Planning Commission Agenda

September 2, 2026, 1:00 PM

Jackie Dole Sherrill Community Center

220 W Front Street

I. Business Meeting

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

II. Public Hearing

1. Presentation of Petitions for Public Hearing
   - A. William Carey University, Applicant, requests a rezoning from R-1B to R-3 for a property located at 307 Tommy King Drive (PPIN 13783, Forrest County, Ward 5).
   - B. Tripp Reed and Anderson Neighbors, Applicants, request a rezoning from R-1B to R-3 for a property located at 900 Beverly Hills Road (PPIN 26326, Forrest County, Ward 1).
   - C. Hattiesburg Public School District, Applicants, request a rezoning from R-3 to B-2 for property located on 4th Street (PPINs 26617, Forrest County, Ward 4)
   - D. Hattiesburg Public School District, Applicants, request a historic flood variance for Article 6, Section E of the Flood Ordinance, which states that qualifying historic structures may apply for a flood variance from the requirement to elevate or flood-proof the structure, for a R-1B zoned property located at 526 Forrest Street (PPIN 21838, Ward 4, Forrest County).
   - E. The City of Hattiesburg requests a text amendment to the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to Section 7 (Standards of Design) and Section 13 (Definitions). This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.
   - F. Mississippi Power Company, Applicant, requests rezoning from B-5 to I-1 for a property located near 5012 Old Hwy 42 (PPIN 27551 & 47653, Forrest County, Ward 2).
   - G. Eagle Development of Hattiesburg LLC, Applicant, requests a conditional use to participate in the sidewalk fee-in-lieu program for a property located at 5215 Old Highway 11 (PPIN 20520, Lamar County, Ward 3).

III. Other Business

IV. Adjournment

MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
August 5th, 2026

Board Members Roll Call:

Members Present:

1. Richard Conville
2. Amy Hinton, Chair
3. Elayne Lockett
4. Lee Anne Venable
5. Rebekah Ray, Secretary
6. Michael Dickerson
7. Edward Hargrove

Members Absent

1. Charles Dawe
2. Caroline Ingram
3. Rhoda Pickett, Vice Chair

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Senior Planner
3. Wiley Quinn, Director of Urban Development
4. David Miller, Esq.
5. Meridian McDaniel, Planner I

Amy Hinton, Chair, declared the Hattiesburg Planning Commission meeting open and in session at 1:04 pm.

AGENDA REVIEW

The June 3rd, 2026 agenda was reviewed.

Motion:

Rebekah Ray motioned to approve the agenda.

Second:

Elayne Lockett

Vote:

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

MINUTES REVIEW

The minutes from the July 2026 meeting were reviewed.

Motion:

Rebekah Ray motioned to approve the minutes from the July Meeting.

Second:

Richard Conville

Vote:

Board Member	Yea	Nay	Other
Richard Conville	X		
Charles Dawe			ABSENT
Michael Dickerson	X		
Edward Hargrove			ABSENT
Amy Hinton	X		
Caroline Ingram			ABSENT
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:
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).

Discussion and Vote :
The planning staff introduced the case.
Presented by:
- Tamarkion Britton
- Sandra Willis

Proponents:
- None

Opponents:
- None

Motion:
Richard Conville motioned to recommend approval.
Second:
Lee Anne Venable
Vote:

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

Item 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).

Discussion and Vote :

The planning staff introduced the case.

Presented by:

- Patricia Mitchell

Proponents:

- None

Opponents:

- None

Motion:

Rebekah Ray motioned to recommend approval.

Second:

Elayne Lockett

Vote:

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

BUSINESS MEETING

Other Business:

- Lincoln Legacy Extention of Plat

Presented by:

- Ginger Lowrey

Proponents:

- None

Opponents:

- None

Motion:

Edward Hargrove motioned to recommend approval.

Second:

Lee Anne Venable

Vote:

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

Adjournment:

The meeting was adjourned at 2:28 pm

Motion:

Amy Hinton

Second:

Edward Hargrove

Vote:

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

_____

Rebekah Ray, Secretary

_____

Cory Long, AICP, Planning Division Manager

URBAN DEVELOPMENT
PLANNING DIVISION

Hattiesburg Planning Commission
Planning Division
Item A - Staff Report
September 2nd, 2026

Quick Facts:

Applicant:

William Carey University

Address:

307 Tommy King Drive (approximately)

Zoning:

R-1B

Future Land Use:

Neighborhood Center Mixed Use District

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

5

County:

Forrest

PPIN Number(s):

13783

Parcel Number(s):

2-038H-15-172.00

Property Area Image

Applicant's Request:
William Carey University, Applicant, requests a rezoning from R-1B to R-3 for a property located at approximately 307 Tommy King Drive (PPIN 13783, Forrest County, Ward 5).

Surrounding Area Image

Surrounding Area Image

Background and History

William Carey University has been growing its campus and acquiring nearby properties. The land to the east of the subject property has been developed into a new art building. The university plans to use the subject property for this art facility to provide more space for students. William Carey University has initiated several rezoning requests in the area around its campus as it has expanded. Since 2012, it has requested numerous zoning changes for acquired properties to use them as part of the University. In 2024, the University rezoned several properties for housing and new campus buildings, including the art building currently under construction near the subject site. In 2026, WCU requested a rezoning for the lot in between the subject property and the art building property. The intention originally was to include all parcels from the previous request, as well as the subject property for this request, however it was not formally included in the first request.

Future Land Use:

Neighborhood Center Mixed-Use Districts provide locations for a range of compatible uses that primarily serve neighborhood residents, area businesses, employment centers, and visitors drawn to the special district. In this district, a mix of land uses may be found that complement the character of the surrounding neighborhoods and/or employment centers, and allow the extension of certain non-residential land uses to properties that had previously been used as residences. Areas with this designation contain residential properties in transition and a mix of existing types. Residential properties in transition are considered to be properties that are vacant, abandoned, or temporarily rented until a viable use is identified. Minor changes in these areas, such as increases in traffic, encroachment of non-residential uses, and high vacancy rates, give the perception that single-family, owner-occupied housing is no longer sustainable. This description does not include areas characterized as follows: a majority of the properties are occupied as residential properties; non-residential uses have not yet penetrated the residential block; and non-residential uses are only proposed to satisfy the desires of the owner(s) of a single property.

Surrounding Area Image

District Characteristics The characteristics of this district include the following: a mix of building types; residential buildings that have been converted to non-residential uses, such as offices; buildings with shallow front and side yards; small private parking areas and shared parking in public lots; green space in the form of smaller private yards and courtyards; and buildings with both residential and commercial uses.

District Land Uses The following land uses should be found in this district: single-family residential uses; accessory apartments; small townhome developments (six to eight units per acre; development sizes no greater than two acres); second-floor apartments over retail or service businesses; smaller, low-intensity retail and service businesses, such as specialty shops, delis and cafes; public and quasi-public uses, such as churches, schools

Codes and Regulations

SECTION 4: Zoning Districts Established

4.5.4 R-1B Single-Family Residential District

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

4.5.7 R-3 Multi-Family Residential District

The purpose of the R-3 District is to permit medium and high density residential uses including multi-family, two-family, and single-family structures with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the

Surrounding Area Image

Comprehensive Plan. This zoning district encourages protected residential neighborhoods with only compatible supporting institutional uses and open space.

SECTION 6: 6.1 District Dimensional Standards

Table 6.1 Dimensional Standards										
District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
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%	-

Considerations and Basis for Approval

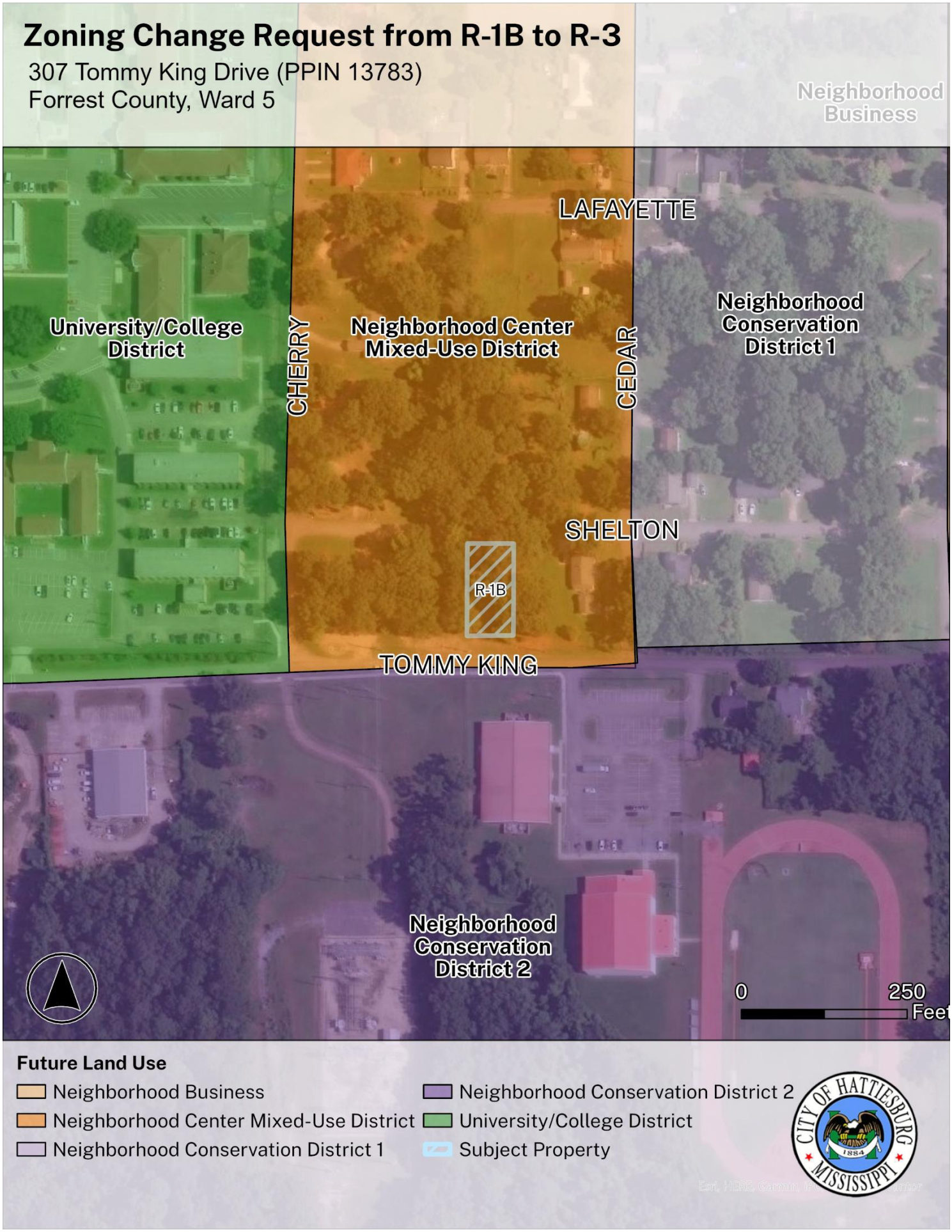
Property Area Image

Applicant's Request:
Recommend approval or denial of a request for rezoning from R-1B to R-3 for a property located at 307 Tommy King Drive (PPIN 13784, Forrest County, Ward 5).

Basis for Approval:
Zoning Change & Text Amendments

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

Zoning Change Request from R-1B to R-3
307 Tommy King Drive (PPIN 13783)
Forrest County, Ward 5
LAFAYETTE
CHERRY
CEDAR
SHELTON
TOMMY KING
R-3
R-1A
R-1B
R-1C
R-2
A-2
0
250
Feet
Zoning Districts
A-2
R-1A
R-1B
R-1C
R-2
R-3
Subject Property
CITY OF HATTIESBURG
MISSISSIPPI
1884


Zoning Change Request from R-1B to R-3
307 Tommy King Drive (PPIN 13783)
Forrest County, Ward 5
Neighborhood Business
LAFAYETTE
University/College District
CHERRY
Neighborhood Center Mixed-Use District
CEDAR
Neighborhood Conservation District 1
SHELTON
R-1B
TOMMY KING
Neighborhood Conservation District 2
0
250
Feet
Future Land Use
Neighborhood Business
Neighborhood Center Mixed-Use District
Neighborhood Conservation District 1
Neighborhood Conservation District 2
University/College District
Subject Property
CITY OF HATTIESBURG
1884
MISSISSIPPI

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: William Carey University **Project Name:** Parcel Rezone, WCU Art Adjacent

Municipal Address of Site: 307 Tommy King Drive **PPIN #:** 13783, LOT 3, BURKETTS SUBD.

Parcel Number(s): _____

Type of Public Hearing	Additional Information Needed:
☐ Variance (fill out pages 7 & 8)	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
■ Rezoning (fill out page 11)	Existing Zoning: R1-B Proposed Zoning: R-3 (University)
☐ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____

Other Application types:

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

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:**	
PPIN # or Parcel #:			

Updated Version 05/22/25

Public Hearing Petitioner Information:

Deadline for applicant to file petition: _____
Hattiesburg Planning Commission Meeting Date: _____
Hattiesburg Board of Adjustment Meeting Date: _____
City Council Agenda Review Date – (you or your representative should attend): _____
City Council Meeting (Vote) Date – (you or your representative may attend): _____

- There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.
  - 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 $_____

Updated Version 05/22/25

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

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

OTHER PROCESSES MAY HAVE ADDITIONAL FEES
Make all checks payable to the City of Hattiesburg

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

Print Name: Shane Germany **Signature:**

Updated Version 05/22/2025

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **OWNER(s)** of the subject property located at

±307 Tommy King Drive Hattiesburg MS 39401,

Street Address City State

on this the 6 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.

Shane Germany,

on this the 6 day of MAY, 2026. ROBERT BLEVINS FOR WILLIAM CAREY UNIVERSITY

Applicant (Print)

Robert S Blevins FOR WCU

Applicant (Signature)

STATE OF MS

COUNTY OF Covington

Personally came and appeared before me, the within named Robert Blevins,

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 6 day of May, 2026.

Lisa Williams

NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID #126801 LISA WILLIAMS Commission Expires 02/13/2027 COVINGTON COUNTY

My Commission Expires:

2/13/2027

APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT(S)** OF THE PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY.

WITNESS THE SIGNATURES of the **APPLICANT(S)** of the subject property located at

+/- 307 Tommy King Dr Hattiesburg MS,
Street Address City State

on this the 4 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.

Shane Germany

on this the 4 day of May, 2026

Shane Germany
Applicant (Print)

Applicant (Signature)

STATE OF MS

COUNTY OF Covington

Personally came and appeared before me, the within named Shane Germany,
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 4 day of May, 2026.

Lisa Williams
NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID #126801 LISA WILLIAMS Commission Expires 02/13/2027 COVINGTON COUNTY

My Commission Expires:
2/13/2027

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 current zoning of this parcel is R1-B. The adjacent parcels owned by the University are R-3.

We are requesting that this parcel be rezoned to R-3 to be consistent with the allowable conditions, uses, and occupancies necessary for higher education.

The immediate need is to re-zone this individual lot so that perimeter security fencing can be installed as necessary for the new WCU Art Building on adjacent lots. The fence must enclose this undeveloped parcel. The current R-1B zoning does not allow the standard 6' metal fence used throughout WCU Campus without variance, therefore we are requesting this parcel be re-zoned.

Other University owned lots which need to be re-zoned will be proposed separately and as the need arises. No other lots are being requested at this time.

URBAN DEVELOPMENT
PLANNING DIVISION

Hattiesburg Planning Commission
Planning Division
Item B - Staff Report
September 2nd, 2026

Quick Facts:

Applicant:

Tripp Reed and Anderson Neighbors

Address:

900 Beverly Hills Road

Zoning:

R-1B

Future Land Use:

Neighborhood Conservation District 2

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

1

County:

Forrest

PPIN Number(s):

26326

Parcel Number(s):

2-028E-06-002.00

Property Area Image

Applicant's Request:
Tripp Reed and Anderson Neighbors, Applicants, request a rezoning from R-1B to R-3 for a property located at 900 Beverly Hills Road (PPIN 26326, Forrest County, Ward 1).

Surrounding Area Image

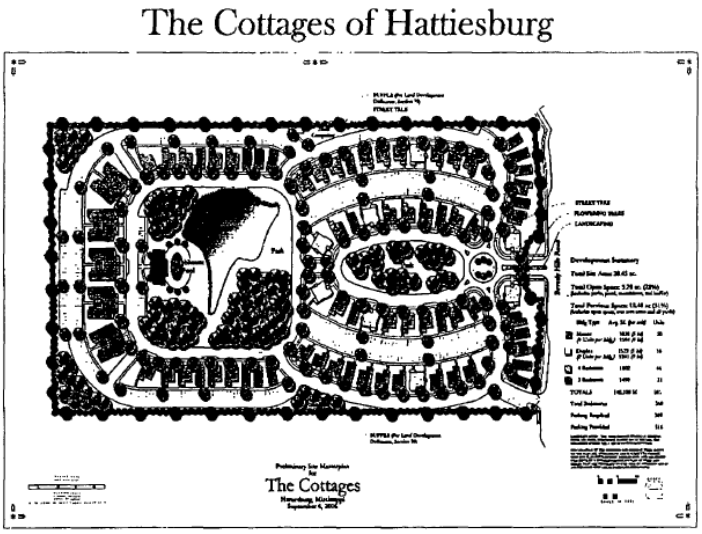


Image of the original concept plan for The Cottages included with the 2006 approval of the PRD

Background and History

The applicants requested a letter of zoning determination in December of 2025 for the property in which the Cottages of Hattiesburg is located. Staff delivered the letter, which stated that the property was zoned R-1B and that the use of the property (multi-family) was not permitted but was preexisting, so the use of the property is legally nonconforming.

Upon discussion with the applicant, staff researched the property and found that the development was approved by the Hattiesburg City Council in 2006 as a Planned Residential Development (PRD) in a R-1B (Single-Family Residential-7,500 square feet). A PRD was a special development type that did not change the property's zoning or create an overlay. The adoption of the Land Development Code (Ord. 3209) in 2017 removed PRDs as a type of development permitted within the city. With this change to the Land Development Code and the updates to the zoning map, the property at 900 Beverly Hills Road was designated "Legal, Nonconforming" and retained the same R-1B zoning district.

The applicants had further questions about the legal nonconforming status and damage thresholds. Staff informed them that the information and regulations pertaining to legal, nonconforming properties in Hattiesburg's Land Development Code in Section 2: Applicability and Conformity. Section 2.5.4. lists information regarding damage thresholds and the criteria under which the project could be rebuilt. To be in conformance with the Land Development Code, the property needed to be rezoned to R-3, Multi-Family Residential. With this information, the applicants decided to move forward with a rezoning application.

Future Land Use:

Neighborhood Conservation District 2 – Suburban Neighborhoods

This Neighborhood Conservation District is primarily a residential district located in conventional subdivisions. In this district, large tracts of land were platted as single-family residential neighborhoods. Other than schools and churches, non-residential land uses are not typically found in these districts.

