



**Monday, July 6, 2026
4:00 PM**

**City Council
Monday Meeting Agenda**

**Council Chambers
200 Forrest Street**

Call to Order

Public Hearing

1. **2026-519** Hold a public hearing for the appeal filed by Garrett and Devyn Wright to appeal the Hattiesburg Historic Conservation Commission's action on the petition filed by Garrett and Devyn Wright, Applicants, to paint the brick on a structure for a property located at 2010 Brooklane Drive. The Hattiesburg Historic Conservation Commission voted to deny the petition on May 13th, 2026.

Agenda Review

Citizens' Forum

Work Session

1. **2026-554** Comprehensive Plan - Chapter 2, presented by Urban Development.
2. **2026-555** 2024 ICC Building Codes, presented by Urban Development

Budget Presentation

1. **2026-556** Urban Development Department – presented by Wiley Quinn, Director.

Meeting Recess



**URBAN
DEVELOPMENT
PLANNING DIVISION**

COPY

REQUEST TO APPEAL DECISION OR RECOMMENDATION

| | |
|--|---|
| Today's Date: | May 21, 2026 |
| Date of Decision/Recommendation Date: | May 13, 2026 <i>(Appeals must be made within ten consecutive days of the recommendation)</i> |
| Name of Property Owner/Petitioner: | Garrett Wright / Wright Development |
| Name of Person Requesting Appeal Hearing: | Garrett Wright |
| Mailing Address of Person Requesting Appeal Hearing: | 112 Lineage Ln, Howard, MS 39232 |
| Address of Petitioned Property: | 2010 Brooklane Drive, Hattiesburg, MS 39401 |
| Name of the Deciding Body: | Director of UD <input type="checkbox"/> Site and Design Review Committee <input type="checkbox"/> Historic Conservation Commission <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> or Board of Adjustment <input type="checkbox"/> |
| Petitioner's Request of the Deciding Body: | Paint brick |
| Deciding Body's Recommendation: | do not paint brick |

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

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

Garrett Wright & Deep Wright
Appellant (signature)

Send to:
The Planning Division of Urban Development

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

P.O. Box 1898
Hattiesburg, MS 39403
601.545.4591



COPY

May 22, 2026

Hattiesburg City Council Members
200 Forrest Street
Hattiesburg, MS 39401

Regarding: Appeal of Certificate of Appropriateness (COA) Rejection for Exterior Brick Painting on May 13, 2026 of 2010 Brooklane Drive, Hattiesburg

Hattiesburg City Council:

We are respectfully submitting this formal appeal regarding the recent rejection of our COA application to paint the exterior brick of our home located at **2010 Brooklane Drive** within the **Parkhaven Historic District**.

We respect the Commission's mandate to preserve the architectural integrity and historic character of our neighborhood but disagree with its decision by the Board. The historical rejection of painted brick stems from a well-founded, traditional preservation concern, that standard latex or oil-based paints trap moisture within historic masonry, accelerating spalling (surface chipping), freeze-thaw cracking, and structural degradation.

The purpose of this appeal is to demonstrate that advances in specialized coatings eliminate this technical risk and that the proposed design strictly aligns with the historical evolution of the Parkhaven neighborhood.

Technical Justification: Advanced Breathability vs. Moisture Trapping

The core technical objection to painting historic brick is the mitigation of moisture. Traditional paints create a non-permeable film. When water enters the brick from the interior or ground, it becomes trapped behind the paint layer.

To prevent this, our project utilizes the Sherwin-Williams Loxon® specialty masonry line. Unlike standard exterior paints, the Loxon line is engineered specifically for above-grade, unpainted masonry with high-performance, specialized properties:

Exceptional Water Vapor Permeability: According to industry-standard testing (ASTM D1653), Loxon XP exhibits a vapor permeance rating of 13.4 perms. This classifies it as a highly breathable coating. It allows water vapor generated inside the home or within the walls to escape freely into the atmosphere, ensuring that moisture is never trapped inside the brick core.

Targeted Exterior Protection: While allowing internal vapor to escape, its specialized acrylic polymer formulation passes the Wind-Driven Rain Test (ASTM D6904-03). It seals the exterior against driving Gulf Coast rains, actively preventing external water absorption while remaining open to internal evaporation.

Alkalinity and Efflorescence Resistance: Historic brick often carries a high pH and experiences efflorescence (salt deposits pushed out by moisture). Loxon is highly resistant to both (tolerating a pH up to 13), preventing the blistering, peeling, and paint bond failures common with improper coatings.

By utilizing this technical system, the brick will maintain its structural integrity exactly as it does unpainted, completely neutralizing the preservation risks associated with moisture entrapment.

