

Planning Commission Agenda

Jackie Dole Sherrill Community Center (Dining Room)

Time: 2:30 PM

5/13/2026

I. Business Meeting

1. Review and approval of May 13th, 2026's meeting's agenda
2. Introductions

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. 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).

III. Other Business

IV. Adjournment



Hattiesburg Planning Commission Planning Division

Item J - Staff Report

May 13th, 2026

Quick Facts:

Applicant:

Mississippi Children’s Home Society

Address:

121 Lundy Lane

Zoning:

B-3 (Community Business)

Future Land Use:

Regional Business

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

3

County:

Lamar

PPIN Number(s):

20977

Parcel Number(s):

051J-12-011.000



Property Area Image

Applicant’s 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).

Background and History

The applicant met with staff at a pre-application meeting in in the spring of 2026 to discuss subdividing a lot within a platted subdivision to add a new playground on to the existing Canopy Children’s School Campus. 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. Before moving forward with their site plan, the applicants have applied with a request to alter the subdivision.



Property 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:

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

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

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

Codes and Regulations

SECTION 4: Zoning Districts Established

4.5.10 B-3 Community Business District.

The purpose of the B-3 District is to provide for retail, personal service, and offices in locations with convenient access to the community consistent with comprehensive planning policies. This district is consistent with the Community Business District in the Comprehensive Plan.

SECTION 6: Dimensional Standards and Measurements

District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Imperious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
B-1	0/100	-	.75	20	25	0 or 15	0	35 feet or 3 stories	80%	20
B-2	4,000/ 100	-	0.75	0	10	0 or 10	0	35 feet or 3 stories	80%	20
B-3	No minimum/ 100	-	1.00	0	30	0 or 10	0	40 feet or 3 stories	80%	30
B-4	No minimum/ none	-	No limit	0	10	0	0	135 feet or 10 stories	100%	40
B-5	No minimum/ 100	-	1.50	30	150	0 or 10	0	72 feet or 6 stories	90%	50

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



Surrounding Area Image

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



Surrounding Area Image

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

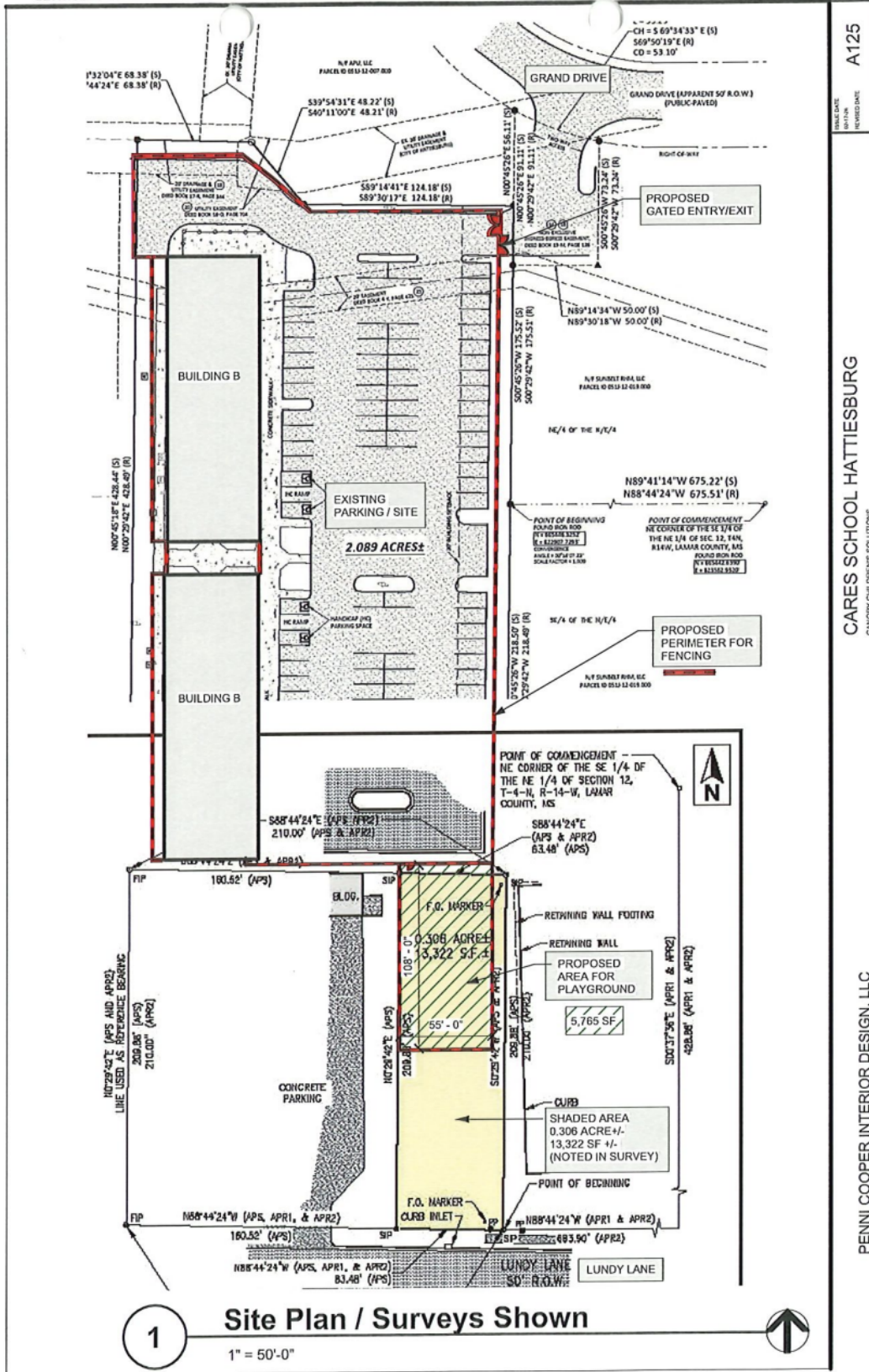
Applicant's Requests:

Recommend approval or denial to alter a platted subdivision known as "Fortieth Place Subdivision- Phase 1" for a property located at 121 Lundy Lane (PPIN 20977, Lamar County, Ward 3).