District Characteristics The characteristics of this district include the following: low-density or moderate-density single-family residences; building lots with front and side yards with standard depths; and a lower overall density of development than downtown or historic neighborhoods

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

SECTION 6: 6.1 District Dimensional Standards

Table 6.1 Dimensional Standards

District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
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%	-

Considerations and Basis for Approval

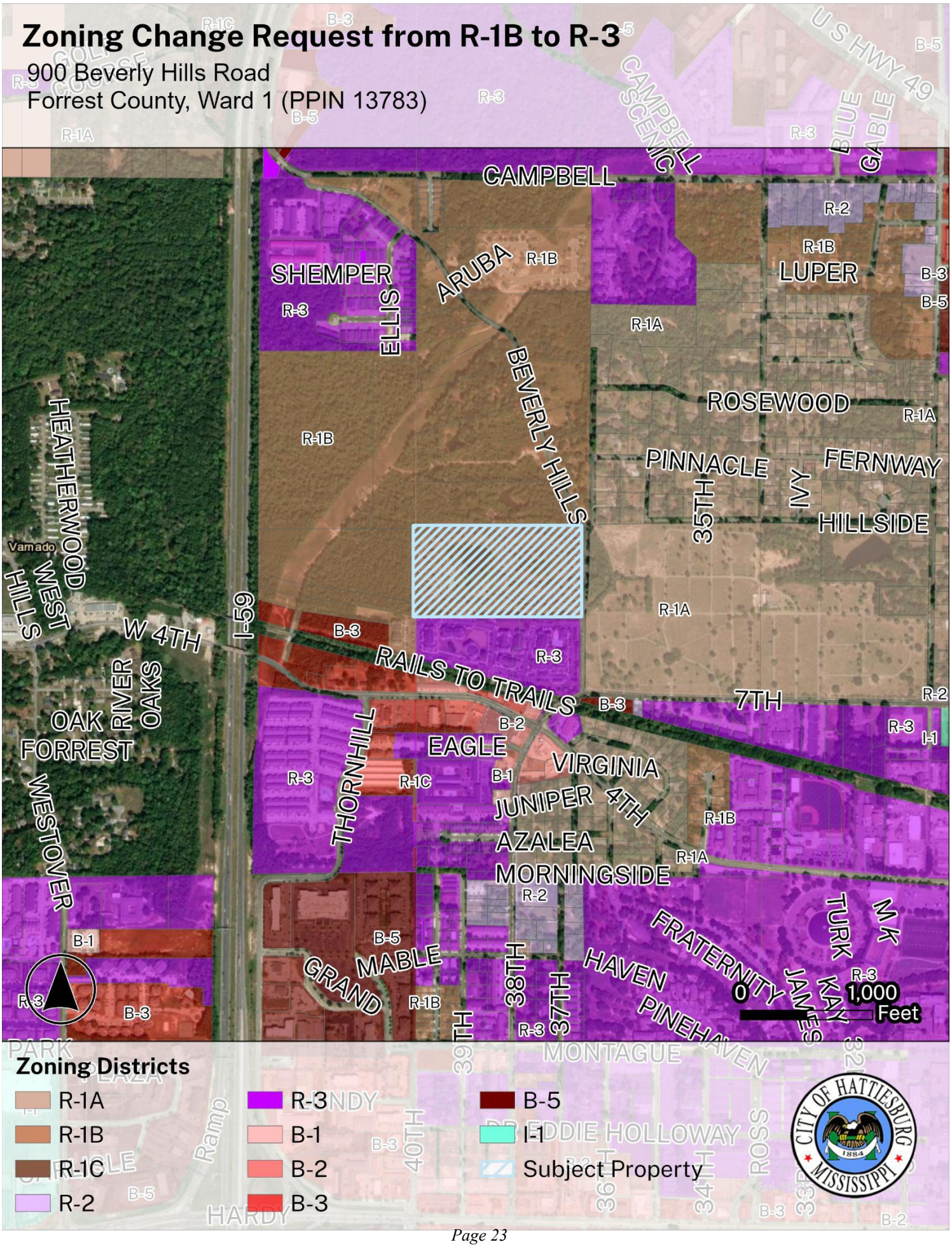
Applicant's Request:

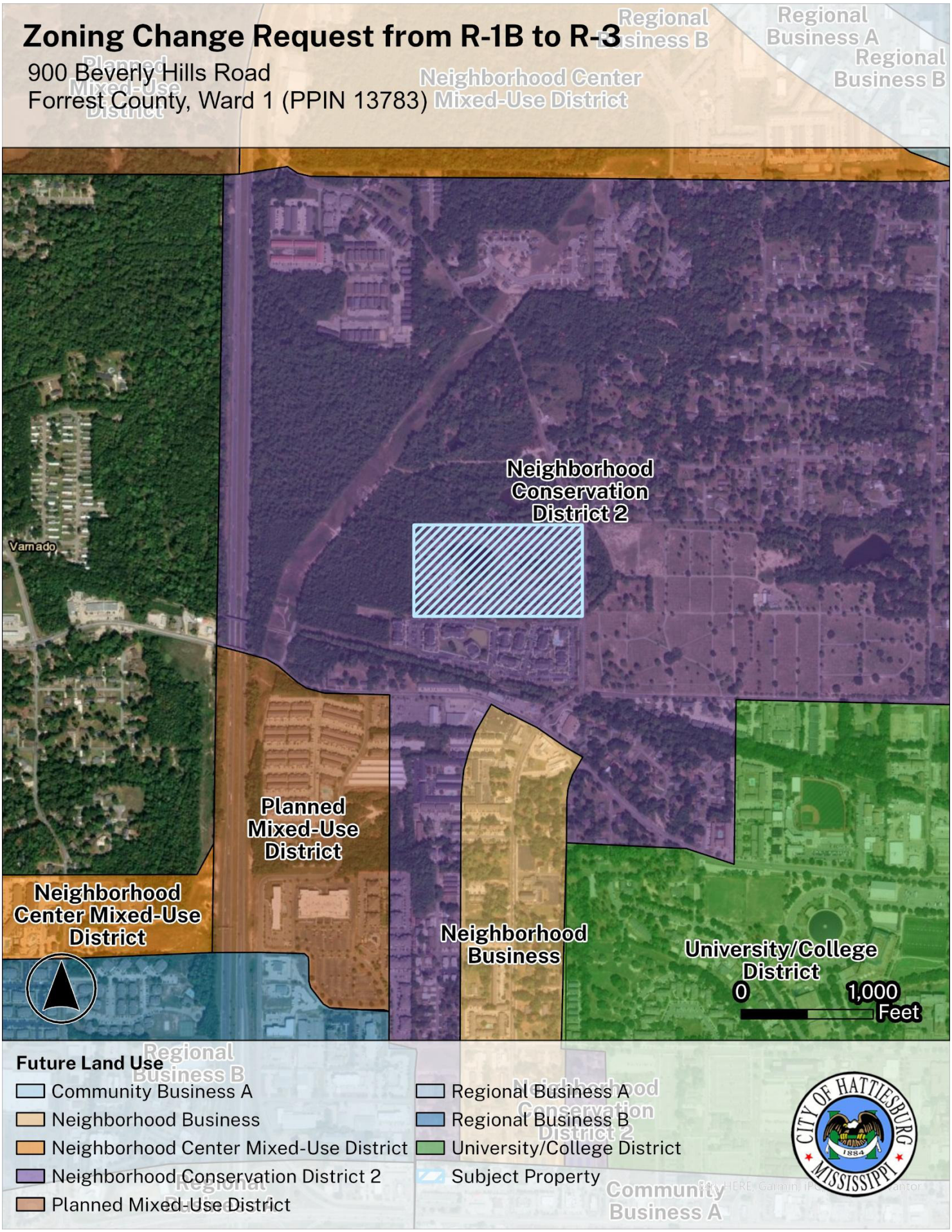
Recommend approval or denial of a request for rezoning from R-1B to R-3 for a property located at 900 Beverly Hills Road (PPIN 26326, Forrest County, Ward 1).

Basis for Approval:

Zoning Change & Text Amendments

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


Zoning Change Request from R-1B to R-3
900 Beverly Hills Road
Forrest County, Ward 1 (PPIN 13783)
CAMPBELL
CAMPBELL SCENIC
U S HWY 49
BLUE GABLE
SHEMPER
ARUBA
ELLIS
BEVERLY HILLS
LUPER
ROSEWOOD
PINNACLE
FERNWAY
IVY
35TH
HILLSIDE
HEATHERWOOD
WEST HILLS
Vamado
W 4TH
I-59
RAILS TO TRAILS
7TH
OAK FORREST
RIVER OAKS
EAGLE
VIRGINIA
THORNHILL
JUNIPER
4TH
AZALEA
MORNINGSIDE
WESTOVER
FRATERNITY
TURK
M K
MABLE
GRAND
38TH
37TH
HAVEN
PINEHAVEN
JAMES
KAY
39TH
MONTAGUE
40TH
EDDIE HOLLOWAY
ROSS
36TH
34TH
HARDY
PARK
0
1,000
Feet
Zoning Districts
R-1A
R-1B
R-1C
R-2
R-3
B-1
B-2
B-3
B-5
I-1
Subject Property
CITY OF HATTIESBURG
1884
MISSISSIPPI


Zoning Change Request from R-1B to R-3
900 Beverly Hills Road
Forrest County, Ward 1 (PPIN 13783)
Neighborhood Conservation District 2
Planned Mixed-Use District
Neighborhood Center Mixed-Use District
Neighborhood Business
University/College District
Varnado
0
1,000
Feet
Future Land Use
Community Business A
Neighborhood Business
Neighborhood Center Mixed-Use District
Neighborhood Conservation District 2
Planned Mixed-Use District
Regional Business A
Regional Business B
University/College District
Subject Property
CITY OF HATTIESBURG
1884
MISSISSIPPI

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: CDC-Hattiesburg, LLC **Project Name:** The Cottages of Hattiesburg

Municipal Address of Site: 900 Beverly Hills Road **PPIN #:** 026326

Parcel Number(s): 2-028E-06-002.00

Type of Public Hearing	Additional Information Needed:
☐ Variance (fill out pages 7 & 8)	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: _____
■ Rezoning (fill out page 11)	Existing Zoning: R-1B Proposed Zoning: R-3
☐ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____

Other Application types:

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

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:**	
PPIN # or Parcel #:			

Application for Public Hearing

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

Public Hearing Petitioner Information:

Deadline for applicant to file petition: _____
Hattiesburg Planning Commission Meeting Date: _____
Hattiesburg Board of Adjustment Meeting Date: _____
City Council Agenda Review Date – (you or your representative should attend): _____
City Council Meeting (Vote) Date – (you or your representative may attend): _____

- There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.
    - 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 $ 600

Application for Site Plan Review

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

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

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

OTHER PROCESSES MAY HAVE ADDITIONAL FEES
Make all checks payable to the City of Hattiesburg

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

Print Name: Trig Reed **Signature:** Trig Reed

Updated Version 05/22/2025

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:

This property was originally zoned PRD when it was developed/built in 2007/2008. When the City of Hattiesburg redid their zoning code in 2017 and eliminated the PRD zoning designation, the property reverted to its prior zoning designation which was R-1B--a single-family zoning designation. Because of this, the property is currently non-conforming to its zoning designation. The owners seek to rezone the property to R-3B, a multifamily zoning designation, which would allow it to have a conforming zoning designation so that the property can be re-financed. There are no current plans to add additional units or alter the property's current use or construction.

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

900 Beverly Hills Road Hattiesburg MS,

Street Address City State

on this the 20th day of July, 20 26

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.

Trip Reed, Anderson Neighbors

on this the 20th day of July, 20 26.

CDC-Hattiesburg, LLC

Property Owner (Print)

Michael A. Mouran

Property Owner (Signature)

MANAGER

STATE OF Alabama

COUNTY OF Jefferson

Personally came and appeared before me, the within named

Michael A Mouran,

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20 day of July, 20 26

Adrian L Williams

NOTARY PUBLIC

ADRIAN LEIGH WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires:

Feb 9, 2029

My Commission Expires
February 9, 2029

APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT(S)** OF THE PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY.

WITNESS THE SIGNATURES of the **APPLICANT(S)** of the subject property located at

900 Beverly Hills Road Hattiesburg MS,
Street Address City State

on this the 20th day of July, 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.

Trip Reed, Anderson Neighbors

on this the 20th day of July, 2026.

CDC-Hattiesburg, LLC
Applicant (Print)

Applicant (Signature)
MANAGER

STATE OF Alabama

COUNTY OF Jefferson

Personally came and appeared before me, the within named
Michael A Mauron,
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 20th day of July, 2026.

NOTARY PUBLIC

ADRIAN LEIGH WILLIAMS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

My Commission Expires:
Feb 9, 2029

My Commission Expires
February 9, 2029

URBAN DEVELOPMENT
PLANNING DIVISION

Hattiesburg Planning Commission
Planning Division
Item C - Staff Report
September 2nd, 2026

Quick Facts:

Applicant:

Hattiesburg Public School District

Address:

4th Street, Near Hutchinson Intersection

Zoning:

R-3

Future Land Use:

Neighborhood Business Corridor

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

4

County:

Forrest

PPIN Number(s):

26617

Parcel Number(s):

2-0292-09-035.00

Property Area Image

Applicant's Request:
Hattiesburg Public School District applicants request a rezoning from R-3 to B-2 for property located on 4th Street (PPINs 26617 Forrest County, Ward 4)

Background and History

Surrounding Area Image

Representatives from the Hattiesburg Public School District met with staff for a pre-application meeting on May 22, 2026, to discuss a series of facility improvement projects planned throughout the district between 2026 and 2028. The proposed work includes a combination of interior renovations, signage improvements, demolition, athletic facility upgrades, site improvements, and other improvements to existing school facilities. Projects discussed included work at Hawkins Elementary, Mary Bethune Alternative Center, Grace Christian Elementary, Woodley Elementary, Lillie Burney Elementary, Thames Elementary, N.R. Burger Middle School, Rowan Elementary, and Hattiesburg High School.

Staff advised the School District that projects involving exterior additions or site improvements would generally require site plan review and should be submitted as individual applications for each school location. The district may coordinate review of several projects during the same meeting; however, larger projects, including the proposed Hattiesburg High School tennis facility at 4th Street and Hutchinson Avenue, will require a separate review due to the scope of the project. During the site plan process, staff noted that the school district owned a parcel zoned R-3, which differed from the rest of its B-2-zoned parcels on the west side of Hutchinson. The school district decided to move forward with the rezoning request, along with a variance request for the tennis/pickleball facility project.

Surrounding Area Image

Future Land Use:

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.

› **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

R-3 (Multi-Family Residential): The purpose of the R-3 District is to permit medium and high-density residential uses including multi-family, two-family, and single-family structures with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected residential neighborhoods with only compatible supporting institutional uses and open space.

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

Table 6.1 Dimensional Standards

District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
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

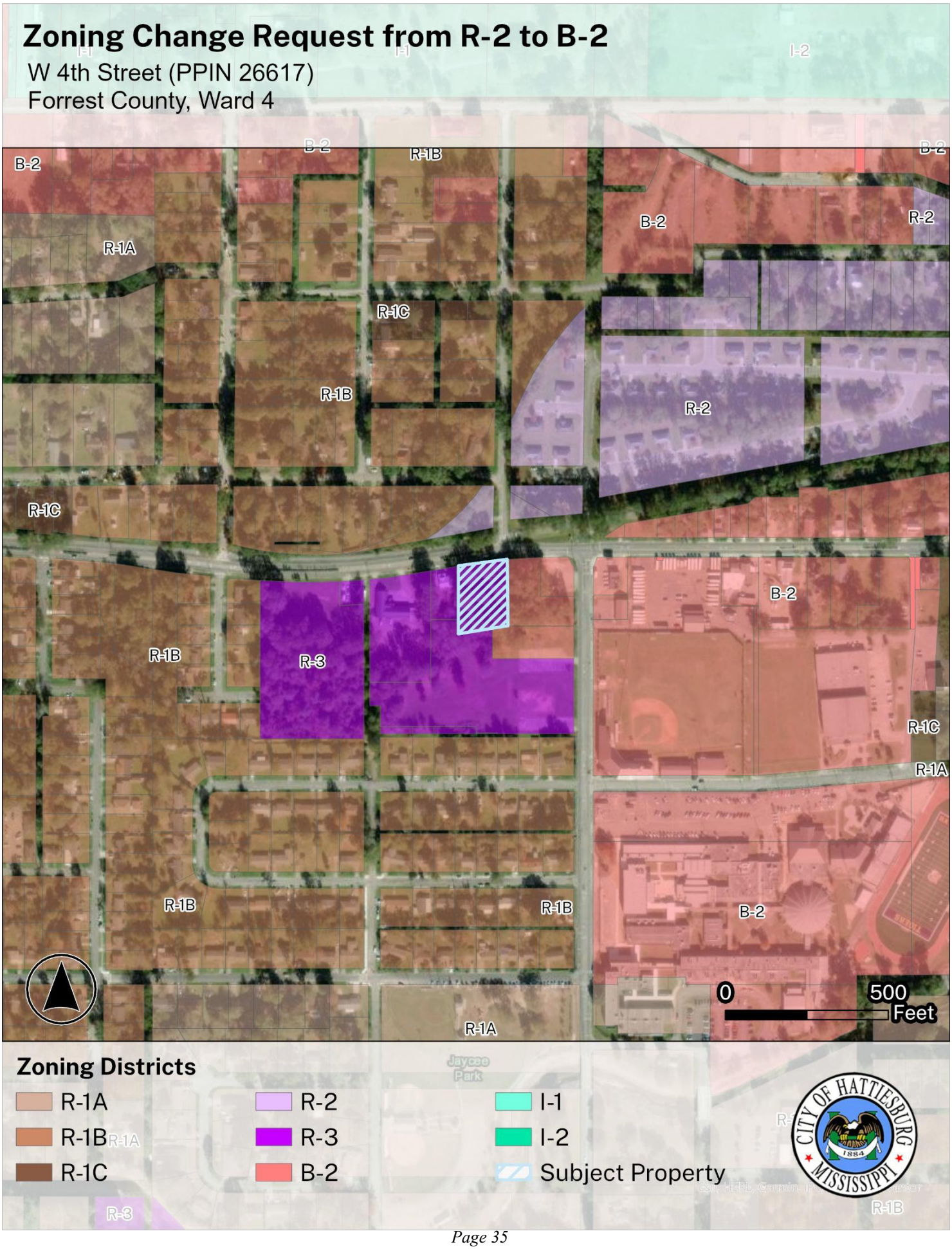
Considerations and Basis for Approval

Property Area Image

Applicant's Request:
Recommend approval or denial of a request for rezoning from R-3 to B-2 for property located on 4th Street (PPINs 26617, Forrest County, Ward 4)

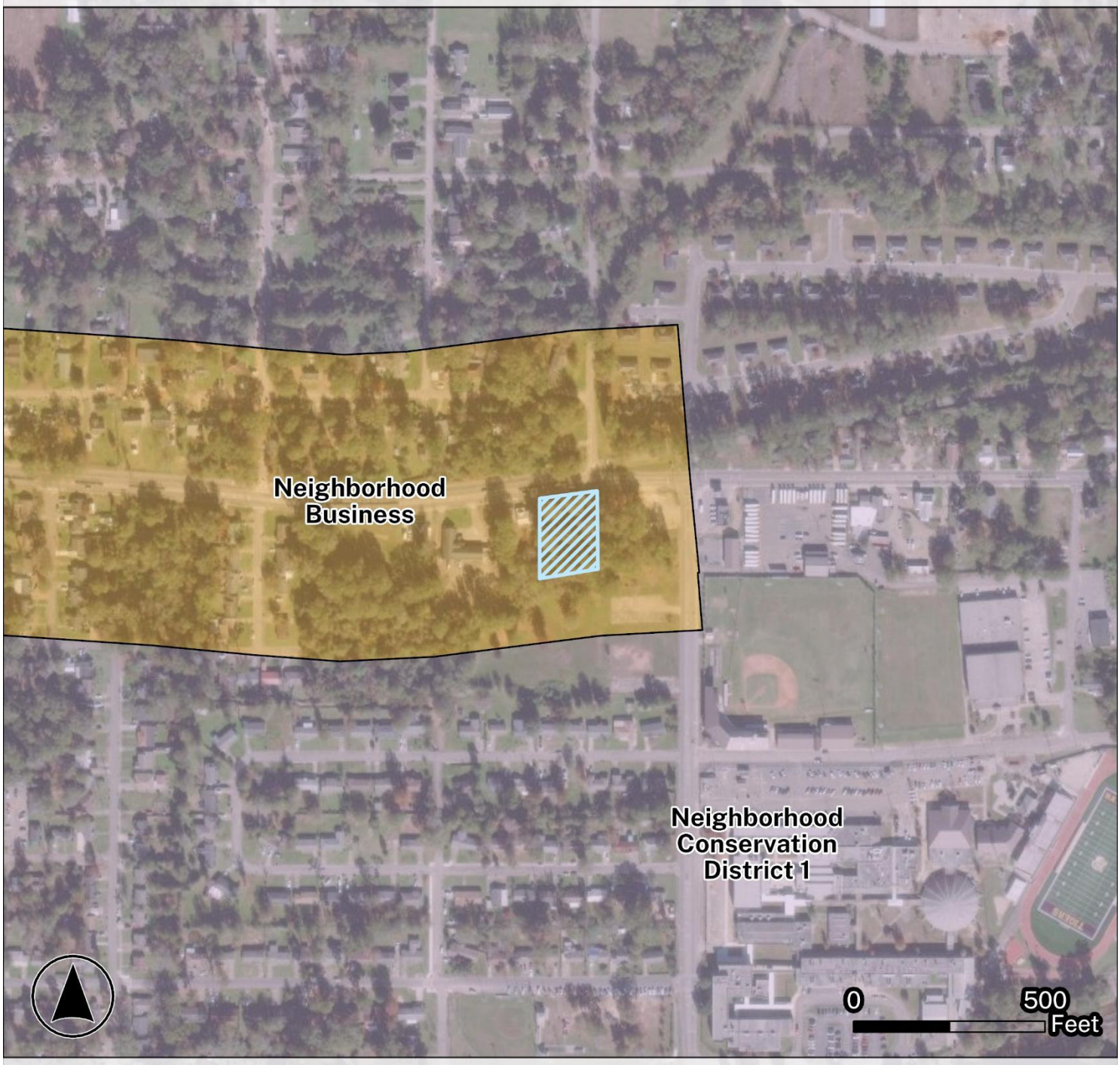
Basis for Approval:
Zoning Change & Text Amendments

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


Zoning Change Request from R-2 to B-2
W 4th Street (PPIN 26617)
Forrest County, Ward 4
B-2
R-1B
R-1A
R-1C
R-2
R-3
0
500
Feet
Zoning Districts
R-1A
R-1B
R-1C
R-2
R-3
B-2
I-1
I-2
Subject Property
CITY OF HATTIESBURG
MISSISSIPPI
1884

Zoning Change Request from R-2 to B-2

W 4th Street (PPIN 26617)
Forrest County, Ward 4



Future Land Use

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

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: Stephen R. McCay **Project Name:** HHS Tennis Courts

Municipal Address of Site: Hutchinson Avenue **PPIN #:** 26617, 26621, 26622

Parcel Number(s): 2-029L-09-035.00, 2-029L-09-028.00, 2-029L-09-027.00

Type of Public Hearing	Additional Information Needed:
☑ Variance (fill out pages 7 & 8)	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☑ Other: fencing
☑ Rezoning (fill out page 11)	Existing Zoning: R3 Proposed Zoning: B2
☐ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____

Other Application types:

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

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:**	
PPIN # or Parcel #:			

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). Section 12.4.1 Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended.

Approval Criteria.
A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship**. (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

   The proposed use — a tennis/golf facility — requires ball containment fencing that meets standard specifications for the sport. A fence height of 10 feet is standard and necessary to reasonably contain balls in play and prevent them from leaving the property onto adjacent land, public rights-of-way, or streets. The hardship arises from the nature of the permitted use itself, not from any choice by the applicant; a fence at the code-maximum height would not adequately serve its functional purpose for this type of facility.

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

   The requested fence height variance is not a special privilege, as it is consistent with fence heights routinely granted or permitted for similar athletic/recreational facilities (tennis courts, golf facilities, ball fields). The relief requested matches industry-standard specifications for this specific use, not a benefit unique to this applicant.

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

   Strict application of the standard fence height maximum, written primarily to address residential and security fencing, would prevent adequate ball containment for a permitted athletic use, an outcome not intended by the ordinance when applied to recreational sports facilities of this type.

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

   Without the variance, the site cannot be reasonably developed and operated as a tennis/golf facility, since a fence at the standard height maximum would not contain balls in play, creating safety concerns for neighboring properties, pedestrians, and vehicular traffic, and would render the facility non-functional for its intended use.

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

   The requested 10-foot fence height reflects the minimum standard specification necessary for ball containment for tennis or golf. No greater height is requested than what is functionally required for the sport.

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

   The fence height ordinance is intended to preserve neighborhood aesthetics, sightlines, and safety. This variance conforms with that intent because the additional height is functional (ball containment) rather than for screening or security purposes, and can be paired with [see-through mesh/chain-link material, appropriate setback from property line, landscaping buffer] to minimize visual impact on adjacent properties.

