2. Contractor to Verify all Existing UT Construction Elements as Required.
3. All Existing Construction is to Rem for the Duration of the Construction P

NOTE:
 (C) LOCATION & PER REQUS

101 Site Plan
 SCALE 1" = 10'-0"

I-1

RECEIVED
MAR 26 2026

BY:



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: Johnnie Williams Project Name: MT Shuttle & Tour Service

Municipal Address of Site: 1601 Corinne Street PPIN #: 17592

Parcel Number(s): _____

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

Other Application types:

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

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

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

Plot Carim St Hattiesburg MS
Street Address City State

on this the 14 day of 3, 2020

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

on this the _____ day of _____, 20_____.

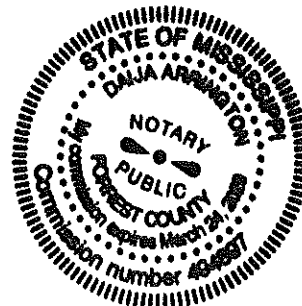
JOHNNIE C WILLIAMS
Property Owner (Print)
Johnnie Calvin Williams
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named Johnnie Williams., 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 March, 2020.
[Signature]
NOTARY PUBLIC

My Commission Expires:
March 24, 2029



FOR CONDITIONAL USE APPLICANTS:

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

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

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

20ft of concrete from street to the gate; 20ft of concrete for ADA parking space

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

to provide medical transportation

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

It has office space and parking space

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?

employees 5
customers 1

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

No

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 5 vehicles, and 2 ADA vehicles; with 2 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.



INDEX THIS PROPERTY IN:

Lots 5, 6, 7 and 8 in Block 81 of the Hicks Subdivision of the D. D. McInnis Third Survey of the City of Hattiesburg, Forrest County, Mississippi.

PREPARED BY:

Terry L. Caves – MSB#5937
Risher G. Caves – MSB#104526
Caves & Caves, PLLC, Attorneys at Law
P.O. Drawer 167, Laurel, MS 39441-0167
601-428-0402

RETURN TO:

Terry L. Caves – MSB#5937
Risher G. Caves – MSB#104526
Caves & Caves, PLLC, Attorneys at Law
P.O. Drawer 167, Laurel, MS 39441-0167
601-428-0402

GRANTOR:

R.P.R., LLC

ADDRESS: 1504 Wansley Road
Laurel, MS 39440

TELEPHONE: (601) 649-3686

GRANTEE:

D.J. SHUTTLE AND TOURS,
INCORPORATED

ADDRESS: 101 Hardy Street
Hattiesburg, MS 39401

TELEPHONE: (601) 544-7539

STATE OF MISSISSIPPI

COUNTY OF FORREST

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, R.P.R., LLC, a Mississippi Limited Liability Company, does hereby convey and quitclaim unto D.J. SHUTTLE AND TOURS, INCORPORATED, a corporation, all its rights,

Inst. 723691
Bk 1183 Pg 0668

title, and interest in and to the following described real property, to-wit:

Lots 5, 6, 7 and 8 in Block 81 of the Hicks Subdivision of the D. D. McInnis Third Survey of the City of Hattiesburg, Forrest County, Mississippi.

together with all improvements thereon and appurtenances thereunto belonging and subject to all restrictions, reservations, easements and covenants now of record affecting the use and enjoyment of the property herein conveyed.

Subject to all prior reservations of oil, gas, and other minerals in, on and under the above-described property.

Grantor herein conveys the above described property in an "As Is" condition.

WITNESS MY SIGNATURE on this, the 20th day of August, A. D. 2014.

R.P.R., LLC
A Mississippi Limited Liability Company

BY: Tommy C. Rogers
TOMMY ROGERS, MEMBER

BY: Mary Ann Rogers
MARYANN ROGERS, Executrix of the
Estate of Bruce B. Rogers

ACCEPTED AND AGREED TO:

D.J. SHUTTLE AND TOURS, INCORPORATED

BY: John Williams
JOHN WILLIAMS, President

STATE OF MISSISSIPPI
COUNTY OF JONES

Personally appeared before me, the undersigned legal authority in and for the jurisdiction aforesaid, the within named, TOMMY C. ROGERS, who acknowledged that he is a member of

Inst. 723691
Bk 1183 Pg 0669

R.P.R., LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, they signed, sealed and delivered the foregoing instrument for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said limited liability company so to do.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20th day of August, 2014.

Rice S. C.
NOTARY PUBLIC

My commission expires: 8/6/17



STATE OF MISSISSIPPI
COUNTY OF JONES

Personally appeared before me, the undersigned legal authority in and for the jurisdiction aforesaid, the within named, MARY ANN ROGERS, who acknowledged that she is Executrix of the Estate of Bruce B. Rogers, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this, the 20th day of August, A. D. 2014. ^{Rbc}

Rice S. C.
NOTARY PUBLIC

My Commission Expires: 8/6/17



STATE OF MISSISSIPPI
COUNTY OF Jones

Personally appeared before me, the undersigned legal authority in and for the jurisdiction aforesaid, the within named, JOHN WILLIAMS, who acknowledged that he is President of D. C. SHUTTLE AND TOURS, INCORPORATED, a corporation, and that for and on behalf of the said corporation, and as its act and deed, he signed the foregoing instrument for the purposes mentioned

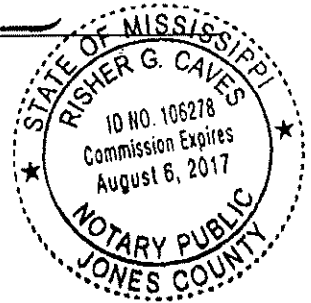
Inst. 723691
Bk 1183 Pg 0670

on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20th day of August, 2014.

Rue S. A.
NOTARY PUBLIC

My commission expires: 8/6/17



(Prepared without benefit of survey or title search.)

f:\area of practice\land\land 2014\rogers, tommy\qcd d.j. shuttle, inc. (rpr).doc

Inst. 723691
Bk 1183 Pg 0671

FILED

IN THE CHANCERY COURT OF FORREST COUNTY, MISSISSIPPI

IN THE MATTER OF THE
LAST WILL AND TESTAMENT OF
BRUCE B. ROGERS, DECEASED,
MARY ANN ROGERS, PETITIONER

JUL 25 2014

Jimmy C. Howard
Chancery Clerk

CAUSE NO. 14-0095-PR-W

JUDGMENT FOR AUTHORIZATION TO SELL REAL ESTATE

THIS DAY, this Cause came on to be heard on the Petition of Mary Ann Rogers, Petitioner therein and Executrix of the Estate of Bruce B. Rogers, requesting a Judgment for Authorization to Sell Real Estate and the Court, after having maturely considered the same and the oral and documentary evidence presented, finds as follows:

I.

The Petitioner, Mary Ann Rogers, is an adult resident citizen of the State of Mississippi, residing in Petal, Forrest County, Mississippi. The Petitioner was appointed as Executrix of the Estate of Bruce B. Rogers, by way of this Court's Judgment Granting Probate of Will and Appointment of Executor, filed on June 2, 2014. Letters Testamentary were issued to her on June 2, 2014.

II.

At his death, Bruce B. Rogers owned a one-third interest in R.P.R., LLC, a Mississippi limited liability company ("Company"). The remaining interest in the Company is held by the Decedent's brother, Tommy Rogers.

III.

The Company owns certain real property located in Forrest County, Mississippi, described as Lots 5, 6, 7 and 8 in Block 81 of the Hicks Subdivision of the D.D. McInnis Third

Survey of the City of Hattiesburg, Forrest County, Mississippi. The Company has agreed to sell said property to D. J. Shuttle and Tours, Inc., a Mississippi corporation, or any other individual or entity substituted by it, for Ninety-Five Thousand Dollars (\$95,000.00). Petitioner has shown that this is a fair and reasonable price for said property, and that Buyer will finance said sale by way of delivery of a negotiable promissory note to the Company, secured by a deed of trust describing the property.

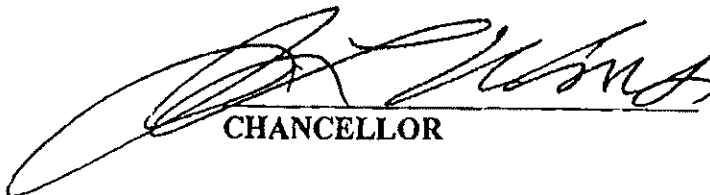
IV.

The Operating Agreement for the Company provides that it is member-managed, meaning that both members have to sign for conveyance of the property to be valid. The Executrix requested authorization by this Court to sign on behalf of the Decedent.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petition be and is hereby received and approved and that this Honorable Court authorizes the Petitioner, Mary Ann Rogers, as Executrix of the Estate of Bruce B. Rogers, to execute the Deed and any other documents necessary to effectuate the sale of the subject property.

2014.

SO ORDERED, ADJUDGED AND DECREED on this the 25th day of July,


CHANCELLOR

Prepared by:

G. Neil Rogers
Jackson & Arrington, PLLC
309 S. 40th Avenue
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309
MSB # 104159

Inst. 723691
Bk 1183 Pg 0673



K. MOYE LAND DESIGN & DEVELOPMENT CO.
 PO Box 8900
 Moss Point, MS 39562
 225.284.1779 * k.moye@kmlddc.com

CONSULTANTS:

SEAL:

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THE DRAWINGS AND SPECIFICATIONS (PLANS) CONTAINED IN THIS DRAWING SET ARE THE SOLE PROPERTY OF K. MOYE LAND DESIGN & DEVELOPMENT, LLC (KMLDD) AND ARE OFFERED TO THE NAMED CLIENT FOR A CONDITIONAL ONE TIME USE. ALL RIGHTS ARE RESERVED BY THE KMLDD AND ANY USE OTHER THAN AUTHORIZED IS EXPRESSLY PROHIBITED. ANY REPRODUCTION OF THIS PLAN IS EXPRESSLY PROHIBITED.

No.	Description	Date

DJ SHUTTLE & TOUR OFFICE

1601 CORINNE ST.,
 HATTIESBURG, MS

EXISTING CONDITIONS

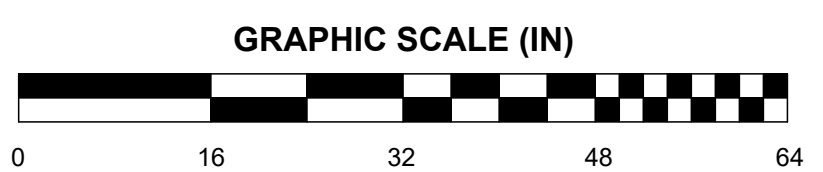
Project Number P26-001
 Date 2026.03.25
 Drawn By KM
 Checked By KM

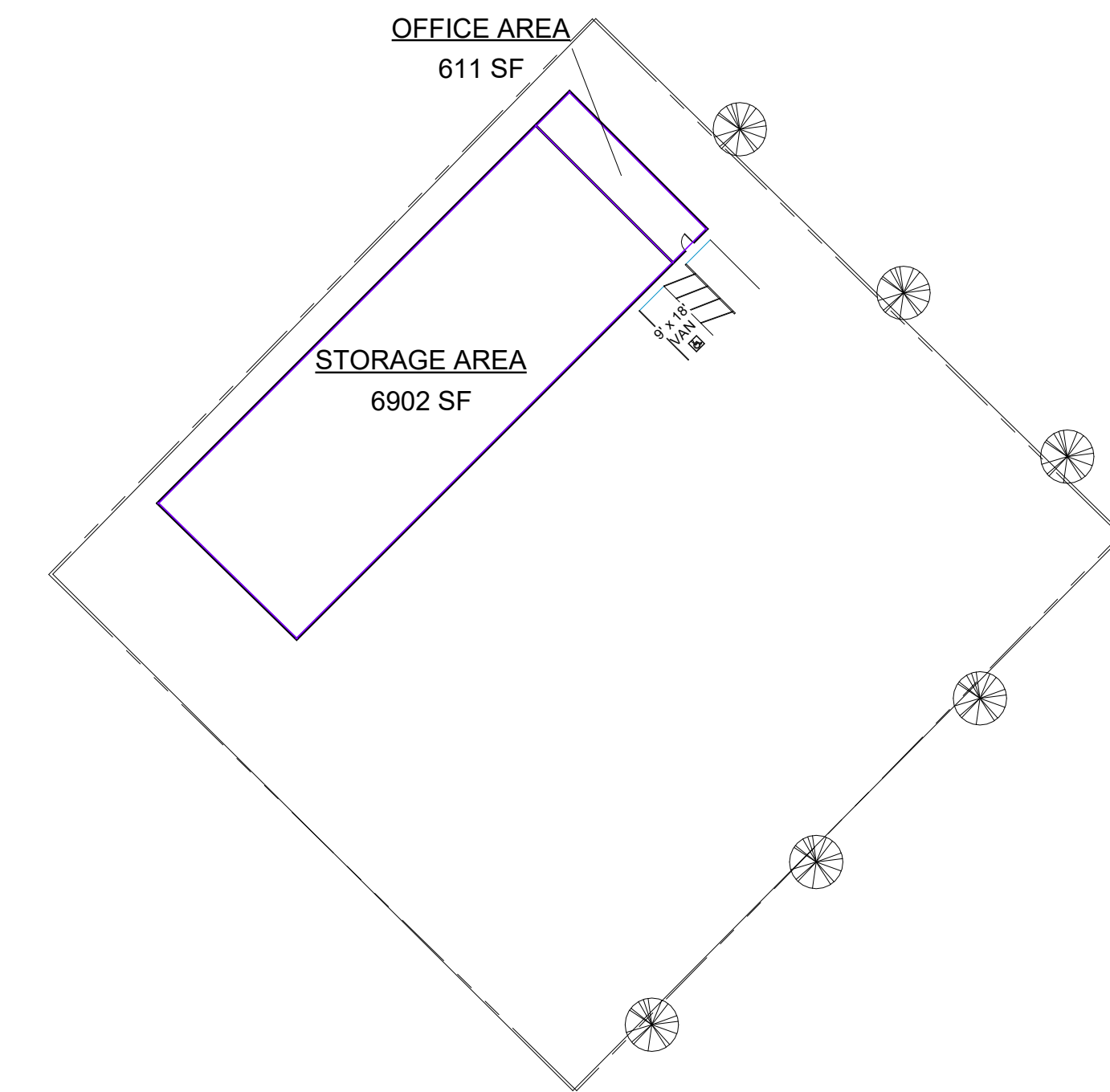
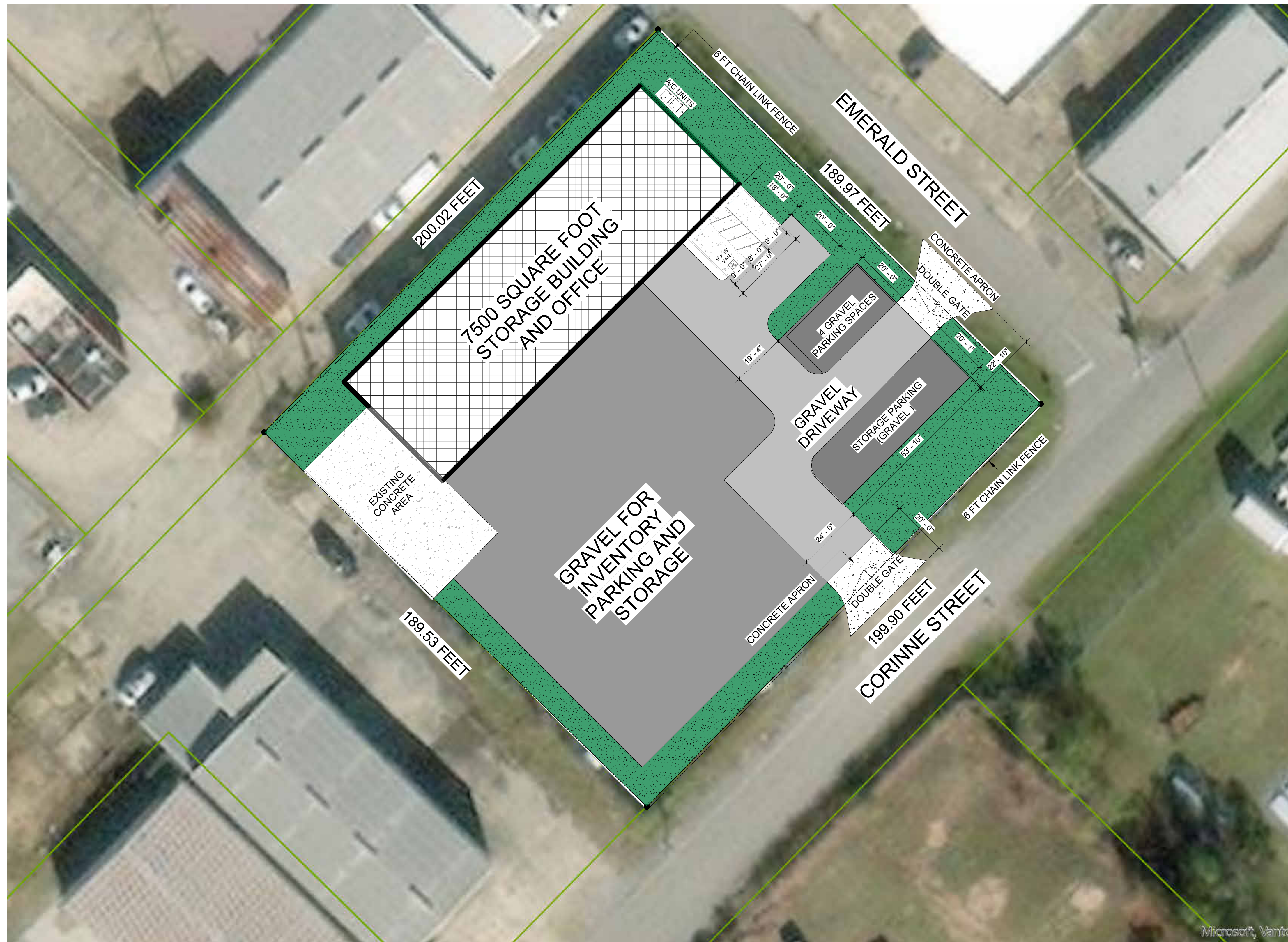
EC

Scale 1/16" = 1'-0"



Microsoft, Vantoro





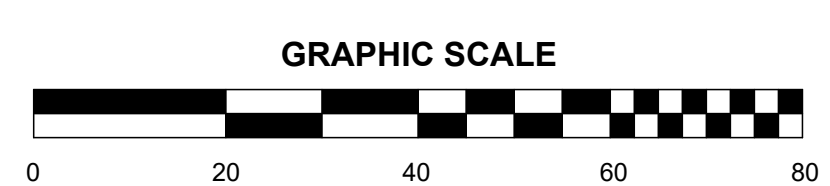
SETBACKS (PER CURRENT B3):
 FRONT - 10 FT
 SIDE - 0 FT
 REAR - 0 FT

ALL WORK MUST CONFORM TO THE SPECIFICATIONS OF CITY OF HATTIESBURG DEPARTMENT OF PUBLIC WORKS.