Alignment with Parkhaven District Guidelines & Context

The Parkhaven Historic District is celebrated for its eclectic architectural timeline, spanning from the 1920s through the mid-20th century. The Hattiesburg Design Guidelines Manual stresses the preservation of original materials, textures, and visual rhythms within a neighborhood's distinct streetscape.

Architectural Nuance: The Parkhaven guidelines specifically recognize Spanish and Mediterranean Revival style houses—which traditionally feature unpainted, textured brick or heavy stucco—as being highly characteristic of the neighborhood's original identity. It is crucial to note that **2010 Brooklane Drive is not of this style**. Modifying the exterior color of our home does not obscure or distort a classic Spanish-style facade but rather allows a non-traditional architectural style to seamlessly blend with the evolving character of the district.

Texture Preservation: Loxon coatings will be applied via a brush-and-roll process tailored to the substrate's porosity. This maintains the original, varied texture and mortar-line depth of the historic brick, rather than smoothing it over or masking the craftsmanship.

Historical Color Palette: We are choosing an understated, historically appropriate color from the Commission's approved palette. This will complement the surrounding residences on Brooklane Drive, enhancing the neighborhood's rhythm without creating an historical anomaly.

Neighborhood Investment & Historic Revitalization

Preservation is not static; it requires continuous economic investment to remain viable. The physical appearance of other nearby properties on Brooklane Drive has been in a visible state of decline for years. Over the past 15 years, this specific street has experienced significant disinvestment, leading to deferred maintenance and a diminished streetscape.

Our proposed project represents a substantial, high-quality financial commitment to 2010 Brooklane Drive. This is a direct effort to reverse that 15-year trend of decline. By utilizing premium, specialized products and executing a professional application, this investment will act

as a catalyst for renewal on Brooklane Drive—proving that historic homes can be modernized safely, beautifully, and sustainably to encourage neighboring homeowners to reinvest in their own properties.

Because the technical risk of moisture damage can be entirely mitigated using a highly permeable, specialized system like Sherwin-Williams Loxon, and because this home does not represent the Spanish-style architecture safeguarded by the neighborhood guidelines, we ask the Commission to approve this variance. This approach preserves the physical brick fabric for decades to come while allowing us to complete a historically sympathetic aesthetic update that revitalizes a declining street.

Pursuant to the principles outlined in the Historic Hattiesburg Design Guidelines Manual, the overarching mandate of the Hattiesburg Historic Conservation Commission is to ensure that alterations maintain visual compatibility with the surrounding historic district by respecting the established "materials and texture" of the neighborhood. Because the proposed paint application utilizes a breathable, historically compatible color palette that mirrors the "rhythm created by building masses" and preserves the structural legibility of the brickwork, it does not obscure the property's unique character. On the contrary, this treatment actively protects and enhances the structure in a manner that remains structurally and aesthetically "compatible with the building and environment," thereby satisfying the core preservation objective to safeguard the visual harmony of Hattiesburg's historic neighborhoods.

Thank you for your time, consideration, and your service to the city of Hattiesburg.

Garrett Wright and Devyn Wright

Wright Development, LLC

228-697-7850

GarrettMichaelWright@Gmail.com



Application for a Certificate of Appropriateness to Hattiesburg Historic Conservation Commission

for a proposed exterior change to a property within designated historic districts

| | |
|------------------------|-------|
| <i>Office Use Only</i> | |
| Received | _____ |
| Complete | _____ |
| HHCC review | _____ |
| Action | _____ |

Historic District: Parkhaven

Property address: 2010 Brooklane Drive

Present zoning: R1-A

Applicant: Garrett and Devyn Wright (Wright Development) Owner: Garrett and Devyn Wright (Wright Development)

Address: 112 Lineage Lane, Flowood MS 39232

Address: 112 Lineage Lane, Flowood MS 39232

Phone: 228-697-7850

Phone: 2286977850

Signature and permission of Applicant / date:

Garrett Wright / 5/4/2026

If the applicant is not the owner, include a letter from the owner authorizing the change.

I hereby authorize City of Hattiesburg staff access to the property for taking pictures and documentation.

Proposed starting date: _____

Briefly describe the proposed project / Proposed Alterations

(attach additional sheets as needed):

We are proposing a modest exterior update and repair
to enhance the homes appearance while respecting its
historic character. As the owner of the adjacent property,
our goal is to maintain the historic charm and maintain value
on Brooklane Drive. If approved, we will complete:
1) Existing brick will be painted in a neutral, historical
appropriate color to preserve the texture and integrity.
2) Missing bricks will be repaired/ replaced
3) install natural wood shutters, sized and mounted in
proportion to the windows, to compliment the home's
architectural style. (Cont. on additional pages)

NOTE: Appropriate support materials for each proposed change as required must be submitted to complete this application.