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

FOR RE-ZONING APPLICANTS:

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

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

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

The Hattiesburg Public Schools own three adjoining vacant parcels facing West 4th Street. Two of the parcels are currently zoned B-2, while the third parcel is zoned R-3. HPS proposed to combine the three parcels into a single tract. And rezone the R-3 parcel to B-2 to establish consistent zoning across the property.

The subject properties are located along West 4th Street beginning at the west corner of West 4th Street & Hutchinson Avenue. To the north, across West 4th Street, is the Longleaf Trace recreational & fitness corridor.

The proposed development of tennis facilities on the combined site will improve the appearance of the area by transforming currently vacant property into a well-maintained recreational asset. The request is compatible with the surrounding area, which is characterized by a predominately commercial development pattern along the West 4th Street corridor. Additionally, the project will expand the athletic facilities available to Hattiesburg High School & support the recreational, educational, & community needs of HPS.

CONCEPTUAL RENDERINGS, DO NOT USE FOR CONSTRUCTION

EXISTING CONDITIONS NOTES

TOPOGRAPHICAL SURVEY

CONTRACTOR TO PROVIDE TOPOGRAPHICAL SURVEY, SEE SPECIFICATIONS SECTION 01600 - ALLOWANCES

EXISTING AND NEW SITE PLAN ARE CONCEPTUAL WITH REGARD TO EXISTING CONDITIONS (E.G., PROPERTY LINE LOCATIONS, CONTOUR LINES, TREE LOCATIONS / SIZES, UTILITIES ...

TOPOGRAPHICAL SURVEY TO INCLUDE PROPERTY LINE LOCATIONS, EXISTING CONSTRUCTION, UTILITIES, 1' FOOT CONTOUR INTERVALS, TREE SIZES AND LOCATIONS AS REQUIRED BY CONTRACTOR.

CONTRACTOR SHALL BE BID ALL WORK AS INDICATED IN CONSTRUCTION DOCUMENTS.

FINAL DESIGN WILL BE PROVIDED BY ARCHITECT SUBSEQUENT TO TO TOPOGRAPHICAL SURVEY.

DIFFERENCES BETWEEN THE ARCHITECT'S CONCEPTUAL DESIGN AND FINAL DESIGN WILL BE NEGOTIATED WITH CONTRACTOR.

SITE PLAN REVIEW

FINAL SITE PLAN DESIGN WILL BE REQUIRED TO BE APPROVED BY COH SITE PLAN REVIEW COMMITTEE

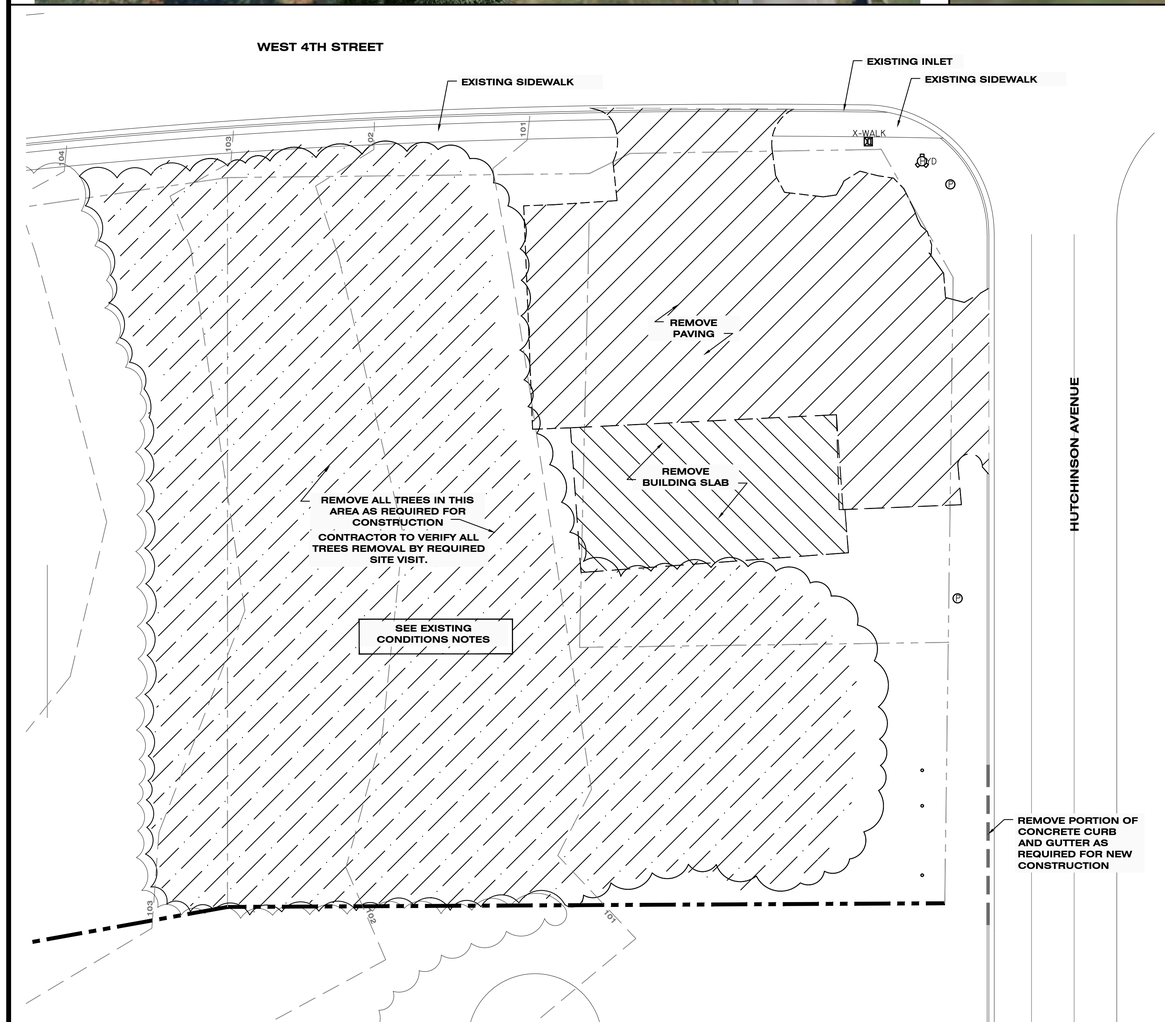
ENGINEER SELECTED BY CONTRACTOR WILL SET UP MEETINGS WITH COH AND CONTINUE REVIEW PROCESS UNTIL APPROVED FOR CONSTRUCTION.

SITE PLAN KEY

PROPERTY LINE
APPROXIMATE LOCATION, SEE EXISTING CONDITIONS NOTES

103 EXISTING CONTOUR LINE
SEE EXISTING CONDITIONS NOTES

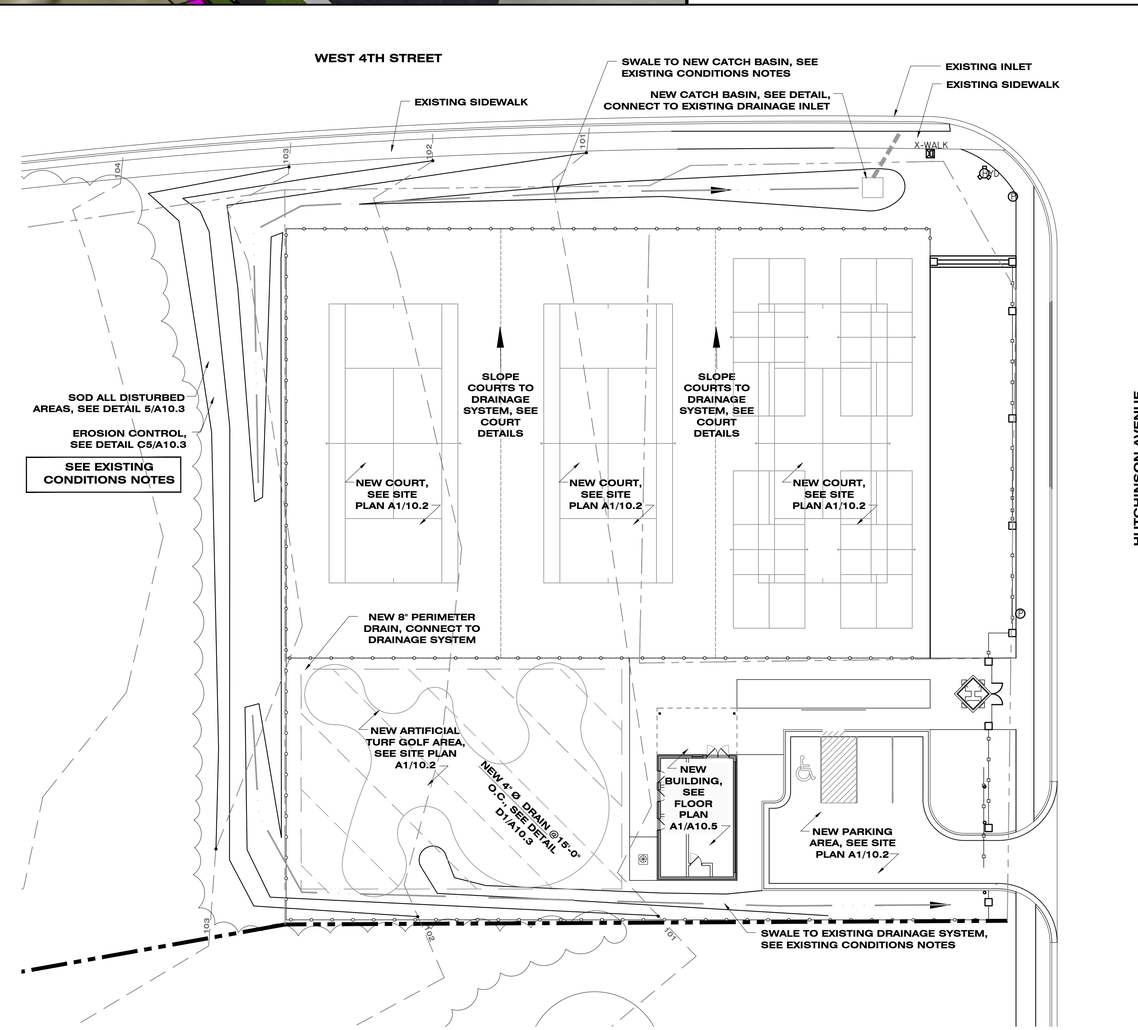
NEW CONTOUR LINE
SEE EXISTING CONDITIONS NOTES



A1 NEW TENNIS FACILITY: EXISTING SITE PLAN - CONCEPTUAL

SCALE: 1" = 20'-0" 0' 20'

NORTH



A2 NEW SPORTS FACILITY: GRADING PLAN - CONCEPTUAL

SCALE: 1" = 20'-0" 0' 20'

NORTH

McCLESKEY / JONES
ARCHITECTS PLLC
105 PATTON AVENUE
HATTIESBURG MISSISSIPPI 39401
phone: 601.544.8994
fax: 601.544.8969
McCleskeyAssociates.com

PROFESSIONAL SEAL:

REGISTERED ARCHITECT Brian H Jones 5086 MISSISSIPPI

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DISTRICT - WIDE IMPROVEMENT PROJECTS
PHASE II
MULTIPLE CAMPUSES
THE HATTIESBURG PUBLIC SCHOOL DISTRICT
HATTIESBURG, MISSISSIPPI

SHEET KEY

00.0 - TITLE PAGE
00.1 - MAIN SHEET INDEX
00.2 - PROJECT NOTES
00.3 - SITE DETAILS
00.4 - GUIDELINES/DETAILS
00.5 - GUIDELINES/DETAILS

H HATTIESBURG HIGH & 9TH GRADE ACADEMY
B BURGER MIDDLE & S.T.E.A.M. ACADEMY
R ROWAN ELEM SCHOOL
K HAWKINS ELEM SCHOOL
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G GRACE CHRISTIAN ELEM SCHOOL
W WOODLEY ELEM SCHOOL
L LILLIE BURNEY LEARNING CENTER
M MARY BETHUNE ALTERNATIVE CENTER

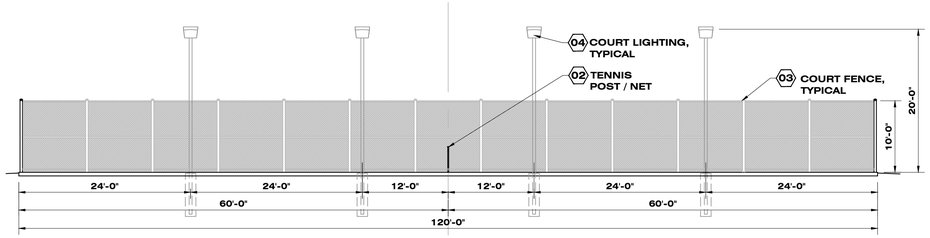
ISSUED SET
01.02.2026

CAMPUS
HATTIESBURG HIGH SCHOOL (HHS)

SHEET NUMBER
HATTIESBURG HIGH SCHOOL
A10.1

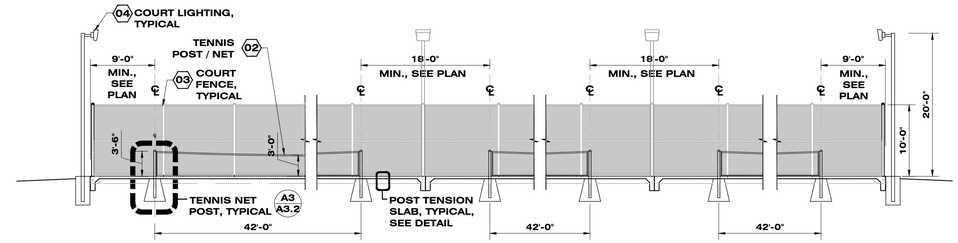
NEW TENNIS FACILITY

PROJECT NUMBER
010825



D1 TENNIS / PICKLE BALL COURTS

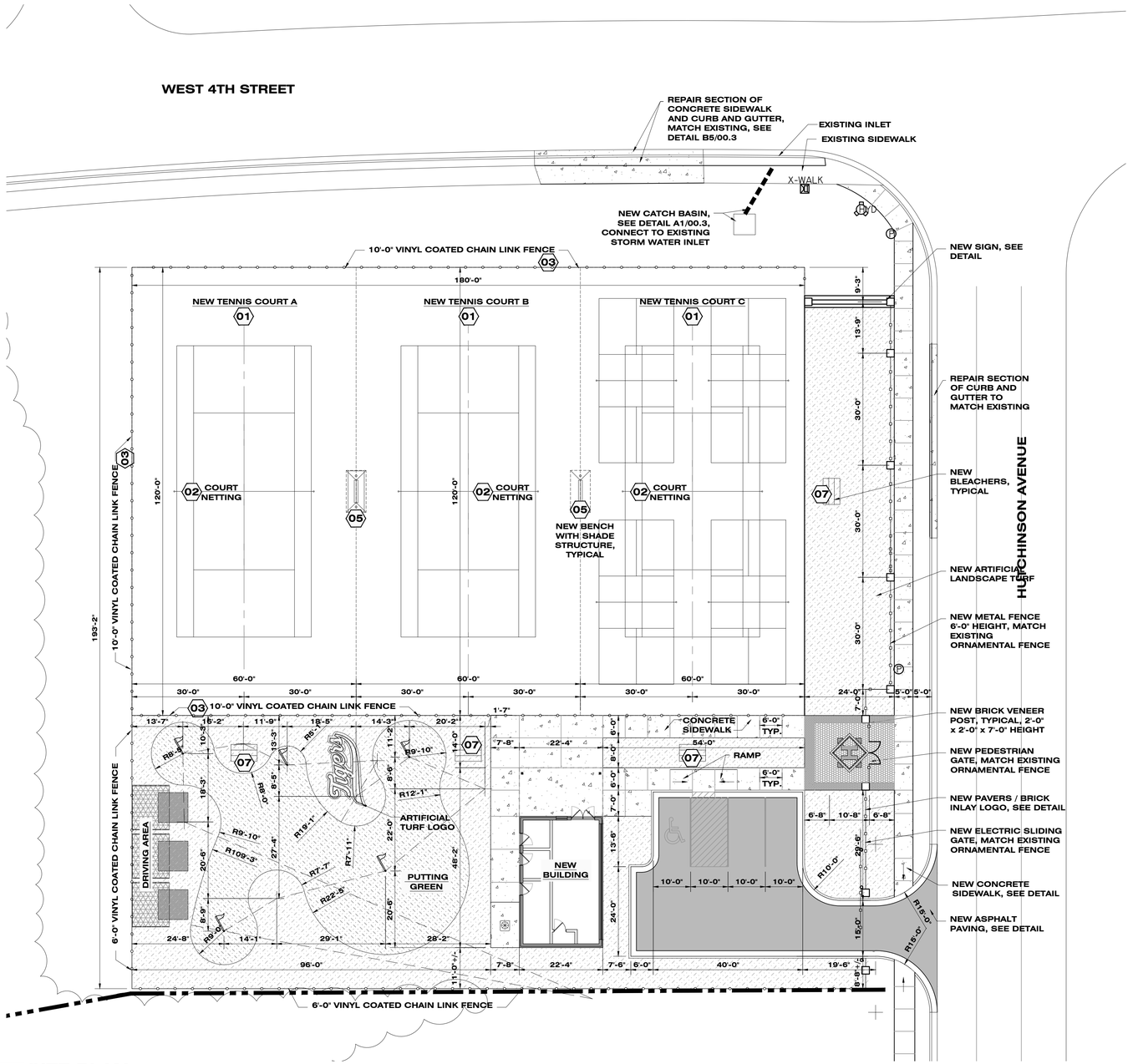
SCALE: 1" = 10'-0" 0' 10'



D5 SECTION TENNIS / PICKLE BALL COURTS

SCALE: 1" = 10'-0" 0' 10'

ADDENDUM #1:
SHEET: H - A10.2, SITE SYMBOL KEY / TENNIS / PICKLE BALL KEY
1. #4 - Court Lighting; Prep with 2" schedule 40 PVC.
2. #5 - New 3-tier aluminum bleacher, omit reference to "see allowances" This shall be included in the base bid (see note 5 under Tennis / Pickle ball notes).
3. #7 - New aluminum bench with shade structure, omit reference to "see allowances" this shall be included in the base bid (see specifications).



A1 SITE PLAN

SCALE: 1/16" = 1'-0" 0' 16'

SITE PLAN SYMBOL KEY

- NEW CONCRETE PAVING, SEE DETAIL. A5 00.3
- NEW ASPHALT PAVING WITH CONCRETE CURB AND GUTTER, SEE DETAIL. A2 00.3 A3 00.3
- NEW BRICK PAVING, SEE DETAIL.
- NEW CONTOURED PUTTING GREEN ARTIFICIAL TURF WITH CONCRETE BASE, CONTOUR DESIGN BY TURF INSTALLER, APPROVED BY ARCHITECT, SEE SPECIFICATIONS C3 A10.3
- NEW LANDSCAPE ARTIFICIAL TURF, WITH DRAINAGE SYSTEM, SEE DETAIL AND SPECIFICATIONS D1 A10.3
- PROPERTY LINE
  APPROXIMATE LOCATION, SEE EXISTING CONDITIONS NOTES SHEET A10.1
- 07 NEW 3-TIER ALUMINUM BLEACHER, SEE ALLOWANCES
- 05 NEW ALUMINUM BENCH WITH SHADE STRUCTURE, SEE ALLOWANCES
- GOLF FLAG / HOLE
  SEE ALLOWANCES
- GOLF DRIVING STATION, SEE ALLOWANCES
- TIGER TURF LOGO, ARTIFICIAL TURF SEE DETAIL B5 A10.3
- NEW 6'-0" ORNAMENTAL FENCE WITH, NEW BRICK VENEER COLUMNS, MATCH EXISTING CAMPUS, SEE DETAIL D1 A10.3 D1 A10.4
- 6'-0" VINYL COATED CHAIN LINK FENCE WITH CONCRETE CURB, SEE DETAIL A4 A10.4 D3 A10.3
- 03 10'-0" VINYL COATED CHAIN LINK FENCE WITH, SEE DETAIL A5 A10.4
- NEW ELECTRIC SLIDING GATE, MATCH EXISTING / NEW ORNAMENTAL FENCE WITH BRICK COLUMNS, SEE DETAIL. B1 A10.4
- NEW PEDESTRIAN GATE, MATCH EXISTING / NEW ORNAMENTAL FENCE WITH BRICK COLUMNS, SEE DETAIL. D2 A10.4
- NEW SIGN, SEE DETAIL A5 A10.2

TENNIS / PICKLE BALL COURT KEY

01 COURTS:
TENNIS / PICKLE BALL COURTS: PROVIDE POST TENSION SLAB, SEE DETAIL, SLAB FINISH AND LINE PAINT (SEE SPECIFICATIONS). COURTS TO HAVE MINIMAL SLOPE REQUIRED TO NOT HOLD WATER). SLOPE COURT(S) TO EXISTING SITE DRAINAGE SYSTEM, FIELD VERIFY.
COURT SHALL BE SURFACED AND STRIPED FOR TENNIS AND PICKLEBALL WHERE INDICATED, SEE SPECIFICATIONS.

02 COURT NETTING / POST:
TENNIS POST/ NET: SEE DETAIL AND SPECIFICATIONS
PICKLE BALL POST / NET: SEE SPECIFICATIONS
3" GALVANIZED NET POST SLEEVES FOR THE TENNIS AND PICKLE BALL COURTS, SEE SITE FOR LOCATIONS, SEE DETAIL(S) AND SPECIFICATIONS.
PROVIDE AND INSTALL TENNIS AND PICKLE BALL 3" INTERNAL WIND NET POSTS AND NETS, NOTE: PICKLE BALL POST ARE TO BE REMOVABLE, SEE DETAIL(S) AND SPECIFICATIONS.

