

Planning Commission Agenda

August 5, 2026 at 1:00 PM

Jackie Dole Sherrill Community Center (Dining Room)

220 W Front Street

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
 - A. Sandra Willis, Applicant, requests a conditional use approval for a “club/bar” for a B-2 zoned property located at 211 Old Airport Road (PPIN 6805, Forrest County, Ward 5).
 - B. Patricia Mitchell Longino, Applicant, Requests a conditional use approval for “dwelling, single family detached” for a B-2 zoned property located at 1512 McInnis Avenue (PPIN 26743, Forrest County, Ward 2).

III. Other Business

1. Subdivision Plat Extension- Ginger Lowrey, Applicant, requests an extension to the major subdivision plat approval to be known as Lincoln Legacy Development, for properties located along Lincoln Road Extension (PPIN 17642, 17643, 18020, 24814, 29025, 29843, Lamar County, Ward 3).
2. Work Session- Text Amendments for September 2026

IV. Adjournment

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

Board Members Roll Call:

Members Present:

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

Members Absent

1. Vacant Seat

Staff Present:

1. Nathan Satcher, Senior Planner
2. David Miller, Esq.
3. Meridian McDaniel, Planner I
4. Kevin Bates, Building Official

Amy Hinton, Chair, declared the Hattiesburg Planning Commission meeting open and in session at 1:01pm.

AGENDA REVIEW

The July 2026 agenda was reviewed.

Motion:

Commissioner Elayne Lockett motioned to approve the agenda for the July 2026 meeting.

Second:

Commissioner Rebekah Ray

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe	X		
Michael Dickerson	X		
Edward Hargrove	X		
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 June 2026 meeting were reviewed.

Motion:

Commissioner Rebekah Ray motioned to approve the minutes from the June 2026 meeting.

Second:

Commissioner Elayne Lockett

Vote:

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

BUSINESS MEETING

1. Building Report:
2. Planning Report:

3. Chair's Report:

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A:

William Carey University, Applicant, requests a rezoning from R-1B to R-3 for a property located at 307 Tommy King Drive (PPIN 13784, Forrest County, Ward 5).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Shane Germany

Proponents:

- None

Opponents:

- None

Motion:

Commissioner Rebekah Ray motioned to recommend approval.

Second:

Commissioner Edward Hargrove.

Vote:

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

The motion to recommend approval passed with a 10-0 vote.

Item B:

Hattiesburg Clinic, Applicant, requests a conditional use approval for a “parking lot” for an EM-3

zoned property located at 7 Medical Blvd (PPINs 17832 & 17834, Forrest County, Ward 3).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Joey Davion
- Dustin Gatlin

Proponents:

- None

Opponents:

- Ginger Lowrry- Opposition Letter
 - a. See Exhibit B-1

Motion:

Commissioner Rebekah Ray motioned to table the item to the October 7th, 2026 meeting.

Second:

Commissioner Caroline Ingram.

Vote:

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

The motion to table the item to the October 7th, 2026 meeting passed with a 9-0 vote, with 1 abstention.

Item C:

~~Alan Howe, Applicant, requests to alter a platted subdivision known as the “Country Club Lake Estates, 1st Addition” for a property located at 52 Fair Lake Drive (PPIN 9823, Ward 1, Forrest County).~~

BUSINESS MEETING

- David Miller, Esq., presented a short training for the planning commissioners.

Adjournment:

The meeting was adjourned at 2:23pm.

Motion:

Richard Conville.

Second:

Elayne Lockett.

Vote:

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

Rebekah Ray, Secretary

Cory Long, AICP, Planning Division Manager



Hattiesburg Planning Commission Planning Division

Item A - Staff Report

August 5th, 2026

Quick Facts:

Applicant:

Sandra Willis

Address:

211 Old Airport Road

Zoning:

B-2 (Neighborhood Business)

Future Land Use:

Community Business Corridor

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

5

County:

Forrest

PPIN Number(s):

6805

Parcel Number(s):

2-042F-26-178.00



Property Area Image

Applicant's Request:

Sandra Willis, Applicant, requests a conditional use approval for a “club/bar” for a B-2 zoned property located at 211 Old Airport Road (PPIN 6805, Forrest County, Ward 5).



Background and History

The applicants met with staff for a pre-application meeting with staff on March 5, 2026, to discuss their plans for a pool hall and entertainment venue at 211 Old Airport Road. They explained that the business targets an “older crowd,” providing a place for customers to unwind in the Palmers Crossing area. They also mentioned ongoing efforts to clean the property and restore the existing parking area. Additionally, the applicants proposed allowing a food truck to operate at the site, which would be permitted separately.



Surrounding Area Image

Based on the applicants’ description of their proposed business, staff identified the club/bar use category that most closely reflected the intended use of the property and explained the process to request a Conditional Use approval. Staff also reviewed parking and building requirements related to this use, such as the need for parking on a hard surface, the option of a shared parking agreement with the laundromat across the street, and relevant ADA and permitting standards.



Surrounding Area Image

Future Land Use:

Community Business District The Community Business District is primarily a non-residential district located along the city’s major roadways. In this district, certain residential and non-residential land uses may be found that exhibit suburban development patterns.

District Characteristics The characteristics of this district include the following: moderate-density single-family residences and certain two-family and multi-family uses; mixed-use buildings and developments; suburban-style, higher-intensity

business developments that provide services to the entire community; and less-intensive commercial uses than are found in the Regional Business District.

District Land Uses The following land uses should be found in this district: residential uses; public and quasi-public uses, such as churches and schools; and general indoor retail, service and office land uses that do not require the outdoor storage of goods or equipment

Codes and Regulations

SECTION 4: Zoning Districts Established

4.5.9 B-2 Neighborhood Business District.

The purpose of the B-2 District is to provide for retail and personal service uses in locations convenient to residential neighborhoods consistent with comprehensive planning policies. This district is consistent with the Neighborhood Business District in the Comprehensive Plan.

SECTION 5: Use Regulations

5.4.16 Clubs and Bars.

5.4.16.1 Amplified music, loud speakers, and similar noise devices shall not be permitted outdoors. Noise emanating from the club shall not exceed ambient noise levels in the surrounding area at a distance of more than 100 feet from any point of the property containing the club.

5.4.16.2 Off-premises parking for bars in B-3 is not permitted.

Considerations and Basis for Approval

Applicant's Request:

Approve or deny a conditional use request for a “club/bar” for a B-2 zoned property located at 211 Old Airport Road (PPIN 6805, Forrest County, Ward 5).

Basis for Approval:

1. Conditional Use

- a. Uses requiring Planning Commission approval, as noted in the Table of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.
- b. In addition to the standards mentioned above, the applicant for a request for the Planning Commission to approve a use shall be required to demonstrate that his/her proposal addresses the following additional requirements, except that the Planning

Commission may waive any one or more criteria that it determines are not applicable based upon the expected impact of the proposal.

- c. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.
- d. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
- e. Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.
- f. Protection of use and enjoyment. The proposed plan shall be designed and arranged to have minimal negative impact on the use and enjoyment of adjoining property.

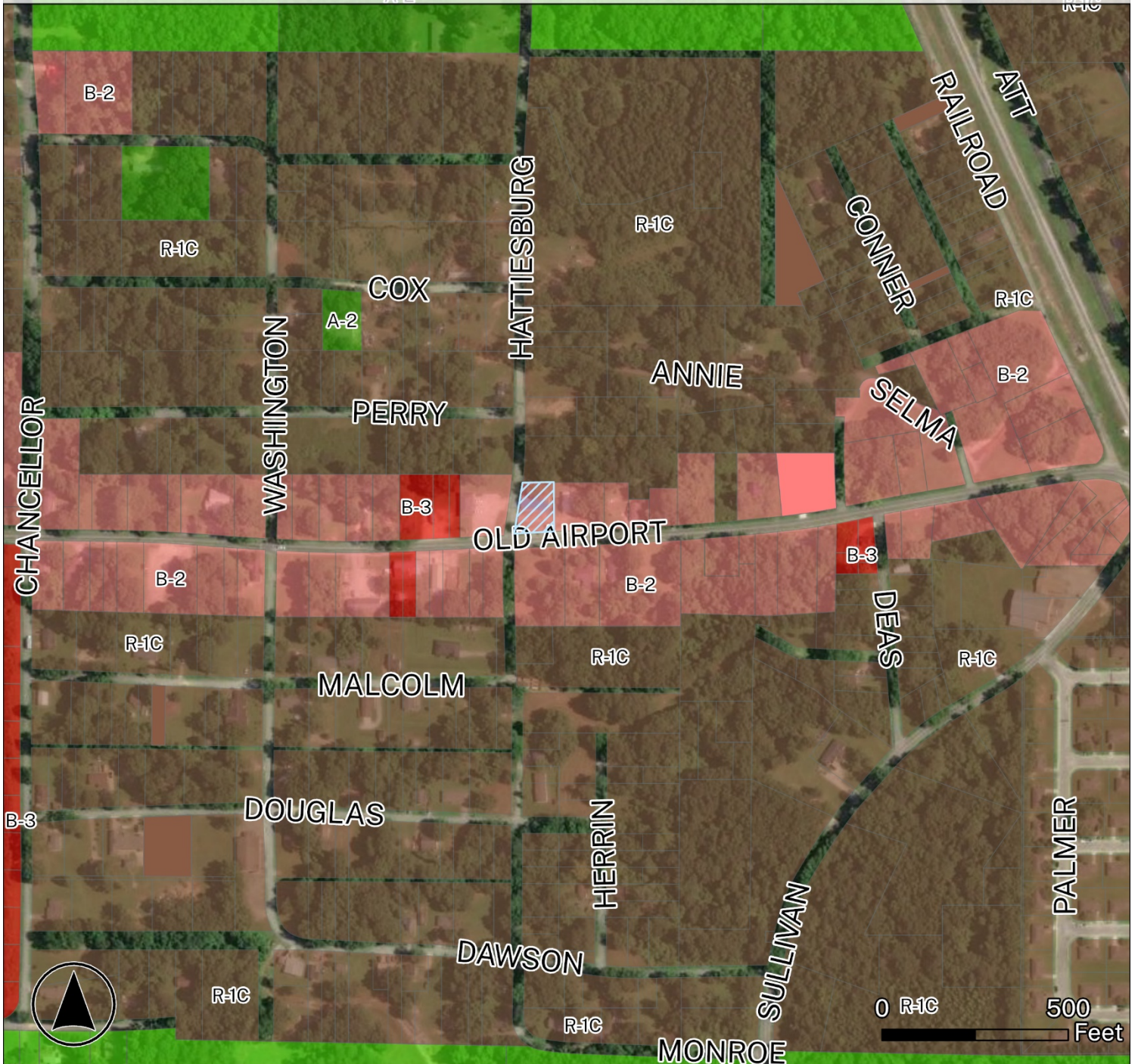
Compatible design and integration. The use meets all design criteria required by this Code that apply and is designed to integrate well both on and off site.