GENERAL CONTRACTOR SHALL COORDINATE ALL WORK AMONG DIFFERENT TRADES.

PROPERTY DIMENSIONS ARE APPROXIMATE (SEE SURVEY FOR ACTUAL DIMENSIONS)

THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF EITHER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS, AND OR CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS AS WELL AS PERSONS PERFORMING THE WORK ON THIS PROJECT. CONTRACTOR OR SUB-CONTRACTORS SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY DIFFERENCES, ERRORS, OR OMISSIONS FOUND IN PLANS OR AS A RESULT OF SITE VISIT, PRIOR TO START OF WORK FOR ANY TRADE.



PARKING SUMMARY				
USE	FORMULA	CALCULATIONS	REQUIRED	PROPOSED
OFFICE	1 SP PER 400 SF	611/400 = 1.52	2 SP	6 SP
STORAGE	N/A	N/A	0 SP	7 SP
TOTAL PARKING			2 SP	13 SP
ACCESSIBLE PARKING (1 SP PER 76-100 SP)			1 SP	1 SP
BICYCLE PARKING (1 RACK)			10 SP	10 SP

PROJECT SUMMARY AND GENERAL INFORMATION	
TOTAL FLOOR AREA:	7,500 TOTAL SQ. FT. (500 SF - OFFICE/ 7,000 SF STORAGE)
ZONING :	B3 (COMMUNITY BUSINESS DISTRICT)
EXISTING LAND USE:	OFFICE/STORAGE
FUTURE LAND USE:	COMMUNITY BUSINESS CORRIDOR
PROPOSED LAND USE:	OFFICE AND STORAGE
ADDRESS:	1601 CORINNE STREET, HATTIESBURG, MS
ACREAGE:	0.87 ACRES
MAX HEIGHT:	N/A
FLOOD ZONE:	X
SEWER DISTRICT:	CITY OF HATTIESBURG
WATER DISTRICT:	CITY OF HATTIESBURG
FIRE DISTRICT:	HATTIESBURG ROUGE FIRE



PO Box 8900
 Moss Point, MS 39562
 225.284.1779 * k.moye@kmlddc.com

CONSULTANTS:

SEAL:

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DJ SHUTTLE & TOUR OFFICE

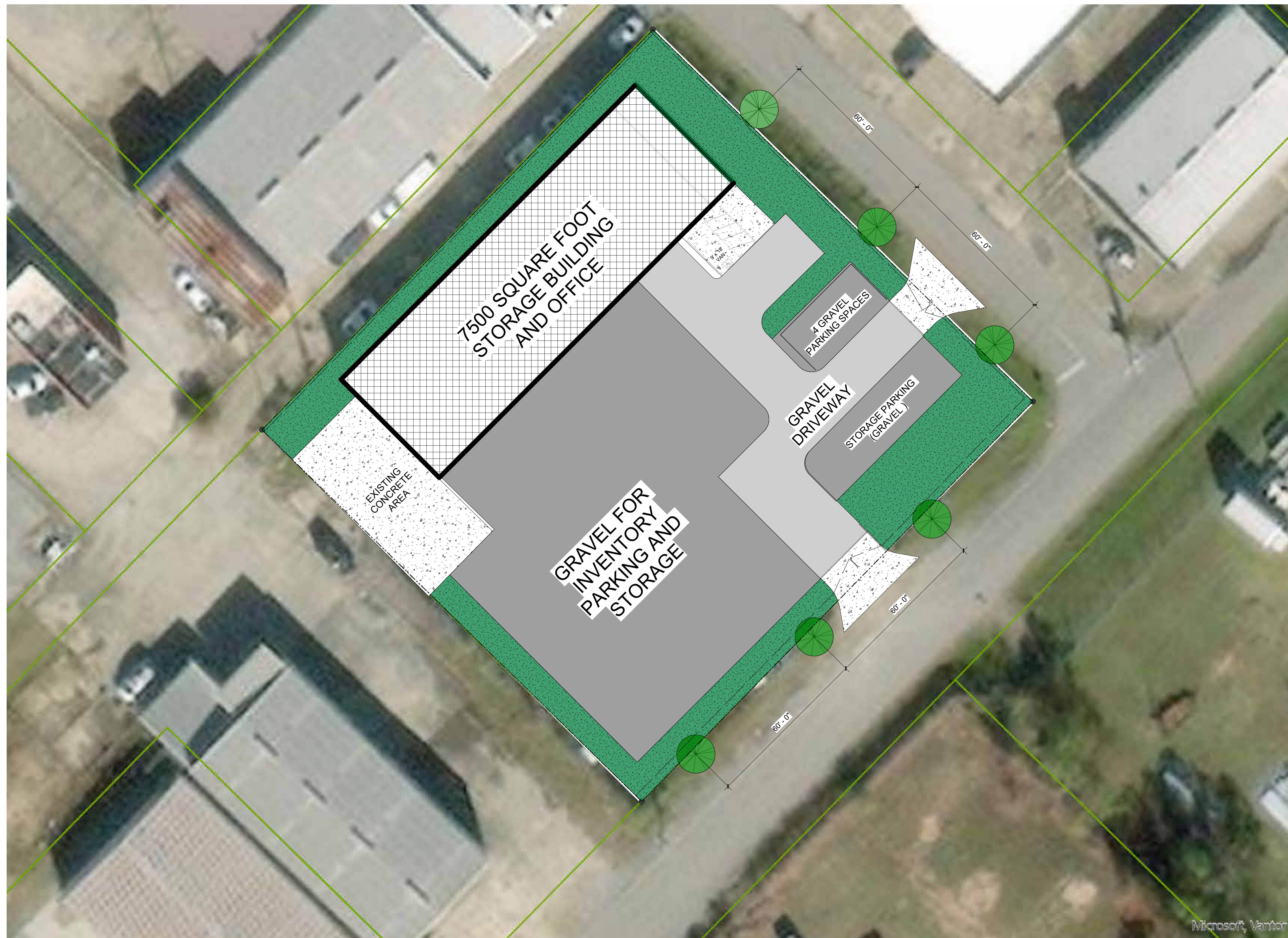
1601 CORINNE ST.,
 HATTIESBURG, MS

SITE PLAN

Project Number	P26-001
Date	2026.03.25
Drawn By	KM
Checked By	KM

SP1

Scale As indicated



LANDSCAPING NOTES

TREES, SHRUBS AND OTHER LANDSCAPING MATERIALS APPROVED AS PART OF THE SITE DEVELOPMENT PLAN, SHALL BE CONSIDERED BINDING ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING, MATERIALS AND OTHER DETAILS. THE OWNER, SUBSEQUENT OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL LANDSCAPING MATERIALS.

ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION WITH AT LEAST THE SAME QUALITY AND QUANTITY OF THE LANDSCAPING ORIGINALLY APPROVED.

PLANT MATERIALS WHICH EXHIBITS EVIDENCE OF INSECTS, DISEASE AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED. DEAD PLANTS SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS FOLLOWING NOTIFICATION BY THE CITY.

PLANTING MATERIALS SHALL BE NURSERY GROWN AND MEET ANSI Z60.1 STANDARDS. PLANTS SHOULD BE FREE OF DISEASE AND INSECT ADULTS, EGGS, PUPA OR LARVAE. PLANTS SHOULD HAVE WELL DEVELOPED ROOT SYSTEMS AND FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT CORRECT GROWTH HABITS.

ALL LANDSCAPING MATERIALS SHALL BE INSTALLED IN A PROFESSIONAL MANNER, AND ACCORDING TO ACCEPTED PROFESSIONAL PLANTING PROCEDURES. ANY LANDSCAPE MATERIAL THAT FAILS TO MEET THE MINIMUM REQUIREMENTS AT THE TIME OF INSTALLATION SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS

PLANT STANDARDS, INSTALLATION AND MAINTENANCE

AT INITIAL PLANTING: "LARGE" TREES SHALL BE A MINIMUM OF TWO AND ONE HALF INCHES IN CALIPER OR 30 GALLON CONTAINER. "MEDIUM" AND "SMALL" TREES SHALL BE TWO INCHES IN CALIPER OR 15 GALLON CONTAINER. CALIPER SHALL BE MEASURED SIX INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING.

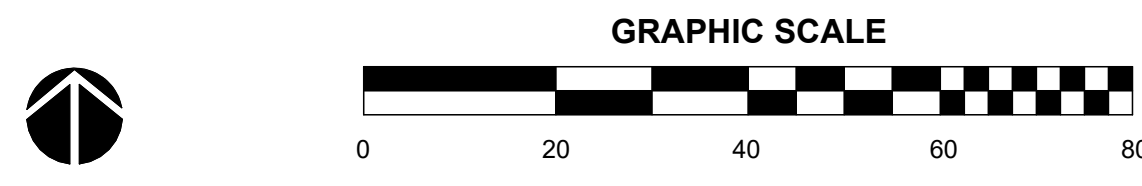
AT MATURE GROWTH: "LARGE" TREES SHALL BE A MINIMUM OF 40 FEET TALL AT MATURE GROWTH HEIGHT. "MEDIUM" TREES SHALL BE A MINIMUM OF 20 TO 35 FEET TALL AT MATURE GROWTH HEIGHT. "SMALL" TREES SHALL BE A MINIMUM OF 8 TO 10 FEET TALL AT MATURE GROWTH HEIGHT.

ACCEPTABLE TREE SPECIES: BOTH DECIDUOUS AND EVERGREEN SPECIES ARE ACCEPTABLE. NATIVE TREES AND TREES SPECIES RECOMMENDED FOR ZONE 8 ARE PREFERRED. TREES LISTED AS INVASIVE BY THE MISSISSIPPI FORESTRY COMMISSION AND NATIONAL FOREST SERVICE ARE PROHIBITED. A LIST OF RECOMMENDED TREE SPECIES IS AVAILABLE FROM THE CITY ARBORIST.

SHRUBS ARE LOW WOODY PLANTS, SOMETIMES WITH MULTIPLE SHOOTS OR STEMS AT THE BASE. THESE PLANTS MAY BE EVERGREEN OR DECIDUOUS, AND ARE CONSIDERED UNSTORY SPECIES BUT MAY REACH UP TO 15 FEET IN HEIGHT AT MATURITY. LARGE SHRUBS SHALL BE A MINIMUM OF 5 GALLON/24 INCHES IN SIZE AT PLANTING. MEDIUM SHRUBS SHALL BE A MINIMUM OF 3 GALLON/12 INCHES IN SIZE AT PLANTING. SMALL SHRUBS SHALL BE A MINIMUM OF 2 GALLON/8 INCHES IN SIZE AT PLANTING.

LIVING GROUND COVERS MAY BE USED IN LIEU OF GRASS, IN WHOLE OR PART, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITH THREE MONTHS AFTER PLANTING. NON-LIVING GROUND COVER SUCH AS MULCH, ROCKS AND OTHER MATERIALS MAY BE USED TO ENHANCE THE AESTHETICS OF THE LANDSCAPE, UP TO 25% OF THE TOTAL GREEN SPACE AREA.

GRASS AREAS SHALL BE PLANTED AND GROWN AS PERMANENT LAWNS. GRASS MAY BE SODDED, PLUGGED, SPRIGGED OR SEEDED, EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES OR OTHER AREAS SUBJECT TO EROSION AND PROVIDING THAT IN AREAS WHERE OTHER SOLID SOD OR GRASS SEED IS USED, GRASS SEED SHALL BE SOWN FOR IMMEDIATE EFFECT AND PROTECTION UNTIL COVERAGE IS ACHIEVED.



LANDSCAPE LEGEND			
SYMBOL	TYPE	QTY	POSSIBLE TREE SELECTION
	SMALL SHRUBS	85	<ul style="list-style-type: none"> • KNOCKOUT ROSES • GARDENIAS • MEERLO LAVENDER
	LARGE TREES	17	<ul style="list-style-type: none"> • LIVE OAK • GARDENIAS • WILLOW OAK • SOUTHERN MAGNOLIA
	MEDIUM TREES	40	<ul style="list-style-type: none"> • CHINESE ELM • RIVER BIRCH • TRIDENT MAPLE

CONSULTANTS:

SEAL:

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No.	Description	Date

DJ SHUTTLE & TOUR OFFICE
 1601 CORINNE ST.,
 HATTIESBURG, MS

LANDSCAPE PLAN

Project Number **P26-001**
 Date **2026.03.25**
 Drawn By **KM**
 Checked By **KM**

L1
 Scale **As indicated**



Staff Present:

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

STATUS: **SUBMIT PUBLIC HEARING APPLICATION**

Project: DJ Shuttle Change of Location

Address: 1601 Corinne Street

Presented by: John Williams

Use Designation: Automotive Sales and Rental

PPIN: 17592

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 4

Construction type: Other

Zoning: B-3 (BCO)

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - City purchased the building they have currently been at, 101 Hardy Street. Moving to the building at 1601 Corinne to have offices and parking for the vehicles. The building inside has storage areas for a few cars.
 - Wanting to pour concrete for some parking spaces near the office area
 - Doctor and VA transportation and airport shuttle services.
- Planning
 - A site plan will be required for the site changes that were mentioned during the meeting
 - Need to show the parking, new areas with concrete, landscaping, etc...
 - Zoning of the property is in the Broadway Corridor Overlay (B-3 BCO)
 - This was in response to the adoption of the Right Down Broadway Plan.
 - For more information about the Right Down Broadway Plan, follow this link <https://www.hattiesburgms.com/broadway/>
 - Automotive uses require a conditional use approval (approval from City Council)
 - Conditional Use Requests go to the Hattiesburg Planning Commission, and then their recommendations are forwarded on to the City Council for the final decision.
 - Planning Commission Public Hearing Application- taken on a rolling deadline
 - Information:
 - March Planning Commission Dates
 - Public Hearing Date: March 4 at 1:00 pm
 - Application Deadline: January 26th at 5:00pm
 - April Planning Commission Dates
 - Public Hearing Date: April 1st at 1:00 pm
 - Application Deadline: February 23rd at 5:00pm

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.

- Recent City Council approvals for these automotive uses have required the businesses to install more screening and landscaping.
 - Include street native trees along the edge of the property, staff recommendation for live oaks, and any other proposed landscaping on the proposed site plan
- Building
 - ADA accessibility to the office area
 - ADA parking space and ADA entry will be required.
 - ADA parking space will require a parking space and an access aisle
- Engineering
 - The drive apron will need to be paved
 - 20ft apron from edge of pavement to property.
 - Feather the apron out where it meets the road.
- Fire
 - No comments at this meeting.

NEXT STEPS:

- Additional information
 - Public Hearing Information
 - Conditional Use Requests go to the Hattiesburg Planning Commission, and then their recommendations are forwarded on to the City Council for the final decision.
 - Planning Commission Public Hearing Application- taken on a rolling deadline
 - Information:
 - March Planning Commission Dates
 - Public Hearing Date: March 4 at 1:00 pm
 - Application Deadline: January 26th at 5:00pm
 - April Planning Commission Dates
 - Public Hearing Date: April 1st at 1:00 pm
 - Application Deadline: February 23rd at 5:00pm
 - Building Permits will be required for site work
 - Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

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

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



Hattiesburg Planning Commission Planning Division

Item F - Staff Report

May 6th, 2026

Quick Facts:

Applicant:

Johnnie Williams

Address:

1601 Corrine Street

Zoning:

B-3 (BCO)

Future Land Use:

Community Business District A

Historic District:

N/A

Overlay District(s):

Broadway Corridor Overlay

Flood Zone:

X

Ward:

4

County:

Forrest

PPIN Number(s):

17592

Parcel Number(s):

2-038D-16-124.00



Property Area Image

Applicant's Request:

Johnnie Williams, Property Owner/Applicant, requests a conditional use approval for automotive sales and rentals for a property located at 1601 Corinne Street (PPIN 17592, Forrest County, Ward 4).



Property Area Image

Background and History

The applicant met with staff in a pre-application meeting to discuss the property and its intended use. The applicant explained that they want to use the property for automotive purposes and to store cars for their rental business. Staff explained the recent zoning changes to the Broadway-West Pine Corridor and the Right Down Broadway Master Plan. Specifically, they addressed how the overlay affects automotive-related uses, which are now subject to conditional use approval, including rental and sales.



Property / Surrounding Area Image

The Right Down Broadway Master Plan, adopted in January 2025, established a long-term vision to “transform Hattiesburg’s Automotive Row into Hattiesburg’s Creators Corridor.” The plan’s

implementation matrix outlines a phased approach, spanning roughly the next decade, to gradually encourage reinvestment, redevelopment, and the introduction of new creative, commercial, and mixed-use opportunities along the corridor. The BCO overlay is intended to “promote infill activity in the Broadway Drive-West Pine Street Revitalization area by enabling additional uses that are supportive of the corridor vision plan and providing flexibility for the continuation and expansion of existing businesses within the corridor.



Example of inoperable vehicles parked. This one includes a tree growing inside the vehicle.



As part of this implementation, automotive uses are now conditional use approvals, allowing the City to evaluate each proposal individually for compatibility with the plan’s goals as the corridor transitions toward the desired future mix of uses. This approach provides flexibility for existing businesses while ensuring that new or continued automotive uses do not impede the corridor’s evolution toward its long-term vision.

When staff posted public hearing signage, they noticed many inoperable vehicles parked on site, many of which appeared not to have been moved for quite some time. If the Planning Commission is considering recommending approval, staff

recommends that a condition addressing the above-referenced vehicles be included, along with whatever other conditions the HPC deems needed.

Conditional uses provide flexibility within the zoning ordinance while ensuring proposed uses remain compatible with surrounding development and consistent with the intent of adopted plans. The Planning Commission should consider whether the proposed use is compatible with its immediate context and whether it aligns with the Comprehensive Plan and the Right Down Broadway Master Plan as the corridor transitions to a more diverse and creative economic corridor.

Property / Surrounding Area Image
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

4.7.2 Broadway Corridor Overlay District (BCO).

The Broadway Corridor Overlay District is intended to promote infill activity in the Broadway Drive-West Pine Street Revitalization area by enabling additional uses that are supportive of the corridor vision plan and providing flexibility for the continuation and expansion of existing businesses within the corridor. The Broadway Corridor Overlay District was established as part of the Right Down Broadway Master Plan, adopted by the City of Hattiesburg on January 7th, 2025, Ordinance No. 3365. Additionally, the Broadway Corridor Overlay District aims to achieve the following:

- i. Encourage incremental, mixed-use infill development.
- ii. Encourage adaptive reuse, infill, and redevelopment that creates a pedestrian-oriented district with a mix of small retail, service, and artisan uses and complementary residential uses.
- iii. Allow for a greater mix of housing types and opportunities.

