Board of Adjustment Agenda

Wednesday, July 1, 2026, 3:30 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

1. Review and approval of the July meeting's agenda.
2. Review and approval of the minutes of the June 2026 meeting.
3. Planning Report
4. Chair's Report

II. Other Business

1. Board of Adjustment Training led by David Miller.
2. Nominating Committee Discussion and elections.

III. Adjournment

MINUTES OF THE

REGULAR MEETING OF THE

HATTIESBURG BOARD OF ADJUSTMENT

May 6th, 2026

Board Members Roll Call:

Members Present:

1. Sandi Boykins
2. Herman Dungan
3. John Eye
4. Bernard Green, Vice Chair
5. Shawn Harris, Chair
6. Stacey Ready, Secretary

Members Absent

1. Richard Conville
2. Ronda Norris
3. Brandon Williams
4. Jessica Cathey
5. James Hughes

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Senior Planner
3. David Miller, Esq.
4. Meridian McDaniel, Planner I

Shawn Harris, Chair, declared the Hattiesburg Board of Adjustment meeting open and in session at 3:42 pm.

AGENDA REVIEW

The May 2026 agenda was reviewed.

Motion:

Herman Dungan motioned to approve the agenda.

Second:

Bernard Green.

Vote:

Board Member	Yea	Nay	Other
Sandi Boykins	X		

Jessica Cathey			ABSENT
Richard Conville			ABSENT
Herman Dungan	X		
John Eye	X		
Bernard Green	X		
Shawn Harris	X		
James Hughes			ABSENT
Ronda Norris			ABSENT
Stacey Ready	X		
Brandon Williams			ABSENT

MINUTES REVIEW

The minutes from the March and April meeting was reviewed.

Motion:

Stacey Ready motioned to approve both March and April's meeting minutes.

Second:

Herman Dungan.

Vote:

Board Member	Yea	Nay	Other
Sandi Boykins	X		
Jessica Cathey			ABSENT
Richard Conville			ABSENT
Herman Dungan	X		
John Eye	X		
Bernard Green	X		
Shawn Harris	X		

James Hughes			ABSENT
Ronda Norris			ABSENT
Stacey Ready	X		
Brandon Williams			ABSENT

BUSINESS MEETING

1. Planning Report:
2. Chair's Report:

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Board of Adjustment

Item A:

Jeffrey Mack, Applicant, requests the following variances for a proposed subdivision and house construction for an R-1C zoned property on the corner of Miller Street and Stadium Drive (PPIN 26645, Ward 4, Forrest County):

A. Lot 1 (north)
   a. Variance from the minimum lot size requirement of 5000sqft to allow 2100sqft
   b. Variance from the minimum front setback requirement of 20ft to allow for 17ft
   c. Variance from the minimum side setback requirement of 10ft to allow for 2.5ft
   d. Variance from the minimum side setback requirement of 10ft to allow for 2.5ft
   e. Variance from the minimum rear setback requirement of 25ft to allow for 20.5ft
   f. Variance from the maximum impervious surface lot coverage requirement of 50% to allow for 52%

B. Lot 2 (south)
   a. Variance from the minimum lot size requirement of 5000sqft to allow 2100sqft
   b. Variance from the minimum front setback requirement of 20ft to allow for 17ft
   c. Variance from the minimum front setback requirement of 20ft to allow for 2.5ft
   d. Variance from the minimum side setback requirement of 10ft to allow for 2.5ft
   e. Variance from the maximum impervious surface lot coverage requirement of 50% to allow for 52%

Discussion and Vote :

The planning staff introduced the case.

- **Presented by:**
  - Jeffrey Mack

- **Proponents:**
  - None
- **Opponents:**
  - None

Motion:
Stacey Ready motioned to recommend approval for all the requested variances.
Second:
Bernard Green.
Vote:

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

Motion to recommend approval of the requested variance passed with a 4-2 vote.

Item B:
Pedesco, Inc/Perry Doleac, Property Owner/Applicant, requests the following variances at a B-5 zoned property located at 1725 Byron Street (PPIN 23329, Forrest County, Ward 5):

A. A variance from the fence height requirement of a maximum of 4ft in a front yard to instead allow for 8ft.
B. A variance from the requirement of the maximum outdoor equipment storage space of 50% of the side and rear lot area to instead allow for 100%.

Discussion and Vote :

The planning staff introduced the case.

- **Presented by:**
  - Perry Doleac
- **Proponents:**
  - None
- **Opponents:**
  - None

Motion:

Herman Dungan motioned to recommend approval of all the requested variances.

Second:

Stacey Ready.

Vote:

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

Motion to recommend approval of the requested variance passed with a 5-1 vote.

Item C:

Felicia McIntyre, Applicant/Property Owner, requests a variance from the minimum lot size requirement for an A-2 zoned property of 43,560 sqft (1 acre) to allow for 21,780 (0.5 acre) for a property located on N Hattiesburg Avenue (PPIN 47150, Forrest County, Ward 5).

Discussion and Vote :

The planning staff introduced the case.