Proposed Alteration of Plat and Site Plan

Attachment: 1-3



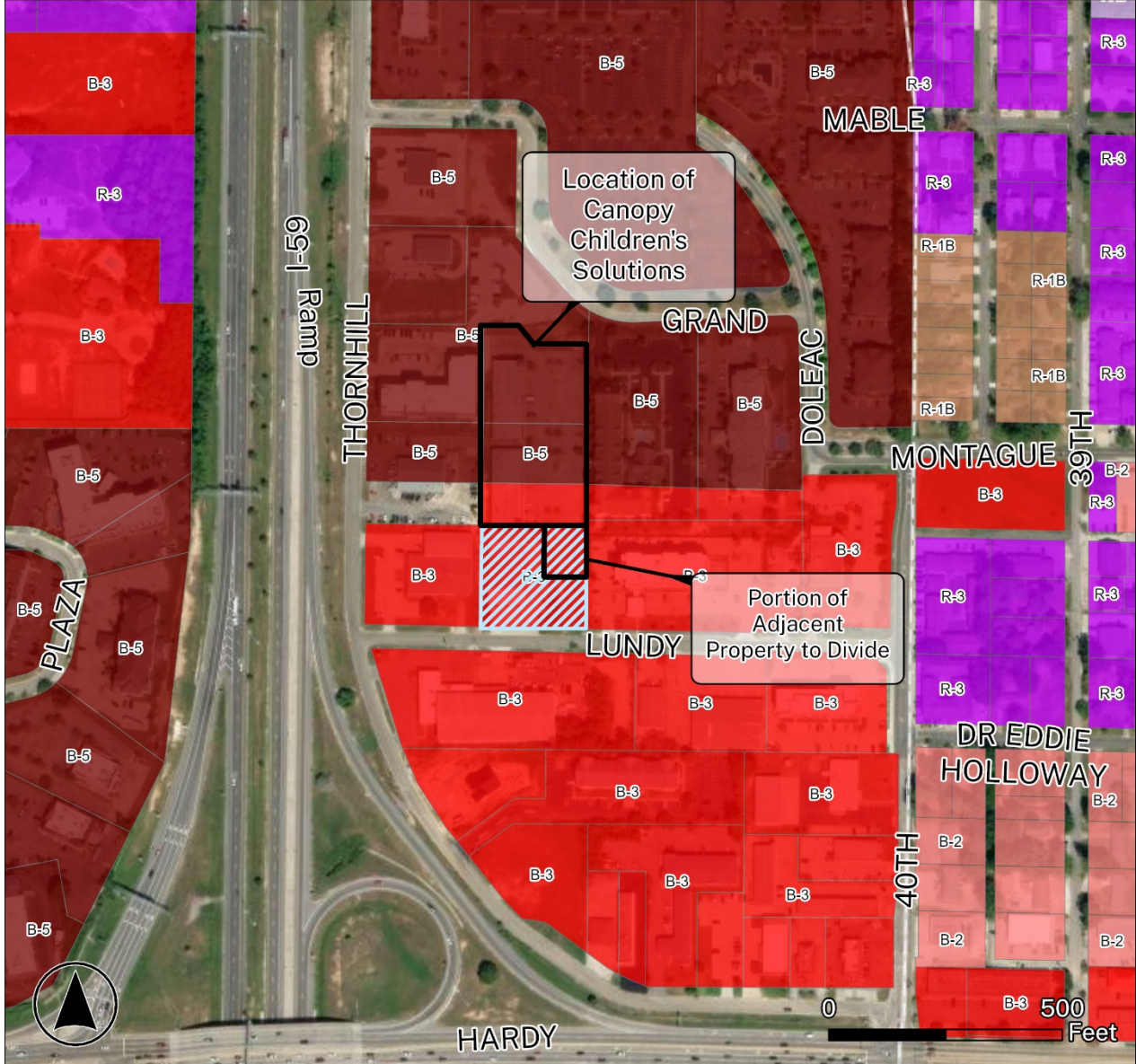
A125

CARES SCHOOL HATTIESBURG
CANOPY CHILDREN'S SOLUTIONS
HATTIESBURG, MISSISSIPPI 39401

PENNI COOPER INTERIOR DESIGN, LLC

Plat Alteration of a Subdivision

121 Lundy Drive
Lamar County, Ward 3 (PPIN 22097)
Zoned B-4 (Downtown District)



Zoning Districts

- R-1B
- R-2
- R-3
- B-2
- B-3
- B-5
- Subject Property



Plat Alteration for a Minor Subdivision

121 Lundy Drive
Lamar County, Ward 3 (PPIN 22097)

Zoned B-4 (Downtown District)
Mixed-Use District

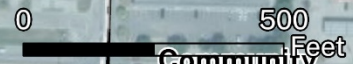
Planned
Mixed-Use
District

Neighborhood
Business

Location of
Canopy
Children's
Solutions

Neighborhood
Conservation
District 2

Regional
Business B



Regional
Business A

Community
Business A

Future Land Use

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







Staff Present:

Nathan Satcher (Senior Planner), Jerald Little (Engineering Technician), Noah Gower (Engineering Technician), Shawn Whitaker (Fire Department), Daija Arrington (Planning Office Manager),

Project: Canopy Addition

Address: 124 Grand Dr.

Presented by: Rebecca Hamilton, Paula DeYoung, Allison Rooker

Project Type: Addition

PPIN: 29283, 8064, 20275, 20977

Flood Zone:X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 3

Estimated Cost: TBD

Zoning: B-5

Designated Use: **School K-12**

PROJECT SUMMARY:

Applicant Summary:

- Proposed addition of fencing around the property and expansion of a play area to the property adjacent to the south that was purchased (portion of a lot in a platted subdivision).
- Planning
 - Property that was acquired and divided from the adjacent property owner was not addressed properly through the subdivision process
 - Is considered an alteration of a subdivision plat as only a portion of a lot was purchased and transferred.
 - Is in the “Fortieth Place Subdivision.”
 - Subdivision/Plat alterations must follow both state and local regulations
 - State law provides two methods via § 19-27-31 & § 17-1-23
 - § 17-1-23 is the easiest method through the public hearing process with the City of Hattiesburg, facilitated through our planning commission in a public hearing
 - Planning Commission would make a recommendation, and the item is then forwarded to the City Council for final approval
 - The survey originally completed for the transfer can be used for the initial application to show the proposed change. Once approved, the subdivision plat could then be created and filed, reflecting the new property boundaries.
 - Fencing around the property, as proposed, would be OK, as the property does not have any direct street frontage access.
 - Max height 8 ft; 6 ft recommended. The proposed fence design (black aluminum fence panels) will also meet code.
- 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 Comment
- Engineering
 - Drainage easement located on the NW portion of the property may need to be avoided. If work needs to be done, the fence would be removed if placed over the easement at the owner's expense.
 - Ensure adequate stacking space at front gates for vehicles. Be mindful of gate swing direction to not be in conflict with oncoming/outgoing traffic.
- Fire
 - Knox Box for fire department access attached to the fence.
- NEXT STEPS:
 - Submit for public hearing for Plat Alteration
 - Application deadline of March 30th for a May 6th public hearing
 - Additional form for plat alteration to be submitted as well with the public hearing application.
 - Once approved by the city council, the updated plat will need to be filed
 - Can be addressed in site plan review as a minor subdivision.
 - Staff to include a sample of one that has been done previously as an example.

APPLICATIONS REQUIRED:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site Plan Review Checklist and Application | <input type="checkbox"/> Conditional Use Application |
| <input checked="" type="checkbox"/> Public Hearing Application | <input type="checkbox"/> Street/Alley Closing |
| <input type="checkbox"/> Variance Application | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Rezone Application | <input 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.



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: MS Children's Home Society (dba Canopy) Project Name: Canopy - CARES School and Clinic

Municipal Address of Site: 124 Grand Drive, Hattiesburg MS 39401 PPIN #: 20977

Parcel Number(s): 051J-12-011.000

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: <u>B-3</u>	Historic District: <u>NO</u>	Flood Zone: <u>NO</u>	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
Project Number: <u>SUBD - 04-26 - 0033</u>		Received: 		
PPIN # or Parcel #: <u>20977</u>				



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: 3/30/2026

Hattiesburg Planning Commission Meeting Date: 2/26/2026

Hattiesburg Board of Adjustment Meeting Date: 5/6/2026

City Council Agenda Review Date – (you or your representative should attend): 5/18/2026

City Council Meeting (Vote) Date – (you or your representative may attend): 5/19/2026

- 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 5/29/2026 and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends N/A.
- So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

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

Public Hearing Application Checklist

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

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



Application for Site Plan Review

City of Hattiesburg – Planning Division

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

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

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

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

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

Print Name: John D. Damon, Ph.D., CEO

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

A Part of Lot 3 off Lundy Lane, Phase I, Hattiesburg, Mississippi _____, Street Address
City State

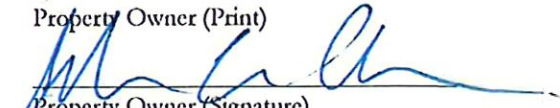
on this the 26th day of March, 2026.

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.

Canopy Children's Solutions and/or Rebecca Hamilton, Canopy Counsel

on this the 26th day of March, 2026.

JW Chain Investments, LLC
Property Owner (Print)


Property Owner (Signature)
John W. Chain, Owner

STATE OF Mississippi

COUNTY OF Lamar

Personally came and appeared before me, the within named
JW Chain Investments, LLC by and through John W. Chain, its Owner,
who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

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


NOTARY PUBLIC



MY Commission EXPIRES : 1/1/2027

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

at or around 124 Grand Drive / Lundy Lane Hattiesburg, MS
Street Address City State

on this the 27th 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.

Rebecca Hamilton, Esq. / Allison Rooker / Paula DeYoung

on this the 27th day of March, 2026

John D. Damon, Ph.D., CEO

Property Owner (Print)

[Signature]
Property Owner (Signature)

STATE OF MS

COUNTY OF Hinds

Personally came and appeared before me, the within named

MS Children's Home Society, d.b.a., Canopy Children's Solutions by and through its CEO John D. Damon, PhD

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 March, 2026.

[Signature]

NOTARY PUBLIC

My Commission Expires:
Jan. 20, 2030



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

at or around 124 Grand Drive / Lundy Lane Hattiesburg, MS
Street Address City State

on this the 27th day of March, 2026.

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

Rebecca Hamilton, Esq. / Allison Rooker / Paula DeYoung
on this the 27th day of March, 2026.

John D. Damon, Ph.D., CEO
Applicant (Print)

[Signature]
Applicant (Signature)

STATE OF MS

COUNTY OF Hinds

Personally came and appeared before me, the within named MS Children's Home Society, d.b.a., Canopy Children's Solutions by and through its CEO John D. Damon, PhD 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 March, 2026.



Lori Wartes
NOTARY PUBLIC

My Commission Expires:
Jan. 20, 2026

FOR SUBDIVIDING OF LOT, PARCEL OR TRACT

Property Data

- Parent Parcel / Existing lot/parcel/tract contains: 4.94 Lot 3 of Forieth Place Subdivision Square Footage/Acres
- Lot Area Requirement:
- Lot Frontage Requirement:
- Existing use of lot/parcel/tract: vacant; to be developed as playground for adjacent CARES School
- To be subdivided into two 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.	4.63 (A)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Lundy Lane	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	.036 (A)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Lundy Lane	<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>	4.634	Y	Y	Lundy Lane	
<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