4.7.3.3 Conditional Use Approval. Within the B-3 Zoned areas of the BCO District, the following uses shall require conditional use approval, along with the following all applicable additional use conditions as cross-referenced in Table 5.1, Table of Uses:

- i. Automotive rental and sales
- ii. Automotive, truck, and small engine repair
- iii. Automotive, truck, and small engine maintenance
- iv. Automotive filling station
- v. Parking, Passenger Vehicles
- vi. Parking, Commercial Vehicles

Considerations and Basis for Approval

Applicant's Requests:

Recommend approval or denial for a conditional use request for automotive sales and rentals for a property located at 1601 Corinne Street (PPIN 17592, Forrest County, Ward 4).



Basis for Approval:

Conditional Use

- Uses requiring Planning Commission approval, as noted in the Table of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.
- In addition to the standards mentioned above, the applicant for a request for the Planning Commission to approve a use shall be required to demonstrate that his/her proposal addresses the following additional requirements, except that the Planning Commission may waive any one or more criteria that it determines are not applicable based upon the expected impact of the proposal.
- Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.

- The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
- Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.
- Protection of use and enjoyment. The proposed plan shall be designed and arranged to have minimal negative impact on the use and enjoyment of adjoining property.
 - Compatible design and integration. The use meets all design criteria required by this Code that apply and is designed to integrate well both on and off site.

12.3.5.4.viii. Conditions.

Conditions may be imposed on any application to ensure compliance with the Land Development Code and other rules and regulations and to protect the neighborhood. Conditions may include but are not limited to parking location/design, site design, expiration of approval requiring renewal, intensity of use, occupancy, hours of operation, etc. Such conditions shall be reasonable and related to the expected impacts of the development

Conditional Use Request

1601 Corinne Street
PPIN 17592, Forrest County, Ward 4
Broadway Corridor Overlay District



Zoning Districts

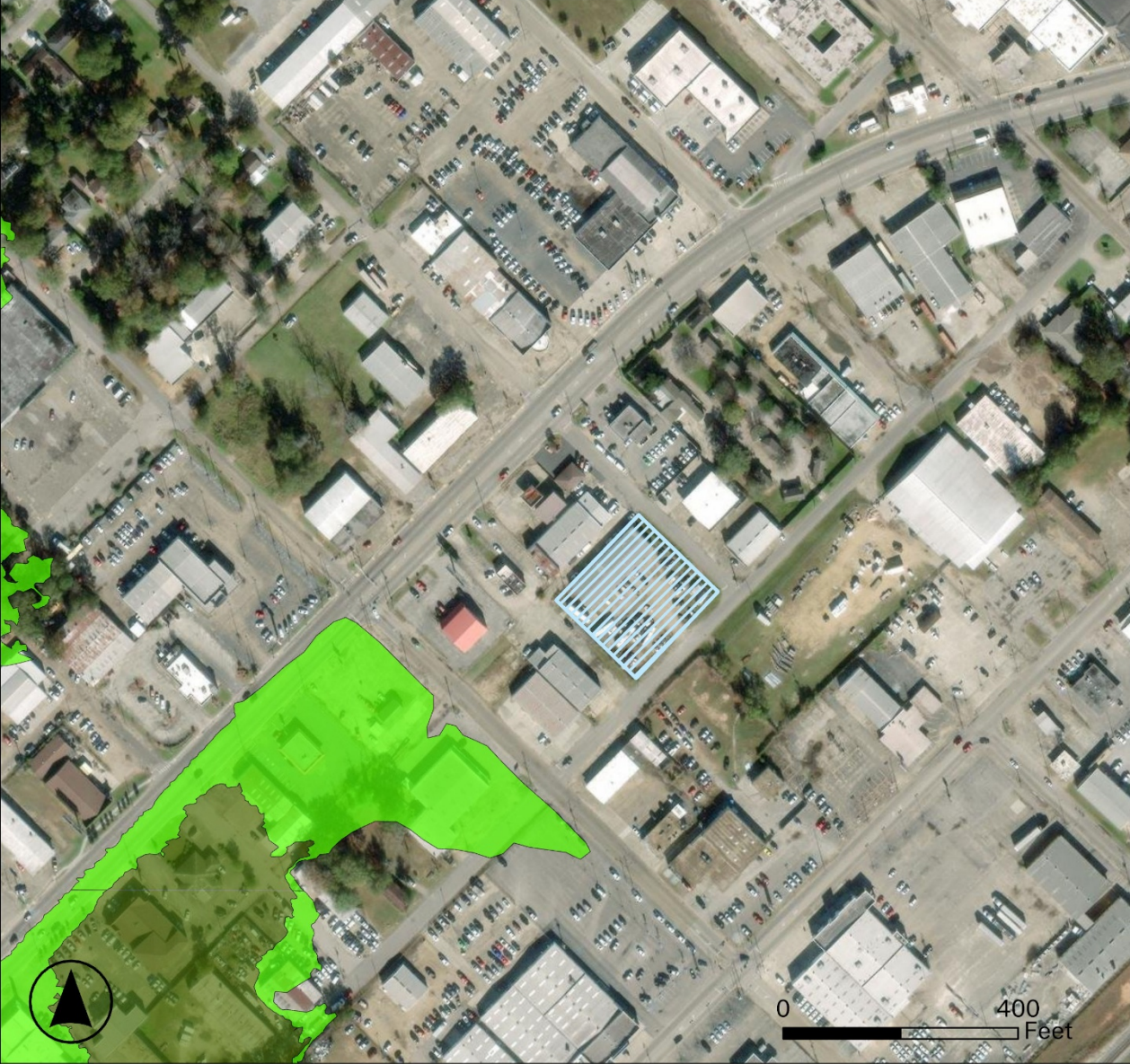
-  R-1B
-  B-3-BCO
-  B-5-BCO
-  Subject Property



Microsoft, Windows, GIS Division, State and Federal Programs

Conditional Use Request

1601 Corinne Street
PPIN 9514, Forrest County, Ward 4
Broadway Corridor Overlay District



Zoning Districts

- FLOODWAY AREA IN ZONE AE
- ZONE A (100 yr flood -no elevation)
- ZONE AE (100 yr flood w / elevation)
- ZONE SX (500 yr flood)
- Subject Property



Site Aerial





Hattiesburg Planning Commission Planning Division

Item G and H Staff Report May 6th, 2026

Quick Facts:

Applicant:

Nate Reynolds

Address:

18 Classic Drive

Zoning:

A-1 (Agricultural)

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):

9514

Parcel Number(s):

2-025M-35-071.00

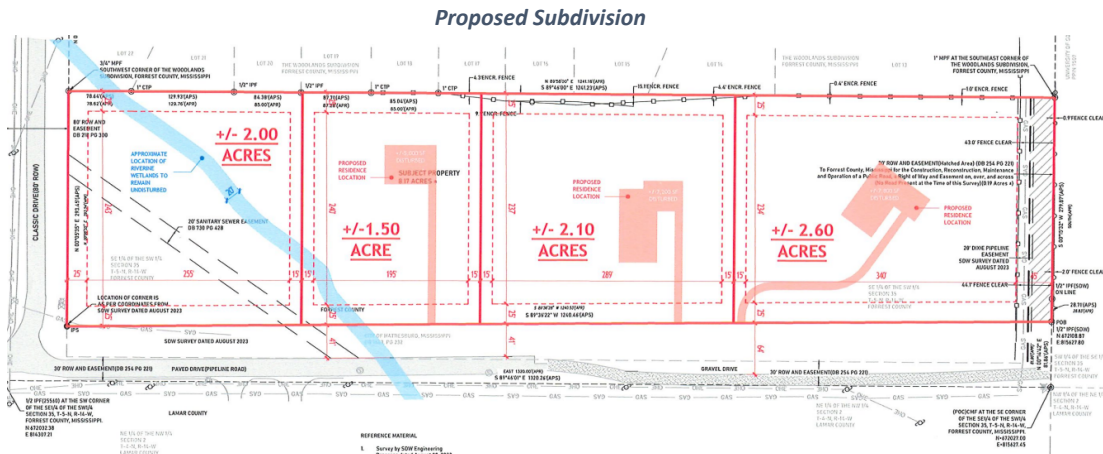


Property Area Image

Applicant's Requests:

Item G: Rezoning Request - Nate Reynolds, Property Owner/Applicant, requests a zoning change from A-1 to A-2 for a property located at 18 Classic Drive (PPIN 9514, Forrest County, Ward 1).

Item H: Subdivision Request - Nate Reynolds, Property Owner/Applicant, requests approval of a preliminary plat for a major subdivision for a property located at 18 Classic Drive (PPIN 9514, Forrest County, Ward 1).



Background and History

The applicant met with staff at a pre-application meeting in March 2026 to discuss rezoning and subdividing a large piece of land on Classic Drive. They want to rezone the property, currently zoned A-1 and requiring 3-acre minimum lots, to A-2, which requires 1-acre minimum lots. The applicant also expressed a desire to subdivide the land to construct three new single-family homes. The property is not located in a platted subdivision. The applicant has proposed 4 lots that range from 1 acre to 2.47 acres, three of which would be used for single-family residential homes. Two of the four lots have wetlands running through them, with the westernmost lot containing the majority of the wetlands. The applicants have proposed designating that lot as green space and undeveloped to avoid disturbing the wetlands. These proposed lots will front existing city streets; there are no sewer lines, and the status of **the water lines is unknown.**



Surrounding Area Image

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

4.5.1 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.

4.5.2 A-2 Agricultural Residential District

The purpose of the A-2 Agricultural District is to permit low density single-family residential development along with restrictive agricultural uses. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect large lots, open space and low density population.

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.

Considerations and Basis for Approval

Applicant's Requests:

Item G: Rezoning Request

Recommend approval or denial of the requests for a zoning change from A-1 to A-2 for a property located at 18 Classic Drive (PPIN 9514, Forrest County, Ward 1).

Item H: Subdivision Request

Recommend approval or denial of the request for approval of a preliminary plat for a major subdivision for a property located at 18 Classic Drive (PPIN 9514, Forrest County, Ward 1).



Property Area Image

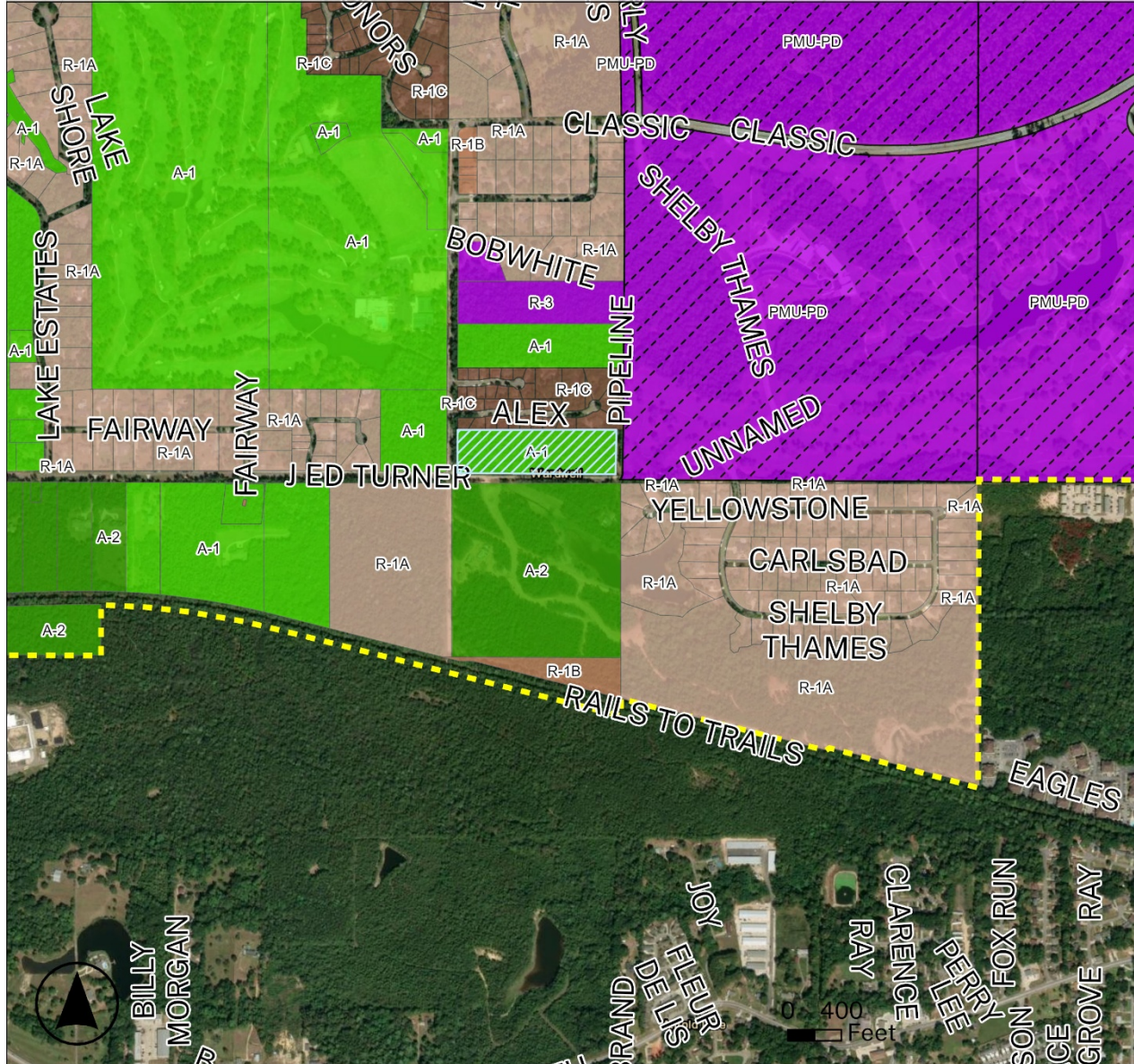
Basis for Approval:

1. Zoning Change & Text Amendments
 - a. There was a mistake in the original zoning.
 - b. The character of the neighborhood has changed substantially, so that rezoning is clearly justified, and there is a public need for the rezoning.
 - c. Annexation

2. Preliminary Plat Approval for Major Subdivisions
 - a. Conformance with the Hattiesburg Comprehensive Plan.
 - b. Conformance with the standards of the zoning district.
 - c. Conformance with other standards and requirements of this Code and other City policies and regulations
 - d. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
 - e. Determination that the project will have little or no adverse or negative impacts upon the natural environment

Preliminary Plat Approval for Major Subdivision & Rezone Request from A-1 to A-2

Located at the Intersection of Classic Drive and J ED Turner Road
 PPIN 9515, Forrest County, Ward 1



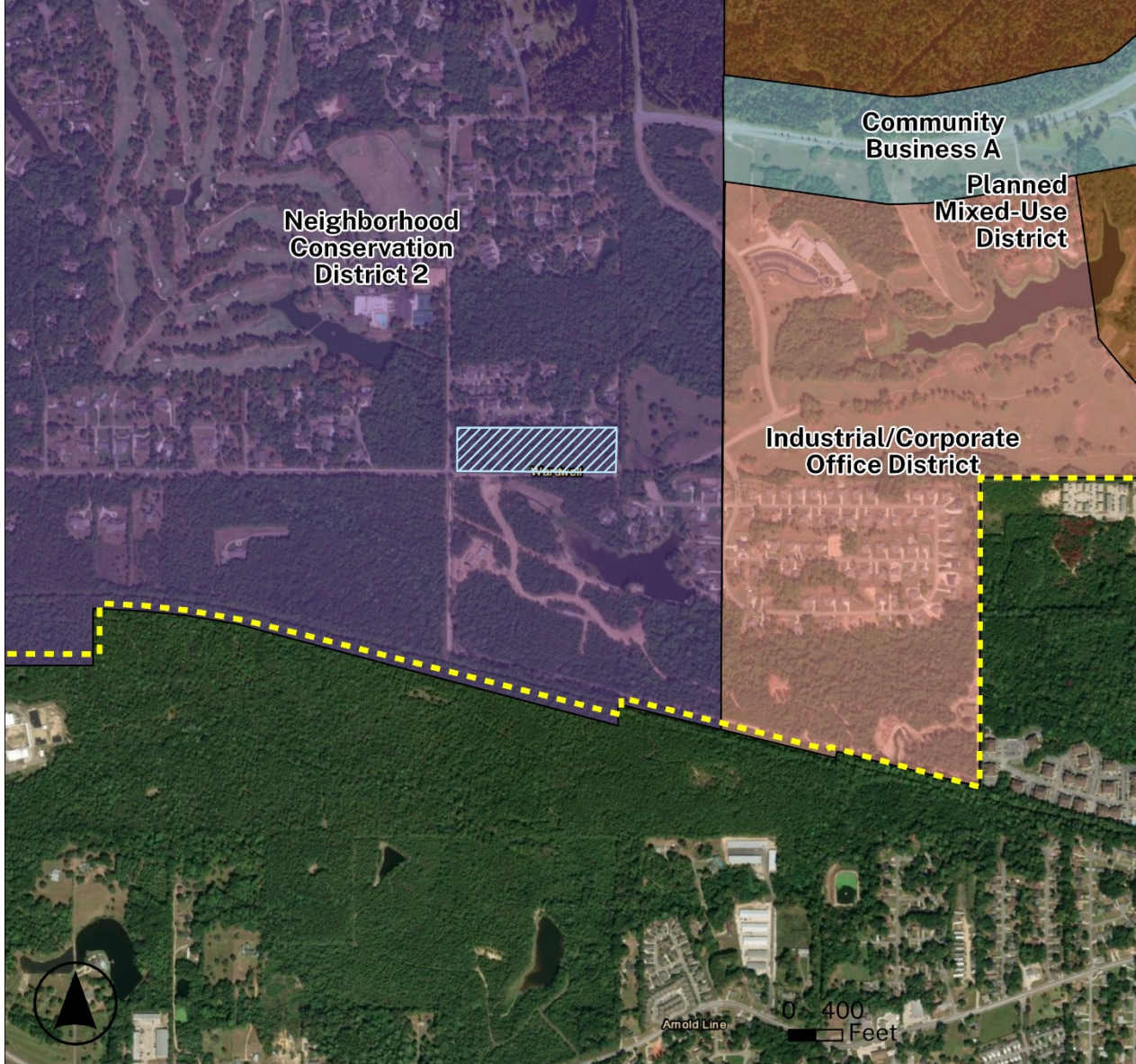
Zoning Districts

- A-1
- A-2
- R-1A
- R-1B
- R-1C
- R-2
- R-3
- B-2
- B-3
- B-5
- PMU-PD
- Subject Property