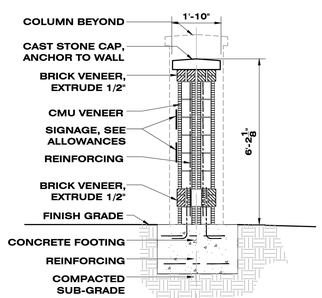
03 FENCING AND FENCE GATES: 10'-0" HEIGHT VINYL COATED CHAIN LINK. SEE FENCE DETAIL. GATES TO BE VERIFIED WITH OWNER.

04 COURT LIGHTING: PREP FOR FUTURE. PROVIDE CONDUIT RUNS AROUND COURTS.

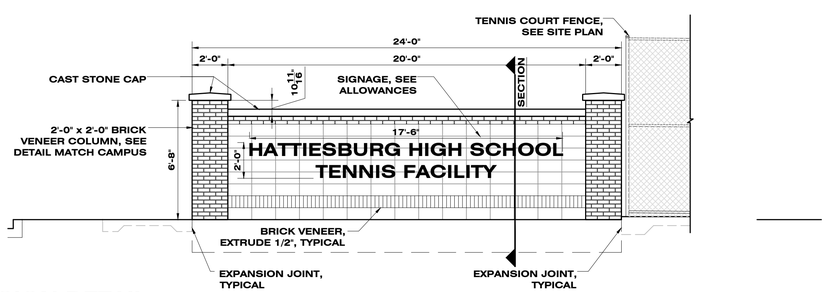
05 NEW 6'-0" ALUMINUM BENCH WITH SHADE STRUCTURE, SEE SPECIFICATIONS, FOOTINGS / FOUNDATIONS DESIGNS TO BE PROVIDED BY MANUFACTURER & APPROVED BY STRUCTURAL ENGINEER.

06 NEW 6'-0" ALUMINUM BENCH, SEE SPECIFICATIONS, FOOTINGS / FOUNDATIONS TO BE PROVIDED BY MANUFACTURER & APPROVED BY STRUCTURAL ENGINEER.

07 NEW 7FT X 3 ROWS ALUMINUM BLEACHERS (SEATS 15), SEE SPECIFICATIONS, FOOTINGS / FOUNDATIONS TO BE PROVIDED BY MANUFACTURER & APPROVED BY STRUCTURAL ENGINEER.



SECTION
SCALE: 3/8" = 1'-0"



A5 SIGN DETAIL

SCALE: 1/4" = 1'-0" 0' 4'

McCLESKEY / JONES ARCHITECTS PLLC
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HATTIESBURG MISSISSIPPI 39401
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McCleskeyAssociates.com

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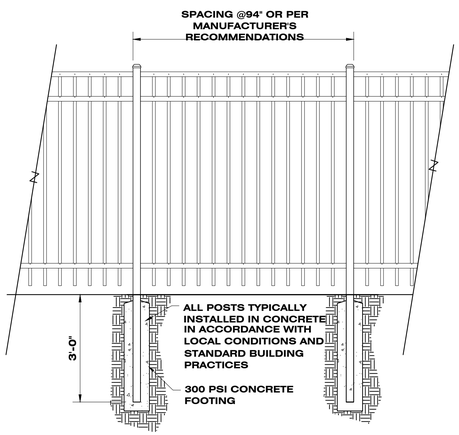


D1 ORNAMENTAL FENCE DETAIL

SCALE: 1/2" = 1'-0" 0' 2'

WELDED ORNAMENTAL FENCE CONSTRUCTION SPECIFICATION

PART 1 - GENERAL
1.01 WORK INCLUDED
THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND APPURTENANCES NECESSARY FOR INSTALLATION OF THE WELDED ORNAMENTAL STEEL FENCE SYSTEM DEFINED HEREIN.

1.02 RELATED WORK
SECTION __ __ - EARTHWORK
SECTION __ __ - CONCRETE

1.03 SYSTEM DESCRIPTION
THE MANUFACTURER SHALL SUPPLY A TOTAL FENCE SYSTEM EQUAL TO THE MONTAGE PLUS™ / MONTAGE PLUS ATF™ WELDED ORNAMENTAL STEEL **MAJESTIC SERIES** DESIGN. THE SYSTEM SHALL INCLUDE ALL COMPONENTS (I.E., PANELS, POSTS, GATES AND HARDWARE) REQUIRED.

1.04 QUALITY ASSURANCE
THE CONTRACTOR SHALL PROVIDE LABORERS AND SUPERVISORS WHO ARE THOROUGHLY FAMILIAR WITH THE TYPE OF CONSTRUCTION INVOLVED AND MATERIALS AND TECHNIQUES SPECIFIED.

1.05 REFERENCES
ASTM A653/A653M - STANDARD SPECIFICATION FOR STEEL SHEET, ZINC-COATED (GALVANIZED) OR ZINC-IRON ALLOY COATED (GALVANNEALED) BY THE HOT-DIP PROCESS. ASTM B117 - PRACTICE FOR OPERATING SALT-SPRAY (FOG) APPARATUS. ASTM D523 - TEST METHOD FOR SPECULAR GLOSS. ASTM D822 - PRACTICE FOR CONDUCTING TESTS ON PAINT AND RELATED COATINGS AND MATERIALS USING FILTERED OPEN-FLAME CARBON-ARC LIGHT AND WATER EXPOSURE APPARATUS. ASTM D1654 - TEST METHOD FOR EVALUATION OF PAINTED OR COATED SPECIMENS SUBJECTED TO CORROSIVE ENVIRONMENTS. ASTM D2244 - TEST METHOD FOR CALCULATION OF COLOR DIFFERENCES FROM INSTRUMENTALLY MEASURED COLOR COORDINATES. ASTM D2794 - TEST METHOD FOR RESISTANCE OF ORGANIC COATINGS TO THE EFFECTS OF RAPID DEFORMATION (IMPACT). ASTM D3359 - TEST METHOD FOR MEASURING ADHESION BY TAPE TEST.

1.06 SUBMITTAL
THE MANUFACTURER'S LITERATURE SHALL BE SUBMITTED PRIOR TO INSTALLATION.

1.07 PRODUCT HANDLING AND STORAGE
UPON RECEIPT AT THE JOB SITE, ALL MATERIALS SHALL BE CHECKED TO ENSURE THAT NO DAMAGE OCCURRED DURING SHIPPING OR HANDLING. MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE PROPER VENTILATION AND DRAINAGE, AND TO PROTECT AGAINST DAMAGE, WEATHER, VANDALISM AND THEFT.

PART 2 - MATERIALS

2.01 MANUFACTURER
THE FENCE SYSTEM SHALL BE EQUAL TO MONTAGE PLUS WELDED ORNAMENTAL STEEL **MAJESTIC SERIES** DESIGN, EXTENDED PICKET BOTTOM RAIL TREATMENT, (RIGID) WELD TREATMENT, EQUAL TO STYLE MANUFACTURED BY AMERISTAR FENCE PRODUCTS, INC.

2.02 MATERIAL
STEEL MATERIAL FOR FENCE PANELS AND POSTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A653/A653M, WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI (344 MPA) AND A MINIMUM ZINC (HOT-DIP GALVANIZED) COATING WEIGHT OF 0.90 OZ/FT2 (276 G/M2), COATING DESIGNATION Q-60.
A. MATERIAL FOR FENCE PICKETS SHALL BE 3/4" SQUARE X 16 GA. TUBING. THE RAILS SHALL BE STEEL CHANNEL, (RIGID-MONTAGE PLUS) PROFILE, 1.5" X 1.4375" X 14 GA. PICKET HOLES IN THE RAIL SHALL BE SPACED 4.334" O.C. POSTS SHALL BE A MINIMUM OF 2-1/2" SQUARE X 16 GA. 12 GA. POSTS MAY BE USED FOR HEAVY APPLICATIONS.

2.03 FABRICATION
A. PICKETS, RAILS AND POSTS SHALL BE PRE-CUT TO SPECIFIED LENGTHS. RAILS SHALL BE PRE-PUNCHED TO ACCEPT PICKETS.

PICKETS SHALL BE INSERTED INTO THE PRE-PUNCHED HOLES IN THE RAILS AND SHALL BE ALIGNED TO STANDARD SPACING USING A SPECIALLY CALIBRATED ALIGNMENT FIXTURE. THE ALIGNED PICKETS AND RAILS SHALL BE JOINED AT EACH PICKET-TO-RAIL INTERSECTION EQUAL TO AMERISTAR'S PROPRIETARY FUSION WELDING PROCESS, THUS COMPLETING THE RIGID PANEL ASSEMBLY (NOTE: THE PROCESS PRODUCES A VIRTUALLY SEAMLESS, SPATTER-FREE GOOD-NEIGHBOR APPEARANCE, EQUALLY ATTRACTIVE FROM EITHER SIDE OF THE PANEL.).

B. THE MANUFACTURED PANELS AND POSTS SHALL BE EQUAL TO AMERICOAT INLINE ELECTRODEPOSITION COATING PROCESS CONSISTING OF A MULTI-STAGE PRETREATMENT/WASH (WITH ZINC PHOSPHATE), FOLLOWED BY A DUPLEX CATHODIC ELECTROCOAT APPLICATION OF AN EPOXY PRIMER FOLLOWED BY AN ACRYLIC TOPCOAT. THE MINIMUM CUMULATIVE COATING THICKNESS OF EPOXY AND ACRYLIC SHALL BE 2 MILS (0.058 MM). THE COLOR SHALL BE BLACK. THE COATED PANELS AND POSTS SHALL BE CAPABLE OF MEETING THE PERFORMANCE REQUIREMENTS FOR EACH QUALITY CHARACTERISTIC SHOWN IN TABLE 1.

C. GATES SHALL BE FABRICATED USING WELDED ORNAMENTAL PANEL MATERIAL AND GATE ENDS HAVING A 1-3/4" SQUARE CROSS-SECTIONAL SIZE. ALL RAIL AND UPRIGHT INTERSECTIONS SHALL BE JOINED BY WELDING. ALL PICKET AND RAIL INTERSECTIONS SHALL ALSO BE JOINED BY WELDING.

PART 3 - EXECUTION

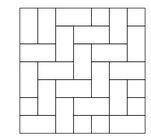
3.01 PREPARATION
ALL NEW INSTALLATION SHALL BE LAID OUT BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

3.02 INSTALLATION
FENCE POSTS SHALL BE SET ACCORDING TO MANFACTURER'S RECOMENDATIONS. FENCE PANELS SHALL BE ATTACHED TO POSTS WITH BOULEVARD BRACKETS SUPPLIED BY THE MANUFACTURER. GATE POSTS SHALL BE SPACED ACCORDING TO THE GATE OPENINGS SPECIFIED IN THE CONSTRUCTION PLANS. THE 'EARTHWORK' AND 'CONCRETE' SECTIONS OF THIS SPECIFICATION SHALL GOVERN POST BASE MATERIAL REQUIREMENTS.

3.03 CLEANING
THE CONTRACTOR SHALL CLEAN THE JOBSITE OF EXCESS MATERIALS; POST-HOLE EXCAVATIONS SHALL BE SCATTERED UNIFORMLY AWAY FROM POSTS.

GRADING AND DRAINAGE:

101. EROSION: THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN A SILT FENCE AROUND PROJECT FOR EROSION AND SILT RUNOFF CAUSED BY CONSTRUCTION, SEE SILT FENCE DETAIL.
102. THE GENERAL CONTRACTOR SHALL PROVIDE DRAINAGE OF SURFACE WATER AWAY FROM SLAB ON ALL SIDES. 2% SLOPE MINIMUM.
103. FINISH GRADE SHALL BE 3" MINIMUM BELOW SLAB ELEVATION AND SLOPE AWAY FROM SLAB.
104. THE GENERAL CONTRACTOR IS TO PROVIDE AND PLACE TOPSOIL AND GRASSING (SEED) WHERE EARTH IS EXPOSED BY CONSTRUCTION OPERATIONS THAT IS NOT SCHEDULED TO RECEIVE CONCRETE OR ASPHALT PAVING, SEE SOD DETAIL.



STAGGERED SOD PATTERN EXAMPLE

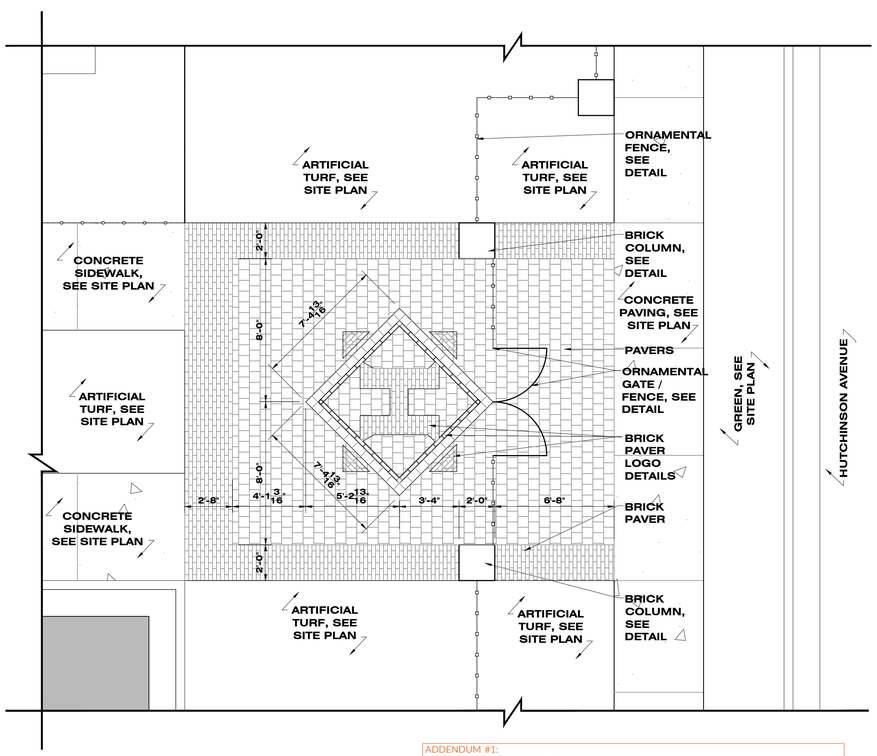
SOD NOTES

101. SOIL PREPARATION:
REMOVE ALL DEBRIS AND COMPACTED AREAS.
MINIMUM OF 4' TOP SOIL: CONTRACTOR SHALL PROVIDE AND INSTALL 125 CUBIC YARDS (MINIMUM) OF TOPSOIL TO SITE.
TEST SOIL: TEST PH LEVELS AT VARIOUS LOCATIONS AND CORRECT AS REQUIRED.
LEVEL: ADDRESS SOFT (SUNK IN) OR RAISED HARD AREAS.
TILL SOIL AND RAKE.
WATER THOROUGHLY: WATER TOPSOIL BEFORE INSTALLING SOD.

102. SOD INSTALLATION:
VERIFY TYPE OF SOD WITH OWNER.
STAGGER SOD ROWS (NO CONTINUOUS LINIER SEAM) LEAVING NO GAPS.
USE A ROLLER FOR SOD TO SOIL CONNECTION.
WATER IMMEDIATELY AFTER INSTALLATION.
KEEP SOD MOIST FOR MINIMUM OF TWO WEEKS.
NO FOOT TRAFFIC, MACHINERY, OR VEHICLES SHALL BE ALLOWED ON INSTALLED SOD UNTIL SOD HAS FULLY ESTABLISHED.

D5 SOD DETAIL

SCALE: 1/8" = 1'-0" 0' 8'

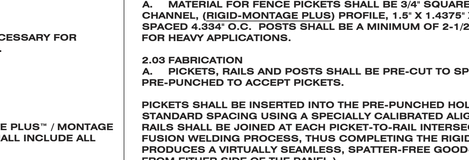


ADDENDUM #1:
SHEET: H – A10.3, DETAIL C5, PAVING DETAIL:
1. Areas labeled as "pavers" shall be standard pavers, Owner / Architect to to select color and size for provided options.
2. Areas labeled "brick paver" shall match Hattiesburg High School standard brick. Provide steel
edging where pavers are not bordered by concrete.

C5 PAVING DETAIL

SCALE: 1/4" = 1'-0" 0' 4'

NORTH



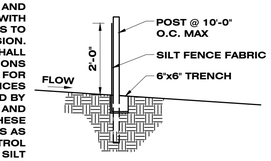
NOTE:
PUTTING GREEN CONTOUR DESIGN BY INSTALLER AND APPROVED BY OWNER / ARCHITECT

PUTTING FLAG / HOLE (SEE ALLOWANCES), TO BE INSTALLED BY CONTRACTOR AND COMPATIBLE WITH ARTIFICIAL TURF SYSTEM., SEE SPECIFICATIONS

C3 PUTTING GREEN SECTION

SCALE: 3/8" = 1'-0" 0' 32"

NOTE: SILT FENCE(S) SHALL BE USED FOR EROSION CONTROL AND INCORPORATED WITH OTHER MEASURES TO PREVENT EROSION. CONTRACTOR SHALL ASSESS SITE CONDITIONS AND THE POTENTIAL FOR EROSION DISTURBANCES CAUSED BY CONSTRUCTION AND INCLUDE THESE MEASURES AS NECESSARY TO CONTROL EROSION AND SILT RUNOFF.



C5 SILT FENCE DETAIL

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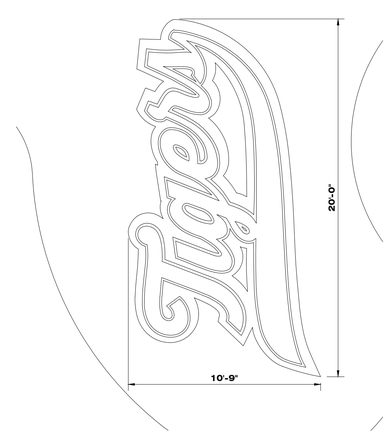
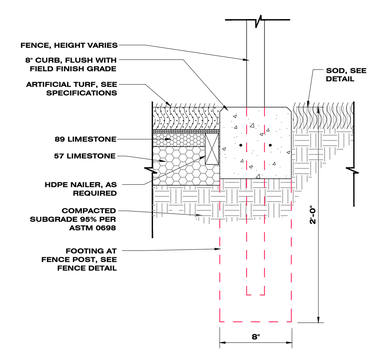


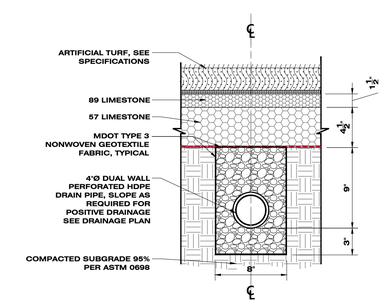
B5 ARTIFICIAL TURF LOGO

SCALE: 1/4" = 1'-0" 0' 4'



D3 CURB DETAIL

SCALE: 1-1/2" = 1'-0" 0' 8'



D1 TURF DRAIN

SCALE: 1-1/2" = 1'-0" 0' 8'

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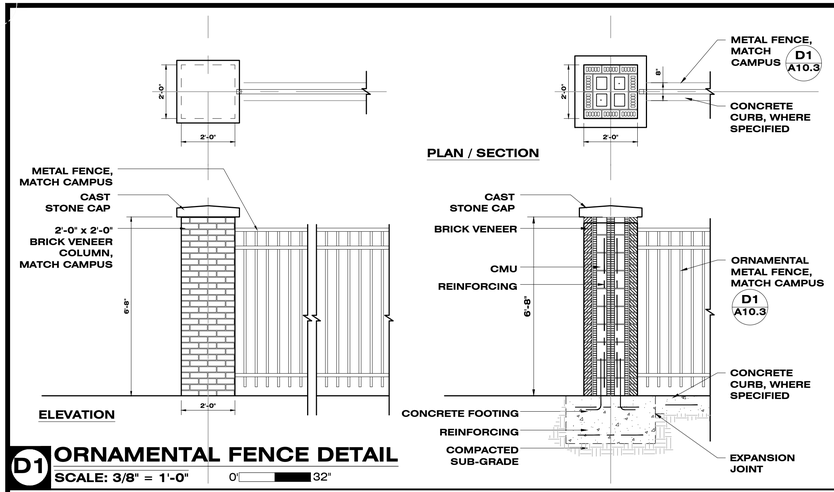

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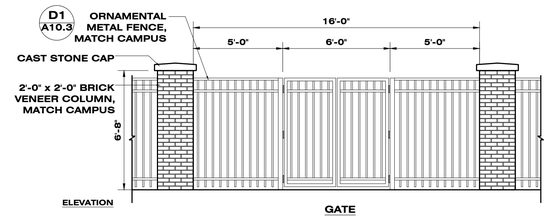
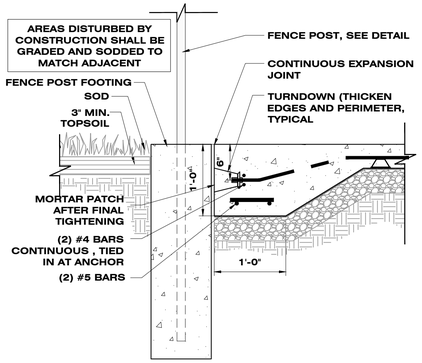


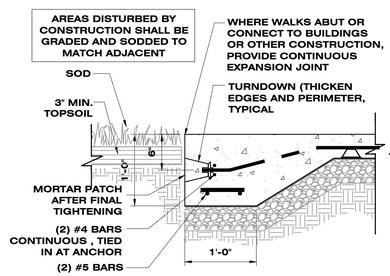
GATE
SITE PLAN FOR LOCATIONS

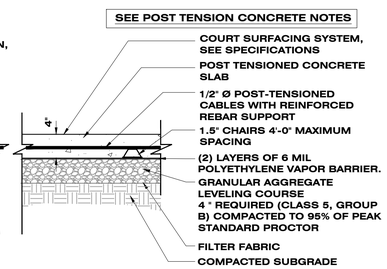
ORNAMENTAL PEDESTRIAN SWING GATE (VERIFY WITH OWNER), INSTALL NEW POST AND SUPPORTS AS REQUIRED TO SUPPORT NEW GATE SYSTEM.