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 _____



Date _____

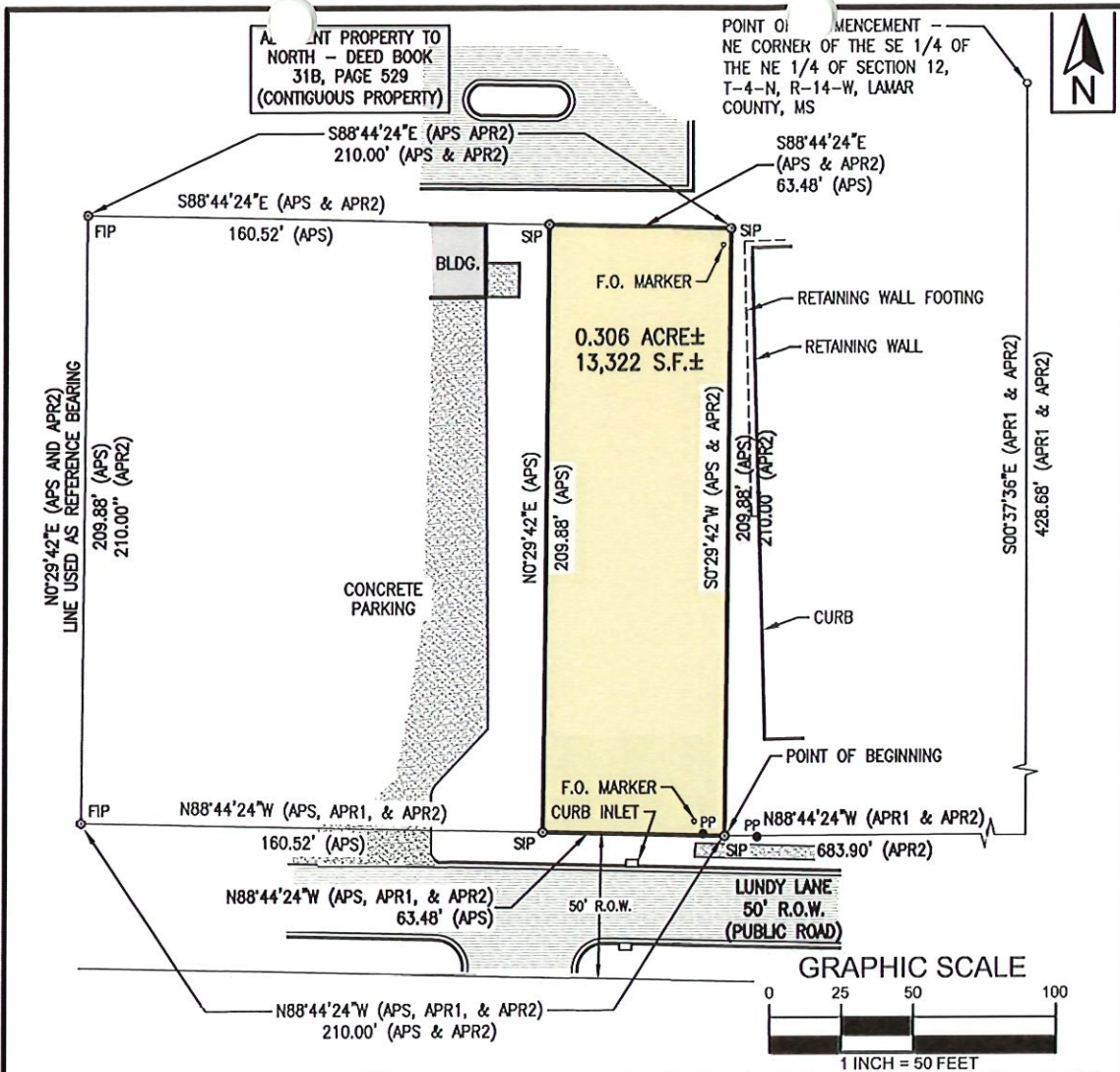
3/27/26

Attachment: G-2

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

Name of Subdivision being altered: Fortleth Place Subdivision **Address and PPIN of alteration in subdivision:** 121 Lundy Lane Hattiesburg, MS 39402; PPIN #20977

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Name	Address	Phone Number	Approve of Proposed Alteration (Yes or No)		Signature
				Yes	No	
1	JW Chain Investments, LLC	121 Lundy Lane Hattiesburg, MS 39402	601-476-1101			see exhibit C (affidavit of JW Chain)
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						



LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF LOT 3, FORTIETH PLACE SUBDIVISION, PHASE 1, LAMAR COUNTY, MISSISSIPPI, AS SHOWN ON THE OFFICIAL RECORD PLAT BOOK THEREOF ON FILE IN PLAT BOOK 2, PAGE 36, SLIDE A-101, IN THE OFFICE OF THE CHANCERY CLERK OF LAMAR COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI; THENCE RUN S00°37'36"E FOR 428.68' ALONG THE EAST BOUNDARY OF THE SE 1/4 OF THE NE 1/4 TO THE NORTH BOUNDARY OF LUNDY LANE; THENCE RUN N88°44'24"W FOR 683.90' ALONG THE NORTH BOUNDARY OF LUNDY LANE TO THE POINT OF BEGINNING; THENCE CONTINUE N88°44'24"W FOR 63.48' ALONG THE NORTH BOUNDARY OF LUNDY LANE; THENCE RUN N0°29'42"E FOR 209.88'; THENCE RUN S88°44'24"E FOR 63.48'; THENCE RUN S0°29'42"W FOR 209.88' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 0.306 ACRE, MORE OR LESS.

NOTES

1. SET IRON PINS WERE 1/2"Ø X 18" LONG REBAR
2. REFERENCE MATERIAL:
PLAT OF FORTIETH PLACE SUBDIVISION, PH. I
WARRANTY DEED
3. NO EFFORT TO LOCATE UNDERGROUND UTILITIES AS PART OF SURVEY.
4. SURVEYED PROPERTY IS CONTIGUOUS WITHOUT ANY GAPS, GORES, OR OVERLAPS WITH ADJACENT PROPERTIES.
5. THE PROPERTY DESCRIPTION IS WHOLLY WITHIN THE VESTING DEED PROVIDED AS RECORDED IN DEED BOOK 28-J, PAGE 300.
6. THERE ARE NO BUILDINGS OR EVIDENCE OF ANY RECENT EARTHWORK ACTIVITIES ON PROPERTY.
7. NO EFFORT MADE AS PART OF SURVEY TO IDENTIFY OR MAP UTILITIES ON THE SUBJECT PROPERTY.
8. SUBJECT PROPERTY HAS ACCESS TO LUNDY LANE, A PUBLIC ROAD.