Incomplete applications will not be reviewed by the commission.

DEADLINE: Applications and support materials must be submitted by 5 p.m. Wednesday, 14 days prior to the regular HHCC meeting, normally the second Wednesday of each month.

- New Buildings and New Additions**
- Major Restoration, Rehabilitation or Remodeling**
- Site Changes – tree removal, fences, walks, driveways, parking and signs**
- Demolition and Relocation**

Required support materials must be attached. Please see *Checklist for Required Support Materials* on the next page.

APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

Checklist for Required Support Materials

A complete application requires support materials: Please check the list below for which materials may be necessary for design review of a particular project.

New Buildings and New Additions

- Architectural elevation (to scale)
- Site plan (to scale)
- Floor plan (to scale)
- Description of materials and types and styles of architectural features such as windows and doors
- Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling

- Architectural elevations or sketches (to scale)
- Description of proposed changes
- Description of materials
- Photographs of existing building
- Documentation of earlier historic appearance (restorations only)
- Site plan showing placement (to scale)

Site Changes - trees, walks, drives, parking and signs

- Site plan or sketch of site
- Architectural elevations or sketches (to scale)
- Description of materials
- Photographs of site

Demolition and Relocation

- Condition reports
- Photographs of existing building
- Documentation of economic factors
- Site plans (for relocation)
- Documentation of justification

NOTE: Only complete applications will be placed on the agenda for review.

Garrett and Devyn Wright – 2010 Brooklane Drive, Hattiesburg, MS 39401.

Historical Review Application.

(Continued from Application Page)

4) The current front door will be replaced with a design that reflects traditional detailing consistent with homes period. This door replacement will come at a future time in the next 12 to 18 months.

Thank you for your consideration. This home was previously in foreclosure before our purchase in March 2026. Over the last ~3 to 4 years this home has not been cared for and the property has consistently decreased the visual appeal of Brooklane Drive. The property has also had damage to the interior, consistent water intrusion, missing bricks on ledges, and been not cared for. Our goal is quite the opposite. Our goal is to ensure this house has a cohesive and refreshed exterior, fitting to when the historical charm and period. As the new owners of the property and the neighboring property, our goal is to ensure we have a quality house that increases the overall appearance and value of the surrounding properties and the street.

Thank you for your consideration of our application.

Garrett and Devyn Wright

228-697-7850 or 225-301-5087.

GarrettMichaelWright@Gmail.com and DDelaney330@Gmail.com



Existing House – April 2026



Proposed Appearance of House – May 2026. (Minor brick repair on brick ledges and flower beds included.)

Garrett and Devyn Wright – 2010 Brooklane Drive, Hattiesburg MS 39401.



Proposed Front Door Replacement (Approx. Example) to be replaced in the next 12 to 18 months.



Hattiesburg Historic Conservation Commission

Planning Division

Item 6 - Staff Report

April 8, 2026

Quick Facts:

Applicant:

Wright Development

Address:

2010 Brooklane Dr.

Historic District:

Parkhaven Historic

Significance:

Outside NRD

Construction Date:

c1955

Ward:

4

PPIN Number(s):

16379



Property Image

Applicant's Requests:

Wright Development, Owner, requests approval to paint exterior brick, replace front door, and install shutters at 2010 Brooklane Drive in the Parkhaven Historic District.

Applicant's Scope of Work:

Paint brick, replace door, install shutters

Codes and Regulations

Hattiesburg Historic Design Guidelines

SECTION III: Residential Guidelines

Masonry

Masonry includes brick, stone, concrete and terra

- ★ Painting natural masonry units can drastically alter the character of a building, masking significant architectural details, and trapping moisture inside the masonry unit, which may cause spalling, crazing, or accelerated biological growth.

Not Recommended

- Removing or radically changing masonry features that are important in defining the overall historic character of the building.
- Using a high pressure wash or sandblasting to clean masonry surfaces. Such treatment may produce harmful health effects and the possibility of stripping the top layer of a brick or stone finish.
- ★ Painting masonry surfaces when there is no historical evidence of the finish ever being painted.
- Replacing historic mortar or repairing mortar by using a mortar that is too hard. If hard mortar is used, the bricks will not have the ability to expand and contract with changes in temperature and humidity.
- Using a commercial sealant to prevent water penetration of masonry surfaces.