D2 PEDESTRIAN GATE DETAIL

SCALE: 1/4" = 1'-0" 0' 4'







C1 POST TENSION SLAB

SCALE: 1" = 1'-0" 0' 1'

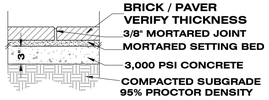
SITE NOTES:

101. SUB-GRADE SHALL BE COMPACTED TO 95% STANDARD AND GRADED TO WITHIN 1/10 FT OF GRADE.
102. SLOPE GRADE TO 1" PER EVERY 10'-0" (0.83%).
103. SITE SHALL BE GRADED TO SHED WATER AND TO PREVENT PONDING OF WATER ON THE JOBSITE - EROSION CONTROL MEASURES SHALL BE IMPLEMENTED, SEE DETAIL(S).
104. CONTRACTOR TO SUPPLY ALL GRADE FILL AND/OR SAND FILL AS REQUIRED.

POST TENSION CONCRETE NOTES

101. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWING FOR POST TENSION SLAB AND FOUNDATION.
102. CONCRETE: 3,5000 PSI MINIMUM. STRAIGHT CEMENT MIX. WITH MID RANGE WATER REDUCING AGENT. NO FLY-ASH (FLY-ASH PREVENTS THE ADHESION OF THE COURT PAINT). CONTRACTOR TO FULLY STRESS CABLES APPROXIMATELY ONE WEEK AFTER THE CONCRETE IS POURED.
103. 1/2" Ø POST-TENSIONED CABLES @ 24" O.C. BOTH WAYS.
104. ANY SOFT OR YIELDING AREAS IN THE SUBGRADE SHALL BE REMOVED AND BACKFILLED WITH BORROW MATERIAL. THE FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR.
105. EXPANSION JOINTS REQUIRED AT LOCATIONS WHERE THE SLAB TIES INTO WALKS, PAVEMENTS.
106. PROVIDE SLOPE (2% MAXIMUM). FIELD VERIFY SLOPE DIRECTION.
107. BROOM FINISH, OR AS INDICATED BY WITH CURT PAINT / COATING SYSTEM MANUFACTURER.
108. COLORED PAINT FINISH AND PAINT LINES: SEE SPECIFICATIONS. COLORS TO BE SELECTED BY OWNER.

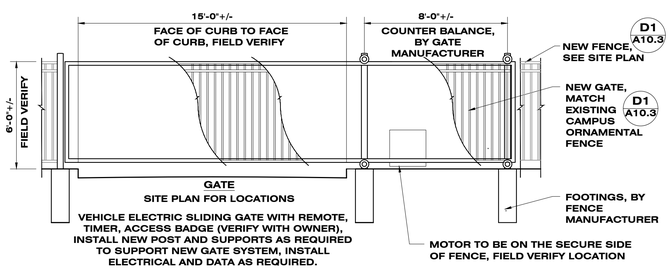
ADDENDUM #1:
SHEET: H – A10.4, DETAIL C5, BRICK PAVING DETAIL:
1. Paver equal to Belgard Commercial Pavers. Thickness: 80 mm
2. Brick to match campus standard.
3. Cast-in-place concrete base; Minimum 4 in, with 6x6-W2.9xW2.9 WWF.
4. Install paver restraints to exposed paver sides. Coordinate with Artificial turf installation.
5. Setting Bed (Thickset): 3/4 to 1-1/2 in (19 to 38 mm) Portland cement: sand mortar per ASTM C270, Type S or M, using clean, damp, well-graded sand per ASTM C144.
6. Mockups:) area showing pattern, color, joints, edging, and finish; approved mockup may remain as part of the Work.



NOTE: SEE PLANS FOR LOCATIONS AND PATTERNS

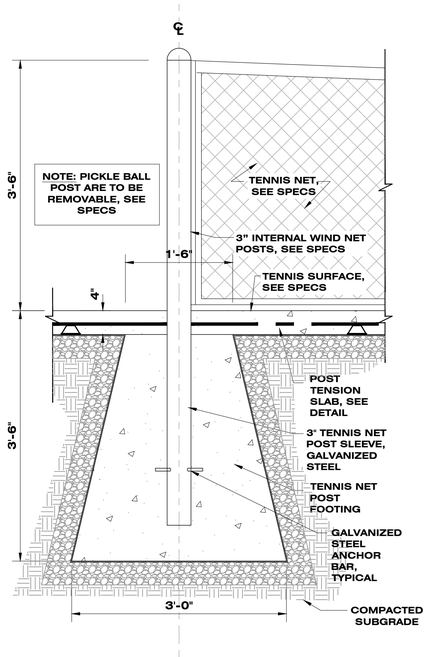
C5 BRICK PAVING

SCALE: 1" = 1'-0" 0' 1'



B1 VEHICULAR GATE DETAIL

SCALE: 1/4" = 1'-0" 0' 4'

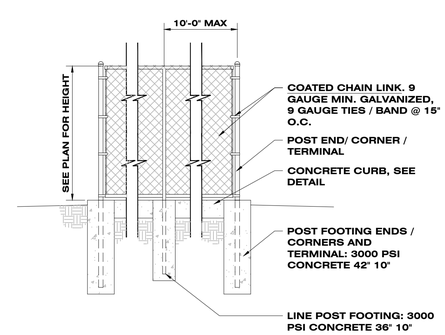


TYPICAL CAMPUS FENCE NOTES:

101. TYPICAL FENCE HEIGHTS ARE 6'-0", SEE, FIELD VERIFY HEIGHT WITH OWNER (NOTE: SEE TENNIS DETAILS FOR TENNIS FENCE).
102. COATED CHAIN LINK. 9 GAUGE MIN. GALVANIZED, 9 GAUGE TIES / BAND @ 15" O.C. (OR AS RECOMMENDED BY MANUFACTURER)
103. FENCE TO HAVE TOP AND BOTTOM RAIL MINIMUM, AND BRACING AS REQUIRED BY MANUFACTURER. FENCES OVER 6' HEIGHT TO HAVE MID RAIL. FENCES OVER 6'-0" SHALL HAVE INTERVAL RAILS AT EVERY 6'-0" OR AS SPECIFIED BY FENCE MANUFACTURER.
104. EVENLY SPACE POSTS / LINE POSTS.
105. ALL POST TO HAVE CAPS
106. POST FOOTING: 3000 PSI CONCRETE
107. SLOPE GRADE AWAY FROM FENCE.

GATE NOTES:

101. SEE PLAN FOR GATES LOCATIONS, FIELD VERIFY LOCATIONS AND SIZE(S) WITH OWNER.
102. ALL GATES TO INCLUDE LOCKABLE LATCH



A4 FENCE DETAIL

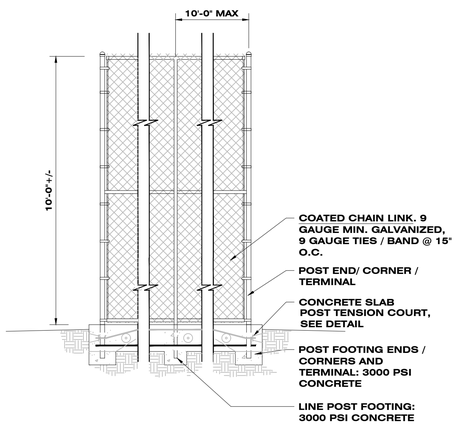
SCALE: 3/8" = 1'-0" 0' 32"

FENCE NOTES:

101. TENNIS FENCE HEIGHTS ARE 10'-0", SEE PLAN FOR FENCE HEIGHTS, FIELD VERIFY LOCATIONS WITH OWNER
102. COATED CHAIN LINK. 9 GAUGE MIN. GALVANIZED, 9 GAUGE TIES / BAND @ 15" O.C. (OR AS RECOMMENDED BY MANUFACTURER)
103. FENCE TO HAVE TOP, BOTTOM, AND MIDDLE RAIL MINIMUM, PROVIDE BRACING AS REQUIRED BY MANUFACTURER.
104. EVENLY SPACE POSTS / LINE POSTS.
105. ALL POST TO HAVE CAPS
106. POST FOOTING: 3000 PSI CONCRETE
107. SLOPE GRADE AWAY FROM PAD.

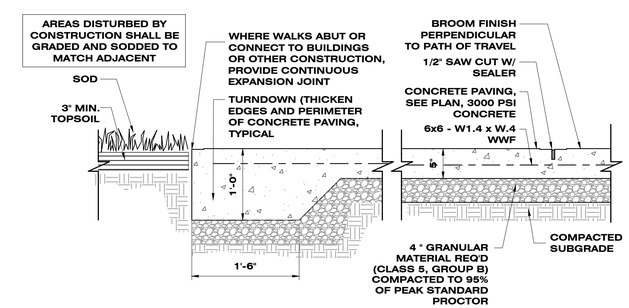
GATE NOTES:

101. PROVIDE AND INSTALL MINIMUM OF TWO SETS OF GATES, FIELD VERIFY LOCATIONS AND SIZE(S) WITH OWNER.
102. ALL GATES TO INCLUDE LOCKABLE LATCH



A5 FENCE DETAIL

SCALE: 3/8" = 1'-0" 0' 32"



A1 CONCRETE PAVING (SIDEWALK) DETAIL

SCALE: 1" = 1'-0" 0' 1'

A3 NETTING POST FOOTING DETAIL

SCALE: 1" = 1'-0" 0' 1'

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PROFESSIONAL SEAL:

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DISTRICT - WIDE IMPROVEMENT PROJECTS
PHASE II
MULTIPLE CAMPUSES
THE HATTIESBURG PUBLIC SCHOOL DISTRICT
HATTIESBURG, MISSISSIPPI

SHEET KEY

00.0 - TITLE PAGE
00.1 - MAIN SHEET INDEX
00.2 - PROJECT NOTES
00.3 - SITE DETAILS
00.4 - GUIDELINES/DETAILS
00.5 - GUIDELINES/DETAILS
H HATTIESBURG HIGH & 9TH GRADE ACADEMY
B BURGER MIDDLE & S.T.E.A.M. ACADEMY
R ROWAN ELEM SCHOOL
K HAWKINS ELEM SCHOOL
T THAMES ELEM SCHOOL
G GRACE CHRISTIAN ELEM SCHOOL
W WOODLEY ELEM SCHOOL
L LILLIE BURNEY LEARNING CENTER
M MARY BETHUNE ALTERNATIVE CENTER

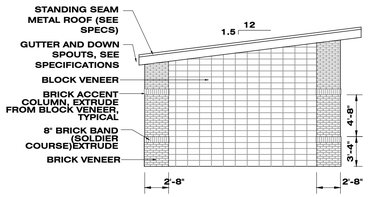
ISSUED SET
01.02.2026

CAMPUS
HATTIESBURG HIGH SCHOOL (HHS)

SHEET NUMBER
HATTIESBURG HIGH SCHOOL
A10.4

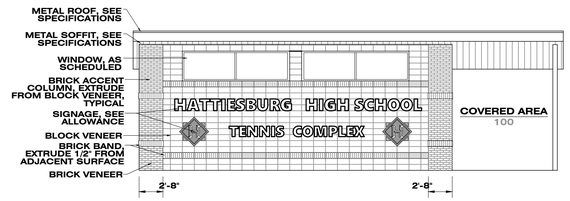
NEW TENNIS FACILITY

PROJECT NUMBER
010825



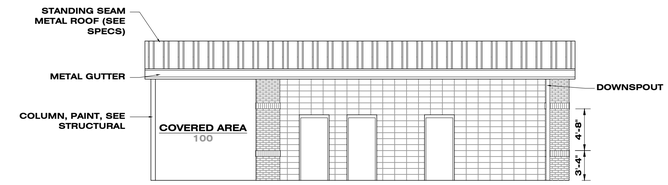
D1 BUILDING ELEVATION - SOUTH

SCALE: 1/8" = 1'-0" 0' 8'



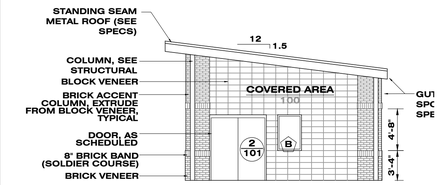
D2 BUILDING ELEVATION - EAST

SCALE: 1/8" = 1'-0" 0' 8'



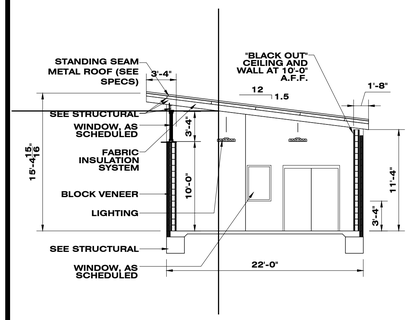
D3 BUILDING ELEVATION - WEST

SCALE: 1/8" = 1'-0" 0' 8'



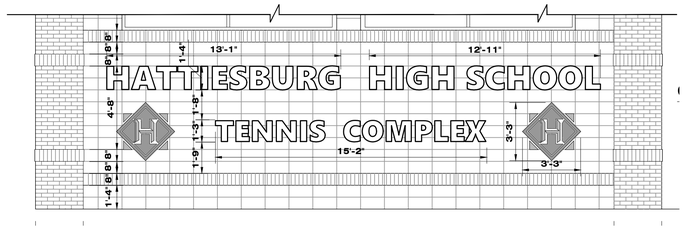
D5 BUILDING ELEVATION - NORTH

SCALE: 1/8" = 1'-0" 0' 8'



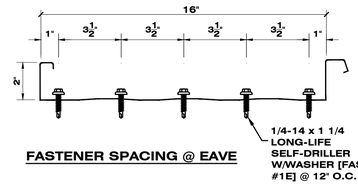
C1 BUILDING SECTION

SCALE: 1/8" = 1'-0" 0' 8'

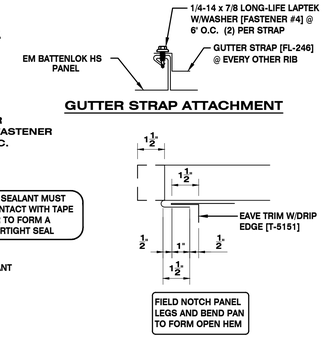


C2 ELEVATION DETAIL

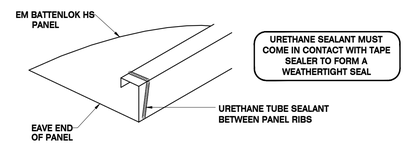
SCALE: 1/4" = 1'-0" 0' 4'



FASTENER SPACING @ EAVE



GUTTER STRAP ATTACHMENT



EAVE SEALANT DETAIL

C3 ROOF DETAILS

NOT TO SCALE

HVAC NOTES

PROVIDE AND INSTALL NEW CEILING CASSETTE(S) PROVIDE ELECTRICAL AS REQUIRED AND FRESH AIR INTAKE AS REQUIRED BY CODE.

(HEATED / COOLING CAPACITY DETERMINED BY MANUFACTURER, VOLUME OF ROOM, AND LOADS PER OCCUPANCY REQUIRED BY CODE).
MULTI - ZONE MINI-SPLIT HEAT PUMP SYSTEM EQUAL TO LENNOX (RHEEM / RUD SUBMITTAL REQUIRED BEFORE BIDDING)
QUALITY ASSURANCE:

A. THE UNITS SHALL BE TESTED BY A NATIONALLY RECOGNIZED TESTING LABATORY (NRTL) IN ACCORDANCE WITH THE ANSU/UL 1995 - HEATING AND COOLING EQUIPMENT AND SHALL BEAR THE LISTED MARK.

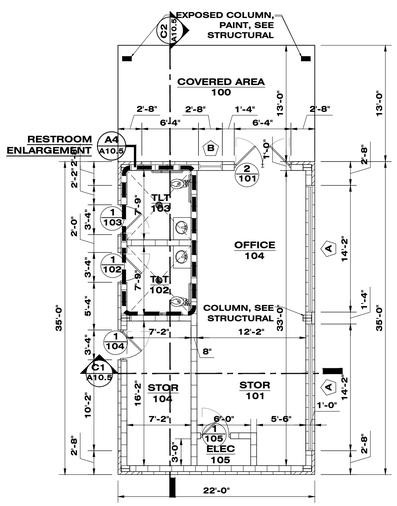
B. THE WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).

C. THE SYSTEM SHALL BE RATED IN ACCORDANCE WITH AIR CONDITIONING REFRIGERATION INSTITUTE (AHRI) STANDARD 210/240-2008 PERFORMANCE RATING OF UNITARY AIR-CONDITIONING AND AIR SOURCE HEAT PUMP EQUIPMENT AND BEAR THE AHRI LABEL.

WARRANTY - MANUFACTURER LIMITED WARRANTY FOR 12 YEARS INSTALLATION SHALL BE COMPLETE WITH ALL COMPONENTS AS RECOMMENDED BY MANUFACTURER (TO INCLUDE LENNOX PROGRAMMABLE WIRELESS REMOTE CONTROLLER (MOSTAT60Q-1)

FLOOR PLAN NOTES

101. ALL PORCHES TO SLOPE AWAY FROM BUILDING.
102. FINISH GRADE SHALL SLOPE AWAY FROM BUILDING ON ALL SIDES.
103. TERMITE TREATMENT: GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TERMITE TREATMENT (SEE SPECIFICATIONS).
104. FIRE EXTINGUISHERS: PROVIDE AND INSTALL FIRE EXTINGUISHERS TO BE MOUNTED AS PER INSTRUCTIONS LOCAL FIRE OFFICIAL (SEE ALLOWANCE).
105. FLOOR DRAINS: TAPER FLOOR TO FLOOR DRAINS.
106. FURRING: ALL FURRING NECESSARY TO COVER PIPES, DUCTS, COLUMNS, ETC. IN FINISHED AREAS SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR W/MATERIALS TO MATCH ADJACENT AREAS.



A1 FLOOR PLAN - CONCEPTUAL

SCALE: 1/8" = 1'-0" 0' 8'

NORTH

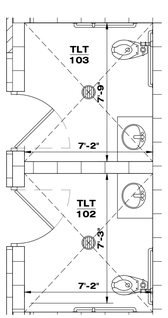
FLOOR PLAN SYMBOL KEY

DETAIL / GUIDELINE / SPEC

NEW LAVATORY, COUNTERTOP — A1 / 00.4
SINGLE BASIN
ADA COMPLIANT WHERE INDICATED

NEW FLOOR DRAIN — SEE SPECIFICATIONS — 00.5

NEW WATER CLOSET, ADA COMPLIANT — A5 / 00.4
NEW WATER CLOSET AND PARTITIONS / DOOR WHERE INDICATED — B3 / 00.5
NEW ADA COMPLIANT GRAB RAILS (3)



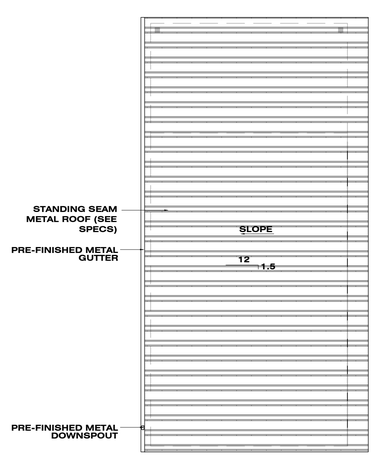
A2 FLOOR PLAN ENLARGEMENT

SCALE: 1/8" = 1'-0" 0' 8'

NORTH

ROOF NOTES

101. METAL ROOF PANEL: METAL ROOF EQUAL TO EM BattonLok HS, MECHANICALLY SEAM ROOF SYSTEM, SEE SPECIFICATIONS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
METAL ROOF PANEL FASTENERS: AS SPECIFIED BY METAL ROOF PANEL MANUFACTURER FOR THE METAL ROOF PANEL AND TYPE OF PURLIN.
102. ALL EXTERIOR EAVE TRIMS, INCLUDING FASCIA AND FRIEZE BOARDS, SOFFITS, AND CEILING SYSTEMS (INCLUDES PORCHES AND ENTRY CANOPIES) TO BE EQUAL "ALCOA" PRE-FINISHED ALUMINUM .040. NOTE ALL SOFFITS TO BE VENTILATED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.
103. FLASHING: PROVIDE AND INSTALL FLASHING AS REQUIRED TO PREVENT WATER PENETRATION AS WELL AS DIVERT WATER OFF ROOF. METHOD OF FLASHING TO BE APPROVED BY ARCHITECT AND ROOFING MANUFACTURER AND IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.
104. DOWNSPOUTS: PROVIDE AND INSTALL DOWNSPOUTS AS REQUIRED DIVERT WATER OFF ROOF AND AWAY FROM BUILDING. LOCATIONS AND QUANTITIES TO BE APPROVED BY ARCHITECT AND ROOFING MANUFACTURER AND IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.



A3 ROOF PLAN - CONCEPTUAL

SCALE: 1/8" = 1'-0" 0' 8'

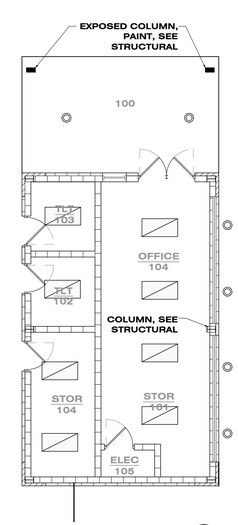
NORTH

LIGHTING KEY

SUSPENDED LED FIXTURE

RECESSED LED EXTERIOR CAN FIXTURE

PROVIDE (3) THREE EXTERIOR WALL PACK FIXTURES, SEE LIGHT FIXTURE NOTES



A4 RCP - CONCEPTUAL

SCALE: 1/4" = 1'-0" 0' 4'

NORTH

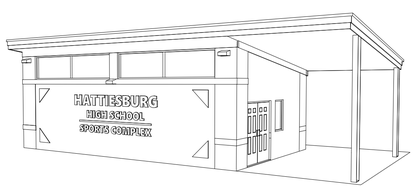
ELECTRICAL GENERAL NOTES

101. ALL WORK TO MEET LOCAL, STATE, ELECTRICAL, AND INTERNATIONAL BUILDING CODES.
102. CONTRACTOR SHALL PROVIDE AND INSTALL ELECTRICAL AS REQUIRED TO PROVIDE A COMPLETE ELECTRICAL SYSTEM.
103. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY COMPONENTS REQUIRED TO PROVIDE A COMPLETE ELECTRICAL SYSTEM (INCLUDING ALL PARTS, MATERIALS, FASTENERS, AND ANY MISCELLANEOUS PARTS REQUIRED TO PROVIDE A COMPLETE ELECTRICAL SYSTEM).
104. CONTRACTOR IS RESPONSIBLE FOR PERMITTING AND INSPECTIONS REQUIRED BY THE LOCAL OFFICIAL.
105. CONTRACTOR IS RESPONSIBLE FOR PERMITTING AND INSPECTIONS REQUIRED BY THE LOCAL OFFICIAL.
106. ALL FIXTURES, SWITCHES, COMPONENTS, SHALL BE COMMERCIAL GRADE.
107. EXTERIOR RECEPTACLES SHALL BE GFCI WITH WEATHER PROOF COVER.
108. RECEPTACLES WITHIN 6'-0" OF WATER SHALL BE GFCI.
109. SEAL ALL PENITRATIONS TO MATCH ADJACENT CONSTRUCTION.