LEGEND & ABBREVIATIONS

- PROPERTY CORNER MONUMENT
- APR1 AS PER RECORD - FORTIETH PLACE SUBDIVISION PLAT
- APR2 AS PER RECORD - WARRANTY DEED
- APS AS PER SURVEY (DATA ESTABLISHED PER THIS SURVEY)
- FIP FOUND IRON PIN
- SIP SET IRON PIN (1/2"Ø X 18" LONG REBAR WITH PLASTIC CAP)
- CONCRETE PAVED SURFACE
- ASPHALT PAVED SURFACE

PREPARED BY



PLANNING | DESIGN | MANAGEMENT
2010 Oak Grove Road
Building 4, Suite 1
Hattiesburg, Mississippi 39402
Phone: (601) 264-6333

SURVEY TITLE

BOUNDARY SURVEY

PART OF LOT 3
FORTIETH PLACE SUBDIVISION - PHASE 1
LAMAR COUNTY, MS

CLASS OF SURVEY: B	SURVEYED BY: JSF
DATE OF SURVEY: 5/29/25	DRAWN BY: JSF
SCALE OF SURVEY: 1" = 50'	
BEARINGS DETERMINED BY: RECORD BEARING	





Pre-Application Form

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

NOTE:

- This document must be completed **LEGIBLY** and **IN FULL** before any review by the Pre-Application Review Committee. The committee meets every Thursday in the 1st Floor Conference Room at City Hall.
- Meetings are scheduled in the order applications are received. A member of the planning staff will contact applicants to confirm the meeting date and time.
- Applications received by noon Monday are eligible for a meeting on Thursday of the same week.
- A representative of the project must be present at the meeting.

Project Information

Application Date: February 18, 2026
 Name of Project: Canopy - CARES School and Clinic Parcel Number(s): 051J-12-011.000
 Municipal Address of Site: 124 Grand Drive, Hattiesburg MS 39401 PPIN #: 20977
 Existing or Proposed Use: School, Clinic, and Space for Community Programs

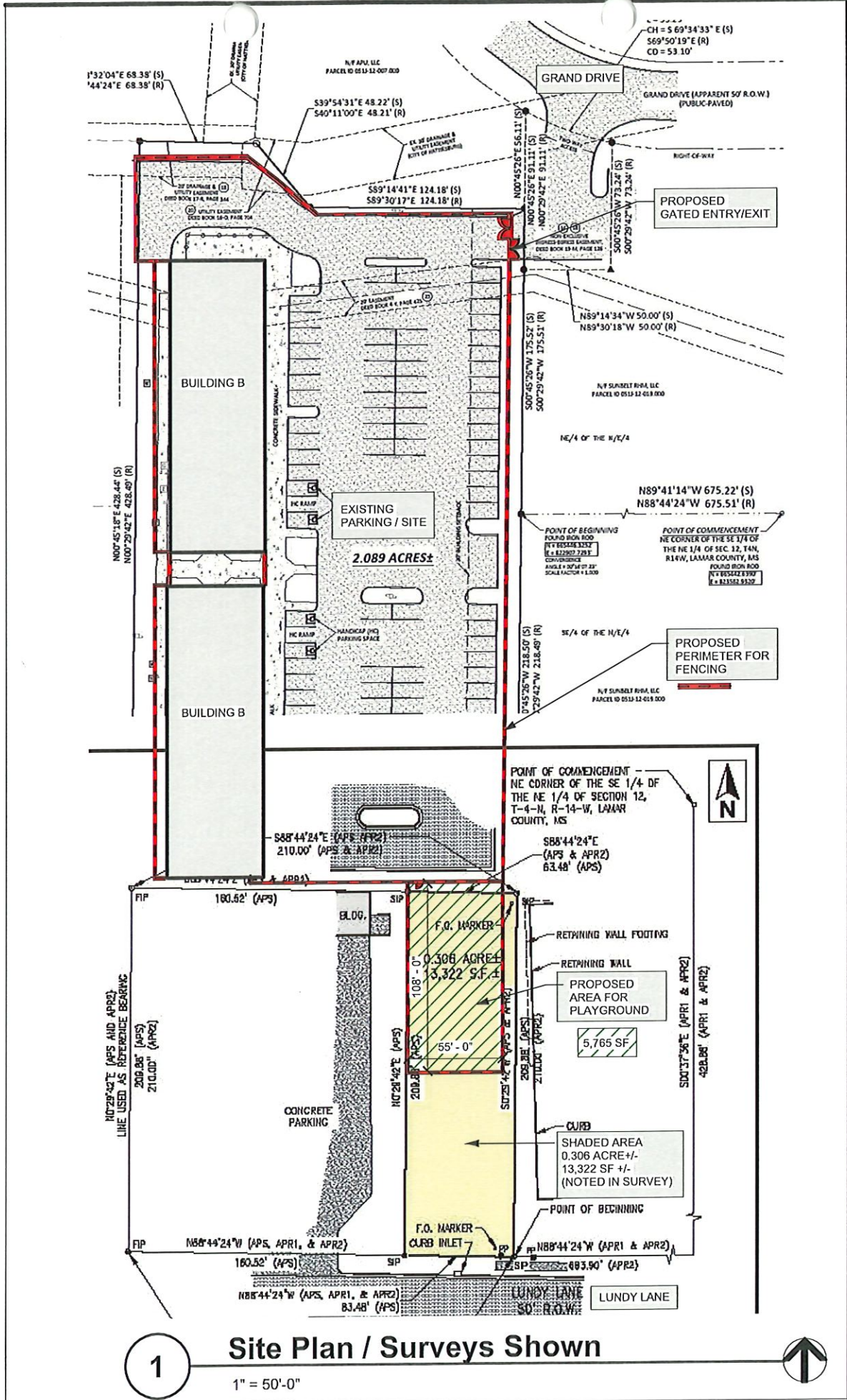
This application is for: (Check One)

New Construction Remodel Addition Concept Only Other: _____
 Estimated Project Cost \$: 450,000

Contact Information

Representative Name & Title: Paula DeYoung, PreCon Director Company Name: Alliant Construction
 Representative Email Address: allison.rooker@mycanopy.org
 Representative Full Address: 1465 Lakeland Drive, Jackson MS 39216
 Representative Phone Number: 601-238-6494
 Property Owner Name & Title: Mississippi Children's Home Society Company Name: dba Canopy Children's Solutions
 Property Owner Email Address: angie.sumrall@mycanopy.org (CFO)
 Property Owner Full Address: P.O. Box 1078 Jackson, MS 39215
 Property Owner Phone Number: 601-352-7784

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:		
Time & Date Scheduled:				



A125

CARES SCHOOL HATTIESBURG
CANOPY CHILDREN'S SOLUTIONS
1400 2307

PENNI COOPER INTERIOR DESIGN, LLC



**URBAN DEVELOPMENT
PLANNING DIVISION**

PRE-APPLICATION MEETING SUMMARY NOTES

Meeting Date: Thursday, February 26, 2026

Pre-App Number: PRE-0226-1113

Staff Present: Nathan Satcher (Senior Planner), Jerald Little (Engineering Technician), Noah Gower (Engineering Technician), Shawn Whitaker (Fire Department), Daija Arrington (Planning Office Manager),

Project: Canopy Addition

Address: 124 Grand Dr.