Recommended

- Identifying, retaining and preserving masonry features that are important in defining the overall historic character of a building.
- Cleaning masonry only when necessary to halt deterioration or remove heavy soiling. The gentlest means possible should be used for cleaning.
- ★ Leaving masonry surfaces unpainted if they have never been painted.
- Using a soft mortar to repair or replace sections of damaged mortar.
- Not using commercial sealants to seal the outer layer of brick or stone.

Application for a Certificate of Appropriateness to Hattiesburg Historic Conservation Commission

for a proposed exterior change to a property within designated historic districts

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- 3) install natural wood shutters, sized and mounted in proportion to the windows, to compliment the home's architectural style. (Cont. on additional pages)

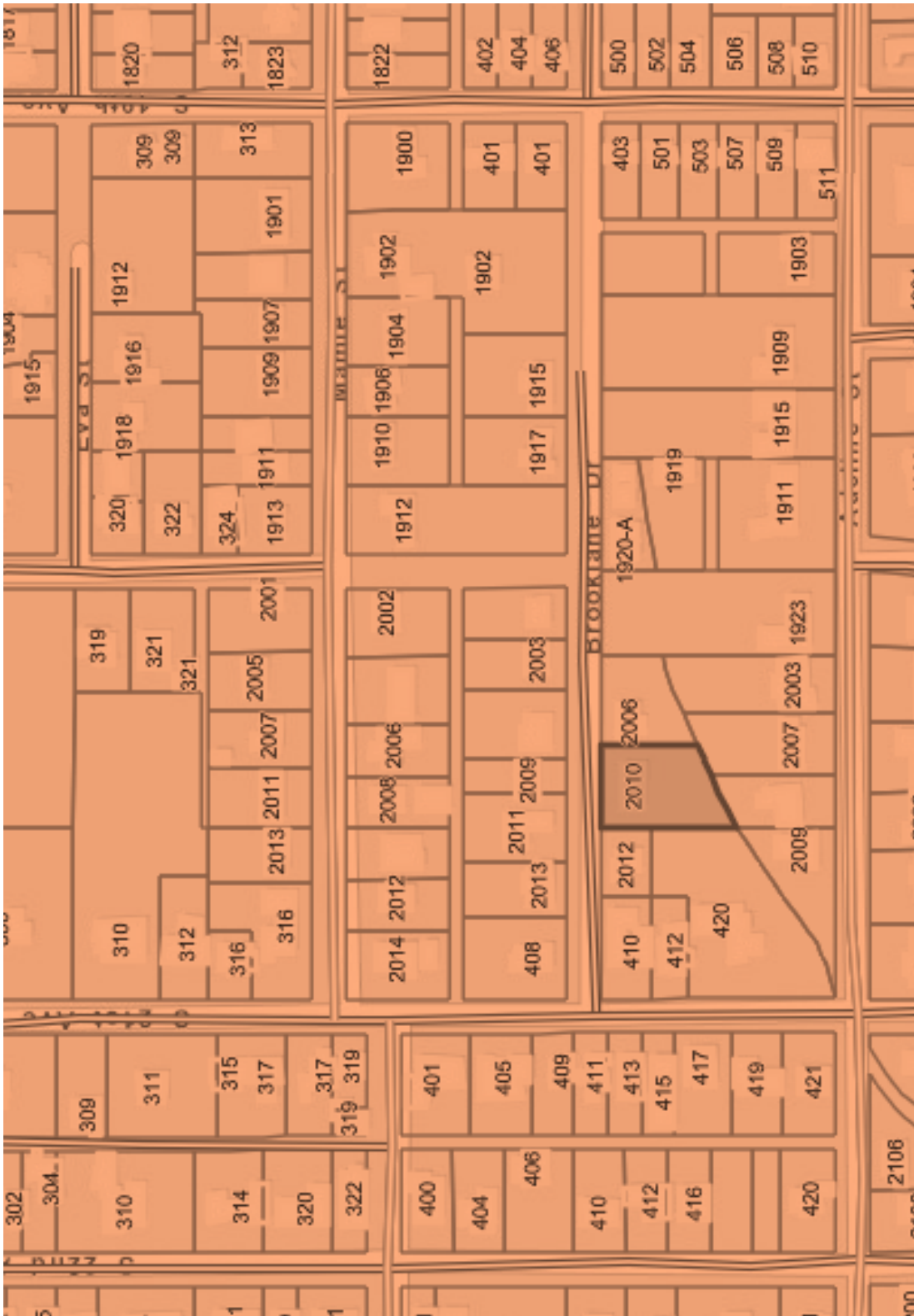
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State of Mississippi
Department of Archives and History
P.O. Box 571
Jackson, MS 39205