LIGHT FIXTURES

EXTERIOR WAL PACK: LED EQUAL TO: LITHONIA WDGE2 LED-P5-40K-80CRI-VF-MVOLT-SRM-DDBXD, MOUNT AS PER MANUFACTURER'S RECOMMENDATIONS, FIELD VERIFY EXISTING CONDITIONS.

LED, 4" RECESSED CAN, DIMMABLE: LED EQUAL TO: GOTHAM EVO4-35/15-AR-LSS-MWD-MVOLT-EZ1, MOUNT AS PER MANUFACTURER'S RECOMMENDATIONS, FIELD VERIFY EXISTING CONDITIONS.



CONCEPTUAL 3-D
FOR VISUAL ONLY

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HATTIESBURG MISSISSIPPI 39401
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PROFESSIONAL SEAL:

REGISTERED Brian H Jones 5086 MISSISSIPPI U.S.A. Professional Architect

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DISTRICT - WIDE IMPROVEMENT PROJECTS
PHASE II
MULTIPLE CAMPUSES
THE HATTIESBURG PUBLIC SCHOOL DISTRICT
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00.5 - GUIDELINES/DETAILS

H HATTIESBURG HIGH & 9TH GRADE ACADEMY
B BURGER MIDDLE & S.T.E.A.M. ACADEMY
R ROWAN ELEM SCHOOL
K HAWKINS ELEM SCHOOL
T THAMES ELEM SCHOOL
G GRACE CHRISTIAN ELEM SCHOOL
W WOODLEY ELEM SCHOOL
L LILLIE BURNEY LEARNING CENTER
M MARY BETHUNE ALTERNATIVE CENTER

ISSUED SET
01.02.2026

CAMPUS
HATTIESBURG HIGH SCHOOL (HHS)

SHEET NUMBER
HATTIESBURG HIGH SCHOOL
A10.5

PROJECT NUMBER
010825

NEW TENNIS FACILITY

FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	SQUARE FT	FLOORING TYPE	FLOORING KEY	FLOORING NOTE	BASE TYPE	BASE SIZE	BASE KEY	BASE NOTE	WALLS LOWER WALL	LOWER WALL KEY	MAIN WALL	MAIN WALL KEY	WALL NOTE	CEILING TYPE	CEILING HEIGHT	CEILING KEY	CEILING NOTE
100	COVERED AREA		CONCRETE			NONE	NA	B-5		BRICK		CMU PAINT	W-1	SEE BLDG ELEVATIONS	METAL	SLOPED - 12'-0" +/-		
101	STORAGE / OFFICE		CONCRETE	F-1		NONE	NA	B-5				CMU PAINT	W-1	STACKED BOND	ECP	SLOPED - 12'-0" +/-		FABRIC INSULATION SYS (SEE DTL.)
102	TLT		CONCRETE	F-1		NONE	NA	B-5				CMU PAINT	W-1	STACKED BOND	ECP	SLOPED - 12'-0" +/-		FABRIC INSULATION SYS (SEE DTL.)
103	TLT		CONCRETE	F-1		NONE	NA	B-5				CMU PAINT	W-1	STACKED BOND	ECP	SLOPED - 12'-0" +/-		FABRIC INSULATION SYS (SEE DTL.)
104	STOR		CONCRETE	F-1		NONE	NA	B-5				CMU PAINT	W-1	STACKED BOND	ECP	SLOPED - 12'-0" +/-		FABRIC INSULATION SYS (SEE DTL.)
105	ELEC		CONCRETE	F-1		NONE	NA	B-5				CMU PAINT	W-1	STACKED BOND	ECP	SLOPED - 12'-0" +/-		FABRIC INSULATION SYS (SEE DTL.)

ABBREVIATION KEY

ACT = ACOUSTICAL TILE CEILING
A.F.F. = ABOVE FINISH FLOOR
CMU= CONCRETE MASONRY UNIT
CONC. = CONCRETE
EC = EXPOSED CONSTRUCTION
ECP = EXPOSED CONSTRUCTION, PAINT
EIFS = EXTERIOR INSULATION FINISHING SYSTEM
ELEV. = ELEVATOR
GYP = GYPSUM BOARD
LVT = LUXURY VINYL TILE
MFR. = MANUFACTURER

FLOORING KEY

F-1 PAINT FLOORING (HIGH PERFORMANCE FLOORING)

101. SEE SPECIFICATIONS.
102. PAINT SYSTEM EQUAL TO SHERWIN WILLIAMS:
PRIMER EQUAL TO GP5531C01 - GENERAL POLYMERS PRE PRIMER
FIRST COAT EQUAL TO B65W00060 - ARMOR SEAL REXTHANE I FLOOR COATING.
BROADCAST EQUAL TO 20.105500 - DECO FLAKES - PAINT FLATES.
TOPCOAT EQUAL TO B65C00060 - ARMOR SEAL REXTHANE I FLOOR COATING CLEAR. OWNER TO SELECT COLOR(S), APPLY PER MANUFACTURER'S RECOMMENDATIONS, FINISH SHALL BE CONSISTENT, EVEN, AND HOLISTIC.

F-1 EXTERIOR CONCRETE FLOORING:

101. PROVIDE BROOM FINISH WITH SCORING / JOINTS AS INDICATED BY DRAWINGS, DETAILS, AND SPECIFICATIONS.

BASE KEY

B-5 NO BASE

101. NO BASE SCHEDULED, PAINTED FLOOR FINISH TO MEET WITH WALL FINISH IN A CONSISTENT STRAIGHT LINE.

WALL KEY

W-1 MASONRY & CMU (CONCRETE MASONRY UNIT)

101. REPAIR, PREPARE AND CLEAN SURFACE(S) AS PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE SPECIFIED FINISH.
102. MOISTURE, CMU SHALL BE DRY, MOISTURE CONTENT SHALL BE AS REQUIRED BY PAINT MANUFACTURER BEFORE APPLYING FINISH.
103. INTERIOR CMU WALLS: PAINT EQUAL TO SHERWIN-WILLIAMS PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY, APPLY PER MANUFACTURER'S RECOMMENDATIONS.
104. PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. COLOR TO BE SELECTED / APPROVED BY OWNER.
105. PAINTING: ALL SURFACES TO RECEIVE PAINT SHALL HAVE A PRIME SEALER COAT PLUS TWO (2) FINISH COATS. REPAIR/SEAL ALL SURFACES ON INTERIOR WHERE IMPERFECTIONS OCCUR BEFORE PAINTING. OWNER TO HAVE UNLIMITED CHOICE OF COLORS IN ALL AREAS REQUIRING PAINTING OR STAINING.
106. REMOVE / REINSTALL ALL WALL MOUNTED COMPONENTS AS REQUIRED FOR NEW FINISH (DO NOT PAINT AROUND REMOVABLE

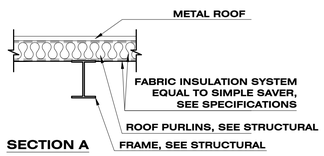
CEILING KEY

C-7 ECP

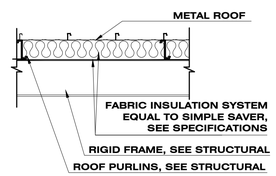
101. EXPOSED CONSTRUCTION PAINT: PAINT "BLACK-OUT" CEILING COMPONENTS, INCLUDING EXPOSED STRUCTURE, CONDUIT, INSULATION, DUCTS ... (NOTE: "BLACK-OUT" TO START ON WALLS AS INDICATED ON DRAWINGS (FIELD VERIFY WITH OWNER)) PAINT PER MANUFACTURER'S RECOMMENDATIONS. ALL PAINTED COMPONENTS SHALL BY COMPATIBLE WITH PAINT.

C-8 FABRIC INSULATION SYSTEM

101. FABRIC INSULATION SYSTEM: PROVIDE AND INSTALL FABRIC INSULATION SYSTEM EQUAL TO SIMPLE SAVER, SEE SPECIFICATIONS.
102. COLOR TO BE SELECTED / APPROVED BY OWNER.



SECTION A



C5 CEILING FABRIC INSULATION DETAIL

SCALE: 1/2" = 1'-0" 0' 2'

M CMU WALL NOTES (SEE WALL SECTIONS)

NOTE M1 CONCRETE MASONRY WALL NOTES

101. PROVIDE TRUSS-TYPE MASONRY REINFORCING @ 16" O.C., TYPICAL ALL CMU WALLS.
102. CMU WALL: EXPOSED CMU BLOCK WALL TO BE STACKED BOND, PAINTED, SEE FINISH SCHEDULE.
103. EXPOSED SURFACES OF CMU TO BE CONSISTENT IN APPEARANCE AND TEXTURE. EFFORT SHALL BE MADE TO MINIMIZE AND CONCEAL BLOCK IMPERFECTIONS WHERE EXPOSED IN FINISHED CONSTRUCTION.
104. EXPOSED MORTAR JOINTS TO BE CONCAVE AND CONSISTENT IN SHAPE AND SIZE, APPEARANCE, AND TEXTURE.
105. PILASTERS AND LINTELS TO BE AS SPECIFIED BY STRUCTURAL ENGINEER.
106. EXPANSION JOINTS SHALL BE APPROXIMATELY 40'-0" O.C.) OR DIRECTED BY ARCHITECT / ENGINEER ON JOB-SITE.
107. CMU AIR / MOISTURE BARRIER (EQUAL TO AIR-SHIELD) 40 MIL LIQUID APPLIED TO COMPLY WITH APPLICABLE CODES, ALL JOINTS, SEAMS, AND PUNCTURES SHALL BE SEALED WITH MANUFACTURER'S APPROVED MATERIALS.

M BRICK / MASONRY VENEER NOTES (SEE WALL SECTIONS)

NOTE M-1 BRICK / MASONRY VENEER

101. SEE BUILDING ELEVATIONS FOR BRICK CONFIGURATIONS AND PATTERNS (BANDS, PROJECTIONS, ETC.).
102. BRICK / MASONRY EXPANSION / CONTROL JOINTS SHALL BE LOCATED AT WINDOWS, DOORS, BEHIND DOWNSPOUTS, AT BRICK BANDS, AND/OR DIRECTED BY ARCHITECT ON JOB-SITE. (APPROXIMATELY 40'-0" O.C.).
103. BRICK / MASONRY EXPANSION JOINTS SHALL BE COMPRESSIBLE BACKER ROD AND JOINT SEALANT, TOOLED.
104. BRICK COLOR / STYLE TO BE SELECTED BY OWNER.
105. BRICK MORTAR JOINTS TO BE CONCAVE.
106. BRICK MORTAR JOINT COLOR TO BE SELECTED BY OWNER.
107. EXPOSED MASONRY TO BE PAINTED AS SCHEDULED.

NOTE M-2 BRICK / MASONRY WALL TIES

101. BRICK / MASONRY WALL TIES / ANCHORS, EACH WALL TIE SHALL SUPPORT NO MORE THAN 2.67 SQUARE FEET OF BRICKWORK. TIES SHALL BE 16" O.C. VERTICALLY (MAXIMUM), 16" - 24" O.C. HORIZONTALLY (MAXIMUM).
102. BRICK / MASONRY WALL TIES / ANCHORS SHALL BE EMBEDDED WITHIN THE BRICK VENEER'S MORTAR JOINT AND ATTACHED TO THE MAIN STRUCTURAL COMPONENT OF THE BACK UP WALL.
103. WHERE EXTERIOR WALL INSULATION IS SPECIFIED, BRICK TIES / ANCHORS SHALL BE AS SPECIFIED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

NOTE M-3 AIR SPACE

101. AIR SPACE: (1" MINIMUM, 2" MAXIMUM). BRICK AND BRICK MORTAR SHALL NOR MAKE DIRECT CONTACT WITH BACKUP WALL SYSTEM. MORTAR SHALL NOT BLOCK THE FLOW OF DRAINAGE OR AIR.

NOTE M-4 BRICK / MASONRY WEEPS HOLES:

101. WEEP HOLES SHALL BE DIRECTLY ABOVE THE FLASHING TO ALLOW WATER DRAINAGE FROM THE WALL CAVITY.
102. WEEP HOLES SHALL BE SPACED EVERY 24 INCHES O.C.
103. WEEP HOLES SHALL *NOT* BE CREATED BY POKING INTO THE WET MORTAR DURING CONSTRUCTION OR DRILLING AFTERWARDS.
104. WEEP HOLES SHALL BE OPEN HEAD JOINT WEEPS AT LEAST 2" IN HEIGHT.
105. WEEP HOLE INSERTS SHALL BE APPROVED BY ARCHITECT AND INSTALLED AT ALL WEEP HOLES. INSERTS SHALL BE NONCORROSIVE METAL, MESH OR PLASTIC. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
106. WEEP HOLES AT BASE OF WALLS SHALL BE LOCATED 3" MINIMUM BELOW FINISH FLOOR.
107. WEEP HOLES AT BASE OF WALLS SHALL BE LOCATED 6" MINIMUM ABOVE FINISH GRADE. WEEP HOLES SHALL NOT BE COVERED WITH TOPSOIL, MULCH, OR ANY OBSTRUCTION THAT PREVENTS WATER / AIR MOVEMENT.

NOTE M-5 BRICK / MASONRY FLASHING

101. BRICK / MASONRY FLASHING SHALL BE CONTINUOUS AND EXTEND FROM THE OUTSIDE FACE OF VENEER, THROUGH THE VENEER, TO THE BACKING, AND THEN UP THE WALL (8" MINIMUM) BEHIND THE WATER-RESISTANT BARRIER OR ATTACHED OVER THE WATER-RESISTANT BARRIER WITH A TERMINATION BAR. WHERE MORE THAN ONE PIECE OF FLASHING IS REQUIRED, FLASHING PIECES SHOULD BE OVERLAPPED 6" MINIMUM AND SEALED WITH AN APPROVED MASTIC.

NOTE M-6 BRICK LEDGE

101. BRICK LEDGE SHALL BE BELOW FINISH GRADE (NOT VISIBLE).
102. MAXIMUM OF 1/3 OF BRICK SHALL OVERHANG BRICK LEDGE.

NOTE M-7 MORTAR COLLECTOR

101. MORTAR DROPPINGS COLLECTION MATERIAL TO BE APPROVED BY ARCHITECT AND INSTALLED ABOVE ALL THRU-WALL FLASHING AND LOCATIONS AT INDICATED ON DRAWINGS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

F MOIST / WATER SYS (SEE WALL SECTIONS)

FLASHING (SEE WALL SECTIONS)

101. CONTINUOUS FLASHING SHALL BE AT WALL BASES, LINTELS, HEADS OF OPENINGS (DOOR AND WINDOW), RECESSES, WINDOW SILLS, ROOF CONNECTIONS TO WALLS, WHERE AIR SPACE IS TERMINATED, AND WHERE NOTED ON DRAWINGS.
102. FLASHING MATERIALS AND COMPONENTS MUST BE COMPATIBLE WITH ONE ANOTHER AND WITH THE UNDERLYING SUBSTRATES. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION CONFIRMING COMPATIBILITY BETWEEN ADJACENT MATERIALS IN THE WALL ASSEMBLY.
103. FLASHING SHALL EXTEND TO AND UP THE BACKING WALL (8" MINIMUM) BEHIND THE WATER-RESISTANT BARRIER OR ATTACHED OVER THE WATER-RESISTANT BARRIER WITH A TERMINATION BAR.
104. WHERE MORE THAN ONE PIECE OF FLASHING IS REQUIRED, FLASHING PIECES SHOULD BE OVERLAPPED 6" MINIMUM AND SEALED WITH AN APPROVED COMPATIBLE MASTIC.
105. TURN UP THE ENDS OF DISCONTINUOUS FLASHING 1" MINIMUM TO FORM END DAMS.
106. SEE ALSO: BRICK FLASHING NOTE M-5

S SLAB / FOUNDATION NOTES (SEE WALL SECTION!

NOTE S1 CONCRETE FOUNDATION / SLAB AND FOOTINGS

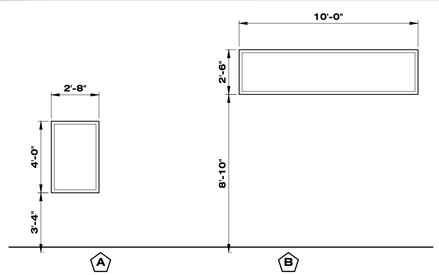
101. CONCRETE SLAB, FOOTING, FOUNDATION, AND REINFORCING, AS SPECIFIED BY STRUCTURAL ENGINEER.
102. UNDER SLAB VAPOR BARRIER: 13 MIL MINIMUM, OR AS SPECIFIED BY STRUCTURAL ENGINEER.
103. SUB-GRADE TO BE AS PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
104. CONCRETE CONTROL JOINTS: AS PER STRUCTURAL ENGINEER.
105. SLOPE FINISH GRADE AWAY FROM BUILDING, ALL SIDES, TYPICAL.

R ROOF NOTES (SEE WALL SECTIONS)

NOTE R1 METAL ROOF

METAL ROOF PANEL: METAL ROOF EQUAL TO EM BattonLok HS, MECHANICALLY SEAM ROOF SYSTEM, SEE SPECIFICATIONS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

METAL ROOF PANEL FASTENERS: AS SPECIFIED BY METAL ROOF PANEL MANUFACTURER FOR THE SPECIFIED METAL ROOF PANEL AND TYPE OF CONSTRUCTION INSTALLED TO.

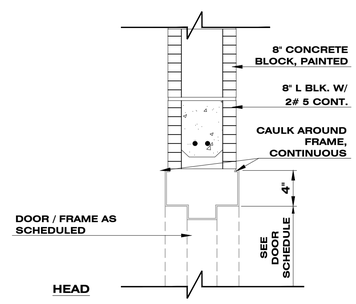


FIXED ALUMINUM FRAME EQUAL TO "KAWNER" TRIFAB 451 SERIES W/ TINTED INSULATED GLASS, OWNER TO SELECT FINISH

FIXED ALUMINUM FRAME EQUAL TO "KAWNER" TRIFAB 451 SERIES W/ TINTED INSULATED GLASS, OWNER TO SELECT FINISH

B1 WINDOW SCHEDULE

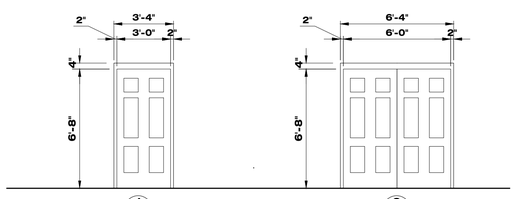
SCALE: 1/4" = 1'-0" 0' 4'



HEAD

A3 DOOR DETAIL

SCALE: 1-1/2" = 1'-0" 0' 8'

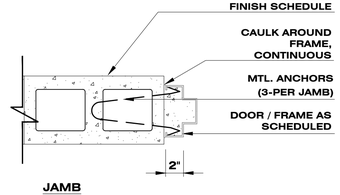


MTL. DOOR EQUAL TO "STEELCRAFT" TYPE L-20-4 1 3/4" TH. 20 GA. STL. W/ 1 COAT OF BAKED ON PRIME PAINT 2-HOUR RATED W/RECESSED PANELS

MTL. DOOR EQUAL TO "STEELCRAFT" TYPE L-20-4 1 3/4" TH. 20 GA. STL. W/ 1 COAT OF BAKED ON PRIME PAINT 2-HOUR RATED W/RECESSED PANELS

A1 DOOR SCHEDULE

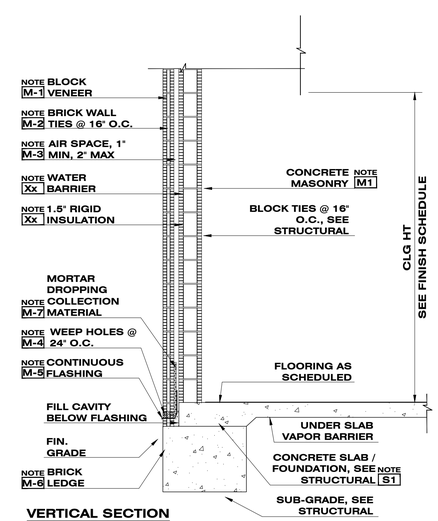
SCALE: 1/4" = 1'-0" 0' 4'



JAMB

B3 DOOR DETAIL

SCALE: 1-1/2" = 1'-0" 0' 8'

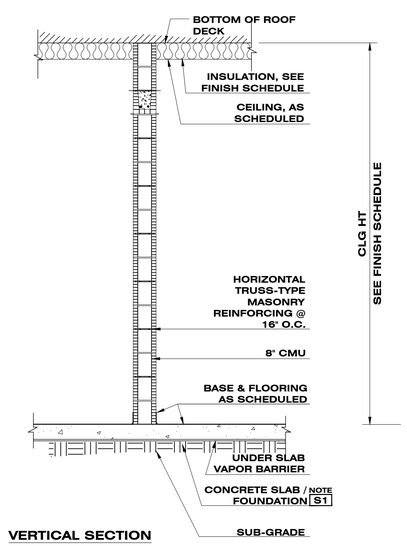


VERTICAL SECTION

MASONRY VENEER W/CMU BACK-UP WALL

A4 WALL SECTION

SCALE: 1/2" = 1'-0" 0' 2'