12.3.5.4.viii. Conditions.

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

Conditional Use Request for Surface Parking - Zoning Map

211 Old Airport Road
Forrest County, Ward 5 (PPIN 6805)
Zoned B-2



Zoning Districts

- A-1
- A-2
- R-1C
- B-2
- B-3
- I-1
- Subject Property



Conditional Use Request for Surface Parking - Zoning Map

211 Old Airport Road
Forrest County, Ward 5 (PPIN 6805)
Zoned B-2



Future Land Use

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



Microsoft, Vantor, GIS Division, State and Federal Programs, etc.
Forrest County, Mississippi HPC



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: Sandra Willis Project Name: PPP Paradise Sports Bar & Grill LLC

Municipal Address of Site: 211 Old Airport Rd PPIN #: _____

Parcel Number(s): _____

Type of Public Hearing	Additional Information Needed:
☐ Variance	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
☐ Rezoning	Existing Zoning: _____ Proposed Zoning: _____
☒ Conditional Use	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☒ Other: <u>Sport Bar & Grill</u>
Other Application types: ☐ Subdividing of lot, Parcel, or Tract ☐ Street or Alley Renaming ☐ Vacating Street or Alley	☐ Minor/Major Subdivision ☐ Overlay District ☐ Planned Mixed-Use District (PMU)

For Staff Only:			
Zoning: <u>B-2</u>	Historic District: <u>N/A</u>	Flood Zone: <u>X</u>	Ward: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5
Project Number: <u>USE-0626-0041</u>		Received:	
PPIN # or Parcel #: <u>6805</u>		RECEIVED MAY 27 2026 By: <u>DA</u>	

Updated Version 12/04/24



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: June May 26th @ 5pm
Hattiesburg Planning Commission Meeting Date: July 4th 2pm
Hattiesburg Board of Adjustment Meeting Date: _____
City Council Agenda Review Date – (you or your representative should attend): July 20th 4pm
City Council Meeting (Vote) Date – (you or your representative may attend): July 21st 5pm

- There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.
 - There is an additional 10-day appeal period, required by State Law, after the City Council Meeting, for all Variances and Conditional Use Permit which ends _____ and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends _____.
- So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

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

Public Hearing Application Checklist

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

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



Application for Site Plan Review

City of Hattiesburg – Planning Division

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

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

<u>Public Hearing Fees</u>	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	\$175.00 per application. \$50.00 for each additional variance.
Street / Alley Naming or Re-Naming *Fees for replacement street signs shall be paid after City Council approval but prior to the effective date. *	\$300.00 per application. \$100.00 per required street name sign *if approved*
Street / Alley Closing	\$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.	\$250.00 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)

Conditional USE: \$200.00

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

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

Print Name: _____

Signature: _____

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

211 Old Airport Rd, Hbg, MS 39401
Street Address City State

on this the 19 day of May, 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.

Tamarkion L. Britton

on this the 18th day of May, 2026.

Sandra Willis
Property Owner (Print)

[Signature]
Property Owner (Signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named,

Sandra Willis,
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 18th day of May, 2026.

[Signature]
NOTARY PUBLIC

My Commission Expires:

March 24, 2029



FOR CONDITIONAL USE APPLICANTS:

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

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

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

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

The Facility will provide entertainment, music, dancing, social gathering, public meeting, drinks food and comfortable atmosphere for the residence in the community

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

Currently there's no where to gather within the community. The size will big enough to host and have events for @patrons. With a max capacity of 101.

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

Yes the residence that live within the area will walk and or drive if they choose to do so.

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

NO!

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

Expected 50/5

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

There's no other surrounding designs to make a comparison. The community is looking forward to when our drive will be open.

8. **Parking requirements:** Commercial/Industrial: Paved parking will be provided for 20 vehicles, and 1 ADA vehicles; with 1 loading spaces.

For more information, please reference the Land Development Code Section 12.3.3.2

Refer to the hattiesburgms.com/planning for Land Development Code and GIS map. Access via link or QR code.



LRMINQ01 REDEMPTION LANDROLL INQUIRY - BASIC DATA LRWINQ01/M5
 Library 2025 LANDROLL - FORREST
 WILLIS SANDRA Parcel 2-042F-2 178.00 PPIN 6805
 1780 JAMES ST Alt Parcel 167B-0000-026-220.00
 Exempt Code JD 0 Tax District 4130
 Subdivision

Neighborhood 0000 Map
 HATTIESBURG MS 39401 St Addr 211 OLD AIRPORT ROAD
 Sect/Twn/Rng 26 04N 13W Blk 026
 Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed
 1 4810 4810 722
 2 26240 26240 3936
 2 4810 26240 31050 4658
 Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV
 Mtg 7667 WILLIS SANDRA A Group Eligible C11 N (Y/N)
 New Value Added F-Fire O-Override Deed Bk Pg Ext
 Drainage Code Benefit Price Total Deed Date Type
 Current 2025 Yr Added 12 1 1990
 L 4810 4810 XXX
 B 26240 26240 Chged 7 27 2016
 Levee Benefits X = Use1 5900 Use2 5900 SANDRA
 F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT
 F3 Next Record, Page-Up Prev Record, F13 Paperlink

STATE OF MISSISSIPPI
COUNTY OF FORREST

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is acknowledged and confessed, DUFF AMUSEMENT CO. INC., a Mississippi Corporation, do hereby convey and warrant unto SANDRA WILLIS, the following described property located in Forrest County and State of Mississippi, to-wit:

Beg SWC N $\frac{1}{4}$ SE $\frac{1}{4}$ E 75ft. N 150 ft.
W 75 ft S 150 ft to POB
8395 P80 7/74
SEC. 26-4N-13W

State and County and City taxes for the year 1994 will be paid by Grantee.

Witness my signature, this the 19th day of April,
A. D., 1994.

Kenneth E. Duff
Kenneth E. Duff, President
Duff Amusement Co. Inc.

STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for said County and State., Kenneth E. Duff, duly authorized President, Duff Amusement Co. Inc., who acknowledged that he signed and delivered the above and foregoing Deed of Conveyance on the day and year therein mentioned.

Witness my hand and official seal, this the 19th day of April, A.D., 1994.

Guendalyn North Duff
NOTARY PUBLIC

My commission expires:

September 15, 1996

Grantor:
Rte 6 Box 1750
Hwy 495
Hattiesburg, Ms 39401
(601) 584-8791

* Grantee:
511 Cox St.
Hattiesburg Ms 39401
(601) 583-4253

STATE OF MISSISSIPPI
FORREST COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED AND RECORDED
1994 APR 22 A 11:57
WITNESS MY HAND AND SEAL
Guendalyn North Duff
NOTARY PUBLIC



URBAN DEVELOPMENT PLANNING DIVISION

PRE-APPLICATION MEETING SUMMARY NOTES

Meeting Date: Thursday, March 5, 2026

Pre-App Number: 0326-1119

Staff Present:

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

STATUS: APPLY FOR PUBLIC HEARING- CONDITIONAL USE

Project: Pool Hall

Address: 211 Old Airport Road

Presented by: Sandra Willis and Tamarkion Britton

Use Designation: Club/Bar

PPIN: 6805

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 5

Construction type: Other

Zoning: B-2

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - Wanting to provide a space for an “older crowd” to relax and have alcohol and entertainment in Palmers Crossing. Has been cleaning up the property recently. Working on getting the parking lot back in working order.
 - Planning to have Pinky’s Food Truck located at the 211 Old Airport Road location.
- Planning
 - Zoning Information
 - B-2 zoning does not allow for amusement facilities.
 - Allows for a club/bar with a conditional use approval. – Staff recommendation to go with this category because the described proposed use of the property fits better with the club/bar.
 - Conditional Use approval requires a public hearing with the Hattiesburg Planning Commission, which will make a recommendation to the City Council. Following the meeting, the item will go before the City Council for the final vote.
 - Public Hearing information:
 - May Planning Commission Dates
 - Public Hearing Date: May 6th at 1:00 pm at the Jackie Dole Sherrill Community Center.
 - Application Deadline: March 30th at 5:00 pm to the Planning Division office/online application portal.
 - Online portal link:
https://energov.hattiesburgms.com/energov_prod/selfservice#/home
 - City Council
 - May 18th at 4:00 pm – Agenda review and citizens forum

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.

- May 19th at 5:00 pm - Vote
- Parking requirements
 - Seat Count needed
 - Parking limited to 2 seats: 1 parking space
 - Potential for 60 seats – would require 30 parking spaces
 - Parking can only be on a hard surface (asphalt or concrete). Cannot be on gravel/grass/dirt.
 - A shared parking agreement can be in place with the laundromat across the street
 - Would need to be a formal agreement that is on file with the city.
 - Provide a parking striping plan to the Planning Division to help determine occupancy/parking requirements.
- Building
 - Apply for building permits for any substantial work being done in the structure or outside on the parking lot.
 - Plumbing and electrical work will require a permit.
 - Cosmetic work, such as painting and new flooring, does not need permits.
 - ADA
 - One bathroom will need to be ADA accessible
 - One parking space will need to be ADA accessible with an access aisle
 - Staff recommendation to get an ADA parking space as close to the front door as possible.
- Engineering
 - No comments at this meeting.
- Fire
 - Not present at this meeting.

NEXT STEPS:

- Additional information
 - Apply for Public Hearing
 - May Planning Commission Dates
 - Public Hearing Date: May 6th at 1:00 pm at the Jackie Dole Sherrill Community Center.
 - Application Deadline: March 30th at 5:00 pm to the Planning Division office/online application portal.
 - Online portal link:
https://energov.hattiesburgms.com/energov_prod/selfservice#/home
 - Provide parking plan to the planning division showing parking spaces on site (and off site, if getting a shared parking agreement).
- Permits
 - Apply for permits indicated below

APPLICATIONS REQUIRED:

☐ Site Plan Review Checklist and Application	☒ Conditional Use Application
☒ Public Hearing Application	☐ Street/Alley Closing
☐ Variance Application	☐ Major Subdivision
☐ Rezone Application	☐ Minor Subdivision
☐ Certificate of Appropriateness (Historic)	☒ Building Permit Application
☐ Privilege Tax License	☐ 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.