HISTORIC RESOURCES INVENTORY

| | | | |
|--|--|--|--|
| 1. Property name, historic b. Property name, other | | 10. County FORREST | |
| 2. Property address/descriptive location 2008 Brooklane Dr. | | 11. City or Town <input type="checkbox"/> Vicinity of HATTIESBURG | |
| 3. Legal description (and acreage, if required - see instructions) PPIN 016379 | | 12. Owner's name and address Marsha F. Knight 2010 Brooklane Dr. Hattiesburg, MS 39401 | |
| 4. Former/historic use Residence | | 13. Was interior surveyed? No | |
| 5. Present Use Residence | | 14. Survey seq. no. | |
| 6. Architect <input type="checkbox"/> documented <input type="checkbox"/> attributed | | 15. USGS quadrangle map | |
| 7. Builder/contractor <input type="checkbox"/> documented <input type="checkbox"/> attributed | | 16. UTM reference (if required-see instructions) | |
| 8. Brief description One story. Ranch. Parallel to street. Raised foundation. Brick veneer with vertical Masonite siding on part of front of house and underneath the carport. Side gable roof with architectural shingles. Seven, 6/6, aluminum, single hung windows with bronze finish. There are two sets of two windows and one set of windows with three windows) Wood front door with four raised panels and a half fan light at the top of the door. Wide window and door facings. Concrete stoop at front entrance. Single attached carport on right side of house. Storage area at the rear with single wood entrance door. Two wood support post under carport. Interior fireplace. | | 17. Date of construction 1948 <input checked="" type="checkbox"/> estimated <input type="checkbox"/> documented | |
| 9. Outbuildings or secondary elements (if significant, use separate form) Single width concrete driveway. Short walled brick planter partial width of front of house. One large cedar tree in front yard, large pine on side of house and large sweet gum and oaks in rear yard. | | 18. Integrity <input type="checkbox"/> very intact <input type="checkbox"/> deteriorated <input checked="" type="checkbox"/> some changes <input type="checkbox"/> ruins <input type="checkbox"/> extensive changes <input type="checkbox"/> no visible remains | |
| Attach photograph here | | 19. Dates of changes, if any <input type="checkbox"/> moved _____ <input type="checkbox"/> enlarged/ altered _____ <input type="checkbox"/> artificial siding _____ <input checked="" type="checkbox"/> replaced windows/doors _____ <input type="checkbox"/> enclosed/altered porch _____ <input type="checkbox"/> storefront alterations _____ | |
| | | 20. Architectural character or style Ranch | |



THIS SECTION FOR MDAH USE ONLY

21. Registration status
 NHL
 listed NR
 in NR district
 Mississippi landmark
 local landmark/local district

22. If located in historic district
 a. Name of district _____

b. Rating
 contributing
 previously listed
 noncontributing

c. District element number: _____

MDAH Inventory Code _____

Adjacent Properties

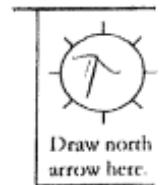
MISSISSIPPI HISTORIC RESOURCES INVENTORY
PAGE 2

| | |
|---|---|
| 23. Historical information | 27. Photographer or photo source Russell Bearden |
| | 28. Photo roll and frame number (s) Brooklane, 2008 IMG_0185.JPG |
| | 29. Photo date 29 August 2008 |
| | 30. Inventory form completed by (name and organization) Patti Mowery Parkhaven Neighborhood Association |
| 24. Additional remarks or continuation of other sections | 31. Survey project name 2008 Parkhaven Survey |
| | 32. Date form completed 25 January 2009 |
| 25. Sources of information Forrest County Tax Assessor's Records | THIS SECTION FOR MDAH USE ONLY |
| | 33. Evaluation of National Register eligibility a. <input type="checkbox"/> already listed (see front of form) <input type="checkbox"/> appears individually eligible <input type="checkbox"/> potentially eligible if restored <input type="checkbox"/> would contribute to district <input type="checkbox"/> does not appear eligible <input type="checkbox"/> insufficient information b. Evaluated by/Date |

26. Sketch of building plan or site plan. (Show outline of building)

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.....
: PAT. 1:
.....:12 :
:      40      6: . 12. :.....UTIL.4
:              13 : . 11. 6:
:      (1)+1      : PC. 3 :
:33      RES      25:19 :
:              :      :
:      .....37.....: . 11.:
: . . .16....2:
    
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Garrett and Devyn Wright – 2010 Brooklane Drive, Hattiesburg MS 39401.





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