Preliminary Plat Approval for Major Subdivision & Rezone Request from A-1 to A-2

Located at the Intersection of Classic Drive and J ED Turner Road
PPIN 9515, Forrest County, Ward 1



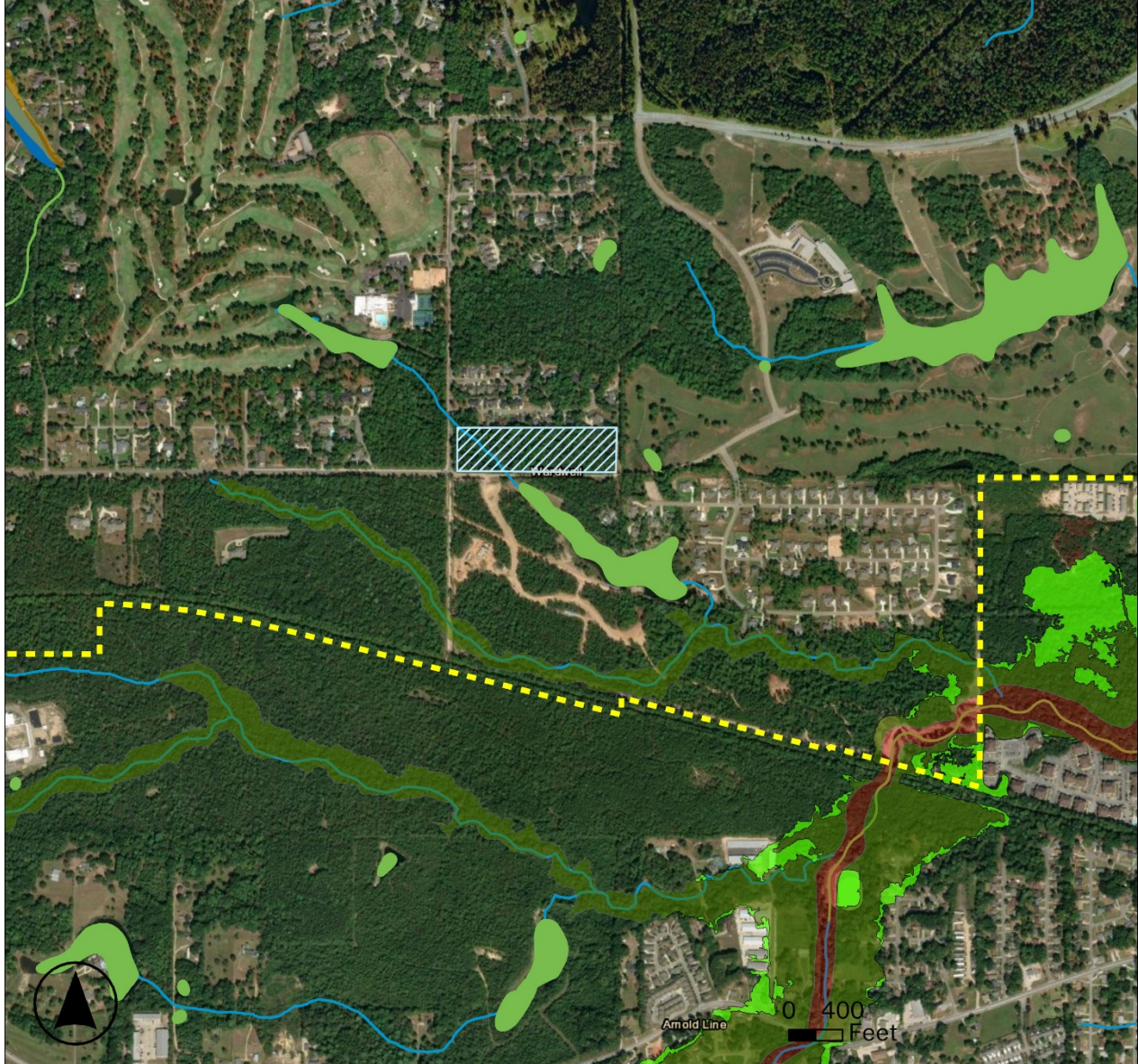
Future Land Use

- Community Business A
- Industrial/Corporate Office District
- Neighborhood Center Mixed-Use District
- Neighborhood Conservation District 2
- Planned Mixed-Use District
- Regional Business B
- Subject Property



Preliminary Plat Approval for Major Subdivision & Rezone Request from A-1 to A-2

Located at the Intersection of Classic Drive and J ED Turner Road
PPIN 9515, Forrest County, Ward 1



Flood Zones & Wetlands

- Marsh, Swamp, Bog, Prairie
- River
- Lake, Reservoir
- FLOODWAY AREA IN ZONE AE
- ZONE A (100 yr flood - no elevation)
- ZONE AE (100 yr flood w / elevation)
- ZONE SX (500 yr flood)
- Subject Property







Application for Public Hearing

City of Hattiesburg – Planning Division

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

RECEIVED
MAR 27 2026

DA

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: Nate Reynolds Project Name: Reynolds Land Re-Zoning

Municipal Address of Site: 18 Classic Drive, Hattiesburg, MS 39402 PPIN #: 9514

Parcel Number(s): 2-025M-35-071.00

Type of Public Hearing	Additional Information Needed:
<input type="checkbox"/> Variance (fill out pages 7 & 8)	<input type="checkbox"/> Sign <input type="checkbox"/> Setback <input type="checkbox"/> Off-Site Parking <input type="checkbox"/> Lot Width <input type="checkbox"/> Lot Coverage Area <input type="checkbox"/> Buffer <input type="checkbox"/> Open Space <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Rezoning (fill out page 11)	Existing Zoning: <u>A1</u> Proposed Zoning: <u>A2</u>
<input type="checkbox"/> Conditional Use (fill out pages 9 & 10)	<input type="checkbox"/> Automotive Filling Station <input type="checkbox"/> Digital Billboard, New <input type="checkbox"/> Digital Billboard, Replacement <input type="checkbox"/> Telecommunications <input type="checkbox"/> Restaurant <input type="checkbox"/> Solar Farm <input type="checkbox"/> Other: _____

Other Application types:

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

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

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: March 30, 2026

Hattiesburg Planning Commission Meeting Date: May 6, 2026

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/rc-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 \$ 655.00



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.

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: Nate Reynolds

Signature: 

Updated Version 05/22/2025

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

- Parent Parcel / Existing lot/parcel/tract contains: approx: 8.20 acres Square Footage/Acres
- Lot Area Requirement: 3.00 acres
- Lot Frontage Requirement: 100 feet
- Existing use of lot/parcel/tract undeveloped
- To be subdivided into 04 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.	2.00 A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Classic Dr & J Ed Turner Drive	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	1.50 A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	J Ed Turner Drive	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.	2.10 A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	J Ed Turner Drive	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.	2.60 A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	J Ed Turner Drive	<input type="checkbox"/> Yes <input type="checkbox"/> No
5.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
6.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
7.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
8.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
9.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
10.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
11.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
12.		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Be sure to include information on the remainder of "existing" lot after splits made – identify as "Parent Parcel"</u>					
Parent Parcel					
	8.20 A	<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



The Emergency Management District

4080 U.S Hwy 11, Hattiesburg, MS 39402.

601 544 5911

gerry@forresteoc.com

3/24/2026

Verb Architecture

PPIN 9514

Address Verification

The address **18 Classic Dr, Hattiesburg, MS 39402** is a valid 911 address and is also to be used as the physical, delivery and postal address if mail delivery is requested.

Please contact this office with any questions or concerns about this assignment.

A handwritten signature in black ink, appearing to read "Gerry Forrester", written in a cursive style.

Deputy 911 Coordinator



DEED

Bk:1489 Page:573-576

RCD: 12/29/2025 @ 4:00:13:PM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

THIS INSTRUMENT PREPARED BY:

Richard & Thomas, PLLC
132 Westover Drive
Hattiesburg, MS 39402
(601) 602-2457

Indexing Instructions: The property described in this instrument is situated in part of the SE ¼ of the SW ¼ of Section 35, T-5-N, R-14-W, Forrest County, Mississippi. Please index accordingly in the sectional index.

RETURN TO:

Richard & Thomas, PLLC
132 Westover Drive
Hattiesburg, MS 39402
(601) 602-2457

STATE OF MISSISSIPPI

COUNTY OF FORREST

WARRANTY DEED

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

DENTON B. BIGLANE 2011 TRUST

P.O. Box 966
Natchez, MS 39121
Phone: (601) 445-7100

and

NOBILE CHILDREN'S TESTAMENTARY TRUST

P.O. Box 966
Natchez, MS 39121
Phone: (228) 223-7820

do hereby grant, bargain, sell, convey and warrant unto GRANTEEES

NATE REYNOLDS and LAUREN REYNOLDS

10 Fleur de Lis
Hattiesburg, MS 39402
Phone: 601-900-8023

as tenants by the entirety with full rights of survivorship, and not as tenants in common and not as joint tenants, the following described real property, lying and being situate in Forrest County, Mississippi, described as follows, to wit:

A parcel of land being part of the SE ¼ of the SW ¼ of Section 35, 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 degrees 16 minutes 51.59 seconds and using grid distances with a combined factor of 0.99998257 (determined at the Point of Commencement) and being more particularly described as follows:

Commence at a concrete monument found at the Southeast corner of the SE ¼ of the SW ¼ of said Section 35, said point having grid coordinates of N: 672027.00, E: 815627.45; thence along the East line of said SE ¼ of the SW ¼ run North 00 degrees 14 minutes 42 seconds East for 81.86 feet to a ½" iron pin found with cap stamped SDW at the Northeast corner of the property described in Land Deed Book 1463 at Page 232 also being the Point of Beginning, said point having grid coordinates of N: 672108.87, E: 815627.80; thence leaving said East line run along

the North line of said property South 89 degrees 36 minutes 22 seconds West for 1240.46 feet to a 1/2" iron pin set on the East right of way of Classic Drive; thence leaving said North line run along the said East right of way North 00 degrees 05 minutes 35 seconds East for 293.45 feet to a 1/4" metal pipe found marking the Southwest corner of The Woodlands Subdivision, Forrest County, Mississippi; thence leaving said East right of way run along the South line of said Subdivision South 89 degrees 46 minutes 00 seconds East for 1241.23 feet to a 1" metal pipe found marking the Southeast corner of said Subdivision also being on the East line of the said SE 1/4 of the SW 1/4; thence along the East line of the said SE 1/4 of the SW 1/4 run South 00 degrees 15 minutes 32 seconds West for 279.87 feet back to the Point of Beginning. Said parcel contains 8.17 acres, more or less, and being the same property described and shown on the survey by Clearpoint Engineering dated November 26, 2025 and attached hereto as Exhibit "A"; together with all improvements thereon and appurtenances thereunto belonging.

Grantor(s) and Grantee(s) shall pro-rate county and state ad valorem taxes for 2025.

The above warranty and this conveyance is made subject to any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations and conveyances.

The above warranty and this conveyance is made subject to any and all covenants, restrictions or conditions of record or in use of the subject property, and any and all rights of way and easements for public roads and public utilities as presently laid out, constructed or in use.

The above warranty and this conveyance is made subject to that certain sanitary sewer easement to the City of Hattiesburg dated April 13, 1995 and recorded in Land Deed Book 730 at Page 428, in the office of the Chancery Clerk of Forrest County, Mississippi.

The above warranty and this conveyance is made subject to that certain gas pipeline easement to the Dixie Pipeline Company dated October 9, 1961 and recorded in Land Deed Book 238 at Page 644, in the office of the Chancery Clerk of Forrest County, Mississippi.

WITNESS the signature of said trust by its successor trustee after first having been duly authorized by said trust so to sign, execute and deliver said instrument on this 18 day of December, 2025.

DENTON B. BIGLANE 2011 TRUST

By: Nancy K. Biglane
NANCY K. BIGLANE, Successor Trustee

STATE OF MISSISSIPPI

COUNTY OF Adams

Personally appeared before me, the undersigned authority in and for the said county and state, on this ___ day of December, A.D., 2025, within my jurisdiction, the within named NANCY K. BIGLANE, who acknowledge that she is Successor Trustee of the DENTON G. BIGLANE 2001 TRUST, and in said representative capacity she executed the above and foregoing instrument after first having been duly authorized by said trust so to do.

Morgan Eidt Dollar
NOTARY PUBLIC



My Commission Expires:

Py

WITNESS the signature of said trust by its trustee after first having been duly authorized by said trust so to sign, execute and deliver said instrument on this 18th day of December, 2025.

NOBLE CHILDREN'S TESTAMENTARY TRUST

By: T. Russell Nobile
T. RUSSELL NOBILE, Trustee

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this ___ day of December, A.D., 2025, within my jurisdiction, the within named T. RUSSELL NOBILE, who acknowledge that he is Trustee of the Noble Children's Testamentary Trust, and in said representative capacity she executed the above and foregoing instrument after first having been duly authorized by said trust so to do.

[Signature]
NOTARY PUBLIC

My Commission Expires: 10/01/2028



LEGEND	
○	MONUMENT SET
●	MONUMENT FOUND
IP	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
MPF	METAL PIPE FOUND
ROW	RIGHT OF WAY
APS	AS PER SURVEY
APR	AS PER RECORD
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
○	UTILITY POLE
○	SEWER MANHOLE
○	FIRE HYDRANT
○	WATER VALVE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	EASEMENT LINE
—	OVERHEAD POWER LINE
—	BOUNDARY TIE LINE
—	SUBJECT PROPERTY LINE
—	GLO LINE
—	ADJOINING PROPERTY LINE
—	RIGHT OF WAY LINE

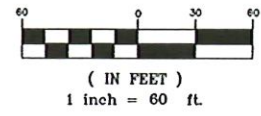
NOTES

- Class "B" Survey.
- Total area of Surveyed property: 8.17 Acres
- Monuments set are 1/2" x 18" rebar with cap stamped CLEARPOINT COA 165 unless noted otherwise.
- North is based upon GPS observation, referenced to Mississippi State Plane Coordinate system.

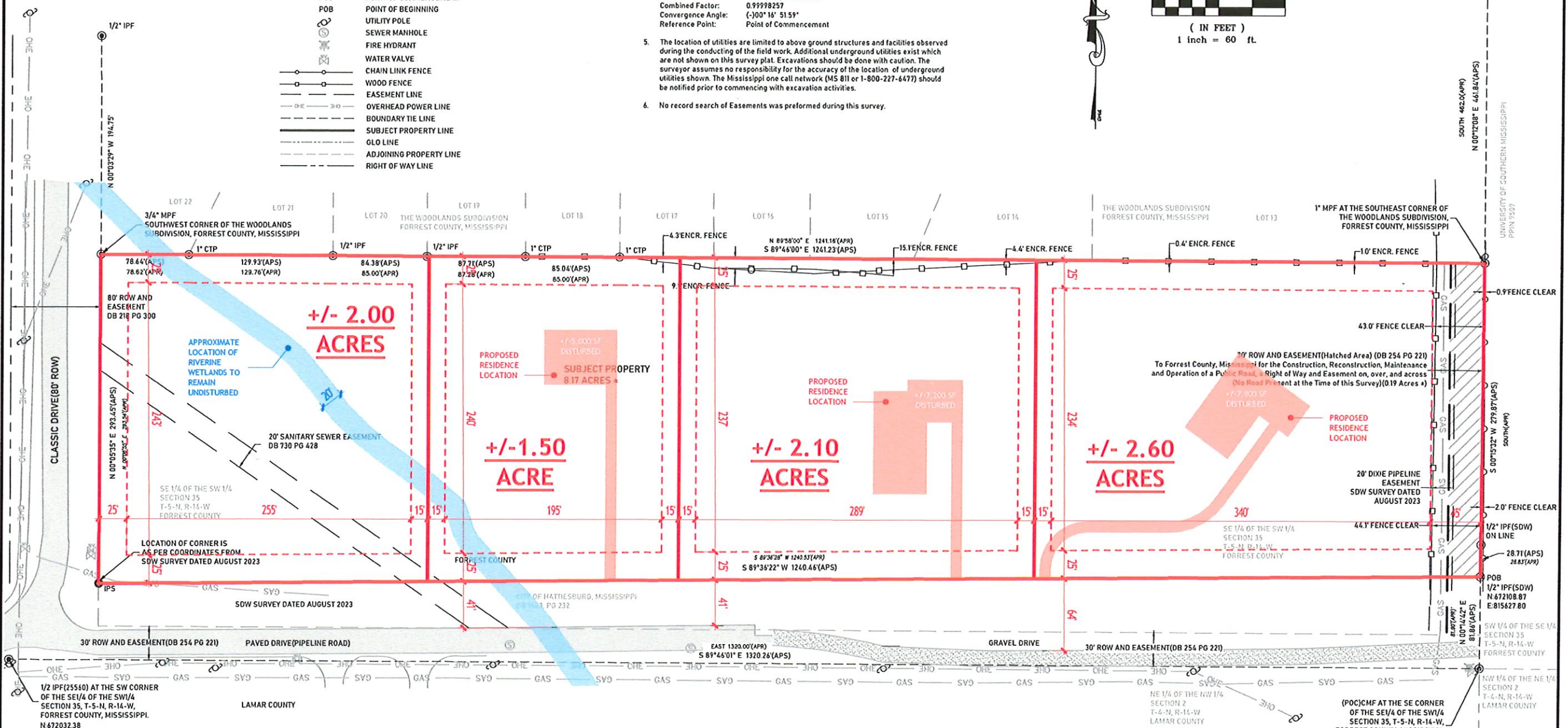
State Plane Zone: MS East-2254
 Datums: NAD 1983 / NAVD 1988
 Combined Factor: 0.99978257
 Convergence Angle: (-)00° 16' 51.51"
 Reference Point: Point of Commencement

- The location of utilities are limited to above ground structures and facilities observed during the conducting of the field work. Additional underground utilities exist which are not shown on this survey plat. Excavations should be done with caution. The surveyor assumes no responsibility for the accuracy of the location of underground utilities shown. The Mississippi one call network (MS 811 or 1-800-227-6477) should be notified prior to commencing with excavation activities.
- No record search of Easements was performed during this survey.

GRAPHIC SCALE



CMF AT THE NE CORNER OF THE WOODLANDS SUBDIVISION FORREST COUNTY, MISSISSIPPI
 N 672850.38
 E 815630.44



- REFERENCE MATERIAL**
- Survey by SDW Engineering Progress dated August 28, 2023, DN 12248
 - Deed Book 1118 Page 271
 - Deed Book 254, Page 221
 - Deed Book 1463, Page 232
 - Deed Book 218, Page 300
 - Deed Book 730, Page 428
 - Deed Book 27-Z, Page 357
 - Deed Book 3-U, Page 15
 - Deed Book 26-W, Page 663
 - Subdivision Plat of The Woodlands, Forrest County Mississippi.