Quick Facts:

Applicant:

Patricia Mitchell Longino

Address:

1512 McInnis Avenue

Zoning:

B-2 (Neighborhood Business)

Future Land Use:

Neighborhood Business
Corridor

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

AE

Ward:

2

County:

Forrest

PPIN Number(s):

26743

Parcel Number(s):

2-030M-11-013.00

Hattiesburg Planning Commission Planning Division

Item B - Staff Report

August 5th, 2026



Property Area Image

Applicant's Request:

Patricia Mitchell Longino, Applicant, requests a conditional use approval for “dwelling, single family detached” for a B-2 zoned property located at 1512 McInnis Avenue (PPIN 26743, Forrest County, Ward 2).



Property Area Image

Background and History

The applicant met with staff for a pre-application meeting with staff on May 28, 2026, to discuss building a single-family home at the end of McInnis Street. She mentioned that she had previously obtained Conditional Use approval for the site in 2021 but was unable to proceed with the development at that time due to illness. She has lived in the area since the 1970s, she has family members with property nearby. She indicated her intention to build a residence around 700 square feet.



Surrounding Area Image

During the meeting, staff explored two options for allowing residential development on the property. Under the current B-2 zoning, a single-family home can be built through the Conditional Use process. Alternatively, the applicant could rezone to B-1, where single-family residences are allowed by right. Staff noted that the nearby family-owned parcels could potentially be combined into a single map amendment, easing future residential projects in the area. They also discussed development concerns related to the property's location in the AE flood zone, including requirements for elevation certificates, building at least one foot above the flood elevation, water and sewer access, foundation standards, and wind-load regulations.

Future Land Use: Neighborhood Business District The Neighborhood Business District

is primarily a residential district located along the city's collector, minor arterial, and certain local streets. In this district, certain residential and low-intensity business uses may be found that exhibit development patterns that complement the residential, pedestrian-oriented character of surrounding neighborhoods.



Surrounding Area Image

District Characteristics The characteristics of this district include the following: moderate-density single-family residences and certain two-family and multi-family uses; mixed-use buildings and developments; smaller, lower-intensity business developments that provide

services to the neighborhood and community; and less-intensive commercial uses than are found in the Community Business District. Site development standards should include maximum building sizes, maximum residential densities, minimum and maximum building setbacks, building and site design elements, and provisions for pedestrian comfort and accessibility.

District Land Uses The following land uses should be found in this district: single-family residential uses; two-family and multifamily residences, subject to use, density, and design guidelines; public and quasi-public uses, such as general indoor retail, specialty retail, service and office land uses that do not require the outdoor storage of goods or equipment.

Codes and Regulations

SECTION 4: Zoning Districts Established

4.5.9 B-2 Neighborhood Business District.

The purpose of the B-2 District is to provide for retail and personal service uses in locations convenient to residential neighborhoods consistent with comprehensive planning policies. This district is consistent with the Neighborhood 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. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
A-1	130,680 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	35%	-
A-2	43,560 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	50%	-
R-1A	10,000/ 50	1 per lot	-	30	-	10	25	35 feet or 3 stories	50%	-
R-1B	7,500/ 50	1 per lot	-	25	-	10	25	35 feet or 3 stories	50%	-
R-1C	5,000/ 50	1 per lot	-	20	-	10	25	35 feet or 3 stories	50%	-
R-2	4,000/ 40	2 per lot	-	20	-	10	20	35 feet or 3 stories	50%	-
R-3	7,500/ 40	17 per acre	-	20	-	5	20	35 feet or 3 stories	50%	-
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

Considerations and Basis for Approval

Applicant's Request:

Approve or deny a conditional use request for “dwelling, single family detached” for a B-2 zoned property located at 1512 McInnis Avenue (PPIN 26743, Forrest County, Ward 2).

Basis for Approval:

1. Conditional Use

- a. Uses requiring Planning Commission approval, as noted in the Table of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.
- b. In addition to the standards mentioned above, the applicant for a request for the Planning Commission to approve a use shall be required to demonstrate that his/her proposal addresses the following additional requirements, except that the Planning Commission may waive any one or more criteria that it determines are not applicable based upon the expected impact of the proposal.
- c. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.
- d. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:
 - e. Protection of privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and / or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.
 - f. Protection of use and enjoyment. The proposed plan shall be designed and arranged to have minimal negative impact on the use and enjoyment of adjoining property.

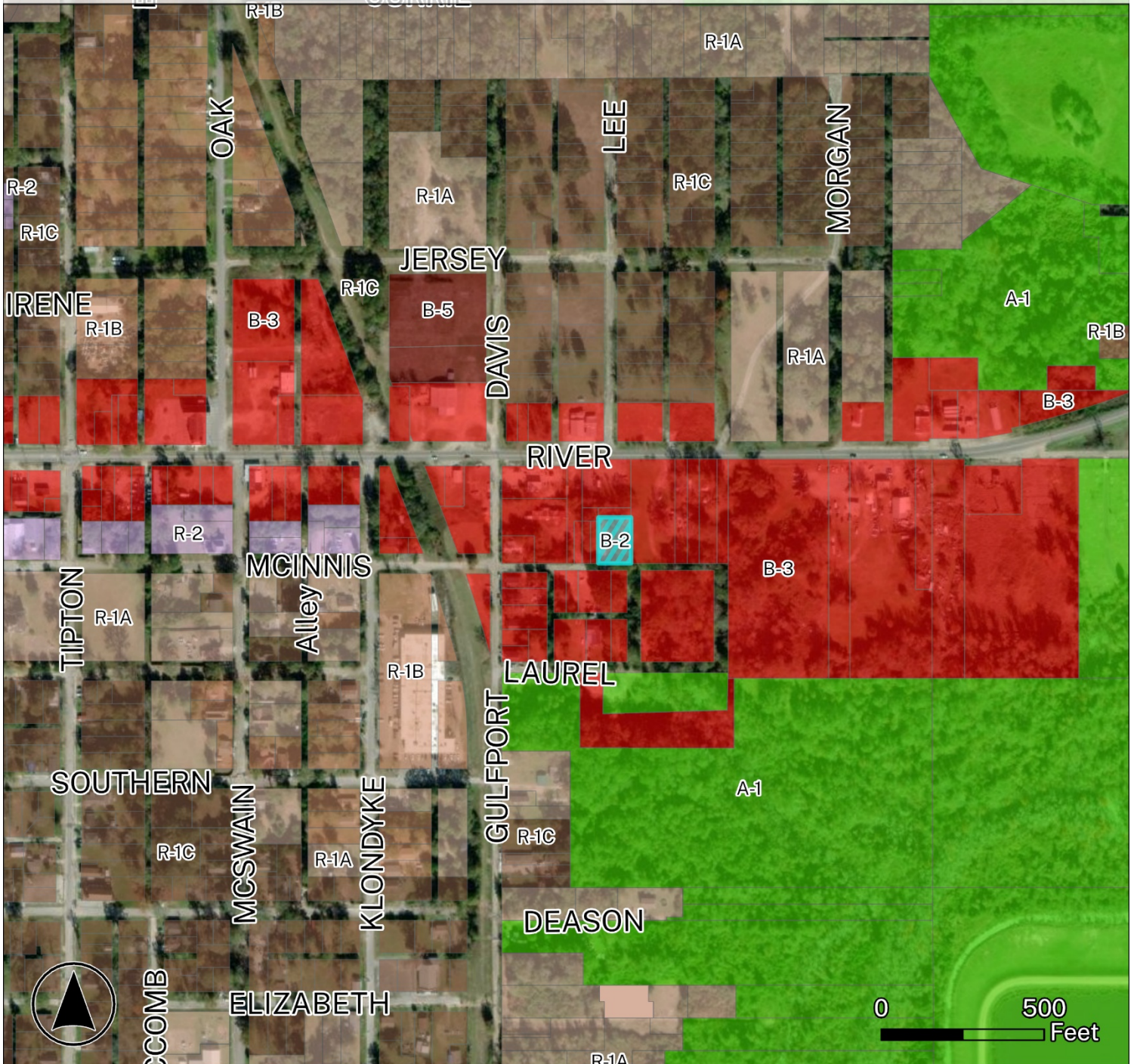
Compatible design and integration. The use meets all design criteria required by this Code that apply and is designed to integrate well both on and off site.

12.3.5.4.viii. Conditions.