Presented by: Rebecca Hamilton, Paula DeYoung, Allison Rooker

Project Type: Addition

PPIN: 29283, 8064, 20275, 20977

Flood Zone:X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 3

Estimated Cost: TBD

Zoning: B-5

Designated Use: School K-12

PROJECT SUMMARY:

Applicant Summary:

- Proposed addition of fencing around the property and expansion of a play area to the property adjacent to the south that was purchased (portion of a lot in a platted subdivision).
- Planning
 - Property that was acquired and divided from the adjacent property owner was not addressed properly through the subdivision process
 - Is considered an alteration of a subdivision plat as only a portion of a lot was purchased and transferred.
 - Is in the “Fortieth Place Subdivision.”
 - Subdivision/Plat alterations must follow both state and local regulations
 - State law provides two methods via § 19-27-31 & § 17-1-23
 - § 17-1-23 is the easiest method through the public hearing process with the City of Hattiesburg, facilitated through our planning commission in a public hearing
 - Planning Commission would make a recommendation, and the item is then forwarded to the City Council for final approval
 - The survey originally completed for the transfer can be used for the initial application to show the proposed change. Once approved, the subdivision plat could then be created and filed, reflecting the new property boundaries.
 - Fencing around the property, as proposed, would be OK, as the property does not have any direct street frontage access.
 - Max height 8 ft; 6 ft recommended. The proposed fence design (black aluminum fence panels) will also meet code.
 - 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.

Attachment: I-5

- No Comment
- Engineering
 - Drainage easement located on the NW portion of the property may need to be avoided. If work needs to be done, the fence would be removed if placed over the easement at the owner's expense.
 - Ensure adequate stacking space at front gates for vehicles. Be mindful of gate swing direction to not be in conflict with oncoming/outgoing traffic.
- Fire
 - Knox Box for fire department access attached to the fence.
- NEXT STEPS:
 - Submit for public hearing for Plat Alteration
 - Application deadline of March 30th for a May 6th public hearing
 - Additional form for plat alteration to be submitted as well with the public hearing application.
 - Once approved by the city council, the updated plat will need to be filed
 - Can be addressed in site plan review as a minor subdivision.
 - Staff to include a sample of one that has been done previously as an example.

APPLICATIONS REQUIRED:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site Plan Review Checklist and Application | <input type="checkbox"/> Conditional Use Application |
| <input checked="" type="checkbox"/> Public Hearing Application | <input type="checkbox"/> Street/Alley Closing |
| <input type="checkbox"/> Variance Application | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Rezone Application | <input 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.



Public Hearing Application - Legal Description

From Rebecca Hamilton <Rebecca.Hamilton@mycanopy.org>
Date Fri 3/27/2026 11:26 AM
To planning@hattiesburgms.com <planning@hattiesburgms.com>

To whom it my concern,

Please find below the legal description of property owned by Mississippi Children's Home Society, d.b.a., Canopy Children's Solutions ("Canopy") and located at or around Lundy Lane and Grand View Drive in Hattiesburg, MS. This is the subject property of Canopy's Public Hearing Application filed with the city on or around March 27, 2026.

A PARCEL OF LAND BEING PART OF LOT 3, FORTIETH PLACE SUBDIVISION, PHASE 1, LAMAR COUNTY, MISSISSIPPI, AS SHOWN ON THE OFFICIAL RECORD PLAT BOOK THEREOF ON FILE IN PLAT BOOK 2, PAGE 36, SLIDE A-101, IN THE OFFICE OF THE CHANCERY CLERK OF LAMAR COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI; THENCE RUN S00° 37'36"E FOR 428.68' ALONG THE EAST BOUNDARY OF THE SE 1/4 OF THE NE 1/4 TO THE NORTH BOUNDARY OF LUNDY LANE; THENCE RUN N88° 44'24"W FOR 683.90' ALONG THE NORTH BOUNDARY OF LUNDY LANE TO THE POINT OF BEGINNING; THENCE CONTINUE N88° 44'24"W FOR 63.48' ALONG THE NORTH BOUNDARY OF LUNDY LANE; THENCE RUN N0° 29'42"E FOR 209.88'; THENCE RUN S88° 44'24"E FOR 63.48'; THENCE RUN S0° 29'42"W FOR 209.88' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 0.306 ACRE, MORE OR LESS.

Please contact me for further questions or information.

Thank you,
Rebecca

Rebecca Hamilton, Esq.
Canopy Children's Solutions
Canopy Counsel
1465 Lakeland Drive Jackson, MS 39216
Office: 769-777-1007 | Cell: 601-597-0178
rebecca.hamilton@mycanopy.org | mycanopy.org

300

FILED CHC '20 JUL 21
JAMES AULTRAN #1:22

Prepared By

Name: Appliance Parts Company, Inc.
Address: 6761 E. 10 Mile Rd.
Center Line
State: Michigan Zip Code: 48015
Phone: (248) 720-0290

After Recording Return To

Name: John W. Polderman
Address: 37000 Woodward Avenue, Ste 250
Bloomfield Hills
State: Michigan Zip Code: 48304
Phone: (248) 720-0290

Index this Instrument as follows: A PART OF LOT 3, FORTIETH PLACE SUBDIVISION, PHASE I, LAMAR COUNTY, MISSISSIPPI, AS SHOWN ON THE OFFICIAL RECORD PLAT THEREOF ON FILE IN PLAT BOOK 2, PAGE 36, SLIDE A-101, IN THE OFFICE OF THE CHANCERY CLERK OF LAMAR COUNTY, MISSISSIPPI