VERTICAL SECTION

NON-LOAD-BEARING 8" CMU

A5 WALL SECTION

SCALE: 1/2" = 1'-0" 0' 2'

NEW TENNIS FACILITY

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PROFESSIONAL SEAL: REGISTERED Brian H Jones 5086 STATE OF MISSISSIPPI

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DISTRICT - WIDE IMPROVEMENT PROJECTS
PHASE II
MULTIPLE CAMPUSES
THE HATTIESBURG PUBLIC SCHOOL DISTRICT
HATTIESBURG, MISSISSIPPI

SHEET KEY

00.0 - TITLE PAGE
00.1 - MAIN SHEET INDEX
00.2 - PROJECT NOTES
00.3 - SITE DETAILS
00.4 - GUIDELINES/DETAILS
00.5 - GUIDELINES/DETAILS
H HATTIESBURG HIGH & 9TH GRADE ACADEMY
B BURGER MIDDLE & S.T.E.A.M. ACADEMY
R ROWAN ELEM SCHOOL
K HAWKINS ELEM SCHOOL
T THAMES ELEM SCHOOL
G GRACE CHRISTIAN ELEM SCHOOL
W WOODLEY ELEM SCHOOL
L LILLIE BURNEY LEARNING CENTER
M MARY BETHUNE ALTERNATIVE CENTER

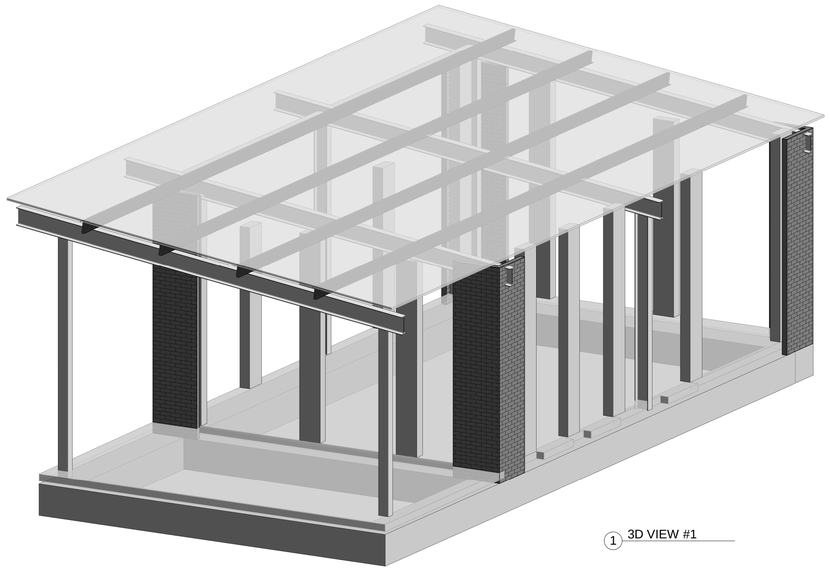
ISSUED SET 01.02.2026

CAMPUS: HATTIESBURG HIGH SCHOOL (HHS)

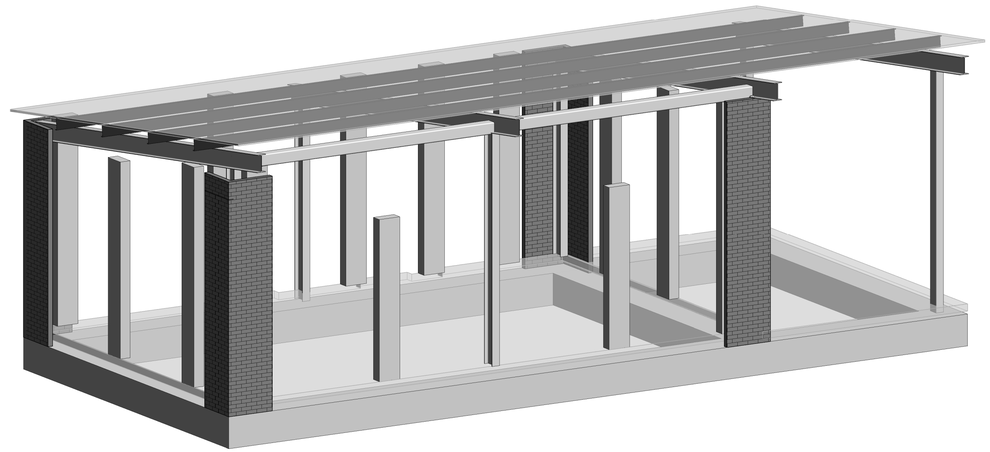
SHEET NUMBER: HATTIESBURG HIGH SCHOOL

A10.6

PROJECT NUMBER 010825



1 3D VIEW #1



2 3D VIEW #2

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PROFESSIONAL SEAL:

MISSISSIPPI PROFESSIONAL ENGINEER #10248 12/19/25 STATE OF MISSISSIPPI

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PROJECT

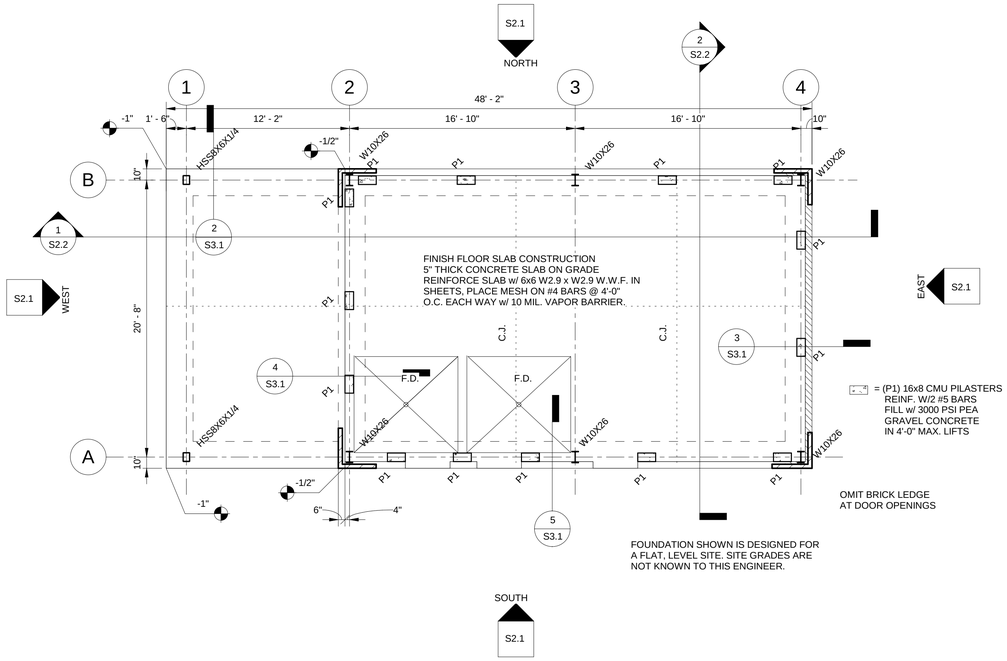
NEW TENNIS FACILITY
HATTIESBURG HIGH SCHOOL
101 HIGHWAY 11 NORTH
HATTIESBURG, MISSISSIPPI 39470

12/19/25

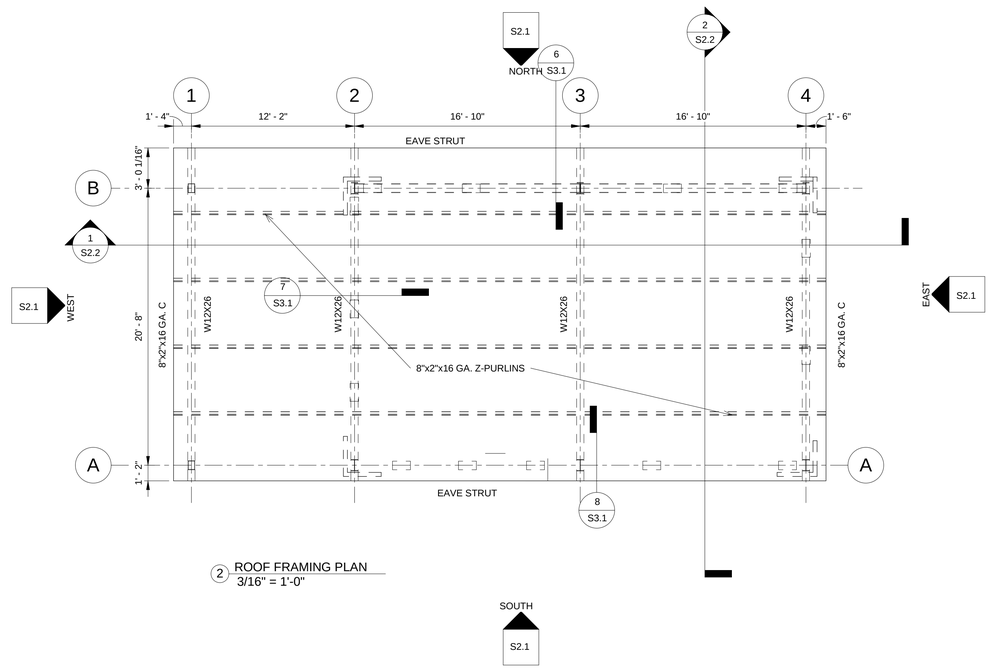
SHEET NUMBER

S0.1

PROJECT NUMBER
032724



1 1ST FLOOR PLAN
3/16" = 1'-0"



2 ROOF FRAMING PLAN
3/16" = 1'-0"

STRUCTURAL NOTES:

1. Unless shown otherwise, the following loose lintel schedule shall be used.

Clear Spacing	Lintel angle for each 4" masonry thickness
0' to 4'-0"	3-1/2"x 3-1/2x 1/4"
4'-1" to 6'-0"	4"x 3-1/2"x 3/8"
6'-1" to 8'-0"	5"x 3-1/2"x 3/8"
8'-1" to 10'-0"	6"x 3-1/2"x 3/8"
over 10'-0"	consult engineer

2. All structural steel shall conform to ASTM A-992 or ASTM A-500, Grade B
3. No splices in structural steel shall be accepted without approval of the engineer except where shown on the drawings.
4. Bolts for structural steel shall be ASTM A-325 high-strength bolts. Anchor bolts shall be ASTM F1554 , grade 36.
5. All welding rods used shall be grade 70xx.
6. All structural steel shall be manufactured and erected in accordance with the Ninth Edition of the American Institute of Steel Construction Manual.
7. Where possible, all bolt holes shall be shop drilled. Holes made at the job site shall be mechanically drilled. No burning of holes will be allowed.

GENERAL NOTES:

1. All concrete shall conform to current ACI specifications and shall be as follows:
   regular sand and gravel with minimum of 3000 psi compressive strength in 28 days in gradebeams.
   Concrete for floor slabs shall have a minimum 28 day compressive strength of 3500 psi, 3/4" maximum aggregate size, incorporate 20% fly ash, and have a maximum slump of 5".
2. Provide necessary reinforcing steel accessories to hold bars in proper position.
3. Provide corner bars of same size and number as horizontal bars at all corners of gradebeams and walls.
4. All reinforcing shall be deformed, ASTM 615, Grade 60.
5. All detailing and fabrication of reinforcing bars must follow the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures."
6. All placing of reinforcing bars in the forms must follow the CRSI "Recommended Practice for Placing Reinforcing Bars."
7. All bars are to be supported in the forms with wire bar supports meeting the requirements of the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures".
8. Lap splices as specifically called for, but a least 36 bar diameters,18" min.
9. Welded wire fabric must have end laps of one full mesh plus 2" and wiring all laps securely together. Welded wire fabric should extend into supporting beams and walls for anchorage.
10. All concrete slabs on grade that are not otherwise provided for shall have reinforcing consisting of 6"x6"-W2.1x W2.1 welded wire fabric.
11. All reinforcing bars shall be securely wired together in the forms. Two-way mats of steel, and beam stirrups shall be tied sufficiently to hold them securely in place.
12. Provide keys of 2"x4" at construction joints. Control joints in slab on grade shall be sawed 1-1/4" deep within 8 hours of pouring slab. Seal all joints with sealant.
13. All reinforcing shall have concrete cover as specified in ACI-318.
14. Design live loads for roofs and wind are in accordance with the "International Building Code", 2024 edition.

    Ultimate wind speed for this project is 131 mph, exposure 'C',
15. The contractor shall be responsible for the design, placement, and maintainance of any and all shoring, bracing, or tie-backs needed to support any part of the construction during the construction process. It is the contractor's responsibility to ensure the safety and integrity of the structure until the necessary permanent elements are in place.
16. See the architectural, mechanical, and electrical drawings for exact locations of all depressions, slopes, openings, and penetrations Penetrations through beams or openings in structural elements not shown on the drawings shall be brought to the attention of the engineer.

ALL UTILITY PIPING SHALL BE INSTALLED
AT A DEPTH TO PASS UNDERNEATH GRADEBEAMS

3 notes
1/8" = 1'-0"

SEISMIC NOTES:

BUILDING RISK CLASSIFICATION CATEGORY II

SITE CLASSIFICATION D
Ss =16.0% g Ss=8.0%
Sms= 22.0% G Sm1=17.0%
Sds= 14.0% G Sd1=11.0%

SEISMIC DESIGN CATEGORY - B

SOIL BEARING PRESSURE

ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 1500 LBS/ SQ. FT.
IT IS THE OWNER'S RESPONSIBILITY TO CONDUCT ADEQUATE GEOTECHNICAL INVESTIGATION TO CONFIRM THIS ASSUMPTION

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PROFESSIONAL SEAL:
LARRY MCCLESKEY JR. PROFESSIONAL ENGINEER #10248 STATE OF MISSISSIPPI
12/19/25

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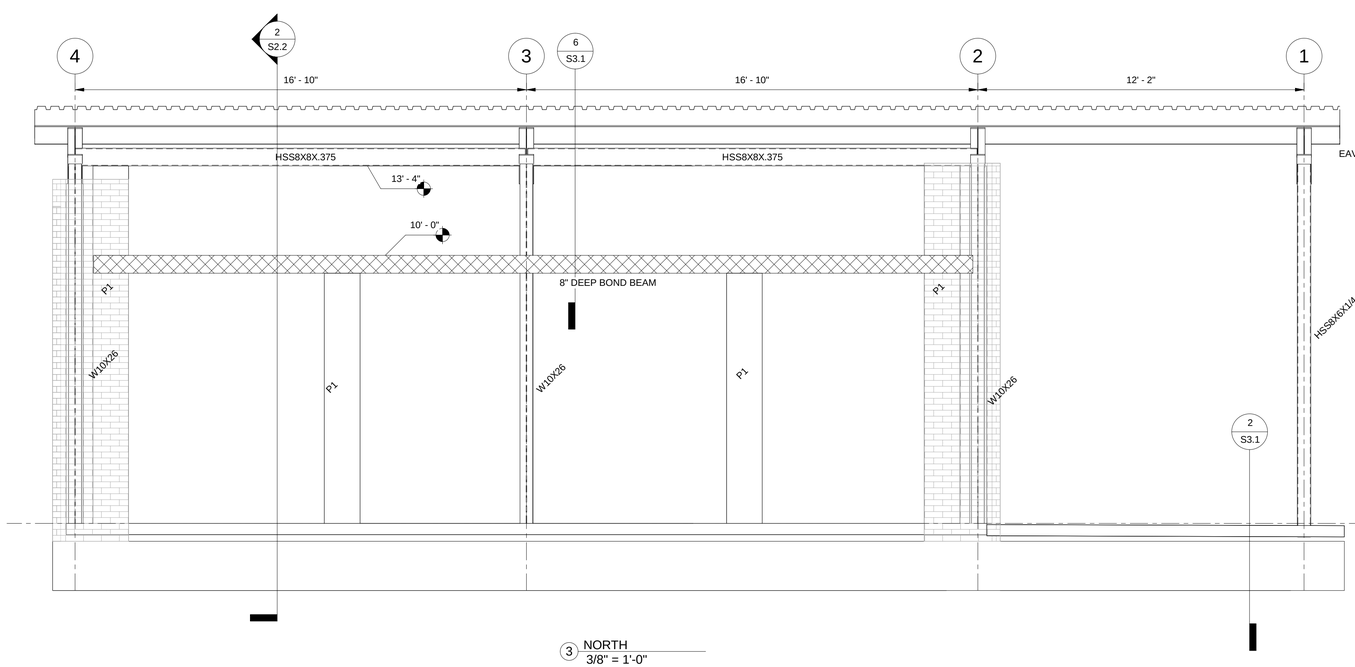
PROJECT
NEW TENNIS FACILITY
HATTIESBURG HIGH SCHOOL
101 HIGHWAY 11 NORTH
HATTIESBURG, MISSISSIPPI 39470

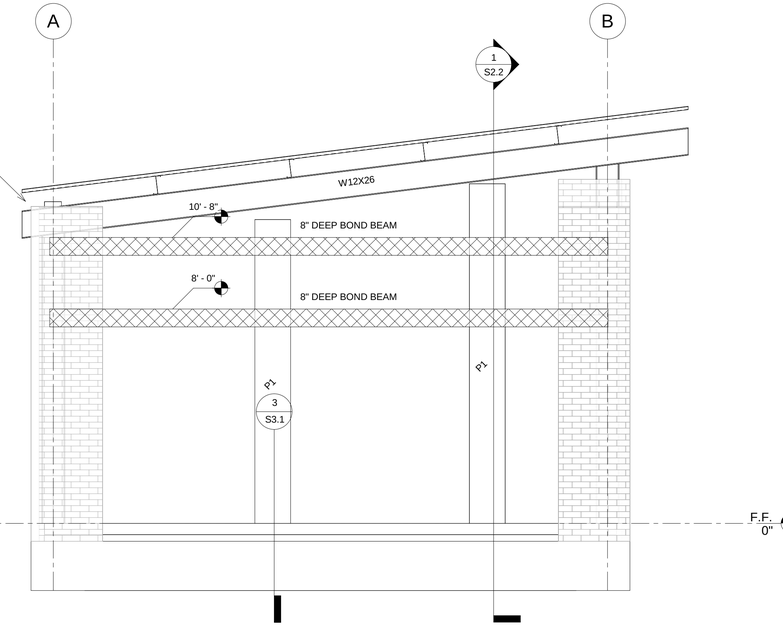
12/19/25

SHEET NUMBER
S1.1

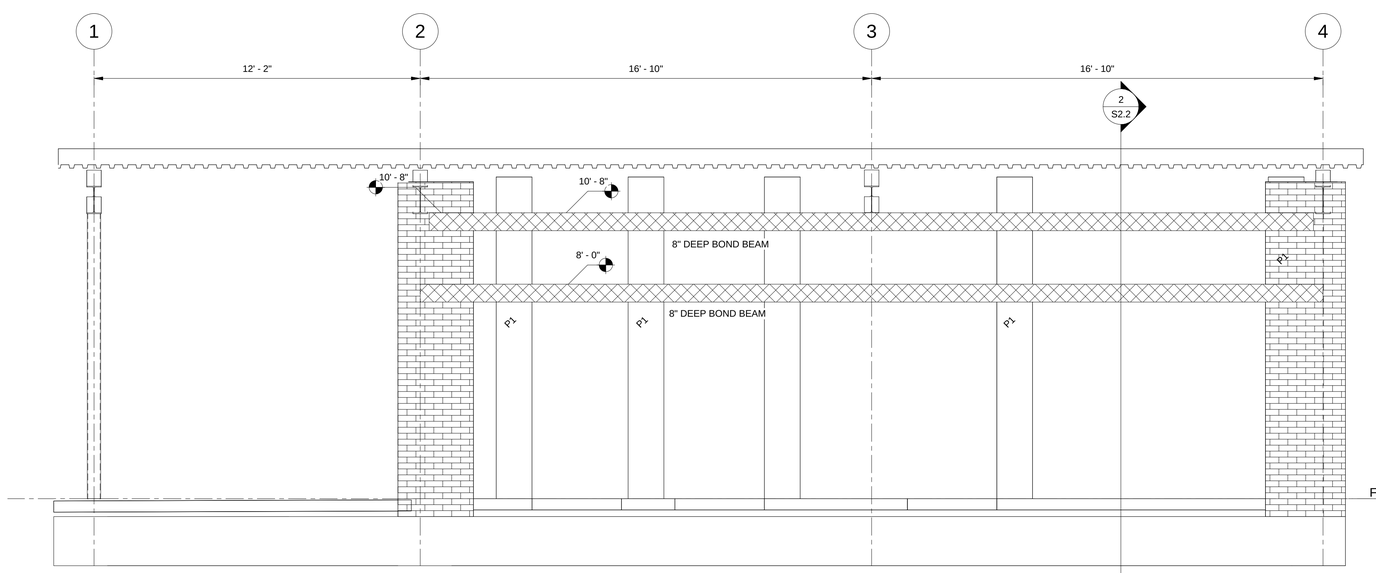
PROJECT NUMBER
032724



3 NORTH
3/8" = 1'-0"



4 EAST
3/8" = 1'-0"



2 SOUTH
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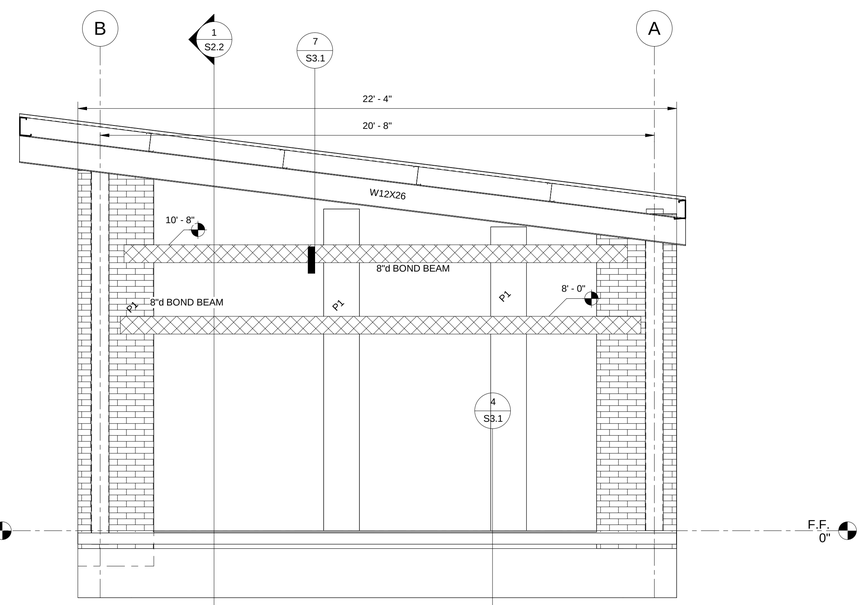
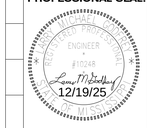