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

Conditional Use Request for Single-Family Dwelling in B-2

1512 McInnis Ave
Forrest County, Ward 2 (PPIN 26743)
Zoned B-2



Zoning Districts

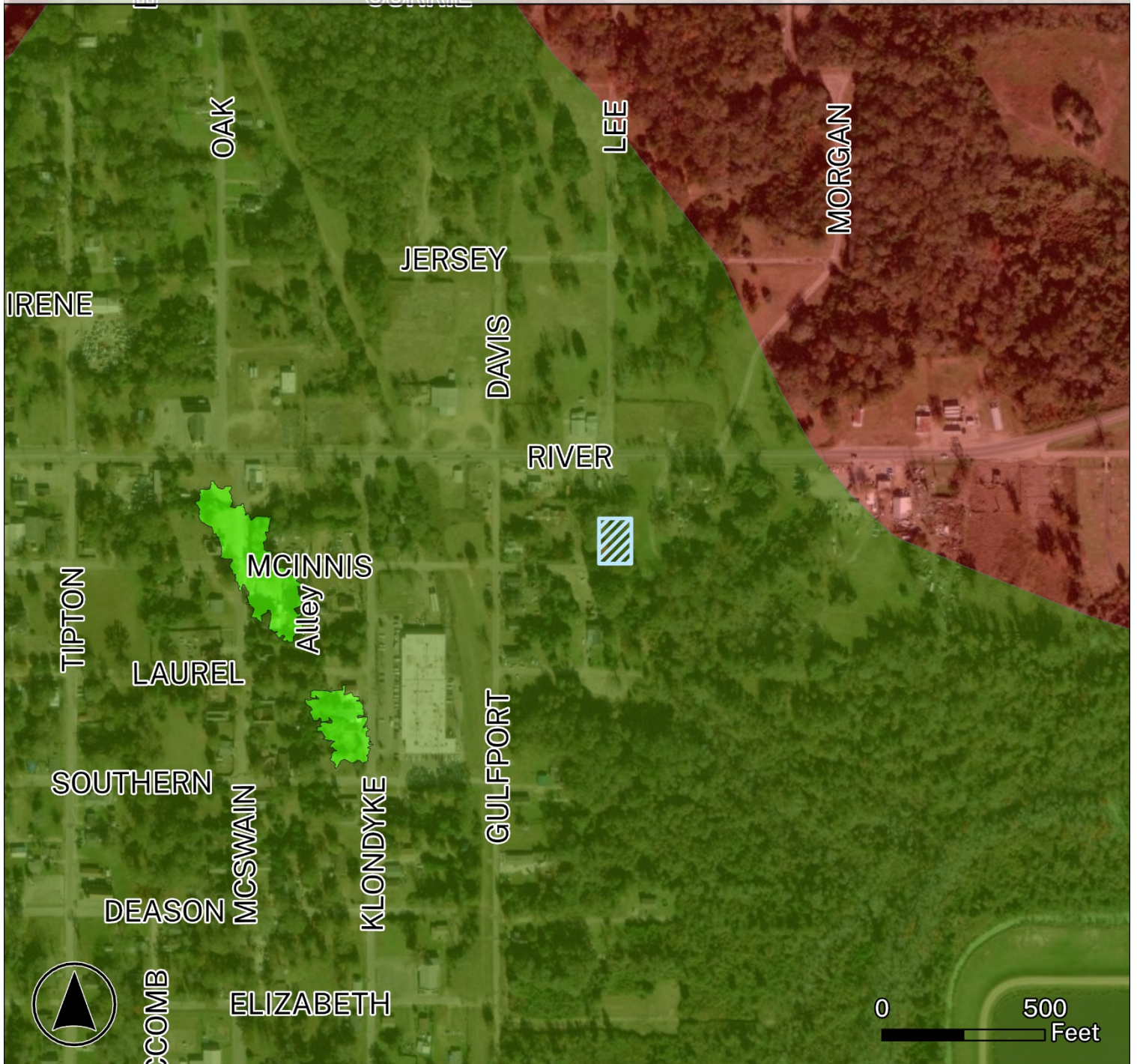
 A-1	 R-1C
 R-1A	 R-2
 R-1B	 B-2

 B-3
 B-5
 Subject Property



Conditional Use Request for Single-Family Dwelling in B-2

1512 McInnis Ave
Forrest County, Ward 2 (PPIN 26743)
Zoned B-2



Flood Zones & Wetlands

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

- ZONE SX (500 yr flood)
- ▨ Subject Property



Conditional Use Request for Single-Family Dwelling in B-2

1512 McInnis Ave
Forrest County, Ward 2 (PPIN 26743)
Zoned B-2



Future Land Use

- Neighborhood Business
- Neighborhood Conservation District 1
- Open Space
- Rural Residential/Agricultural
- Subject Property



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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: Patricia Longino-Mitchell Project Name: Patricia Longino
Municipal Address of Site: 1512 Mc- Innis Ave. PPIN #: 26743
Parcel Number(s): 2-030M-11-013.00

Type of Public Hearing	Additional Information Needed:
☐ Variance	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
☐ Rezoning	Existing Zoning: _____ Proposed Zoning: _____
☒ Conditional Use	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: <u>Residential</u>
Other Application types: ☐ Subdividing of lot, Parcel, or Tract ☐ Street or Alley Renaming ☐ Vacating Street or Alley	☐ Minor/Major Subdivision ☐ Overlay District ☐ Planned Mixed-Use District (PMU)

For Staff Only:			
Zoning: <u>B-2</u>	Historic District: <u>N/A</u>	Flood Zone: <u>AE</u>	Ward: ☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5
Project Number: <u>use 0626-0042</u>		Received: 	
PPIN # or Parcel #: <u>26743</u>			



Application for Site Plan Review

City of Hattiesburg – Planning Division

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

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

<u>Public Hearing Fees</u>	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	\$175.00 per application. \$50.00 for each additional variance.
Street / Alley Naming or Re-Naming *Fees for replacement street signs shall be paid after City Council approval but prior to the effective date. *	\$300.00 per application. \$100.00 per required street name sign *if approved*
Street / Alley Closing	\$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.	\$250.00 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:

Patricia Mitchell

Signature:

Updated Version 12/04/2024

5500

Conditional Use (2 pages)

12.3.3.1 Compliance Required. Uses requiring Planning Commission approval, as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case by case basis.

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

~~Yes~~ currently ~~No~~ building on the property is being used as a storage building

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

Currently there are no utilities connected to the building but after the Rezoning the building will be a single family home with average use of utilities.

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

This site is in a residential area. This size of the building on the site is appropriate for a new home.

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

5. Will there be any elevation in the noise level resulting from this proposed use? No

If yes, please explain:

RECEIVED

6. What is the expected number of customers/employees per day? 102

7. Parking Requirements:

Commercial/Industrial: No Paved parking will be provided for 102 vehicles, and
_____ ADA vehicle(s); with _____ loading spaces.

For more information please reference the Land Development Code Section 12.3.3.2.

FOR RE-ZONING APPLICANTS:

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

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

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

The demographics of the neighborhood is residential. Single family homes established since the 1970's. The property sits at the Dead End of McInnis Ave where there is no flow thru access for traffic.

Therefore it is not beneficial for any business.

Conditional Use is no longer the need status. A permanent build with a foundation will be the better type of construction for.



URBAN DEVELOPMENT PLANNING DIVISION

PRE-APPLICATION MEETING SUMMARY NOTES

Meeting Date: Thursday, May 28, 2026

Pre-App Number: 0526-1170

Staff Present:

Cory Long (Planning Division Manager), Kevin Bates (Building Official), Jerald Little (Engineering Technician), Meridian McDaniel (Planner I), Noah Gower (Engineering Technician), Nick Bishop (Fire Department), Wiley Quinn (Director of Urban Development)

STATUS: Apply for Public Hearing

Project: McInnis Housing

Address: McInnis

Presented by: Patricia Mitchell

Use Designation: Dwelling, Single Family

PPIN: 26743

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 2

Construction type: Other

Zoning: B-2

Estimated Cost: TBD

Project Summary:

- Applicant Summary
 - Property at end of McInnis
 - 2021 Mistake in zoning, had conditional use. Due to illness didn't proceed with development plan
 - Had plans for a tiny home.
 - Lived in the area since the 70s. Has family members in the area.
 - Desires the area to be rezoned to residential.
 - Willing to be the first for the neighborhood to build. But will help the rest of the neighborhood.
 - House blueprints provided. About 700+ square feet.
 - Would like to explore a fee waiver.
- Planning
 - B-2 zoning currently
 - Property can be used as single family residential with a conditional use request
 - Could also consider a rezone to B-1
 - Single family homes are allowed by right
 - May want to consider rezoning all the family land to B-1 for an easier residential redevelopment process. Single-family allowed by right if rezoning to B-1.
 - Planning Could process 1 map amendment as long as the property is contiguous.
 - Conditional use or rezoning public hearing would need an application.
 - August 5th Public Hearing
 - Application Deadline- June 29th, 2026 at 5:00pm
 - EOC letter for address needed Phone Number 601-544-5911
 - Flood Zone
 - Property is located in AE flood zone
 - Elevation certificate will be needed for the new structure
 - Building will need to be elevated 1 ft above the base flood elevation height

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.

- EC can be done by a surveyor or engineer
- Previous EC says BFE is 145.1 so building would need to be built at 146.1 or higher
- 3 ECs will be required- pre, mid, and post construction
- Engineering
 - Water and sewer available. May need new taps which would trigger fees.
 - Will need to locate the services on the property to prevent new taps and fees.
- Building
 - Verify elevation to resist flood loads. Will need something that can show the foundation can withstand the hydrostatic load. May need a licensed engineer to certify the foundation.
 - Can use engineer of choice.
 - House needs to withstand 130 mph wind loads. The existing plan may have the details needed. Not reviewed at this point.
 - Solar power can be added with detailed drawings from the contractor. Can be included separately or together. Not suggested to explore having the home off of the grid network.
- Fire
 - No comments at this time.

NEXT STEPS:

- Additional information
 - Apply for a public hearing for conditional use and zoning change when ready

APPLICATIONS REQUIRED:

- | | |
|---|---|
| ☐ Site Plan Review Checklist and Application | ☒ Conditional Use Application |
| ☒ Public Hearing Application | ☐ Street/Alley Closing |
| ☐ Variance Application | ☐ Major Subdivision |
| ☒ Rezone Application | ☐ Minor Subdivision |
| ☐ Certificate of Appropriateness (Historic) | ☐ Building Permit Application |
| ☐ Privilege Tax License | ☐ 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.

July 2025: Item D

Major Subdivision Request

Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative



**URBAN
DEVELOPMENT
PLANNING DIVISION**

**Planning Commission
Case Fact Sheet**

Names of Petitioner: Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative

Address of Property:	Parcel:	PPIN:	Ward:
Lincoln Road Extension	056L-23- 015.000	17642	3
	056K-24- 012.000	17643	3
	056K-24- 010.000	18020	3
	056K-24- 013.000	24814	3
	056L-23- 004.000	29025	3
	056K-24- 012.001	29843	3

Request(s): Request for Comprehensive Plan Text Amendment

Purpose of Request: Lincoln Plaza Development LLC, Lincoln Road Investments LLC, Lincoln Road Investments II LLC, David Lee, Property Owners/Applicants, Ginger M. Lowrey, Representative, Forrest Dungan, Engineer, and Charles M. Dawe, Representative, request approval for major subdivision, to be known as Lincoln Legacy Development, for properties located along Lincoln Road Extension (PPIN 17642, 17643, 18020, 24814, 29025, 29843, Lamar County, Ward 3).

History / Background: The applicant is requesting approval for a Major Subdivision to facilitate the division of the proposed Lincoln Legacy District into appropriately zoned parcels. The subdivision is intended to align with the proposed zoning changes for the district, including

mixed-use zoning (MX-3) along the street frontage and a mix of single-family residential (RD-2 and RA-3) zoning. This subdivision will establish the legal framework for the division of land in preparation for future development, though no infrastructure improvements or physical changes to the site are proposed at this time.