WARRANTY DEED
Under Miss. Code Ann. § 89-1-33

This WARRANTY DEED, executed this 29 day of June, 2020, by the GRANTOR,

Appliance Parts Company, Inc. successor by merger to Appliance Parts Company, Inc of Hattiesburg, a Mississippi corporation
6761 E. 10 Mile Rd.
Center Line, Michigan 48015
Phone: (248) 720-0290

To the GRANTEE,
JW Chain Investments LLC, a Mississippi limited liability company
32 Millbranch, Ste 20
Hattiesburg, MS 39402
Phone: (601) 334-7125

301

WITNESSETH, that for and in consideration of \$420,006.22
Four Hundred and Twenty Thousand and Six Dollars and 22/100 and other valuable
consideration

The grantor does hereby CONVEY and WARRANT unto the Grantee the following parcel of
real property, and improvements and appurtenances thereto in Hattiesburg, Mississippi – legally
described on Exhibit A – in Lamar County,

Commonly known as: 121 Lundy Lane, Hattiesburg, MS 39401
Tax Parcel No.: 051J-12-011.000
Alt. Parcel No. 605 H 1200301 00304

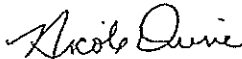
Source of Title;
Warranty Deed from Joseph F. Tatum Jr. and Deborah T. Hill, dated 08/25/1995 and recorded in
Book 11-V, Page 295 on 08/25/1995, in the Office of the Chancery Clerk Lamar County,
Mississippi.

THIS CONVEYANCE is made subject to the permitted exceptions listed in Exhibit

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and
year first written above.

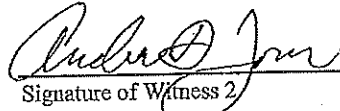
WITNESSES

GRANTOR:



Signature of Witness 1

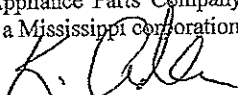
Nicole Durie
Printed Name of Witness 1



Signature of Witness 2

Printed Name of Witness 2

Appliance Parts Company, Inc. successor by
merger to Appliance Parts Company, Inc of
Hattiesburg, a Mississippi corporation



By: Kim Adler
Its: President

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned authority in and for the said county and state, on
this 24 day of June, 2020, within my jurisdiction, the within named Kim Adler,
President of Appliance Parts Company, Inc. successor by merger to Appliance Parts Company,
Inc of Hattiesburg, a Mississippi corporation, who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing
instrument and acknowledged that he/she/they executed the same in his/her/their representative

302

capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

My commission expires: 6-30-2020

Tricia C. Mink

NOTARY PUBLIC

Print Name: Tricia C. Mink

Oakland County, State of Michigan

My Commission Expires: 6-30-2020

Acting in the County of Oakland

Seal Below:

*Notarized Using Remote
Electronic Technology*



303

EXHIBIT A

Real property in the City of Hattiesburg, County of Lamar, State of Mississippi, described as follows:

A PART OF LOT 3, FORTIETH PLACE SUBDIVISION, PHASE I, LAMAR COUNTY, MISSISSIPPI, AS SHOWN ON THE OFFICIAL RECORD PLAT THEREOF ON FILE IN PLAT BOOK 2, PAGE 36, SLIDE A-101, IN THE OFFICE OF THE CHANCERY CLERK OF LAMAR COUNTY, MISSISSIPPI, BEING A PART OF THE SE¼ OF THE NE¼ OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE¼ OF THE NE¼ OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI, AND RUN SOUTH 00° 37' 36" WEST ALONG THE EAST BOUNDARY OF THE SE¼ OF THE NE¼ FOR 428.68 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF LUNDY LANE; THENCE RUN NORTH 88° 44' 24" WEST AND ALONG THE NORTH RIGHT OF WAY BOUNDARY OF LUNDY LANE FOR 683.90 FEET TO AND FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 44' 24" WEST AND ALONG THE NORTH RIGHT OF WAY BOUNDARY OF LUNDY LANE FOR 224.00 FEET; THENCE RUN NORTH 00° 29' 42" EAST FOR 210.00 FEET; THENCE RUN SOUTH 88° 44' 24" EAST FOR 224.00 FEET; THENCE RUN SOUTH 00° 29' 42" WEST FOR 210.00 FEET BACK TO THE POINT OF BEGINNING; SAID PARCEL LYING WITHIN A PART OF ABOVE SAID LOT 3, FORTIETH PLACE SUBDIVISION AND BEING A PART OF THE SE¼ OF THE NE¼ OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI, AND CONTAINING 1.07 ACRES, MORE OR LESS.

Commonly known as: 121 Lundy Lane, Hattiesburg, MS 39401
Tax Parcel No.: 051J-12-011.000
Alt. Parcel No. 605 H 1200301 00304

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Site Plan Ordinances and Subdivision Regulations recorded in Book 59, Page 202; Book 82, Page 282; Book 112, Page 144, Book 112, Page 290; Book 142, Page 173; Book 148, Page 706; Book 148, Page 727; Book 1, Page 507 and Book 1, Page 528.
2. Matters shown on Plat of Fortieth Place Subdivision, Phase I.
3. Subject to all zoning ordinances, designations of flood status or other regulations of any local, state or federal governmental agency applicable to the subject real property.
4. Any interests disclosed by any documents furnished by Grantor to Grantee prior to the date of this Deed. Matters which would be disclosed by an accurate survey or inspection of the Property.
5. All laws, ordinances, rules, regulations, permits, judgments and orders of any federal, state or local governmental agency or authority, including but not limited to zoning, historic preservation, building and environmental.
6. The rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.
7. Taxes and assessments, whether general or special, and any lien arising therefrom, which are not due and payable as of the date of this Deed.
8. Grants, reservations, exceptions or leases of coal, oil, gas or other minerals.
9. Any defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed or agreed to by the Grantee.
10. Any matters arising prior to the date the Orders were entered.
11. Any other rights of way, easements, restrictions or encumbrances of record as of the date of this Deed.

Capitalized terms not defined in this Exhibit B shall have the meanings given them in the foregoing Deed

CERTIFICATE OF FILING AND RECORDING,
 STATE OF MISSISSIPPI
 LAMAR COUNTY
 JAMES D. AULTMAN, CHANCERY CLERK
 LD Book 28-J Page 300
 Indexed Recorded Abstracted
 Sharon Ferrin D.C.