SURVEY LEGAL DESCRIPTION:

A Parcel of land being part of the SE 1/4 of the SW 1/4 of Section 35, 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° 16' 51.51" and using grid distances with a combined factor of 0.99978257 (determined at the Point of Commencement) and being more particularly described as follows:

COMMENCE at a concrete monument found at the Southeast corner of the SE 1/4 of the SW 1/4 of said Section 35, said point having grid coordinates of N: 672027.00, E: 815627.45; thence along the East line of said SE 1/4 of the SW 1/4 run N 00°14'42" E for 81.86 feet to a 1/2" iron pin found with cap stamped SDW at the Northeast corner of the property described in Deed Book 1463 at Page 232 also being the POINT OF BEGINNING, said point having grid coordinates of N: 672108.87, E: 815627.80, thence leaving said East line run along the North line of said property S 89°36'22" W for 1240.46 feet to a 1/2" iron pin set on the East right of way of Classic Drive, thence leaving said North line run along the said East right of way N 00°05'35" E for 293.45 feet to a 3/4" metal pipe found marking the Southwest corner of The Woodlands Subdivision, Forrest County, Mississippi; thence leaving said East right of way run along the South line of said Subdivision S 89°45'00" E for 1241.23 feet to a 1" metal pipe found marking the Southeast corner of said Subdivision also being on the East line of the said SE 1/4 of the SW 1/4; thence along the East line of the said SE 1/4 of the SW 1/4 run S 00°15'32" W for 279.87 feet back to the POINT OF BEGINNING. Said parcel contains 8.17 acres, more or less.

SHEET NO. **S1**
 Sheet Size = 18" x 24"

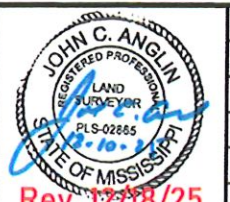
BOUNDARY SURVEY

PREPARED FOR:
NATE REYNOLDS

PART OF THE SE 1/4 OF THE SW 1/4 SECTION 35, T-5-N, R-14-W, FORREST COUNTY, MISSISSIPPI

1051 Jackson Road | Hattiesburg, MS 39402
 t 601.261.2609 | clearpointengineers.com

CLEARPOINT ENGINEERS



CAD FILE: 94682001_Survey.dwg
CCE PROJ: 94682001
SCALE: 1" = 60'
SURVEYED: November 26, 2025
SURVEYED BY: C.T.
DRAWN BY: R.D.



Staff Present:

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

STATUS: **APPLY FOR PUBLIC HEARING**

Project: Reynolds Parcel Rezoning

Address: Near J Ed Turner

Presented by: Etan Hartfield

Use Designation: Dwelling, Single Family

PPIN: 9514

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 1

Construction type: New Construction

Zoning: R-1A

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - Wanting to rezone the property to be able to get under 3-acre lots. Looking at 4 lots ranging from 1 acre to 2.47 acres. Wanting to go from A-1 to A2.
- Planning
 - Wetlands through the southwest of the property (for subdivision when selling land)
 - This will need to go on the plat
 - Riverine Wetlands
 - Major Subdivision and Rezoning will be needed
 - Major Subdivision
 - 4 or more lots require a major subdivision
 - Major subdivision has to go to a public hearing (Planning Commission)
 - Rezoning
 - Requires a public hearing (Planning Commission)—applicant wanting to go from A-1 to A-2
 - Public Hearing Information
 - May Public Hearing – Planning Commission
 - Application Deadline – March 30th at 5pm
 - Hearing Date- May 6th at 1pm
 - Preliminary plat will be required for public hearing
 - Staff recommendation to talk to the neighborhood about the rezoning
- Building
 - No comments at this meeting.
- Engineering

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.

- Utilities
 - Sewer line is not present on J Ed Turner in front of the property
- Fire
 - No comments at this meeting.

NEXT STEPS:

- Additional information
 - Public Hearing Information
 - May Public Hearing – Planning Commission
 - Application Deadline – March 30th at 5pm
 - Hearing Date- May 6th at 1pm
- 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 type="checkbox"/> Public Hearing Application | <input type="checkbox"/> Street/Alley Closing |
| <input type="checkbox"/> Variance Application | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Rezone Application | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Certificate of Appropriateness (Historic) | <input type="checkbox"/> Building Permit Application |
| <input type="checkbox"/> Privilege Tax License | <input type="checkbox"/> Sign Permit |

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



Hattiesburg Planning Commission Planning Division

Item I - Staff Report

May 6th, 2026

Quick Facts:

Applicant:

Tomeka Matthews

Address:

910 Tipton Street

Zoning:

R-1C (Single-Family
Residential)

Future Land Use:

Neighborhood Conservation
District 1

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

AE

Ward:

2

County:

Forrest

PPIN Number(s):

22017

Parcel Number(s):

2-037D-14-082.00



Property Area Image

Applicant's Request:

Tomeka Matthews, Applicant, requests a conditional use approval for a "group care home" for a property located at 910 Tipton Street (PPIN 22017, Forrest County, Ward 2).



Background and History

The applicant met with staff in March of 2026 to discuss the applicant’s proposed project, Legacy of Life. The applicant explained that the Legacy of Life is intended to establish a community-based support facility at 910 Tipton Street to serve individuals experiencing housing instability, mental health challenges, and economic hardship.



Surrounding Area Image

The applicant explained that she has experience as a correctional officer and as a mental health professional, and has identified an increased need for services following the closure of local homeless encampments. The project is envisioned as a centralized location where individuals can access resources such as employment assistance, housing support, food, clothing, and hygiene facilities, with an additional component providing short-term overnight accommodations

Staff explained that the property is zoned R-1C and that a Care Center (non-overnight use) is not permitted within the R-1C district. However, a Group Care Home, which allows for limited residential occupancy and supportive services, with a conditional use approval. Additionally, staff noted that a single-family dwelling operated as a rental is permitted by right within the R-1C district; however, only one principal structure is allowed per lot. Based on the proposed inclusion of overnight accommodations and the operational characteristics described, staff determined that the project most closely aligned with the definition of a Group Care Home. Group Care homes must be “located in a structure originally constructed as and designed for a single-family dwelling, which shall be the principal structure on the lot. The structure shall not be altered nor the site used in any manner which diminishes its value as a single-family dwelling or which changes its exterior residential character.”



Surrounding Area Image- Example of a nearby structure elevated above the BFE

Staff also explained that the subject property is located within the AE (100-year) flood zone and will be required to meet all applicable floodplain development standards. Specifically, any structure must be elevated at least one (1) foot above the Base Flood Elevation (BFE), with preliminary estimates suggesting a required elevation of approximately four (4) to five (5) feet or more, depending on site-specific conditions. An elevation certificate

prepared by a licensed surveyor or engineer will be required to confirm the exact elevation requirements.

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.



Surrounding Area Image

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.

SECTION 5 — Use Regulations

5.4.25 Group Care Home; Group Care Center.

5.4.25.1 A group home shall be located in a structure originally constructed as and designed for a single-family dwelling which shall be the principal structure on the lot. The structure shall not be altered nor the

site used in any manner which diminishes its value as a single-family dwelling or which changes its exterior residential character.

5.4.25.2 Group care centers serving individuals who are deemed to be a danger to themselves or others must be identified by the applicant during Site Plan Review. Care centers may not serve more than 20 residents; however, in order to protect the health and safety of the community, the Planning Commission has the right to further restrict the location of facilities and the number of residents, and to require increased buffering, screening, and fencing.

Considerations and Basis for Approval

Applicant's Request:

Recommend approval or denial for a conditional use request for a "group care home" for a property located at 910 Tipton Street (PPIN 22017, Forrest County, Ward 2).



Basis for Approval:

1. Conditional Use
 - a. 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.
 - b. 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.
 - c. 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.
 - d. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

- e. 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.
- f. 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.

12.3.5.4.viii. Conditions.

Conditions may be imposed on any application to ensure compliance with the Land Development Code and other rules and regulations and to protect the neighborhood. Conditions may include but are not limited to parking location/design, site design, expiration of approval requiring renewal, intensity of use, occupancy, hours of operation, etc. Such conditions shall be reasonable and related to the expected impacts of the development

Conditional Use Request for "Group Care Home"

910 Tipton Street
PPIN 22107, Forrest County, Ward 2



Zoning Districts

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



Conditional Use Request for "Group Care Home"

910 Tipton Street
PPIN 22107, Forrest County, Ward 2







Neighborhood
Conservation
District 1



0 300
Feet

Future Land Use

-  Community Business A
-  Industrial 2
-  Neighborhood Conservation District 1
-  Subject Property

Industrial 2








Microsoft, Vantor, GIS Division, State and Federal Programs, Esri, HPC

Conditional Use Request for "Group Care Home"

910 Tipton Street
PPIN 22107, Forrest County, Ward 2

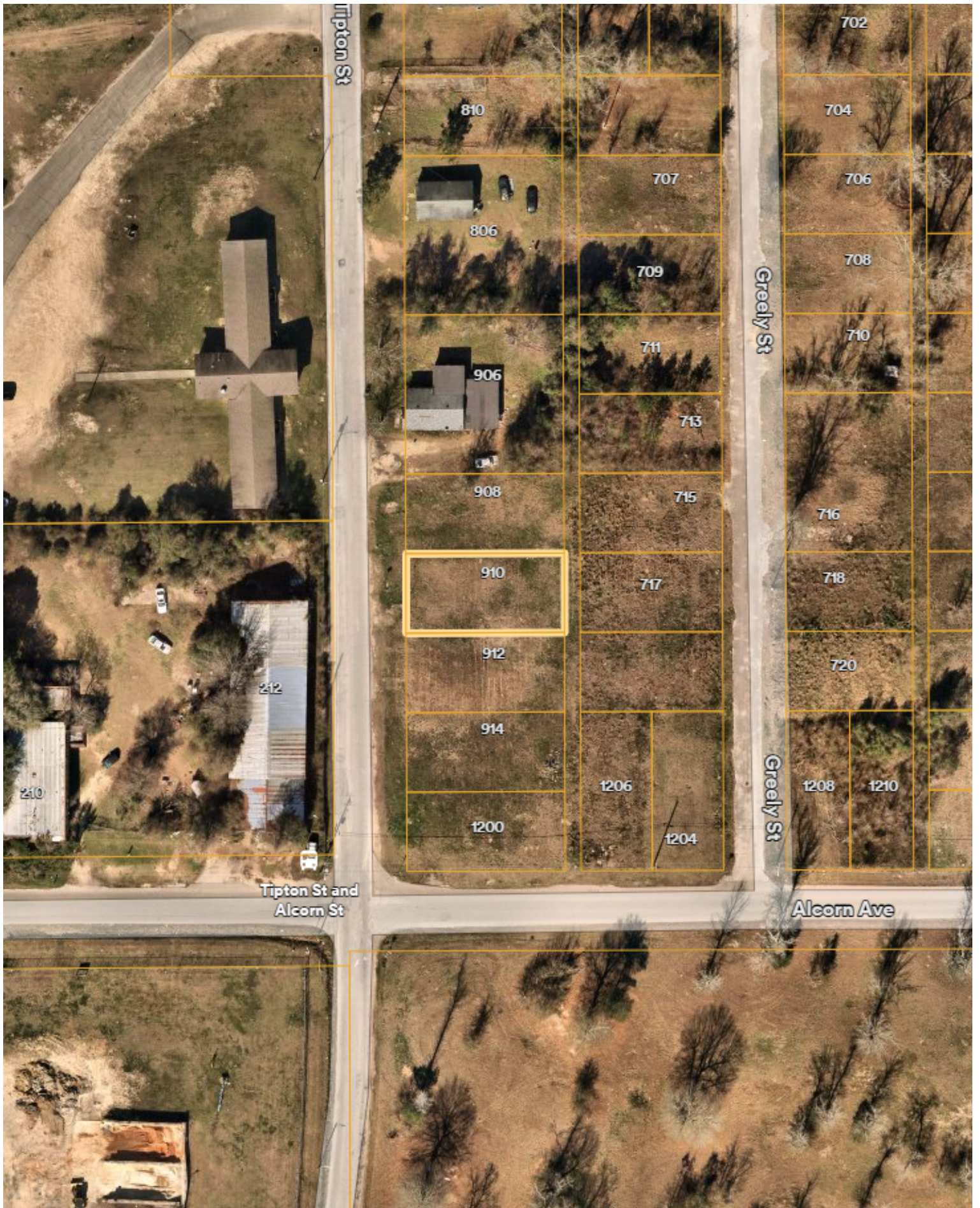


Flood Zones & Wetlands

-  FLOODWAY AREA IN ZONE AE
-  ZONE A (100 yr flood - no elevation)
-  ZONE AE (100 yr flood w / elevation)
-  ZONE SX (500 yr flood)
-  Subject Property



Microsoft, Vantor, GIS Division, State and Federal Program
EPC





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: Tomeka Matthews Project Name: _____

Municipal Address of Site: 910 Tipton St. Hattiesburg, MS PPIN #: 22017

Parcel Number(s): 166, ~~129 (777 Creech St)~~ JM

Type of Public Hearing	Additional Information Needed:
<input type="checkbox"/> Variance (fill out pages 7 & 8)	<input type="checkbox"/> Sign <input type="checkbox"/> Setback <input type="checkbox"/> Off-Site Parking <input type="checkbox"/> Lot Width <input type="checkbox"/> Lot Coverage Area <input type="checkbox"/> Buffer <input type="checkbox"/> Open Space <input type="checkbox"/> Other: _____
<input type="checkbox"/> Rezoning (fill out page 11)	Existing Zoning: _____ Proposed Zoning: _____
<input checked="" type="checkbox"/> Conditional Use (fill out pages 9 & 10)	<input type="checkbox"/> Automotive Filling Station <input type="checkbox"/> Digital Billboard, New <input type="checkbox"/> Digital Billboard, Replacement <input type="checkbox"/> Telecommunications <input type="checkbox"/> Restaurant <input type="checkbox"/> Solar Farm <input checked="" type="checkbox"/> Other: <u>Independent Living 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-AC</u>	Historic District: <u>NO</u>	Flood Zone: <u>AE</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 - 04-26 - 0038</u>		Received:	
PPIN # or Parcel #: <u>22017</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

910 Lipton St
Street Address City State

on this the 30 day of March, 2026

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

on this the _____ day of _____, 20_____.

Tomelka Matthews
Property Owner (Print)
Tomelka Matthews
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named Tomelka Matthews

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 30th day of March, 2026

Danya Singh
NOTARY PUBLIC

My Commission Expires:
March 24, 2029





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: Tomeka Matthews

Signature: *Tomeka Matthews*

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, the dwelling will be occupied by no more than four individuals.

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

The consumption of water and electricity will be consistent with a standard single-family residential home. The proposed use will have a minimal impact on community utilities and facilities.

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

The site requires a minimal average size of 12x44 or 16x40. My plans are to utilize the required size to accommodate 4 individuals.

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

~~Yes~~, NO.

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

NO





DEED

Bk:1485 Page:500-503
RCD: 10/30/2025 @ 9:42:53:AM
FORREST COUNTY, MS
LANCE C. REID CHANCERY CLERK

This space is reserved for Recorder's use only.

Mississippi Quitclaim Deed

County of Forrest

This instrument was prepared by:

Name: Elite Acres LLC-Jasmine Brown (owner)
Address: PO Box 7751 Gulfport MS 39506
Phone: (228) 918-1738 State Bar No.: _____

After recording, return to:

Name: Tomeka A. Matthews (601)818-9487
Address:223 Sam Rayburn Dr Hattiesburg MS 39402

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Two thousand two hundred seventy five US Dollar (\$2,275.00) in hand paid to

Elite Acres LLC (228)918-1738,

a Mississippi Limited Liability Company with an address of

PO Box 7751 Gulfport MS 39506

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Tomeka A. Matthews (601) 818-9487,

private buyer with an address of

223 Sam Rayburn Dr Hattiesburg MS 39402

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Forrest County, Mississippi, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 2-037D-14-166.00

Until amended, tax information shall be sent to:

Name: Tomeka A. Matthews (601)818-9487

Address: 223 Sam Rayburn Dr Hattiesburg MS 39402

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Jasmine Brown Date: 10/30/2025

Printed Name: Jasmine Brown

Grantor Signature: _____ Date: _____

Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Mississippi)
County of Forrest)

On October 30 2025 before me, Lance C. Reid,
personally appeared Elite Acres LLC - Jasmine Brown,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Mississippi that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lance C. Reid by: Elizabeth Moore

Printed Name Lance C. Reid by: Elizabeth Moore

My Commission Expires My Commission Expires January 2, 2028

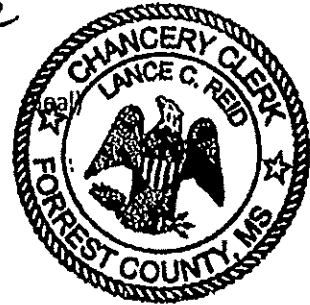


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Parcel 2-037D-14-166.00 Alt Parcel
244-0656-006-023.00
Exempt Code 16 JD 0 Tax District 1110 Subdivision
0656
MCINNIS, MITCHELL, & LONGRE
Neighborhood 0656 0000 St Addr 910 TIPTON STREET
Sect/Twn/Rng 14 04N 13W Blk 006
LOT 21 BLK 6
PREV#:H0656-06-023

FORREST COUNTY, MS LANCE C. REID
I CERTIFY THIS INSTRUMENT WAS FILED ON 10/30/2025 9:42:53 AM AND RECORDED IN DEED BOOK:1485 PAGE:500

Library 2025 LANDROLL - F)EST

STATE OF MISSISSIPPI

Parcel 2-037D-14-166.00 PPIN 22107
 Alt Parcel 244 -0656-006-023.00
 Exempt Code 16 JD 0 Tax District 1110
 Subdivision 0656 ADDENDUM
 MCINNIS, MITCHELL, & LONGRE
 Neighborhood 0656 Map

0000 St Addr 910 TIPTON STREET

Sect/Twn/Rng 14 04N 13W Blk 006

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		1260					1260	189
2								
		1260					1260	189

Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV
 Mtg 999 *** MAILING LIST *** Group Eligible C11 N (Y/N)
 New Value Added F-Fire O-Override Deed Bk 1390 Pg 0429 Ext
 Drainage Code Benefit Price Total Deed Date 3 18 2022 Type QCD
 Current 2025 Yr Added 12 1 1990
 L 1260 XXX
 B Chged 10 6 2022

Levee Benefits X = Use1 5740 Use2 5740 DFRANK
 F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT
 F3 next record, Page-Up prev record, F13 Paperlink

Lt 21 Blk 6



Staff Present:

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

STATUS: **APPLY FOR PUBLIC HEARING**

Project: Legacy of Life

Address: 910 Tipton Street

Presented by: Tomeka Matthews

Use Designation: TBD

PPIN: 22017

Flood Zone: AE

Historic District: N/A

Elevation Certificate Required: Yes

County: Forrest

Ward: 2

Construction type: New Construction

Zoning: R-1C

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - Involved in corrections and then mental health therapy and crisis management. With the recent closing of homeless encampments, there has been an influx of individuals who need aid.
 - Wanting to have a place to help people get help—whether that means resources/support for work, housing, or basic needs like clothing/showering/food.
 - Looking to have 2 buildings— one for a day facility and then one for quick overnight stays, showers, and food.
- Planning
 - Use proposals:
 - Care Center (no overnight)
 - Zoning does not allow a care center in the R-1C zoning district.
 - Group Home (overnight stays)
 - Zoning allows it with a conditional use approval.
 - Conditional Use Requests require a public hearing with the Planning Commission.
 - Planning Commission is held monthly on the first Wednesday of the month at 1:00 pm
 - Planning Commission makes a recommendation to the City Council. City council will have the final vote.
 - Upcoming Dates for Application Deadlines and Public Hearings
 - May 6th Public Hearing
 - Public Hearing Date: May 6th, 2026
 - Application Deadline: March 30th at 5:00pm
 - City Council 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.