The Lincoln Legacy District encompasses approximately 164.7 acres, with 157.9 acres on the south side and 6.8 acres on the north side of Lincoln Road Extension, located west of Interstate 59 and east of Sandy Run Road. The proposed subdivision will divide the land into parcels that correspond with the new zoning boundaries established under the proposed Form-Based Code amendments.

This subdivision will set the stage for future development phases, which may include residential, commercial, and mixed-use components. However, it is important to note that this request does not involve the construction of any infrastructure or physical changes to the site. The subdivision will strictly create the parcels needed for future development, aligning with the proposed zoning changes.

Applicant Summary: * See Attached *

Applicable Regulations:

SECTION 11

Administration and Enforcement

11.10.1.8 Subdivision Violations. The owner of a subdivision shall not transfer title to any lot in such subdivision until such time as the final plat has been approved by the appropriate authority as outlined in this Code and duly recorded in the office of the Chancery Clerk of Forrest County or Lamar County, Mississippi. Transfers prior to such approval and recording shall be deemed a violation of this Code and shall be subject to any and all remedies available to the City.

11.10.1.9 Recording Violations.

The Chancery Clerks of Forrest County and Lamar County, Mississippi shall not receive, file or record a plat of a subdivision within the jurisdiction of this Land Development Code without prior approval of the appropriate authority as outlined in this

Code. Plats recorded prior to such approval shall be deemed unlawful and invalid

SECTION 12

Process and Procedures

Categories of Development Approvals

12.3.2 Preliminary Plat Approval for Major Subdivisions

12.3.2.1 Approval Criteria.

- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
- iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

12.3.2.4 Final Plat.

- i. No Significant Change. Final plats of major subdivisions that are substantially the same as the approved preliminary plat, as determined by the Site and Design Review Committee, shall be approved administratively.
- ii. Significant Change. Final plats that exhibit any significant deviation from the approved preliminary plat, as determined by the Site Plan Review Committee, shall require approval by the Planning Commission.

12.3.2.5 Recording. 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.

12.3.2.7 Improvement Guarantees

Request for the final plat approval may be granted if one or more of the following improvement guarantees is posted with the City and recommended for acceptance by the City Attorney and City Engineer.

Site Stabilization Bond: Before construction permits can be approved, a bond assuring the stabilization of the site must be submitted to the City. This bond will serve as a guarantee that the site will be properly stabilized during and after construction including but not limited to: addressing erosion, sedimentation, other environmental impacts, safety concerns, and unsightly conditions per recommendation of the City Engineer. The bond amount is equal to the estimated cost of returning the site to a stable condition. The developer's engineer shall submit such estimate for approval to the City Engineer. The duration of the bond is a maximum of one (1) year, extendable one (1) time for up six (6) months.

Performance Bond: In place of the completion of improvements before the submission of the final plat for approval the city may accept a bond. The bond amount is equal to the estimated cost of completion plus ten (10) percent. The developer's engineer shall submit such estimate for approval to the City Engineer. The duration of the bond is a maximum of one (1) year, extendable one (1) time for up six (6) months. Where improvements have been installed as permitted and all improvements are deemed to be satisfactory through written notice of acceptance from the city engineer, bonds shall be returned to the subdivider, by action of the City Council. Completion of the improvements then shall transition into a maintenance bond.

Sidewalk Bond: If sidewalks are required for the development,

they must be installed prior to the acceptance of the final plat or they may be assured through a performance bond. The bond amount is equal to the estimated cost of completion plus ten (10) percent. The developer's engineer shall submit such estimate for approval to the City Engineer. The duration of the bond is a maximum of three (3) years. Where improvements have been installed as permitted and all improvements are deemed to be satisfactory through written notice of acceptance from the city engineer, bonds shall be returned to the subdivider, by action of the City Council.

Maintenance Bond: The subdivider must assure that the installation and construction of streets and other improvements are satisfactory, and that the standards prescribed in these regulations have been fulfilled. A maintenance bond is required upon completion of these improvements guaranteeing to the City the reasonable costs resulting from defective workmanship and/or materials. The maintenance bond shall equal ten (10) percent of the construction cost of all improvements as determined by the engineering department. This maintenance bond shall be in effect for one (1) year after acceptance of these improvements by the Governing Authorities.

Sixty (60) to forty-five (45) days prior to the conclusion of the warranty period the City Engineer will perform a final inspection of all improvements.

1. If all improvements are deemed to be satisfactory, written notice of acceptance from the city engineer shall be provided. The city council may release the maintenance bond and the city shall assume perpetual maintenance of all improvements in the subdivision.

2. Improvements that need repairs shall be noticed to the subdivider and city council. The city council may then extend the maintenance bond or draw funds from the bond to complete the necessary repairs.

Satisfactory Completion of Improvements: If any portion of the required improvements shall fail to be accepted for dedication either for reason of incompleteness or for reason of substandard construction, then the City Council shall take the following actions:

1. The subdivider and bonding agent shall be advised that the improvements must be completed or reconstructed under

the bond. The City Council shall declare the bond to be forfeited. Where the City is not already in possession of said bond, it shall immediately take the actions necessary to obtain it.

2. The City Council shall use any bond applicable to finance the completion or construction of improvements to the proper specifications. Unused portions of these securities, consistent with the city's damages and/or costs shall be used as a fine and submitted to the general fund of the city.

12.3.2.8 Utilities

All utilities are required to be installed underground. Crossing of creeks, streams, and rivers shall be done as inconspicuously as possible.

Official Zoning Map, whichever action is relevant.

Present Zoning: B-3 (Community Business) and R-1A (Single-Family Residential)

Present Use: Vacant/undeveloped

Future Land Use: Planned Mixed-Use

Letters or Concerns stated: The Planning Division has not received any letters or concerns as of finalizing this report.

Option: Recommend **Approval** or **Denial** of a preliminary plat for a major subdivision for an area to be known as the "Lincoln Legacy District" (PPIN 17642, 17643, 18020, 24814, 29025, 29843, Lamar County, Ward 3).

Basis for approval: Planning Commission must deem that all of the following approval criteria must be met before granting approval for the Preliminary Plat for a Major Subdivision:

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.

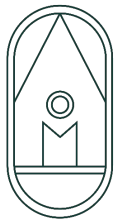
v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

determines are not applicable based upon the expected impact of the proposal.

i. Determination that adequate public facilities and services will be available concurrent with the impacts of the development as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.

ii. The proposed development will be compatible with surrounding uses and will protect adjacent properties through the following measures:

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



Planning Division, City of Hattiesburg

Re: Request for Extension — Final Plat Filing, Lincoln Legacy

Dear Mr. Long,

On behalf of Lincoln Legacy, I am writing to request an extension of the deadline to file the Final Plat. The Preliminary Plat was reviewed and approved by the Planning Commission on July 2, 2025, and the plat was adopted by City Council on August 5, 2025.

The Planning Division has notified us of the approaching deadline for the Final Plat submission. No substantive changes have been made to the plat itself; however, in the course of review, City staff identified certain easements reflected in the City's files that have not yet been recorded with Lamar County. Because these easements are not yet of record, they cannot presently be depicted on the Final Plat. We understand the City is working to have these easements properly filed with the County, and we want to ensure the Final Plat accurately reflects that data once it is available.

We have been in ongoing communication with both the Planning Division and the Engineering Division on this matter and are actively awaiting the finalized easement information from the City. We are prepared to submit the Final Plat promptly once that data is available.

We understand the Land Development Code permits an extension of up to six months for circumstances of this nature. Accordingly, we respectfully request a six-month extension of the Final Plat filing deadline to allow time for the easement data to be finalized and incorporated.

Thank you for your continued assistance and support in this matter. Please let us know if any additional information is needed to process this request.

Sincerely,
Ginger Lowrey, AICP
On behalf of Lincoln Legacy

OWNER'S CERTIFICATE
State of Mississippi
County of Lamar
City of Hattiesburg

This is to certify that, I, the undersigned owner of Lincoln Legacy, hereby dedicate this plat to be known as Lincoln Legacy and dedicate the streets, and rights-of-way as shown to public use forever. The undersigned have caused the same to be subdivided as shown and have signed and delivered this plat.

This the _____ day of _____, 2025.

By: _____ By: _____
Lincoln Plaza Development LLC Lincoln Road Investments LLC
_____, Managing Member _____, Managing Member

ACKNOWLEDGMENT
State of Mississippi
County of Lamar
City of Hattiesburg

Personally appeared before me, the undersigned authority in and for the said county and

state, on this _____ day of _____, 2025. Within my jurisdiction, the within named _____, who acknowledged that he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

My commission expires on: _____
Notary Public

CERTIFICATE OF COMPARISON:
State of Mississippi
County of Lamar
City of Hattiesburg

We, Jamie Aultman, Chancery Court Clerk of Lamar County, and John C. Anglin, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Lincoln Legacy with the original/duplicate/copy thereof by the said Professional Land Surveyor and find it to be a true and correct copy of said map or plat.

Chancery Clerk Professional Land Surveyor

NOTES

- Class "B" Survey.
- Date of field survey: May 15, 2025
- Water supply by The City of Hattiesburg
- Sewer provided by The City of Hattiesburg
- Total area of Surveyed property: Block 1= 19.21 Acres *, Block 2= 33.68 Acres *, Block 3= 95.92 Acres *, Block 4= 2.91 Acres *, Total= 151.72 Acres *
- Monuments set are ½" x 18" rebar with cap stamped CLEARPOINT COA 165 unless noted otherwise.
- North is based upon GPS observation, referenced to Mississippi State Plane Coordinate system.

State Plane Zone: MS East-2254
Datums: NAD 1983 / NAVD 1988
Combined Factor: 0.99998259
Convergence Angle: (-)00° 16' 49.94"
Reference Point: NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T-4-N, R-14-W, LAMAR COUNTY, MS.
- Property shown is located in Flood Zone "X" according to Flood Insurance Rate Map (FIRM) Number 28035C0111D with an effective date of March 2, 2010.
- The location of utilities are limited to above ground structures and facilities observed during the conducting of the field work. Additional underground utilities exist which are not shown on this survey plat. Excavations should be done with caution. The surveyor assumes no responsibility for the accuracy of the location of underground utilities shown. The Mississippi one call network (MS 811 or 1-800-227-6477) should be notified prior to commencing with excavation activities.
- No record search of Easements was performed.