DEED

Bk:321 Pg:545-546

RCD: 06/17/2025 @ 9:54:31:AM

LAMAR COUNTY, MS

JAMES AULTMAN 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 Lot 3, Fortieth Place Subdivision, Phase I, Lamar 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 LAMAR

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 GRANTOR

JW CHAIN INVESTMENTS, LLC
a Mississippi limited liability company
20 Hegwood Road
Hattiesburg, MS 39402
Phone: (601) 297-6014

does hereby grant, bargain, sell, convey and warrants unto GRANTEE

MISSISSIPPI CHILDREN'S HOME SOCIETY
a Mississippi corporation

Address: 1465 Lakeland Drive
Jackson, MS 39216
Phone: 601-352-7784

the following described real property, lying and being situate in Lamar County, Mississippi, described as follows, to-wit:

A parcel of land being part of Lot 3, Fortieth Place Subdivision, Phase 1, Lamar County, Mississippi, as shown on the Official Record Plat book thereof on file in Plat Book2, Page 36, Slide A-101, in the office of the Chancery Clerk of Lamar County, Mississippi, and being more particularly described as follows:

Commencing at the NE Corner of the SE¼ of the NE¼ of Section 12, Township 4 North, Range 14 West, Lamar County, Mississippi; thence run S 00 degrees 37'36"E for 428.68' along the East boundary of the SE¼ of the NE¼ to the North boundary of Lundy Lane; thence run N 88 degrees 44'24"W for 683.90 along the North boundary of Lundy Lane to the Point of Beginning; thence continue N 88 degrees 44'24"W for 63.48' along the North boundary of Lundy Lane; thence run NO degrees 29'42"E for 209.88'; thence run S 88 degrees 44'24"E for 63.48'; thence run SO degrees 29'42"W for 209.88' back to the Point of Beginning; said parcel contains 0.306 acre, more or less; together with all improvements thereon and appurtenances thereunto belonging.

File No. 25-04-278

Grantor and Grantees shall pro-rate county and state ad valorem taxes for 2025.

The above warranty and this conveyance is made subject to prior reservations of oil, gas and other minerals by former owners.

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 those subdivision regulations of record in Minute Book 59 at Page 202, Minute Book 82 at Page 282, Minute Book 112 at Pages 144 and 290, Minute Book 148 at Page 706 and Ordinances Book 1 at Page 507 and to those site plan regulations of record in Minute Book 142 at Page 173, Minute Book 148 at Page 727 and Ordinances Book 1 at Page 528.

WITNESS the signature of said limited liability company by its manager/member after first having been duly authorized by said company so to sign, execute and deliver said instrument on this 10th day of June, A.D., 2025.

JW CHAIN INVESTMENTS, LLC, a Mississippi limited liability company

By: [Signature]
JOHN W. CHAIN, Manager/President

STATE OF MISSISSIPPI

COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of June, A.D., 2025, within my jurisdiction, the within named John W. Chain, who acknowledged that he is Manager/President of JW Chain Investments, LLC, a Mississippi limited liability company, and that for and on behalf of said company and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said company so to do.

[Signature]
NOTARY PUBLIC

My Commission Expires:



March 27, 2026

Via E-mail & USPS
planning@hattiesburgms.com
City of Hattiesburg
Attn: Planning Division
PO Box 1898
Hattiesburg, MS 39403

Re: Alteration of Fortieth Place Subdivision – Lot 3
Owner: Mississippi Children's Home Society
Tax Parcel Number: 051J-12-011.000

Dear Planning Division,

I am writing on behalf of Mississippi Children's Home Society, d.b.a., Canopy Children's Solutions ("Canopy"), to submit Canopy's Public Hearing Application in connection with Lot 3, Fortieth Place Subdivision in Hattiesburg. Canopy respectfully requests placement on the City Council's May 6, 2026, public hearing agenda for formal approval of an alteration to Lot 3 Fortieth Place Subdivision.

This request relates to a portion of Lot 3 of the Fortieth Place Subdivision, which property Canopy acquired from JW Chain Investments, LLC, on or about June 10, 2025. The property conveyed into JW Chain Investments, LLC, (Canopy's Seller), also contained only a portion of Lot 3, and not the entire lot.

Canopy representatives attended a pre-application meeting with the City's Planning Division on Thursday, February 26, 2026 (Pre App Number: PRE 0226 1113) for an initial discussion. As discussed in that meeting, it is Canopy's desire to build a playground on the Property and gate that playground, along with Canopy's adjacent property at 124 Grand Drive. These projects are important to the enjoyment and safety of the students at Canopy's CARES School Hattiesburg located on the adjacent property.

Enclosed, please find the following application materials and supporting documentation:

- A: Canopy's Application for Public Hearing
- B: Canopy's Application for Site Plan Review
- C: Owner Affidavit executed by JW Chain Investments, LLC
- D: Owner Affidavit executed by Canopy
- E: Applicant Affidavit executed by Canopy
- F: Application pg. 12 for division of Lot, Parcel, or Tract
- G: Formal Subdivision Alteration Application
- H: Site Diagram in the form of a Survey Completed 5/29/2025
- I: Site & Design Review Committee Pre-Application Form, Site Plan, & Meeting Notes
- J: Electronic Copy of Legal Description emailed to the City on 3/27/2026
- K: Warranty Deed for transfer of Property to JW Chain Investments, LLC on June 29, 2020
- L: Warranty Deed for transfer of Property to Canopy on June 10, 2025
- M: Fortieth Place Subdivision Plat

Transforming Lives

1513 Lakeland Drive, Suite 200

Jackson, MS 39216

Main: 601.939.7990

Fax: 601.487.1136

mycanopy.org



It is our hope and intention that the enclosed materials are fully responsive to the information requests made by the Planning Department at the Pre-Application meeting and subsequent emails; however, please do not hesitate to contact me if you have questions or desire that we supplement our submission with additional documentation or information in advance of the May 6 meeting.

We look forward to hearing from you.

Respectfully submitted,



Rebecca L. Hamilton, Esq.

Canopy Counsel

rebecca.hamilton@mycanopy.org

Direct Line: 769-777-1007