- Since the property is located in a flood hazard area, the foundation would also have to show that the design would meet the structural loads that the impact of flooding could place on it.
 - Code Design plans would need to be provided that show the full proposed build-out, including electrical, mechanical, and plumbing, and detail how it would meet all the requirements of the residential code.
 - Engineering
 - No comments at this meeting.
 - Fire
 - No comments at this meeting.

NEXT STEPS:

- Additional information
 - Get updated building plans to the building official to look at the building plans to see if they meet the international residential building codes.
 - Decide on which way to go—get planning and an updated scope of how the property is proposed to be used.
- Permits
 - Apply for the permits indicated below

APPLICATIONS REQUIRED:

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

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

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



Hattiesburg Planning Commission Planning Division

Item K- Staff Report

May 6th, 2026

Quick Facts:

Applicant:

Leonard and Aftan Moody

Address:

Located on N Hattiesburg
Avenue

Zoning:

R-1C (Single-Family
Residential)

Future Land Use:

Neighborhood Conservation
District 2

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

5

County:

Forrest

PPIN Number(s):

12337

Parcel Number(s):

2-042F-26-154.00



Property Area Image

Applicant's Request:

Leonard Moody, Property owner/Representative, and Aftan Moody, Applicant, request a zoning change from R-1C to A-2 for a property located at 321 North Hattiesburg Avenue (PPIN 12337, Forrest County, Ward 5).

Background and History

Staff met with the applicants on multiple occasions for pre-application meetings to discuss housing options for their property at on N Hattiesburg Avenue. The applicant told the staff that they wanted to place a mobile home on the property as a home to ensure safe, adequate housing. Staff let them know that her lot is zoned R-1C (Single Family Residential) and that mobile homes are not permitted in that zoning.

Staff explained that the property would need to be rezoned to an agricultural zoning classification to allow a mobile home, and the applicant is pursuing a zoning change to A-2 (Agricultural Residential), which allows mobile homes.



Property Area/Surrounding Area Image

Staff also went over the division of the land, which was a subdivision of the parent parcel (owned by the Moodys) and a 0.5-acre parcel (now owned by the McIntyres), also located in a platted subdivision. Since the land was subdivided and an existing plat was altered, the subdivision would be required to go to a public hearing for approval. The Moody’s proposed lot for rezoning meets the LDC’s dimensional standards for A-2 requirements, as it is 5.3 acres. The Planning Commission should evaluate the neighborhood's changes over the years and the public needs of the neighborhood in their decision.



Property Area/Surrounding Area Image

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

4.5.2 A-2 Agricultural Residential District. The purpose of the A-2 Agricultural District is to permit low density single-family residential development along with restrictive agricultural uses. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect large lots, open space and low density population.

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

SECTION 6: Dimensional Standards and Measurements

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

Considerations and Basis for Approval

Applicant’s Requests:

Recommend approval or denial for a zoning change request from R-1C to A-2 for a property located at 321 North Hattiesburg Avenue (PPIN 12337, Forrest County, Ward 5).

Basis for Approval:

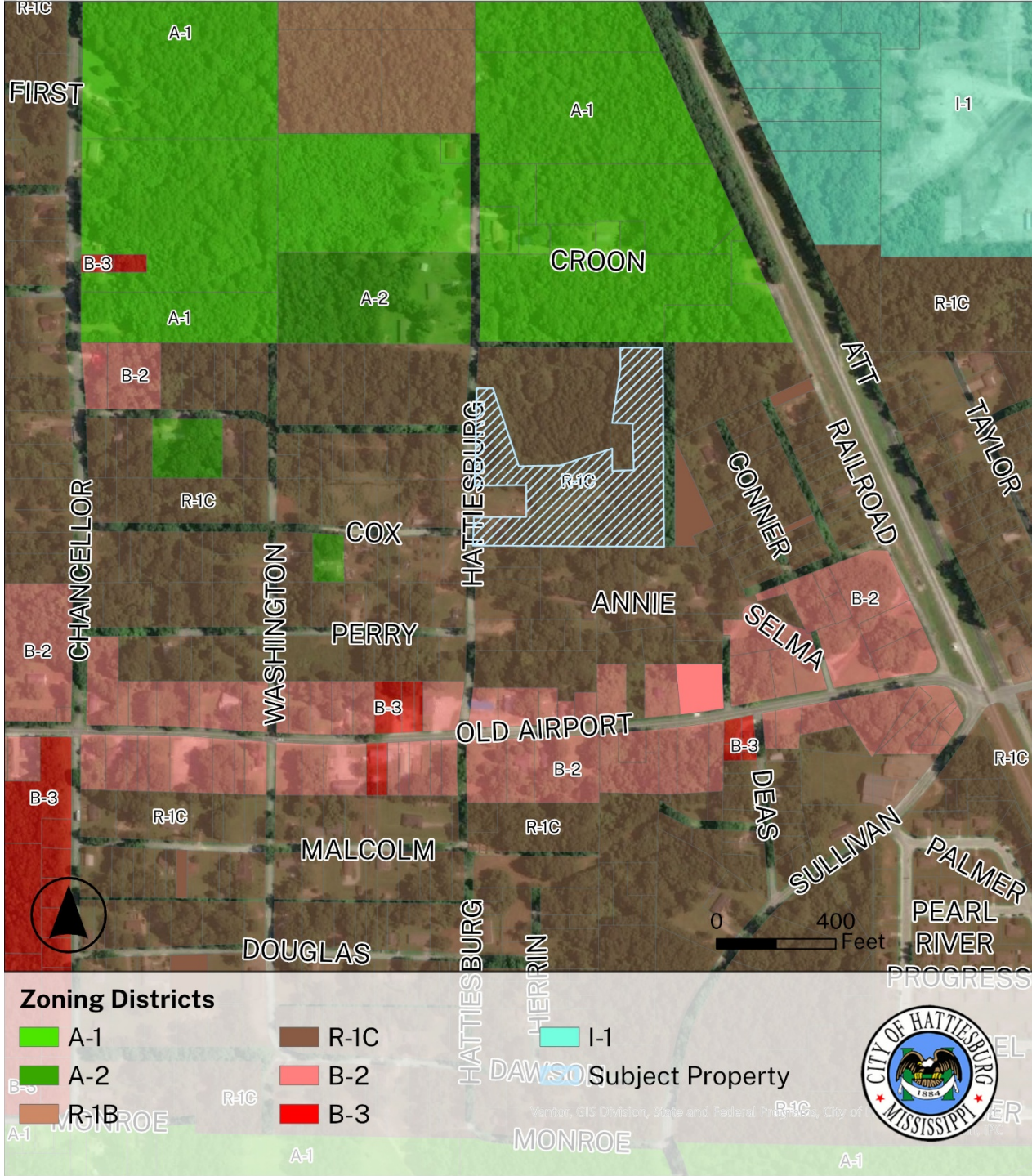
- Zoning Change & Text Amendments
 - There was a mistake in the original zoning.
 - The character of the neighborhood has changed substantially, so that rezoning is clearly justified, and there is a public need for the rezoning.
 - Annexation



Property Area Image

Rezone Request from R-1C to A-2

321 North Hattiesburg Avenue
PPIN 12337, Forrest County, Ward 5







Rezone Request from R-1C to A-2

321 North Hattiesburg Avenue
PPIN 12337, Forrest County, Ward 5

Industrial 2



Future Land Use

-  Community Business A
-  Industrial 2
-  Neighborhood Conservation District 2
-  Subject Property



Vendor, GIS Division, State and Federal Programs, City of Hattiesburg, MS





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: AFTAN MOODY Project Name: _____

Municipal Address of Site: 321 North Hattiesburg Ave. PPIN #: 12337

Parcel Number(s): BK: 1300 page 257-260

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>A2</u>
<input type="checkbox"/> Conditional Use (fill out pages 9 & 10)	<input type="checkbox"/> Automotive Filling Station <input type="checkbox"/> Digital Billboard, New <input type="checkbox"/> Digital Billboard, Replacement <input type="checkbox"/> Telecommunications <input type="checkbox"/> Restaurant <input type="checkbox"/> Solar Farm <input type="checkbox"/> Other: _____

Other Application types:

- | | |
|--|---|
| <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 #:		8125 - <i>[Signature]</i>		

Updated Version 05/22/25

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

321 North Hattiesburg Ave Miss 39401
Street Address City State

on this the 25 day of Aug, 2025

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

Aftan mcead

on this the 25 day of Aug, 2025

Leonrd Moody
Property Owner (Print)

Leonard Moody
Property Owner (Signature)

STATE OF Mississippi
COUNTY OF Forrest

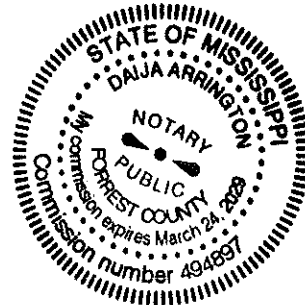
Personally came and appeared before me, the within named Leonard Moody

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 25th day of August, 2025

Dasha Arrington
NOTARY PUBLIC

My Commission Expires:
March 24, 2029



FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing:

- There was a mistake in the original zoning.
- The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- Annexation.

Detailed explanation of condition(s) most applicable to your request:

To whom it may concern, I'm explaining to the best of my knowledge, that rezoning this area would be a great thing, the area is quiet and its very comfortable out of the way of anything dramatic. A nice area for my kids and grandchildren years ago this area was annexed to the city, but yet still its considered a rural area, its in a dead end zone, just perfect for my manufactured home, thats located on 4.30 acres of land, its completely out of city area, where kids can enjoy out of harms way. This is family property and I would gladly appreciate the courts to agree in my favor on making their decision.



DEED

Bk:1300 Page:257-260

RCD: 12/05/2018 @11:08:59:AM

FORREST COUNTY, MS

JIMMY C. HAVARD CHANCERY CLERK

THIS INSTRUMENT PREPARED BY:
PINE BELT LAND TITLE, LLC
POST OFFICE BOX 183
NEW AUGUSTA, MS 39462
(601) 964-7878 MS Bar#6918

RETURN TO:
LEONARD RAY MOODY
312 SACHELL ROAD
HATTIESBURG, MS 39401

Indexing Instructions: NW ¼ of SE ¼, Section 26, Township 4 North, Range 13 West,
Forrest County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF FORREST

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of
TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of
which is hereby acknowledged, I,

VASSIE J. JONES, Grantor,
312 Satchell Road
Hattiesburg, MS 39401
Phone: 601-684-1345

Do hereby grant, bargain, sell, convey and warrant to,

LEONARD RAY MOODY, Grantee,
312 Satchell Road
Hattiesburg, MS 39401
Phone: 228-223-1776

the following described property located in the County of Forrest, State of Mississippi, to-wit:

FORREST COUNTY, MISSISSIPPI
TOWNSHIP 4 NORTH, RANGE 13 WEST

Section 26: "Toomer Addition," a suburb to the City of Hattiesburg, Mississippi, being a subdivision of all of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-Six (26), Township Four (4) North, Range Thirteen (13) West, formerly Perry County, now Forrest County, Mississippi, otherwise described as follows:
Northwest Quarter (NW ¼) of Northwest Quarter (NW ¼) of Southeast Quarter (SE ¼) Section Twenty-six (26), Township (4) North, of Range Thirteen (13) West, Forrest County, Mississippi.

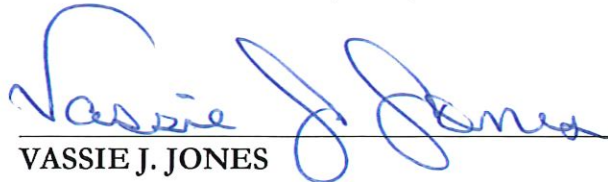
This property is not homestead property.

By way of explanation this property was conveyed to Vassie J. Jones from Emma Jones.

Emma Jones reserved unto herself a life estate in that certain Warranty Deed filed of record in Land Deed Book 1031, Page 558. Emma Jones is now deceased and a copy of her death certificate is attached hereto as Exhibit "A".

This conveyance and the warranty hereof is further subject to all easements, roadways, servitudes restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

WITNESS MY SIGNATURE on the day and year mentioned herein.


VASSIE J. JONES

STATE OF MISSISSIPPI

COUNTY OF Perry

THIS DAY, PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **VASSIE J. JONES**, who acknowledged that she executed and delivered the above and foregoing WARRANTY DEED on the day and year mentioned therein.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of December A.D., 2018.

Rachele Myrick
NOTARY PUBLIC

My Commission expires:



THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. DESCRIPTION FURNISHED BY GRANTEE. NO OTHER LEGAL SERVICES SOUGHT OR RENDERED.



Hattiesburg Planning Commission Planning Division

Item L - Staff Report

May 6, 2026

Quick Facts:

Applicant:

Felicia McIntyre

Address:

Located on N Hattiesburg
Avenue

Zoning:

R-1C (Single-Family
Residential)

Future Land Use:

Neighborhood Conservation
District 2

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

5

County:

Forrest

PPIN Number(s):

47150

Parcel Number(s):

2-042F-26-154.01



Applicant's Request:

Felicia McIntyre, Applicant/Property Owner, requests a zoning change from R-1C to A-2 for a property located on N Hattiesburg Avenue (PPIN 47150, Forrest County, Ward 5).

Background and History

Staff met with the applicant on two occasions for pre-application meetings to discuss housing options for her property at on N Hattiesburg Avenue. The applicant told the staff that she had purchased 0.5 acres and wanted to place a mobile home on the property as her home to ensure safe, adequate housing.



Property Area Image

Staff let her know that her lot is zoned R-1C (Single Family Residential) and that mobile homes are not permitted in that zoning. Staff explained that the property would need to be rezoned to an agricultural zoning classification to allow a mobile home, and the applicant is pursuing a zoning change to A-2 (Agricultural Residential), which allows mobile homes. Staff also went over the purchase of the land, which was a subdivision of land from the parent parcel, which was also located in a platted subdivision. Since the land was subdivided and altered an existing plat, the subdivision would be required to go to a public hearing for approval. Staff explained that a variance would be required because her lot was smaller than the minimum lot size of 43,560 sq ft in an A-2 zone. The applicant is also pursuing a variance from the minimum lot size requirement for A-2 zoning, requesting that the minimum lot size be her lot at 21,780 sq ft (0.5 acre). The rezoning request is contingent on the variance approval. The Planning Commission should evaluate the neighborhood's changes over the years and the public needs of the neighborhood in their decision.

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



Surrounding Area Image

following: low-density or moderate-density single-family residences; building lots with front and side yards with standard depths; and a lower overall density of development than downtown or historic neighborhoods.

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

Codes and Regulations

SECTION 4: Zoning Districts Established

4.5.2 A-2 Agricultural Residential District. The purpose of the A-2 Agricultural District is to permit low density single-family residential development along with restrictive agricultural uses. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect large lots, open space and low density population.

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

SECTION 6: Dimensional Standards and Measurements

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

Considerations and Basis for Approval

Applicant’s Requests:

Recommend approval or denial of a zoning change request from R-1C to A-2 for a property located on N Hattiesburg Avenue (PPIN 47150, Forrest County, Ward 5).