CE **CLEARPOINT**
ENGINEERS
1051 Jackson Road | Hattiesburg, MS 39402
t 601.261.2609 | clearpointengineers.com

CITY APPROVAL AND ACCEPTANCE FORM
State of Mississippi
County of Lamar
City of Hattiesburg

Survey checked by John C. Anglin, and approved by the City Engineer for the City of Hattiesburg.

This the _____ day of _____, 2025.

City Engineer

This subdivision is herein approved and accepted, and all improvements contained therein to be dedicated to the City of Hattiesburg are hereby accepted for the City of Hattiesburg.

This the _____ day of _____, 2025.

City Clerk Mayor

SURVEYOR'S CERTIFICATE:
State of Mississippi
County of Lamar
City of Hattiesburg

This is to certify that I have surveyed the land shown on this plat and fully described on this plat and have subdivided the same with lots according to the requirements of the City, County and the subdivision laws of the State of Mississippi governing surveying, dividing and mapping the land and that the plat hereon is a correct representation of the sold survey and subdivision, and that all monuments indicated thereon actually exist and their location, size and materials are correctly shown.

This the _____ day of _____, 2025.

John C. Anglin

REFERENCE MATERIAL

- Deed Book 16-K, Page 73
- Deed Book 16-S, Page 93
- Deed Book 16-X, Page 289
- Deed Book 17-M, Page 229
- Deed Book 18-N, Page 557
- Deed Book 18-N, Page 588
- Deed Book 29-A, Page 482
- Deed Book 10-A, Page 385
- Deed Book 10-W, Page 536
- Deed Book 10-X, Page 679
- Deed Book 12-N, Page 88
- Deed Book 13-N, Page 199
- Deed Book 14-F, Page 372
- Deed Book 15-E, Page 1
- Deed Book 16-S, Page 529
- Deed Book 17-B, Page 13
- Deed Book 17-V, Page 609
- Deed Book 18-B, Page 717
- Deed Book 18-F, Page 603
- Deed Book 18-I, Page 737
- Deed Book 19-M, Page 407
- Deed Book 20-X, Page 330
- Deed Book 21-D, Page 639
- Deed Book 22-H, Page 608
- Deed Book 22-T, Page 596
- Deed Book 23-F, Page 230
- Deed Book 23-W, Page 632
- Deed Book 23-Z, Page 223
- Deed Book 24-F, Page 550
- Deed Book 24-T, Page 590
- Deed Book 25-D, Page 695
- Deed Book 26-Y, Page 460
- Deed Book 28-O, Page 47
- Deed Book 29-M, Page 387
- Deed Book 29-Q, Page 139
- Deed Book 30-G, Page 488
- Deed Book 30-X, Page 728
- Deed Book 30-Y, Page 658
- Deed Book 30-Z, Page 751

LEGEND	
	MONUMENT SET
	MONUMENT FOUND
	IRON PIN SET
	IRON PIN FOUND
	CONCRETE MONUMENT FOUND
	METAL PIPE FOUND
	CRIMPED TOP PIPE
	RIGHT OF WAY
	ARC LENGTH
	RADIUS
	CHORD BEARING
	CHORD LENGTH
	AS PER SURVEY
	AS PER RECORD
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	ELECTRIC TRANSFORMER
	UTILITY POLE
	FIBER OPTIC BOX
	TELEPHONE PEDESTAL
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	SEWER CLEAN-OUT
	SEWER MANHOLE
	OVERHEAD POWER LINE
	WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	BOUNDARY TIE LINE
	SUBJECT PROPERTY LINE
	GLO LINE
	ADJOINING PARCEL LINES
	RIGHT OF WAY LINE

ACKNOWLEDGMENT
State of Mississippi
County of Lamar
City of Hattiesburg

Sworn to and subscribed before me, this the _____ day of _____, 2025.

My commission expires on: _____
Notary Public

FILING CERTIFICATION BY CHANCERY CLERK

I certify that this Instrument was filed for record in my office on this the _____ day of _____, 2025, in plat book _____, page _____, slide _____.

Chancery Clerk

SURVEY DESCRIPTION:

BLOCK 1

A Parcel of land being part of the NE 1/4 of Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi, having bearings based upon Grid North derived from GPS observations and referenced to Mississippi State Plane Coordinate System (East Zone, NAD 83), with a convergence angle of (-)00° 16' 49.94" and using grid distances with a combined factor of 0.99995259 (determined at the Point of Commencement) and being more particularly described as follows:

COMMENCE at a 3/4" metal pipe found at the Northwest corner of the SW 1/4 of the SW 1/4 of the NE 1/4 of said Section 23, said point having grid coordinates of N = 654158.39, E = 815576.59; thence along the West line of the said SW1/4 of the NE1/4 run N 00°20'02" E for 202.51 feet to a 1/2" iron pin set at the **POINT OF BEGINNING**, said point having grid coordinates of N= 654360.90, E= 815577.77; thence continuing along said West line run N 00°28'06" E for 268.97 feet to a 1/2" iron pin set on the South right of way of Lincoln Road; thence along said South right of way run N 88°58'48" E for 512.10 feet of a found concrete monument; thence along said South right of way run along a curve to the left for 99.77 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 29M at Page 387, said curve having a radius of 818.51 feet, a chord bearing of N 88°46'50" E and a chord length of 99.70 feet; thence run along said boundary for the following three calls, thence S 09°43'11" E for 240.00 feet to a 1" crimped top pipe found; thence N 80°25'19" E for 129.76 feet to a 1" crimped top pipe found; thence N 09°40'16" W for 242.38 feet to a 1/2" iron pin found stamped W ENG 02946 on the South right of way of Lincoln Road; thence along said South right of way run along a curve to the left for 156.05 feet to a concrete monument found, said curve having a radius of 818.51 feet, a chord bearing of N 68°29'04" E and a chord length of 155.81 feet; thence along said South right of way run N 64°16'47" E for 1367.67 feet to a 1/2" iron pin set; thence along said South right of way run along a curve to the right for 134.89 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 29Q at Page 139, said curve having a radius of 1432.40 feet, a chord bearing of N 67°52'21" E and a chord length of 134.84 feet; thence run along said boundary for the following 3 calls; thence S 53°46'38" E for 14.54 feet to a 1/2" iron pin set; thence S 00°23'57" W for 500.26 feet to a 1/2" iron pin found; thence S 89°36'03" E for 101.92 feet to a 1/2" iron pin set; thence leaving said boundary run S 01°57'37" E for 175.61 feet to a 1/2" iron pin set; thence run S 89°47'56" W for 895.28 feet to a 1/2" iron pin set; thence run S 61°25'30" W for 543.84 feet to a 1/2" iron pin set; thence run S 77°40'03" W for 253.99 feet to a 1/2" iron pin set; thence run S 89°52'16" W for 738.92 feet back to the **POINT OF BEGINNING**. Said parcel contains 19.21 Acres, more or less.

SURVEY DESCRIPTION:

BLOCK 2

A Parcel of land being part of the NE 1/4 of Section 23 and of the W 1/2 of the NW1/4 of Section 24 all in Township 4 North, Range 14 West, Lamar County, Mississippi, having bearings based upon Grid North derived from GPS observations and referenced to Mississippi State Plane Coordinate System (East Zone, NAD 83), with a convergence angle of (-)00° 16' 49.94" and using grid distances with a combined factor of 0.99998259 (determined at the Point of Commencement) and being more particularly described as follows:

BEGIN at a 3/4" metal pipe found at the Northwest corner of the SW 1/4 of the SW 1/4 of the NE 1/4 of said Section 23, said point having grid coordinates of N = 654158.39, E = 815576.59; thence along the West line of the said SW1/4 of the NE1/4 run N 00°20'02" E for 202.51 feet to a 1/2" iron pin set, said point having grid coordinates of N= 654360.90, E= 815577.77; thence leaving said West line run N 89°52'16" E for 738.92 feet to a 1/2" iron pin set; thence run N 77°40'03" E for 253.99 feet to a 1/2" iron pin set; thence run N 61°25'30" E for 543.84 feet to a 1/2" iron pin set; thence run N 89°47'56" E for 895.28 feet to a 1/2" iron pin set; thence run N 01°57'37" W for 175.61 feet to a 1/2" iron pin set on the South line of the property described in Deed Book 29Q at Page 139; thence along said South line run S 89°36'03" E for 428.69 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 24X at Page 688; thence along said boundary run N 00°00'21" W for 121.25 feet to a 1/2" iron pin found marking the Southwest corner of the property described in Deed Book 25D at Page 695; thence along the South line of said property run S 89°48'05" E for 873.24 feet to a 1/2" iron pin found; thence leaving said South line run S 05°52'05" E for 344.53 feet to a 1/2" iron pin set; thence run N 89°33'16" W for 533.65 feet to a 1/2" iron pin set; thence run S 58°19'16" W for 181.95 feet to a 1/2" iron pin set; thence run S 29°35'31" W for 383.32 feet to a 1/2" iron pin set; thence run S 89°41'57" W for 123.04 feet to a 1/2" iron pin marking the Southeast corner of the property described in Deed Book 18N at page 557; thence along the South line of said property run S 89°20'02" W for 1398.03 feet to a 1" crimped top pipe found marking the Southwest corner of said property also being on the West line of the SE 1/4 of the NE 1/4 of said Section 23; thence leaving said boundary and along said West line run S 00°26'08" W for 34.46 feet to a 1/2" iron pin found marking the Northeast corner of the property described in Deed Book 30Y at Page 658; thence along the North line of said property and the North line of the properties described in Deed Book 18F at Page 603 and Deed Book 23W at Page 632 run N 89°54'54" W for 1290.75 feet back to the **POINT OF BEGINNING**. Said parcel contains 33.68 Acres, more or less.