- **Presented by:**
  - Felicia McIntyre
- **Proponents:**
  - None
- **Opponents:**
  - None

Motion:

Stacey ready motioned to recommend approval contingent upon the approval of the zoning change to A-2.

Second:

Bernard Green.

Vote:

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

Motion to recommend approval of the requested variance passed with a 5-1 vote.

Item D:

John Anglin, Applicant, requests a variance from the maximum two-way driveway width of 24ft to allow for 50ft for a property located at 4879 Hwy 49 (PPINs 27634, 27635, 27636, Forrest County, Ward 5).

Discussion and Vote :

The planning staff introduced the case.

- **Presented by:**
  - John Anglin
- **Proponents:**
  - None
- **Opponents:**
  - None

Motion:

Sandi Boykins motioned to recommend approval of both variance requests.

Second:

Herman Dungan.

Vote:

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

Motion to recommend approval of the requested variance passed with a 6-0 vote.

BUSINESS MEETING

- Nominating committee will meet before the June meeting.

Adjournment:
The meeting was adjourned at 5:23pm.
Motion:
Stacey Ready motioned to adjourn.
Second:
Herman Dungan.

Vote:

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

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Rebekah Ray, Secretary

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Cory Long, AICP, Planning Division Manager

MINUTES OF THE

REGULAR MEETING OF THE

HATTIESBURG PLANNING COMMISSION

June 3rd, 2026

Board Members Roll Call:

Members Present:

1. Richard Conville
2. Charles Dawe
3. Amy Hinton, Chair
4. Caroline Ingram
5. Elayne Lockett
6. Lee Anne Venable (Virtual)
7. Rebekah Ray, Secretary
8. Michael Dickerson (Virtual)

Members Absent

1. Edward Hargrove
2. Rhoda Pickett, Vice Chair
3. Vacant Seat

Staff Present:

1. Cory Long, Planning Manager
2. Wiley Quinn, Director of Urban Development
3. David Miller, Esq.
4. Meridian McDaniel, Planner I
5. Kevin Bates, Building Official

Amy Hinton, Chair, declared the Hattiesburg Planning Commission meeting open and in session at 1:02 pm.

AGENDA REVIEW

The June 3rd, 2026 agenda was reviewed.

Motion:

Rebekah Ray motionted to accept the agenda as proposed.

Second:

Elayne Lockett.

Vote:

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

MINUTES REVIEW

The minutes from the May 2026 meeting were reviewed.

Motion:

Rebekah Ray motioned to approve the minuted with added corrections.

Second:

Elayne Lockett.

Vote:

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

BUSINESS MEETING

1. Planning Report:
2. Chair’s Report:

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A:

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).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Rebecca Hamilton
- Allison Rooker

Proponents:

- None

Opponents:

- None

Motion:

Lee Anne Venable

Second:

Charles Dawe

Vote:

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

Item B:

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).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Tomeka Matthews

Proponents:

- None

Opponents:

- None

Motion:

Michael Dickerson motion to recommend approval with the added condition of a maximum occupance of 4 people.

Second:

Lee Anne Venable

Vote:

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

Item E: 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).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Aftan Moody
- Felicia McIntyre

Proponents:

- None

Opponents:

- None

Motion:

Charles Dawe motioned to recommend approval of the request.

Second:

Richard Conville.

Vote:

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

Item C: 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).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Aftan Moody

Proponents:

- None

Opponents:

- None

Motion:

Lee Anne Venable motioned to recommend approval of the request.

Second:

Elayne Lockett

Vote:

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

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

Item D: 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).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Felicia McIntyre

Proponents:

- None

Opponents:

- None

Motion:

Charles Dawe motioned to recommend approval of the request.

Second:

Lee Anne Venable.

Vote:

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

Item F:

Hong Her, Applicant, requests to close an alley located to the west of an MX-3 zoned property located at 203 S 29th Avenue (PPIN 20799, Ward 3, Forrest County).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Hong Her

Proponents:

- None

Opponents:

- None

Motion:

Charles Dawe motioned to recommend approval of the request with the added condition that a perpetual easement be in place for any city utilities on the property.

Second:

Michael Dickerson.

Vote:

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

Item G:

Hong Her, Applicant, requests to alter a platted subdivision known as the "Avenue of Pines for an MX-3 zoned property located at 203 S 29th Avenue (PPIN 20799 & 20802, Ward 3, Forrest County).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Hong Her

Proponents:

- None

Opponents:

- None

Motion:

Charles Dawe motioned to recommend approval.

Second:

Michael Dickerson.

Vote:

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

Item H:

Alvin Watson, Applicant, requests a conditional use approval for "Dwelling, Multi-Family" for a B-2 zoned property located at 241 Short Columbia Street (PPIN 23928, Forrest County, Ward 2)

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Alvin Watson

Proponents:

- None

Opponents:

- None

Motion:

Caroline Ingram motioned to recommend approval.

Second:

Elayne Lockett.

Vote:

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

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

BUSINESS MEETING

No items were presented in the business meeting.

Adjournment:

The meeting was adjourned at 2:51 pm

Motion:

Amy Hinton

Second:

Richard Conville.

Vote:

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

Rebekah Ray, Secretary

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Cory Long, AICP, Planning Division Manager