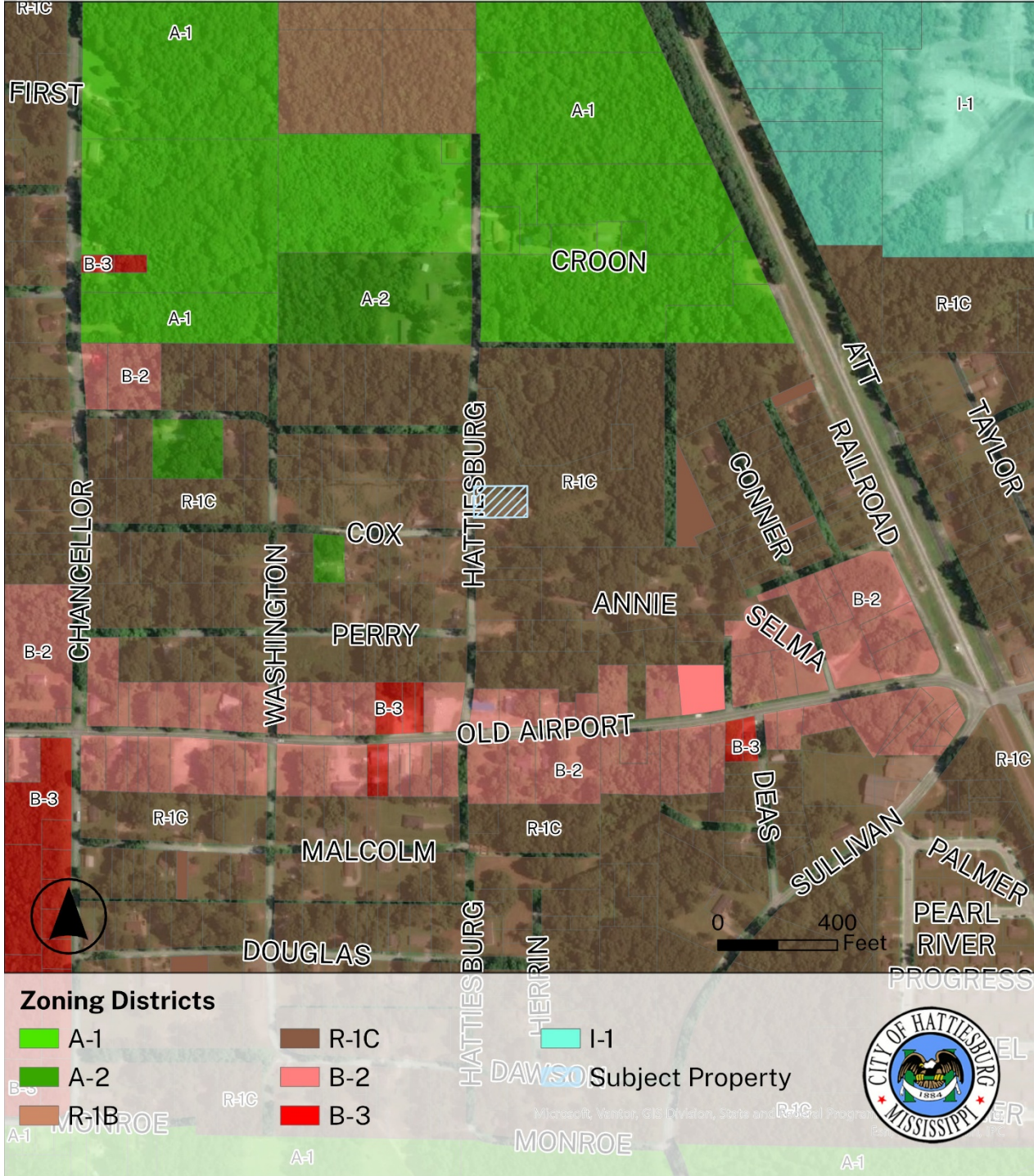
Property Area Image

Basis for Approval:

- Zoning Change & Text Amendments
 - There was a mistake in the original zoning.
 - The character of the neighborhood has changed substantially, so that rezoning is clearly justified, and there is a public need for the rezoning.
 - Annexation

Rezone Request from R-1C to A-2

North Hattiesburg Avenue (Vacant Property)
PPIN 47150, Forrest County, Ward 5







Rezone Request from R-1C to A-2 with Variance

North Hattiesburg Avenue (Vacant Property)
PPIN 47150, Forrest County, Ward 5

Industrial 2



Future Land Use

-  Community Business A
-  Industrial 2
-  Neighborhood Conservation District 2
-  Subject Property



Vendor, GIS Division, State and Federal Programs, City of Hattiesburg, MS





Staff Present:

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

Project: Click or tap here to enter text.

Address: ~321 N Hattiesburg

Presented by: Felicia McIntyre

Project Type: Subdivision/Rezone

PPIN: 47150

Flood Zone:X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 5

Estimated Cost: TBD

Zoning: R-1C

Designated Use: TBD

PROJECT SUMMARY:

- Applicant Summary
 - Property is on corner of N Hattiesburg and Annie Lane. Bought 0.5 acres from Mr. Moody in 2021 across the street from the current residence on Cox Street. Wanting to have better housing because current house is heir property. Cleared trees from 0.5 acre area. Talked to mobile home companies and they directed the applicant to check with the city about zoning.
 - Wanting to rezone the property to an agricultural zoning to be able to place a mobile home on the property.
- Planning
 - Subdivision issues:
 - Property was subdivided and sold in ~2021
 - Rezoning:
 - Code calls for the lots of agriculturally zoned land to be either 1 acre (A-2) or 3 acres (A-1)
 - McIntyre 0.5 acre lot
 - Options:
 - Obtain another 0.5 acres to have 1 acre—would meet code requirements
 - Seek a variance for the lot size
 - This would go to public hearing before the Board of Adjustment
 - Property is potentially in a platted subdivision
 - Survey shows that it is in the Toomer Addition Subdivision
 - Planning and engineering to check on subdivision and ROW issues
 - If it is a platted subdivision, altering a platted subdivision would also require a public hearing.
 - Consider reaching out to Nick Brown (W5 Councilman) about the rezoning request/mobile home
- Building

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

- No comments at this meeting.
- Engineering
 - Engineering will look into the unplatted Right of Way situation and subdivision situation.
- Fire
 - No comments at this meeting.

NEXT STEPS:

- Additional information
 - Work through subdivision with other property owner.
- 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 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.



DEED

Bk:1357 Page:434-437

RCD: 01/22/2021 @ 2:08:37:PM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

Prepared by and Return to:

John McIntyre and Felicia Watts McIntyre
503 Cox Street
Hattiesburg MS 39401

Indexing Instructions: Section 26, Township 4 North, Range 13 West

State of Mississippi
County of Forrest

QUITCLAIM DEED

FOR AND CONSIDERATION of the sum of Ten Dollars (\$10), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged the undersigned

Leonard Ray Moody
312 Satchell Rd
Hattiesburg MS 39401
601-543-3867

Do hereby convey and quit claim unto

John McIntyre and wife Felicia Watts McIntyre
503 Cox Street
Hattiesburg MS 39401
601-466-5812/601-620-7704

As Joint tenants with the right of survivorship and not as tenants in common and not as tenants by the entirety, the following described real property, situated and being in the county of Forrest, State of Mississippi and more particularly described as follow to wit

The following described property located in the County of Forrest, State of Mississippi, to wit:

COMMENCE AT RAILROAD SPIKE IN N. HATTIESBURG AVENUE MARKING THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 13 WEST FORREST COUNTY MISSISSIPPI AND RUNS S 00 DEGREES 48'36" E FOR 475.33 FEET TO A ½" REBAR ON THE EAST RIGHT- OF- WAY LINE OF SAID N. HATTIESBURG AVENUE FOR THE POINT OF BEGINNING. THENCE RUN N 89 DEGREES 37'21"E FOR 187.76 FEET TO A ½ " REBAR; THENCE RUN S 00 DEGREES 48'58" E FOR 116.00 FEET TO A ½" REBAR ON THE NORTH RIGHT-OF-WAY LINE OF ANNIE LANE: THENCE RUN S 89 DEGREES 37"21" W ALONG SAID ROAD RIGHT-OF-WAY LINE FOR 187.76 FEET TO A ½" REBAR ON THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED N. HATTIESBURG AVENUE; THENCE RUN N 00 DEGREES 48'58" W ALONG SAID ROAD RIGHT-OF-WAY LINE FOR 116.00 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS A PART OF LOTS 18,19,20,21,22, AND 23 OF BLOCK 2 OF THE TOOMER ADDITION, A SURBURB TO THE CITY OF HATTIESBURG, AND IS LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SECTION 26, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI AND CONTAINS 0.50 ACRE MORE OR LESS.

Witness Leonard Ray Moody signature, this the 22 day of Jan, A.D. 2021

Leonard Ray Moody

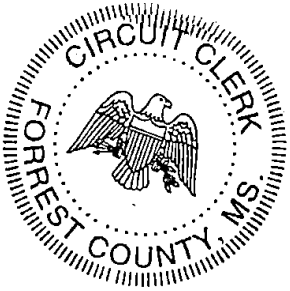
State of Mississippi
County of Forrest

Personally appeared before me, the undersigned, in and for the County and State aforesaid, the within named Leonard Ray Moody Acknowledge and therein mentioned.

Given under my hand seal of office, this 22 day of Jan, A.D. 2021

Rhonda Crowne
Notary Public

My commission Expires:
1-6-24



LEGAL DESCRIPTION FOR 0.50 ACRE

COMMENCE AT A RAILROAD SPIKE IN N. HATTIESBURG AVENUE MARKING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI, AND RUN S 00°48'36" E FOR 475.33 FEET TO A 1/2" REBAR ON THE EAST RIGHT-OF-WAY LINE OF SAID N. HATTIESBURG AVENUE FOR THE POINT OF BEGINNING. THENCE RUN N 89°37'21" E FOR 187.76 FEET TO A 1/2" REBAR; THENCE RUN S 00°48'58" E FOR 116.00 FEET TO A 1/2" REBAR ON THE NORTH RIGHT-OF-WAY LINE OF ANNIE LANE; THENCE RUN S 89°37'21" W ALONG SAID ROAD RIGHT-OF-WAY LINE FOR 187.76 FEET TO A 1/2" REBAR ON THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED N. HATTIESBURG AVENUE; THENCE RUN N 00°48'58" W ALONG SAID ROAD RIGHT-OF-WAY LINE FOR 116.00 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS A PART OF LOTS 18, 19, 20, 21, 22, AND 23 OF BLOCK 2 OF THE TOOMER ADDITION, A SUBURB TO THE CITY OF HATTIESBURG, AND IS LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI, AND CONTAINS 0.50 ACRE MORE OR LESS.

R/W LINE

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY OF THE PROPERTY LINES SHOWN ON THIS PLAT AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher G. Boone

CHRISTOPHER G. BOONE, P.S. NO. 02905
 STATE OF MISSISSIPPI.

SURVEY FOR: JOHN & FELICIA MCINTYRE

MidSouth Surveying & Mapping, LLC

502 HILL STREET
 ELLISVILLE, MS 39437
 (601) 517-9908 OR (601) 984-0115

- | | | |
|------------------------|-----------------------------|--|
| CHAIN LINK FENCE | ○ = SET 1/2" REBAR | <input type="checkbox"/> SOLAR OBSERVATION |
| WIRE FENCE | ● = CORNER FOUND | <input type="checkbox"/> RECORD BEARING |
| CENTERLINE | ○ = SET IRON SPINDLE | <input checked="" type="checkbox"/> GEODETIC |
| ELEC LINE | ○ = RAILROAD SPIKE | <input type="checkbox"/> CLASS "A" SURVEY |
| POWER POLE | □ = CONCRETE MONUMENT FOUND | <input checked="" type="checkbox"/> CLASS "B" SURVEY |
| A.P.R. = AS PER RECORD | A.P.S. = AS PER SURVEY | <input type="checkbox"/> CLASS "C" SURVEY |
| | | <input type="checkbox"/> CLASS "D" SURVEY |

CREW CHIEF: RICHARD BALL TECH.: E. CLARK

REFERENCE MATERIAL

DB 726, PG 346-347
 DB 903, PG 429-432
 DB 1300, PG 257-260
 DB 1306, PG 35-36

PLAT DATE: 01/06/2021
 SURVEY DATE: 12/28/2020

DRAWING NO. 122820R1

DRAWN BY: KIM MCMINN

POC
 FND RRS IN
 N. HATTIESBURG AVE.
 NW/C-NW 1/4-NW 1/4-SE 1/4
 SEC 26, T4N, R13W
 FORREST CO., MS

FOREST COUNTY, MS, JANCE C. REITZ
 I CERTIFY THIS INSTRUMENT WAS FILED ON 1/22/2021 2:08:37 PM AND RECORDED IN DEED BOOK 1357 PAGE 437



S00°48'36"E
 475.33'

CREEK

POB
 SET 1/2"
 REBAR

N89°37'21"E
 187.76'

SET 1/2"
 REBAR

BLOCK 2

R/W LINE

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

0.50 ACRE

116.00'
 R/W LINE
 N00°48'58"W

116.00'
 SET 1/2"
 REBAR

E/BC LINE

SET 1/2"
 REBAR

S89°37'21"W
 187.76'

SET 1/2"
 REBAR

R/W LINE

N. HATTIESBURG AVENUE
 50' WIDE R/W OBSERVED

ANNIE LANE

50' WIDE R/W OBSERVED

COX STREET





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: Felicia McIntyre Project Name: _____

Municipal Address of Site: _____ PPIN #: 47150

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 checked="" type="checkbox"/> Lot Coverage Area <input type="checkbox"/> Buffer <input type="checkbox"/> Open Space <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Rezoning (fill out page 11)	Existing Zoning: <u>R-1C</u> Proposed Zoning: <u>A2</u>
<input type="checkbox"/> Conditional Use (fill out pages 9 & 10)	<input type="checkbox"/> Automotive Filling Station <input type="checkbox"/> Digital Billboard, New <input type="checkbox"/> Digital Billboard, Replacement <input type="checkbox"/> Telecommunications <input type="checkbox"/> Restaurant <input type="checkbox"/> Solar Farm <input type="checkbox"/> Other: _____

Other Application types:

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

For Staff Only:				
Zoning: <u>R-1C</u>	Historic District: <u>N/A</u>	Flood Zone: <u>X</u>	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5	
Project Number: <u>Zone - 000 795 - 2026</u>		Received: <u>DAF</u> <u>3-31-26</u>		
PPIN # or Parcel #: <u>47150 & 12337</u>				

Parent parcel ppin #: 12337

Updated Version 05/22/25

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

PPIN 47150 - H'burg MS
Street Address City State

on this the 31st day of March, 2026

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

on this the _____ day of _____, 20____.

Felicia Watts McIntyre
Property Owner (Print)

[Signature]
Property Owner (Signature)

STATE OF MS

COUNTY OF Forrest

Personally came and appeared before me, the within named Felicia Watts McIntyre,

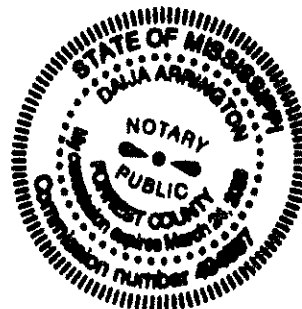
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31st day of March, 2026.

[Signature]
NOTARY PUBLIC

My Commission Expires:

March 24, 2029





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: Felicia McIntyre

Signature: [Handwritten Signature]
Updated Version 05/22/2025



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: May 6th 2026 @ 1:00 pm
 Hattiesburg Board of Adjustment Meeting Date: May 6th 2026 @ 3:30 pm
 City Council Agenda Review Date – (you or your representative should attend): May 18th @ 4pm
 City Council Meeting (Vote) Date – (you or your representative may attend): May 18th @ 5pm

- 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 \$_____

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 current property that I live in is unsafe do to poor installation and major electrical problems. The foundation has shifted. The property is for property which prevents me from trying to make ~~it~~ a safe living space for me and my family.

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

I am not requesting special privileges. My request to be allowed to put a safe affordable (Mobile Home) on my property

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.

Following the rules I will not be able to put a mobile home on my property and if the request is denied I will not be able to improve my current living condition to have a safe home to live in.

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

Without the exception I can't use the property as my residence because my home is unsafe and there is no way to improve my situation under the current rules.

Because of ownership, and under the rules there is no way to improve the living conditions.

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

I am requesting what is necessary to place a mobile home on my property for safe affordable living.

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.

Approving this variance would support need of the zoning rules and ~~purpose~~ afford safe living conditions for my family (purpose)

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

FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing:

- There was a mistake in the original zoning.
- The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- Annexation.

Detailed explanation of condition(s) most applicable to your request:

I purchased this property to improve my current living conditions. The home I currently live in is unsafe. I can't make any updates or improvements to the home because it is air property. Because the ownership situation the home will continue to decline. As previously stated the foundation has shifted tremendously and major electrical problems may cause a fire at anytime. By allowing me to put a mobile home in the area it would not change the nature of the property it would be allowing me to have a safe home.



DEED

Bk:1357 Page:434-437

RCD: 01/22/2021 @ 2:08:37:PM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

Prepared by and Return to:

John McIntyre and Felicia Watts McIntyre
503 Cox Street
Hattiesburg MS 39401

Indexing Instructions: Section 26, Township 4 North, Range 13 West

State of Mississippi
County of Forrest

QUITCLAIM DEED

FOR AND CONSIDERATION of the sum of Ten Dollars (\$10), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged the undersigned .

Leonard Ray Moody
312 Satchell Rd
Hattiesburg MS 39401
601-543-3867

Do hereby convey and quit claim unto

John McIntyre and wife Felicia Watts McIntyre
503 Cox Street
Hattiesburg MS 39401
601-466-5812/601-620-7704

As Joint tenants with the right of survivorship and not as tenants in common and not as tenants by the entirety, the following described real property, situated and being in the county of Forrest, State of Mississippi and more particularly described as follow to wit

The following described property located in the County of Forrest, State of Mississippi, to wit:

COMMENCE AT RAILROAD SPIKE IN N. HATTIESBURG AVENUE MARKING THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 13 WEST FORREST COUNTY MISSISSIPPI AND RUNS S 00 DEGREES 48'36" E FOR 475.33 FEET TO A ½" REBAR ON THE EAST RIGHT- OF- WAY LINE OF SAID N. HATTIESBURG AVENUE FOR THE POINT OF BEGINNING. THENCE RUN N 89 DEGREES 37'21"E FOR 187.76 FEET TO A ½ " REBAR; THENCE RUN S 00 DEGREES 48'58" E FOR 116.00 FEET TO A ½" REBAR ON THE NORTH RIGHT-OF-WAY LINE OF ANNIE LANE: THENCE RUN S 89 DEGREES 37"21" W ALONG SAID ROAD RIGHT-OF-WAY LINE FOR 187.76 FEET TO A ½" REBAR ON THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED N. HATTIESBURG AVENUE; THENCE RUN N 00 DEGREES 48'58" W ALONG SAID ROAD RIGHT-OF-WAY LINE FOR 116.00 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS A PART OF LOTS 18,19,20,21,22, AND 23 OF BLOCK 2 OF THE TOOMER ADDITION, A SUBURB TO THE CITY OF HATTIESBURG, AND IS LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SECTION 26, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI AND CONTAINS 0.50 ACRE MORE OR LESS.

Witness Leonard Ray Moody signature, this the 22 day of Jan, A.D. 2021

Leonard Ray Moody

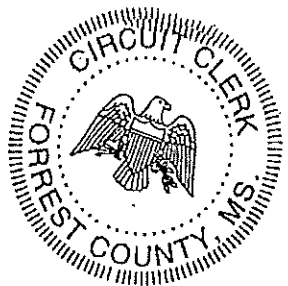
State of Mississippi
County of Forrest

Personally appeared before me, the undersigned, in and for the County and State aforesaid, the within named Leonard Ray Moody Acknowledge and therein mentioned.