Lincoln Legacy Preliminary Plat

Name of Owner:
LINCOLN ROAD INVESTMENTS , LLC

Name of Owner:
LINCOLN PLAZA DEV. , LLC
119 Hardy Street,
HATTIESBURG, MS, 39401

SURVEY DESCRIPTION:

BLOCK 3

A Parcel of land being part of the NW 1/4 of Section 24, Township 4 North, Range 14 West, Lamar County, Mississippi, having bearings based upon Grid North derived from GPS observations and referenced to Mississippi State Plane Coordinate System (East Zone, NAD 83), with a convergence angle of (-)00° 16' 49.94" and using grid distances with a combined factor of 0.99998259 (determined at the Point of Commencement) and being more particularly described as follows:

BEGIN at a 3/4" metal pipe found at the Southwest corner of the SW 1/4 of the NW 1/4 of said Section 24, said point having grid coordinates of N= 653447.79, E= 818262.02; thence along the West line of said SW1/4 of the NW 1/4 run N 00°15'52" E for 759.41 feet to a 1/2" iron pin set marking the Southeast corner of the property described in Deed Book 18N at Page 557; thence leaving said West line and boundary run N 89°41'57" E for 123.04 feet to a 1/2" iron pin set; thence run N 29°35'31" E for 383.32 feet to a 1/2" iron pin set; thence run N 58°19'16" E for 181.95 feet to a 1/2" iron pin set; thence run S 89°33'16" E for 533.65 feet to a 1/2" iron pin set; thence run N 05°52'05" W for 344.53 feet to a 1/2" iron pin found marking the Southeast corner of the property described in Deed Book 18I at Page 737; thence along the South line of said property run N 89°48'45" W for 576.07 feet to a 1/2" iron pin found stamped TWA COA 109 marking the Southwest corner of the property described in Deed Book 25D at Page 695; thence along the East line of said property run N 00°47'57" E for 475.52 feet to a 1/2" iron pin set on the South right of way of Lincoln road; thence along said South right of way run S 89°31'26" E for 63.46 feet to a 1/2" iron pin set; thence along said South right of way run along a curve to the left for 521.03 feet to a 1/2" iron pin found; said curve having a radius of 1265.21 feet, a chord bearing of N 78°43'39" E, and a chord length of 517.36 feet; thence along said South right of way run along a curve to the left for 311.96 feet to a 1/2" iron pin set, said curve having a radius of 1265.21, a chord bearing of N 59°52'33" E and a chord length of 311.17 feet; thence along said South right of way run N 54°26'29" E for 83.00 feet to a 1/2" iron pin found on the boundary of the property described in Deed Book 28O at Page 47; thence leaving said South right of way run along said boundary for the following 9 calls; thence S 34°10'36" E for 65.66 feet to a 1/2" iron pin found; thence along a curve to the right for 82.64 feet to a 1/2" iron pin found, said curve having a radius of 150.70 feet, a chord bearing of S 18°31'37" E and a chord length of 81.61 feet; thence S 02°44'44" E for 13.13 feet to a 1/2" iron pin found; thence along a curve to the left for 135.49 feet, said curve having a radius of 274.30 feet, a chord bearing of S 16°53'05" E, and a chord length of 134.12 feet; thence S 31°08'40" E for 87.52 feet to a 1/2" iron pin found; thence along a curve to the right for 159.62 feet, said curve having a radius of 261.00 feet, a chord bearing of S 13°34'25" E and a chord length of 157.15 feet; thence S 89°57'38" E for 211.52 feet to a 1/2" iron pin found; thence N 01°36'37" W for 25.87 feet to a 1/2" iron pin found; thence S 89°43'10" E for 297.29 feet to a 1/2" iron pin found on the East line of the property described in Deed Book 16X at Page 289; thence along said East line run S 00°08'54" E for 475.32 feet to a 1/2" iron pin on the North line of the SE 1/4 of the NW1/4 of said Section 24; thence along said North line run N 89°57'49" E for 666.25 feet to a 3/4" iron pin found at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 24, said point having grid coordinates of N= 654802.16, E= 820931.69; thence along the East line of said SE 1/4 of the NW 1/4 run S 00°09'44" E for 1344.99 feet to a to a pine knot found marking the Southeast corner of the said SE 1/4 of the NW 1/4, said point having grid coordinates of N= 653457.17, E= 820935.50; thence along the South line of the NW 1/4 of said Section 24 run S 89°47'56" W for 2673.49 feet back to the **POINT OF BEGINNING**. Said parcel contains 97.93 Acres, more or less. Less and Except 2.01 Acres as per DB 17Q PG 105

LESS AND EXCEPT 2.01 ACRES AS PER DB 17Q PG 105

A part of the SE ¼ of the NW ¼ of Section 24, Township 4 North, Range 14 West in the City of Hattiesburg, Lamar County, Mississippi, which contains 87,584.93 square feet (2.011 acres), more or less, and is particularly described as follows:

Commence at the Northeast corner of the SE ¼ of the NW ¼, Section 24, Township 4 North, Range 14 West, Lamar County, Mississippi, and run S 89°43'39" W, along the North line of the SE ¼ of the NW ¼ of Section 24, 784.79 feet to the Point of Beginning; thence S 15°07'52" E, 279.44 feet; thence S 47°26'45" W, 246.90 feet; thence N 42°33'15" W, 147.56 feet to a point on a curve; thence in a Northeasterly direction along a curve to the left having a radius 330.00 feet and an arc length of 266.18 feet (chord bearing and distance N 01°19'43" E, 259.02 feet); thence N 21°46'40" W, 73.15 feet to the above said North line of the SE ¼ of the NE ¼ of Section 24; thence N 89°42'49" E along the said North line of the SE ¼ of the NW ¼ of Section 24, 229.86 feet back to the Point of Beginning.; together with all improvements thereon and all appurtenances thereunto belonging.

SURVEY DESCRIPTION:

BLOCK 4

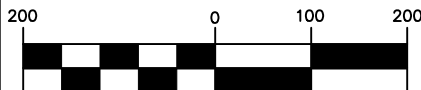
A Parcel of land being part of the NE 1/4 of the NE 1/4 of Section 23, Township 4 North, Range 14 West, Lamar County, Mississippi, having bearings based upon Grid North derived from GPS observations and referenced to Mississippi State Plane Coordinate System (East Zone, NAD 83), with a convergence angle of (-)00° 16' 49.94" and using grid distances with a combined factor of 0.99998259 (determined at the Point of Commencement) and being more particularly described as follows:

COMMENCE at a 3/4" iron pin found at the Southeast corner of the NE 1/4 of the NE 1/4 of said Section 23, said point having grid coordinates of N= 654803.32, E= 818268.28; thence along the East line of said NE1/4 of the NE 1/4 run N 00°02'08" W for 306.33 feet to a 1/2" iron pin set marking the Southeast corner of the property owned by Lincoln Plaza Development LLC with a PPIN of 31923 at the **POINT OF BEGINNING**, said point having grid coordinates of N= 655109.65, E= 818268.09; thence along the South line of said property run N 89°36'03" W for 406.62 feet to a 1/2" iron pin set on the boundary of the property described in Deed Book 29Q at Page 139; thence along said boundary run N 00°23'57" E for 261.53 feet to a 1/2" iron pin set; thence along said boundary run S 34°39'33" E for 11.43 feet to a 1/2" iron pin set on the South right of way of Lincoln Road; thence along said South right of way run along a curve to the right for 405.13 feet to a 1/2" iron pin set marking the Northwest corner of the property described in Deed Book 18B at Page 723, said curve having a radius of 1432.40 feet, a chord bearing of N 80°14'41" E, and a chord length of 403.92 feet; thence along the West line of said property run S 00°02'08" E for 342.19 feet back to the POINT OF BEGINNING. Said parcel contains 2.91 Acres, more or less.

Sheet 1 of 3 (18X24)
06/10/2025
Plat not Valid unless all Sheets are
Present



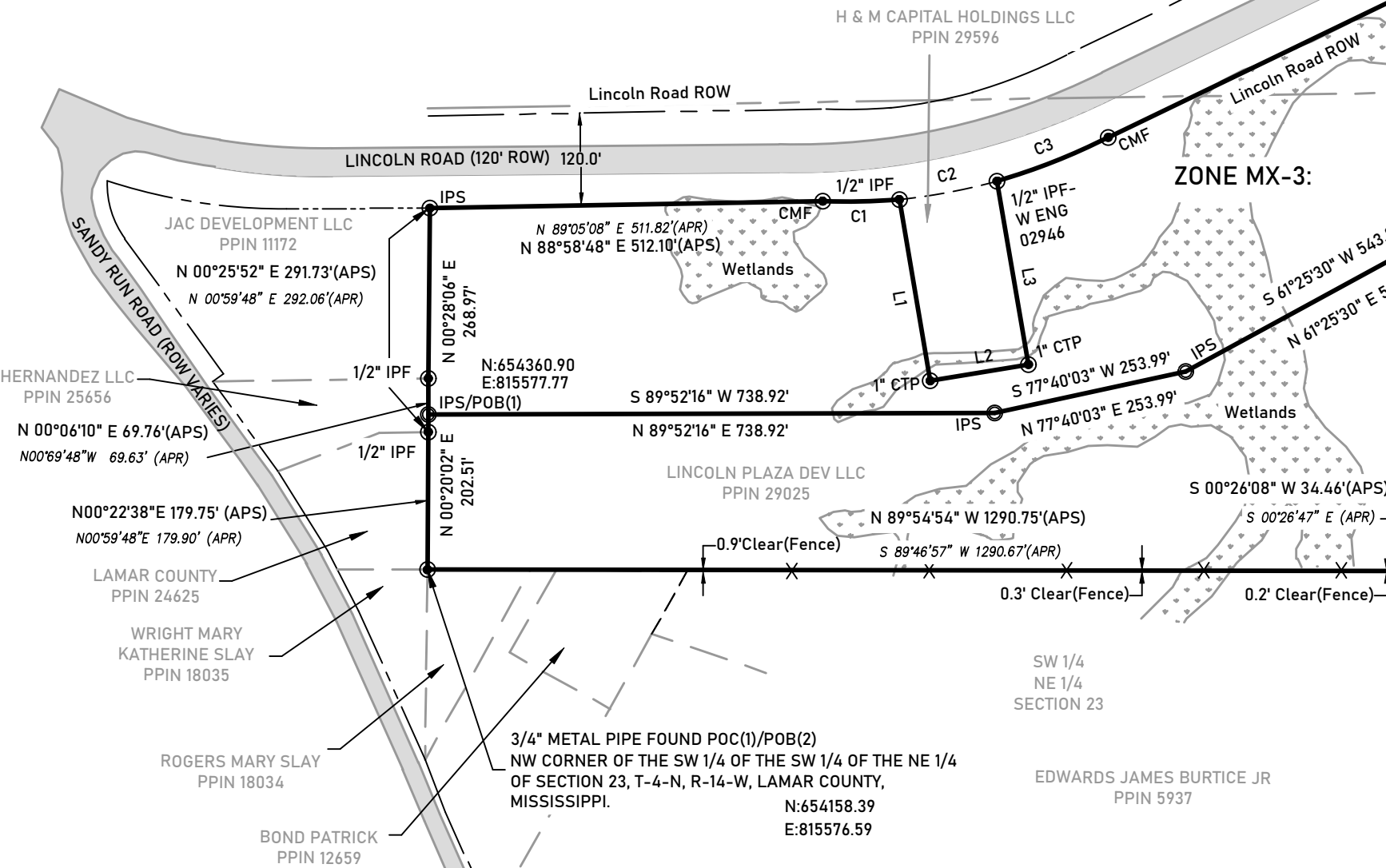
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LINE TABLE

LINE NUMBER	APS BEARING	APS LENGTH	APR BEARING	APR LENGTH
L1	S 09°43'11" E	240.00'	S 09°59'54" E	240.08'
L2	N 80°25'19" E	129.76'	N 80°05'07" E	129.94'
L3	N 09°40'16" W	242.38'	N 09°58'56" W	243.37'
L4	N 54°26'29" E	83.00'	N 53°53'38" E	
L5	S 34°10'36" E	65.66'	S 34°11'19" E	65.68'
L6	S 02°44'44" E	13.13'	S 02°45'41" E	13.16'
L7	S 31°08'40" E	87.52'	S 31°04'02" E	87.56'
L8				
L9	N 00°00'21" W	121.25'	N 00°04'16" W	
L10				
L11	S 89°31'26" E	63.46'	S 89°43'14" E	
L13	N 21°15'12" W	73.86'	N 21°46'40" W	73.15'
L14	S 89°57'11" W	229.95'	S 89°42'49" W	229.86'
L15	N 89°59'13" E	118.45'	N 89°41'53" E	
L16	N 89°36'03" W	406.62'	N 89°49'21" W	
L17	N 00°23'57" E	261.53'	N 00°10'39" E	261.53'
L18	S 00°02'08" E	342.19'	S 00°20'17" E	
L19	N 34°39'33" E	11.43'	N 35°57'26" E	11.43'
L20	S 53°46'38" E	14.54'	S 53°59'56" E	14.57'
L21	S 89°31'26" E	60.00'	S 89°29'48" E	60.00'



CURVE TABLE

CURVE NUMBER	APS ARC LENGTH	APR ARC LENGTH	APR/APS RADIUS	APS CHORD LENGTH	APR CHORD LENGTH	APS CHORD BEARING	APR CHORD BEARING
C1	99.77'		818.51'	99.70'		N 88°46'50" E	
C2	130.12'	130.18'	818.51'	129.98'	130.04'	N 79°22'27" E	N 78°38'14" E
C3	156.05'		818.51'	155.81'		N 68°29'04" E	
C4	82.64'	82.66'	150.70'	81.61'	81.63'	S 18°31'37" E	S 18°28'30" E
C5	135.49'	135.51'	274.30'	134.12'	134.14'	S 16°53'05" E	S 16°54'52" E
C6	159.62'	159.53'	261.00'	13.16'	157.15'	S 13°34'25" E	S 13°33'23" E
C7	405.13'		1432.40'	403.92'		N 80°14'41" E	
C8	266.17'	266.18'	330.00'	259.02'	259.02'	N 01°34'05" E	N 01°19'43" E
C9	51.39'	51.39'	1432.40'	51.39'	51.39'	N 70°46'18" E	N 70°51'00" E

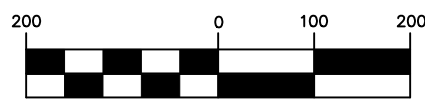
LINE TABLE

LINE NUMBER	APS BEARING	APS LENGTH	APR BEARING	APR LENGTH
L1	S 09°43'11" E	240.00'	S 09°59'54" E	240.08'
L2	N 80°25'19" E	129.76'	N 80°05'07" E	129.94'
L3	N 09°40'16" W	242.38'	N 09°58'56" W	243.37'
L4	N 54°26'29" E	83.00'	N 53°53'38" E	
L5	S 34°10'36" E	65.66'	S 34°11'19" E	65.68'
L6	S 02°44'44" E	13.13'	S 02°45'41" E	13.16'
L7	S 31°08'40" E	87.52'	S 31°04'02" E	87.56'
L8				
L9	N 00°00'21" W	121.25'	N 00°04'16" W	
L10				
L11	S 89°31'26" E	63.46'	S 89°43'14" E	
L13	N 21°15'12" W	73.86'	N 21°46'40" W	73.15'
L14	N 89°57'11" E	229.95'	N 89°42'49" E	229.86'
L15	N 89°59'13" E	118.45'	N 89°41'53" E	
L16	N 89°36'03" W	406.62'	N 89°49'21" W	
L17	N 00°23'57" E	261.53'	N 00°10'39" E	261.53'
L18	S 00°02'08" E	342.19'	S 00°20'17" E	
L19	N 34°39'33" E	11.43'	N 35°57'26" E	11.43'
L20	S 53°46'38" E	14.54'	S 53°59'56" E	14.57'
L21	S 89°31'26" E	60.00'	S 89°29'48" E	60.00'

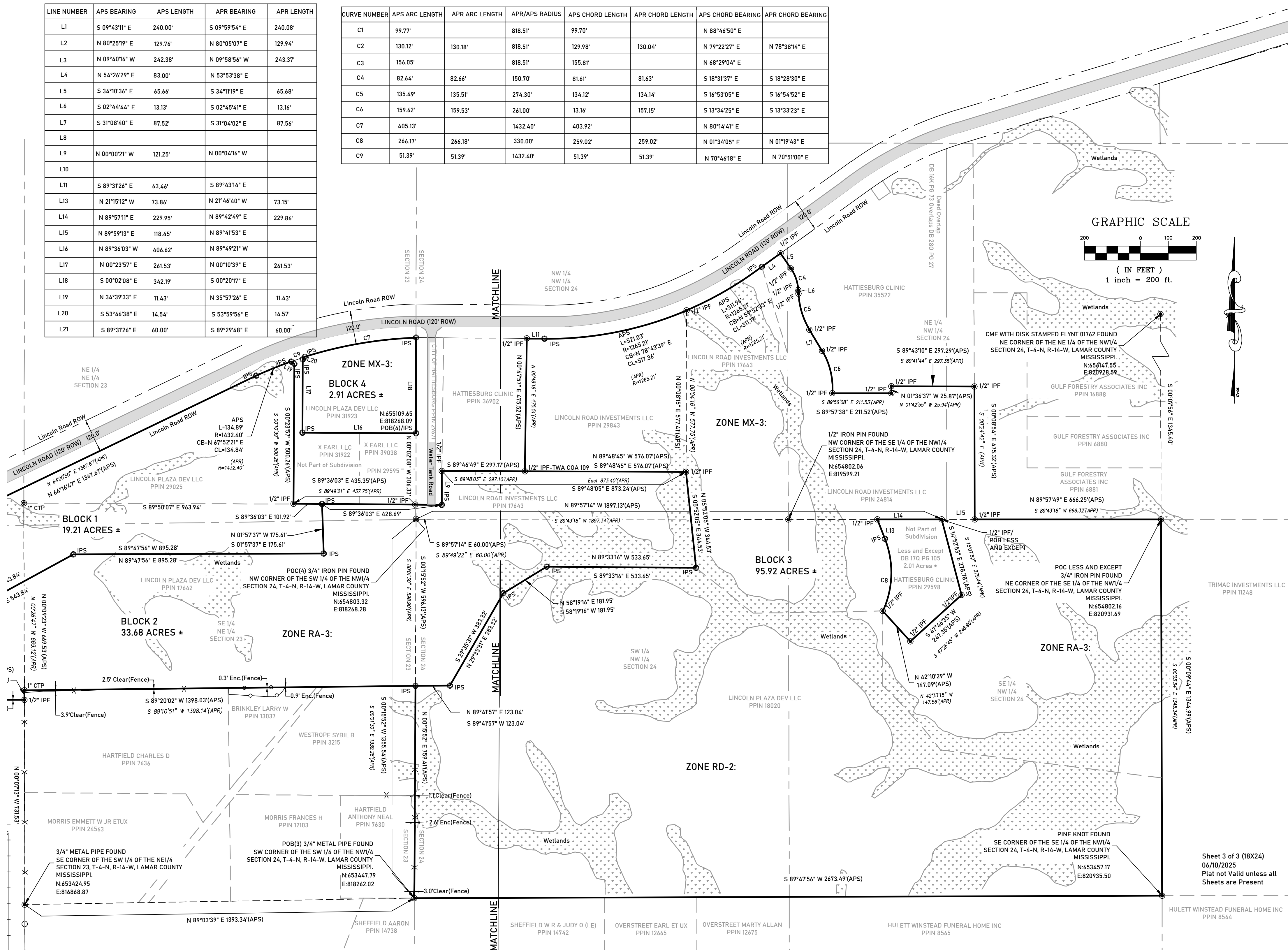
CURVE TABLE

CURVE NUMBER	APS ARC LENGTH	APR ARC LENGTH	APR/APS RADIUS	APS CHORD LENGTH	APR CHORD LENGTH	APS CHORD BEARING	APR CHORD BEARING
C1	99.77'		818.51'	99.70'		N 88°46'50" E	
C2	130.12'	130.18'	818.51'	129.98'	130.04'	N 79°22'27" E	N 78°38'14" E
C3	156.05'		818.51'	155.81'		N 68°29'04" E	
C4	82.64'	82.66'	150.70'	81.61'	81.63'	S 18°31'37" E	S 18°28'30" E
C5	135.49'	135.51'	274.30'	134.12'	134.14'	S 16°53'05" E	S 16°54'52" E
C6	159.62'	159.53'	261.00'	13.16'	157.15'	S 13°34'25" E	S 13°33'23" E
C7	405.13'		1432.40'	403.92'		N 80°14'41" E	
C8	266.17'	266.18'	330.00'	259.02'	259.02'	N 01°34'05" E	N 01°19'43" E
C9	51.39'	51.39'	1432.40'	51.39'	51.39'	N 70°46'18" E	N 70°51'00" E

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



Sheet 3 of 3 (18X24)
06/10/2025
Plat not Valid unless all
Sheets are Present