Given under my hand seal of office, this 22 day of Jan, A.D. 2021

Deonda Cromel
Notary Public

My commission Expires:
1-6-24

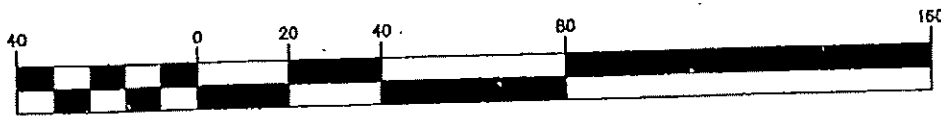


LEGAL DESCRIPTION FOR 0.50 ACRE

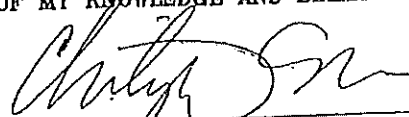

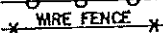
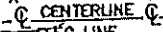
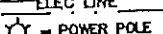
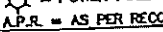

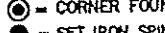
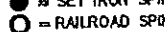

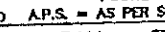
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R/W LINE

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY OF THE PROPERTY LINES SHOWN ON THIS PLAT AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  CHRISTOPHER G. BOONE, P.S. NO. 02905 STATE OF MISSISSIPPI.	SURVEY FOR: JOHN & FELICIA MCINTYRE MidSouth Surveying & Mapping, LLC 502 HILL STREET ELLISVILLE, MS 39437 (601) 517-9908 OR (601) 984-0115		REFERENCE MATERIAL DB 726, PG 346-347 DB 903, PG 429-432 DB 1300, PG 257-260 DB 1306, PG 35-36
	CHAIN LINK FENCE  WIRE FENCE  CENTERLINE  ELEC LINE  POWER POLE  A.P.R. = AS PER RECORD A.P.S. = AS PER SURVEY	SET 1/2" REBAR  CORNER FOUND  SET IRON SPINDLE  RAILROAD SPIKE  CONCRETE MONUMENT FOUND 	SOLAR OBSERVATION <input type="checkbox"/> RECORD BEARING <input type="checkbox"/> GEODETIC <input checked="" type="checkbox"/> CLASS "A" SURVEY <input type="checkbox"/> CLASS "B" SURVEY <input checked="" type="checkbox"/> CLASS "C" SURVEY <input type="checkbox"/> CLASS "D" SURVEY <input type="checkbox"/>
	CREW CHIEF: RICHARD BALL TECH.: E. CLARK	PLAT DATE: 01/06/2021 SURVEY DATE: 12/28/2020 DRAWING NO. 122820R1 DRAWN BY: KIM MCMINN	

Book 1357 Page 437
Instrument# 815917
DEED 1/22/2021 2:08:37 PM

POC
FND RRS IN
N. HATTIESBURG AVE.
NW/C-NW 1/4-NW 1/4-SE 1/4
SEC 26, T4N, R13W
FORREST CO., MS

S00°48'36"E
475.33'

CREEK

POB
SET 1/2"
REBAR

N89°37'21"E
187.76'

FORREST COUNTY, MS, LANCE C. REITZEL SET 1/2" REBAR ON 1/22/2021 2:08:37 PM AND RECORDED IN DEED BOOK 1357 PAGE 437. I CERTIFY THIS INSTRUMENT WAS FILED.

BLOCK 2

R/W LINE

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

0.50 ACRE

116.00'
N00°48'58"W

116.00'

SET 1/2"
REBAR

S89°37'21"W
187.76'

SET 1/2"
REBAR

R/W LINE

COX STREET

ANNIE LANE

50' WIDE R/W OBSERVED

N. HATTIESBURG AVENUE
50' WIDE R/W OBSERVED





Hattiesburg Planning Commission Planning Division

Item M - Staff Report

May 6th, 2026

Quick Facts:

Applicant:

Leonard and Aftan Moody; Felicia McIntyre

Address:

Located on N Hattiesburg Avenue

Zoning:

R-1C (Single-Family Residential)

Future Land Use:

Neighborhood Conservation District 2

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

5

County:

Forrest

PPIN Number(s):

12337; 47150

Parcel Number(s):

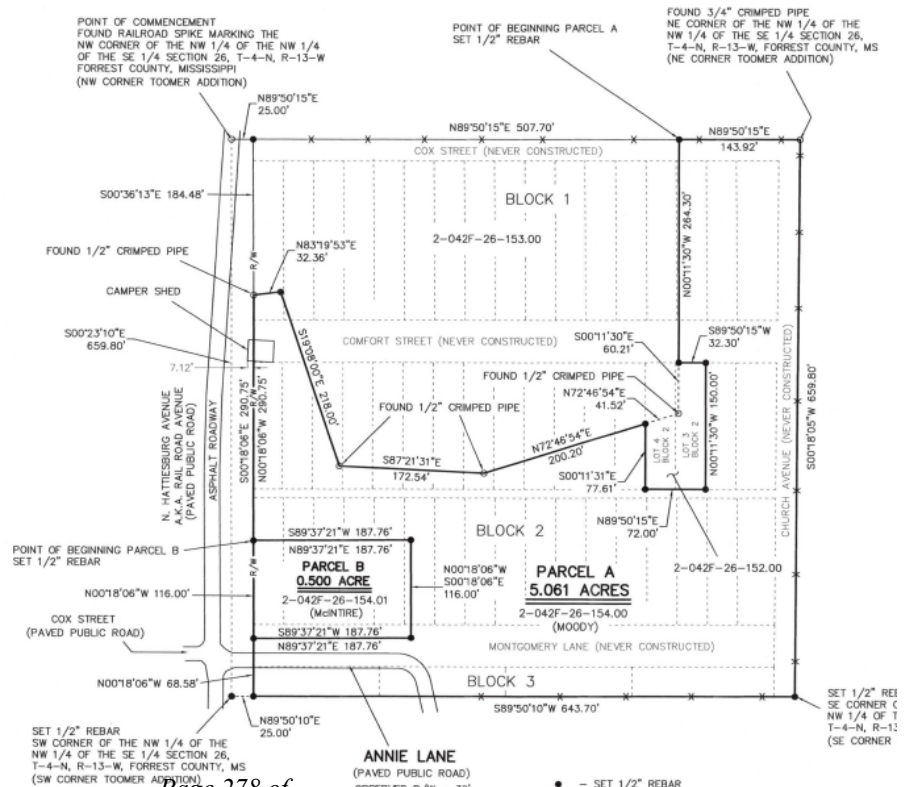
2-042F-26-154.00; 2-042F-26-154.01.



Property Area Image

Applicant's Request:

Leonard Moody and Felicia McIntyre (Applicants/Property Owners) request to alter a subdivision known as the "Toomer Subdivision" and for approval of a preliminary plat for a property located at 321 North Hattiesburg Avenue (PPINS 12337 and 47150, Forrest County, Ward 5).



Background and History

Staff met with the applicants on various occasions for pre-application meetings to discuss housing options for two properties on N Hattiesburg Avenue. In one of the meetings, one of the applicants told the staff that she had purchased 0.5 acres from the other applicant, and both applicants expressed a desire to place a mobile home on their properties to ensure safe, adequate housing. Staff reviewed the purchase of the land, which was a



Property Area/Surrounding Area Image

subdivision of the parent parcel, also located in a platted subdivision. Since the land was subdivided and an existing plat was altered, the subdivision would be required to go to a public hearing for retroactive approval. Staff notes that this property is currently in violation of the city’s subdivision regulations, and this process, if approved, would make it compliant.

Both applicants are pursuing zoning changes from R-1C to A-2, and Ms. McIntyre is pursuing a variance from the minimum lot size requirement for A-2 zoning, requesting that the minimum lot size be her lot at 21,780 sq ft (0.5 acre). The lots both face the existing public streets and have access to both water and sewer lines, making it “infill” development. The rezoning request is contingent on the variance approval. The subdivision is also contingent upon the variance request.



Property Area/Surrounding Area Image

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

4.5.2 A-2 Agricultural Residential District. The purpose of the A-2 Agricultural District is to permit low density single-family residential development along with restrictive agricultural uses. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect large lots, open space and low density population.

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

SECTION 6: Dimensional Standards and Measurements

District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Imperious 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:

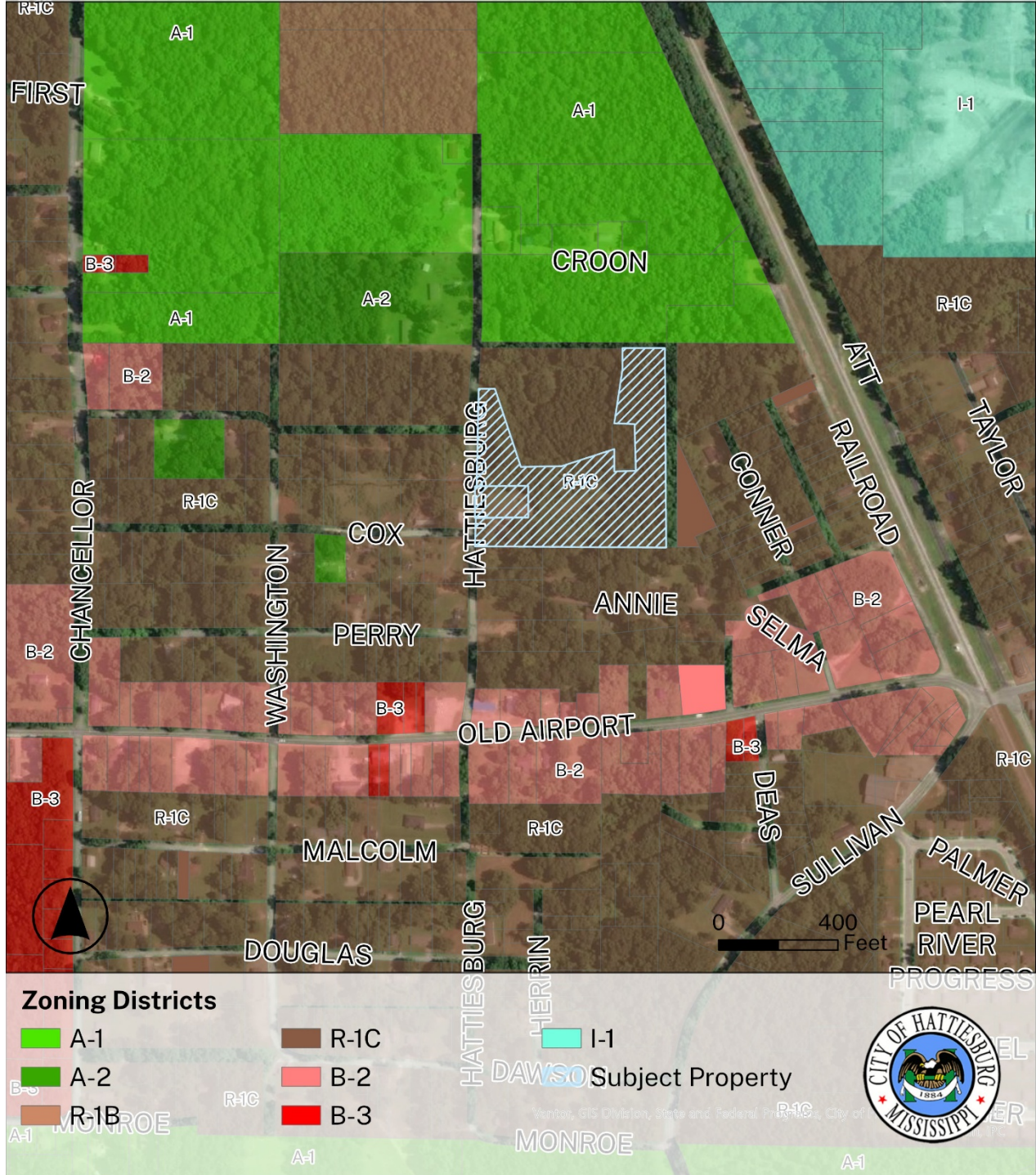
Recommend approval or denial to alter a platted subdivision to alter a subdivision known as the "Toomer Subdivision" and for approval of a preliminary plat for a property located at 321 North Hattiesburg Avenue (PPINS 12337 and 47150, Forrest County, Ward 5).



Property Area Image

Subdivision Alteration Request

321 North Hattiesburg Avenue (Toomer Addition Subdivision)
PPIN 12337 and 47150, Forrest County, Ward 5



Subdivision Alteration Request

321 North Hattiesburg Avenue (Toomer Addition Subdivision)
PPIN 12337 and 47150, Forrest County, Ward 5

Industrial 2



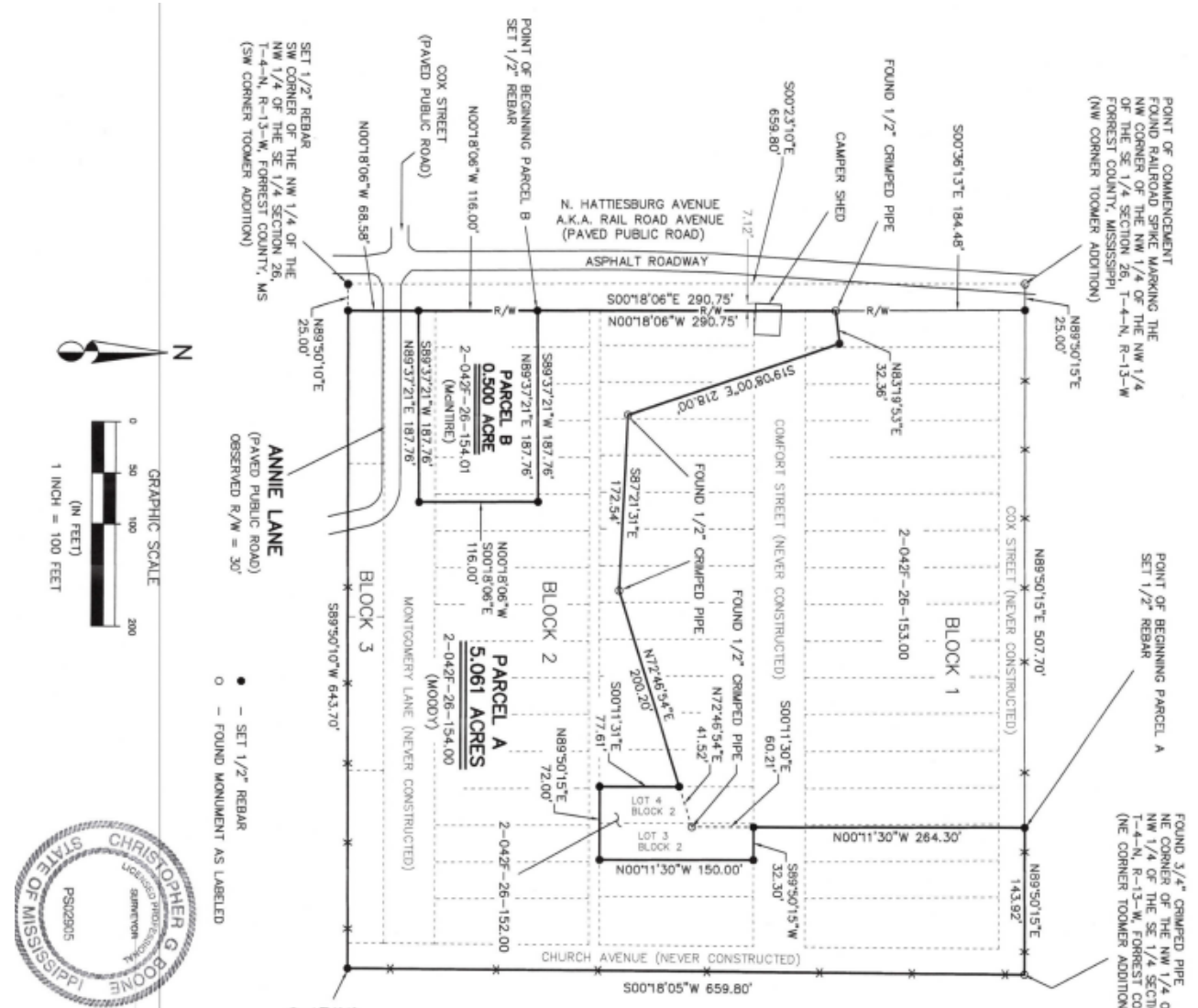
Future Land Use

- Community Business A
- Industrial 2
- Neighborhood Conservation District 2
- Subject Property



Microsoft, Vantion, GIS Division, State and Federal Program





LEGAL DESCRIPTION PARCEL A (5.061 ACRES - MOODY)
 COMMENCE AT A RAILROAD SPIKE MARKING THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, T-4-N, R-13-W, FOREST COUNTY, MISSISSIPPI (NW CORNER TOOMER ADDITION) AND CONTAINS 5.061 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL B (0.500 ACRE - MCINTYRE)
 COMMENCE AT A RAILROAD SPIKE MARKING THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, T-4-N, R-13-W, FOREST COUNTY, MISSISSIPPI (NW CORNER TOOMER ADDITION) AND RUN N89°50'15\"/>

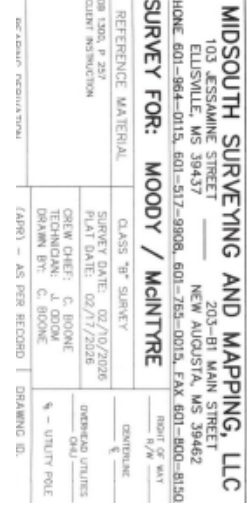
THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY OF THE BOUNDARY LINES SHOWN ON THIS PLAT AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

MIDSOUTH SURVEYING AND MAPPING, LLC
 103 ESSAMINE STREET
 ELLISVILLE, MS 39437
 PHONE: 601-984-0115, 601-517-9068, 601-765-0015, FAX: 601-800-8150

SURVEY FOR: MOODY / MCINTYRE

REFERENCE MATERIAL	CLASS "B" SURVEY	DATE	02/10/2026
BY: T.S.D. P. 257			
CLIENT INSTRUCTION		PLAT DATE:	02/11/2026
		CREW CHIEF:	C. BOONE
		TECHNICIAN:	J. BOONE
		DRAWN BY:	C. BOONE

DATE OF RECORDATION: (DATE) - AS PER RECORD | DRAWING ID:



NAME OF RECORDED SUBDIVISION TO BE ALTERED:

Toomer Subdivision

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:

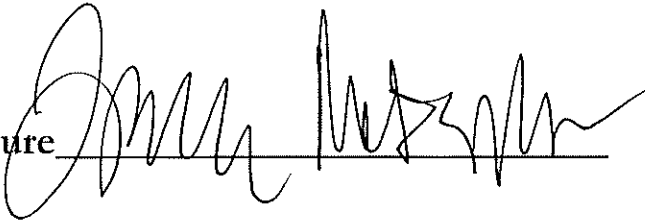
1. **Identification of Affected Individuals:** I have thoroughly documented and named all persons who would be adversely affected by or directly interested in the proposed subdivision alteration.
2. **Notification of Proposed Changes:** Before initiating any action regarding the alteration, I have ensured 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 4-13-2024

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

Name of Subdivision being altered: DOMER

Address and PPIN of alteration in subdivision:

Name	Address	Phone Number	Approve of Proposed Alteration (Yes or No)		Signature
			Yes	No	
1 Felicia Watts	North Hethersoy	601620 7764	Yes		<i>[Signature]</i>
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					

2 - 04215-26-1521,01

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

- Parent Parcel / Existing lot/parcel/tract contains: 5.561 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.	0.5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	North Hattisbug	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	5.061	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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"					
<u>Parent Parcel</u>					
		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