1 WEST
3/8" = 1'-0"

McCLESKEY / JONES
ARCHITECTS
PLLC
105 PATTON AVENUE
HATTIESBURG MISSISSIPPI 39401
phone: 601.544.8994
fax: 601.544.8969
McCleskeyAssociates.com

PROFESSIONAL SEAL:



NOTE

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PROJECT

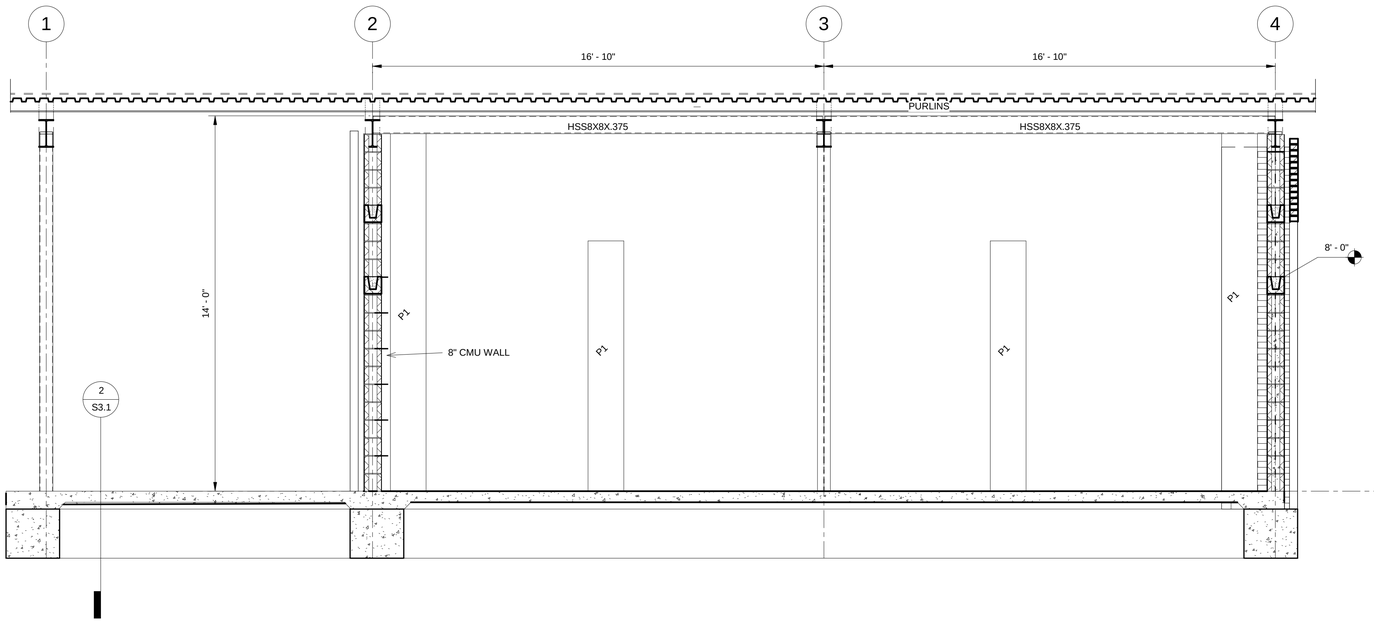
NEW TENNIS FACILITY
HATTIESBURG HIGH SCHOOL
101 HIGHWAY 11 NORTH
HATTIESBURG, MISSISSIPPI 39470

12/19/25

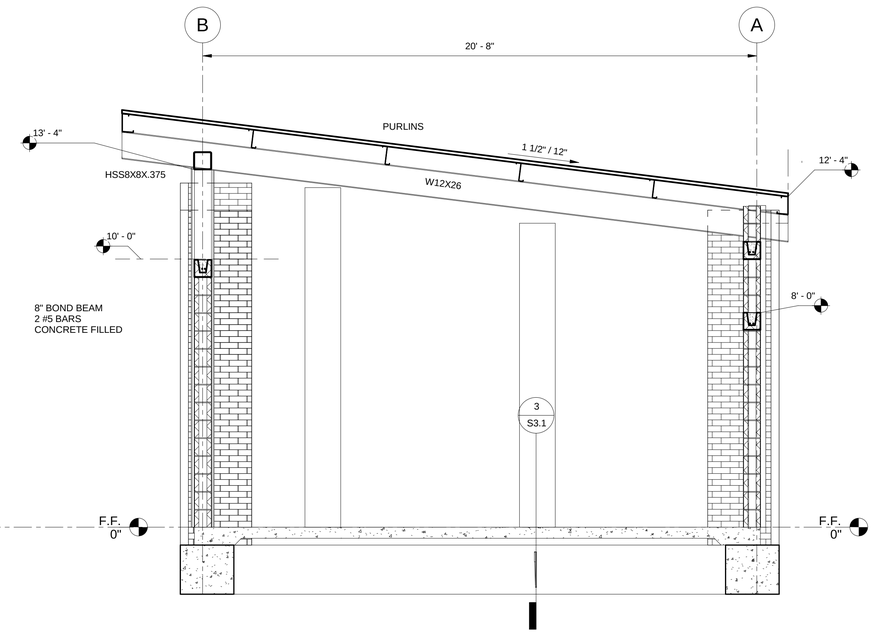
SHEET NUMBER

S2.1

PROJECT NUMBER
032724



1 BUILDING SECTION 1/S2.2
3/8" = 1'-0"



2 BUILDING SECTION 2/S2.2
3/8" = 1'-0"

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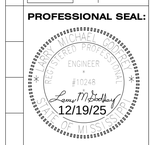

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PROJECT

NEW TENNIS FACILITY
HATTIESBURG HIGH SCHOOL
101 HIGHWAY 11 NORTH
HATTIESBURG, MISSISSIPPI 39470

12/19/25

SHEET NUMBER

S2.2

PROJECT NUMBER
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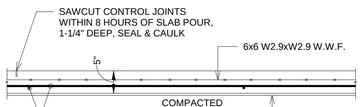
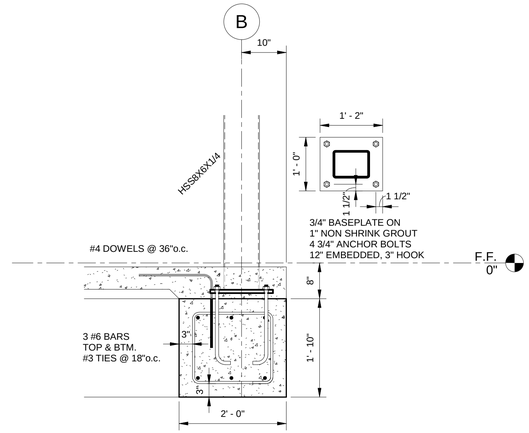
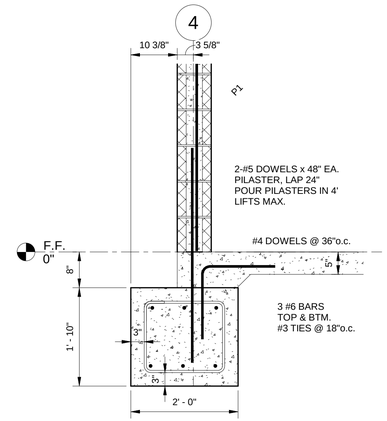


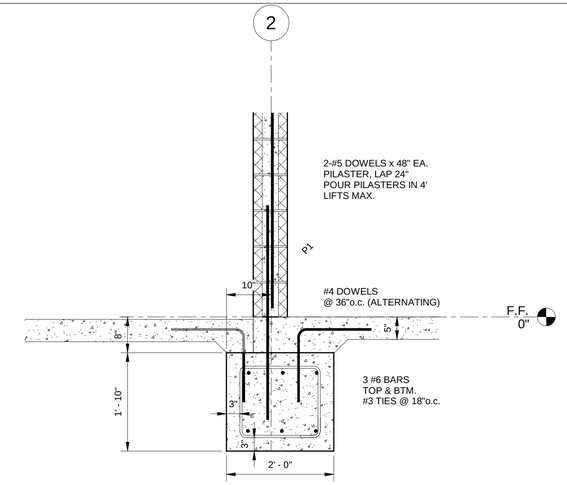
1 SLAB ON GRADE DETAIL
3/4" = 1'-0"



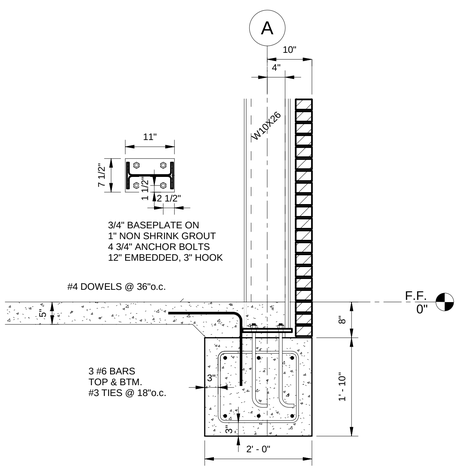
2 Detail 2/S3.1
3/4" = 1'-0"



3 FOUNDATION SECTION 3/S3.1
3/4" = 1'-0"



4 FOUNDATION SECTION 4/S3.1
3/4" = 1'-0"



5 FOUNDATION SECTION 5/S3.1
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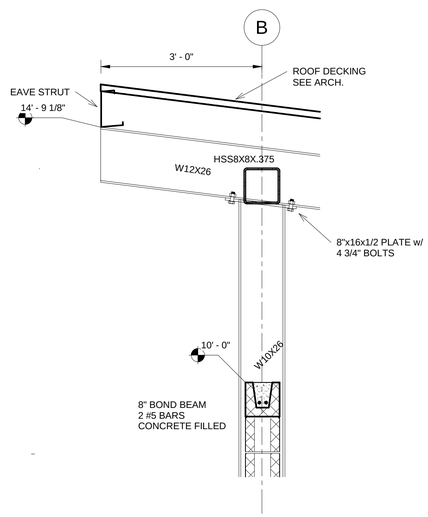
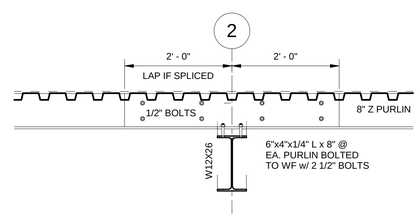
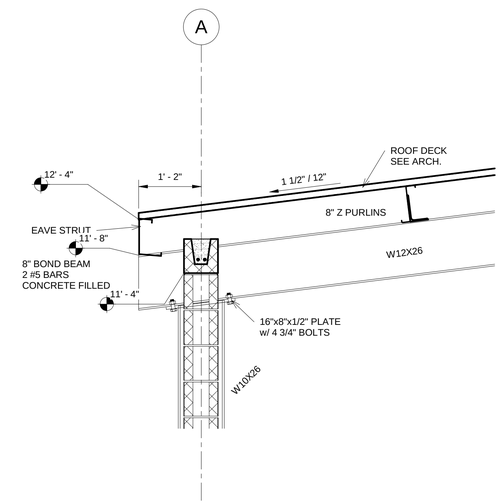


6 ROOF SECTION 6/S3.1
3/4" = 1'-0"



7 ROOF SECTION 7/S3.1
3/4" = 1'-0"



8 ROOF SECTION 8/S3.1
3/4" = 1'-0"

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NEW TENNIS FACILITY
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101 HIGHWAY 11 NORTH
HATTIESBURG, MISSISSIPPI 39470

12/19/25

SHEET NUMBER

S3.1

PROJECT NUMBER
032724

URBAN DEVELOPMENT
PLANNING DIVISION

Hattiesburg Planning Commission
Planning Division
Item D - Staff Report
September 2nd, 2026

Quick Facts:

Applicant:

Hattiesburg Public School District

Address:

526 Forrest Street

Zoning:

R-1A

Future Land Use:

Downtown

Historic District:

Hub City Downtown

Overlay District(s):

N/A

Flood Zone:

AE

Ward:

4

County:

Forrest

PPIN Number(s):

21838

Parcel Number(s):

2-029J-10-135.00

Property Area Image

Applicant's Request:
Hattiesburg Public School District, Applicants, request a historic flood variance for Article 6, Section E of the Flood Ordinance, which states that qualifying historic structures may apply for a flood variance from the requirement to elevate or flood-proof the structure, for a R-1A zoned property located at 526 Forrest Street (PPIN 21838, Ward 4, Forrest County).

Background and History

Surrounding Area Image

Representatives from the Hattiesburg Public School District met with staff for a pre-application meeting on May 22, 2026, to discuss a series of facility improvement projects planned throughout the district between 2026 and 2028. The proposed work includes a combination of interior renovations, signage improvements, demolition, athletic facility upgrades, site improvements, and other improvements to existing school facilities. Projects discussed included work at Hawkins Elementary, Mary Bethune Alternative Center, Grace Christian Elementary, Woodley Elementary, Lillie Burney Elementary, Thames Elementary, N.R. Burger Middle School, Rowan Elementary, and Hattiesburg High School.

Staff advised the School District that projects involving exterior additions or site improvements would generally require site plan review and should be submitted as individual applications for each school location. Staff discussed the proposed improvements to Hawkins Elementary, which is located within a flood zone and below the base flood elevation. Because previous improvements to the property exceeded the substantial-improvement threshold, future work must comply with applicable floodplain requirements. Options discussed included floodproofing the building or seeking a historic flood variance through the Planning Commission. Staff also recommended that the School District explore FEMA grant funding for floodproofing improvements at the Hawkins facility.

The building is constructed below the Base Flood Elevation (BFE) established by FEMA, and it has been appraised at $9.38 million as of 2020. The current proposed improvement total is $350,000. The Flood Damage Prevention Ordinance defines this as a substantial improvement to the facility (improvements that exceed 50% of the structure's value and occur over a ten-year period). A structure in a hazardous flood zone that proposes a Substantial Improvement must come into compliance with the Flood Damage Prevention Ordinance or may apply for a variance from these requirements if qualifying.

This applicant has met the requirements of Chapter 10. Article 6. Section E. 1-3 as a "Bona fide historic structure." Planning Commission approval is required for "Flood Variances." Planning Commission is the final decision-maker on this variance, unless appealed to the City Council. See the included Flood Ordinance for guidance. The **Base Flood Elevation is 156.8'**. This is the estimated level of water in a

100-year flood event. The **elevation of the building's top of the bottom floor is 154.8'.** A compliant building would need an elevation of at least 157.8, be elevated or be floodproofed 3ft, or be provided relief from the code through a Historic Flood Variance.

The City of Hattiesburg previously approved a Historic Flood Variance in June of 2023. Previously granted Historic Flood Variances do not give unilateral approval over future improvements. Every substantial improvement within the 10 years requires compliance or a new Historic Flood Variance approval.

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

Future Land Use:

Downtown District: The Downtown District is the historic central business district. In this district, land uses are promoted that are consistent with the special character and quality befitting the historic center of commerce and public activity. The historic development patterns and building arrangements are promoted and should be reinforced through amendments to the Land Development Code.

Surrounding Area Image

District Characteristics The characteristics of this district include the following: buildings that are constructed to the front property line and share common walls with adjacent buildings; onstreet parking areas or shared parking in public lots; mixed land uses, including residential uses, within the same building; a higher percentage of publicly-owned buildings and lands; public parks and small private courtyards and green spaces; and an overall higher density of development.

District Land Uses The following land uses should be found in this district: various types of retail and service businesses, such as specialty shops and restaurants; anchor businesses, such as grocery stores, that draw residents to the district; public uses, such as city, county, state and federal offices, public parks and community centers; higher density residential uses, including condominiums and

second-floor apartments; arts-related businesses, museums and cultural centers; and offices and employment centers.

Codes and Regulations

SECTION 4: Zoning Districts Established

4.5.11 B-4 Downtown Business District: The Downtown Business District is intended to promote the concentration and vitality of commercial and business uses in the historic central business area of the City and as such, encourages a mixture of complementary uses with a pedestrian orientation. This district is characterized by wall-to-wall and lot-line-to-lot-line development, pedestrian walkways, a vertical mix of uses, upper floor residential uses, and off-street public parking lots.

ORDINANCE 3294

Definitions

Substantial Improvement: The term "substantial improvement" means any combination of reconstruction, rehabilitation, or other improvement of a structure taking place during a ten-year period in which the cumulative percentage of improvement equals or exceeds 50 percent of the current market value of the structure before the start of construction of the improvement. The costs for determining substantial improvement include the costs of additions. This term "substantial improvement" includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work performed.

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

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

b. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

Article 6, Section E: Historic structures.
Variances may be issued for the repair or rehabilitation of historic structures only upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum to preserve the historic character and design of the structure.

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

(2) The project must maintain the historic status of the structure. If the proposed improvements to the structure will result in it being removed from or ineligible for the National Register or federally-certified state or local inventory, then the proposal cannot be granted an exemption from the substantial improvement rule. Written review and approval of proposed plans by the local historic preservation board and/or the historic planner, if it is federally-certified, or by the state historic preservation office. If the plans are approved, you can grant the exemption. If no, no exemption can be permitted.

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

Article 6, Section E – Special Conditions
1) Upon consideration of the factors listed in this division, and the purposes of this article, the HPC may attach such conditions to the granting of variances as it deems necessary to further the purposes of this article

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

Considerations and Basis for Approval

Applicant's Requests:
Recommend approval or denial for a historic flood variance from the requirement to elevate or flood-proof the structure, for a R-1B zoned property located at 526 Forrest Street (PPIN 21838, Ward 4, Forrest County).

Property Area Image

Basis for Approval:

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

(a)Variances shall only be issued when there is:

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

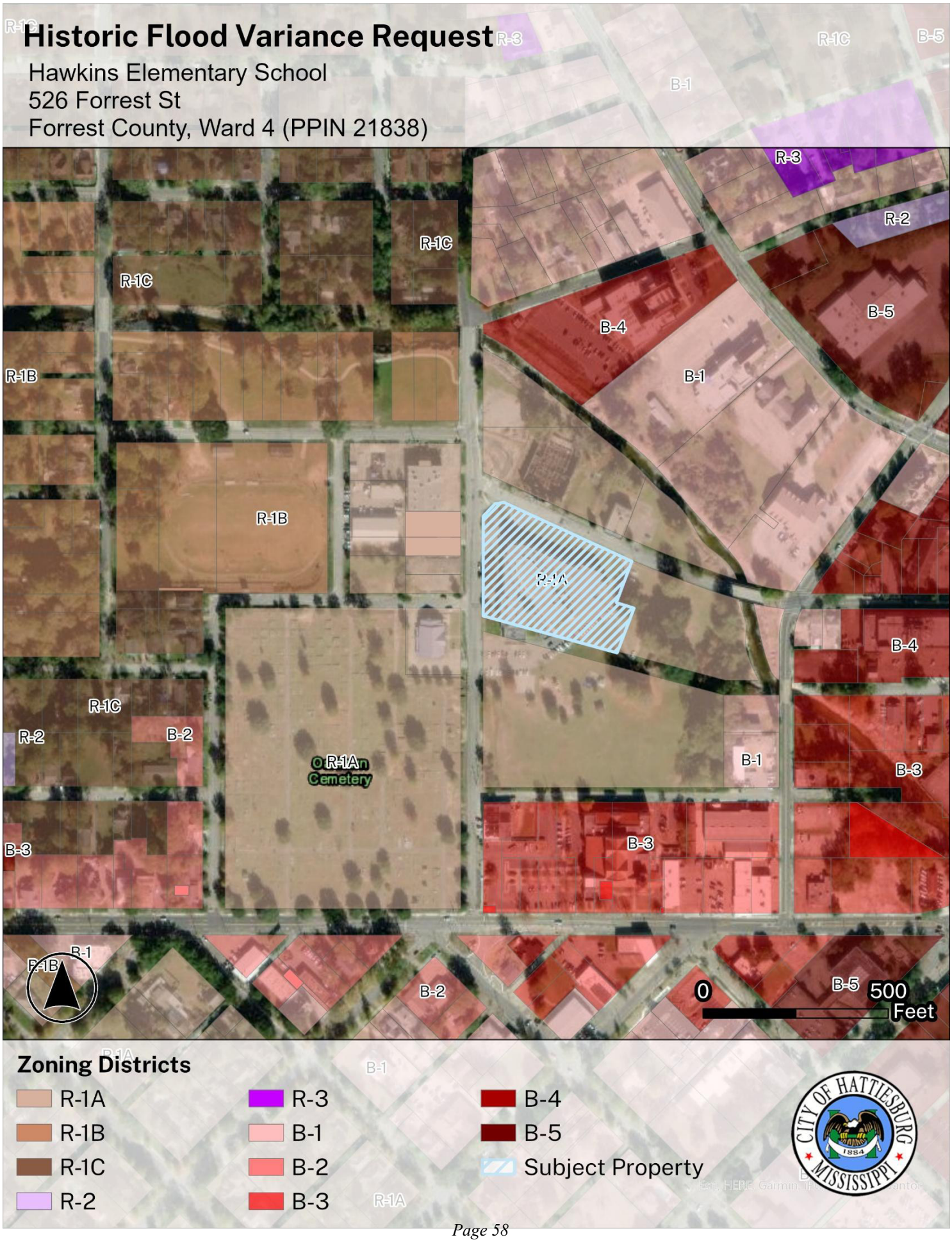
(b)The provisions of this article are minimum standards for flood loss reduction; therefore, any deviation from the standards must be weighed carefully. Variances shall only be issued upon a determination that the variance is the minimum necessary deviation from the requirements of this article, considering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

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

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

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

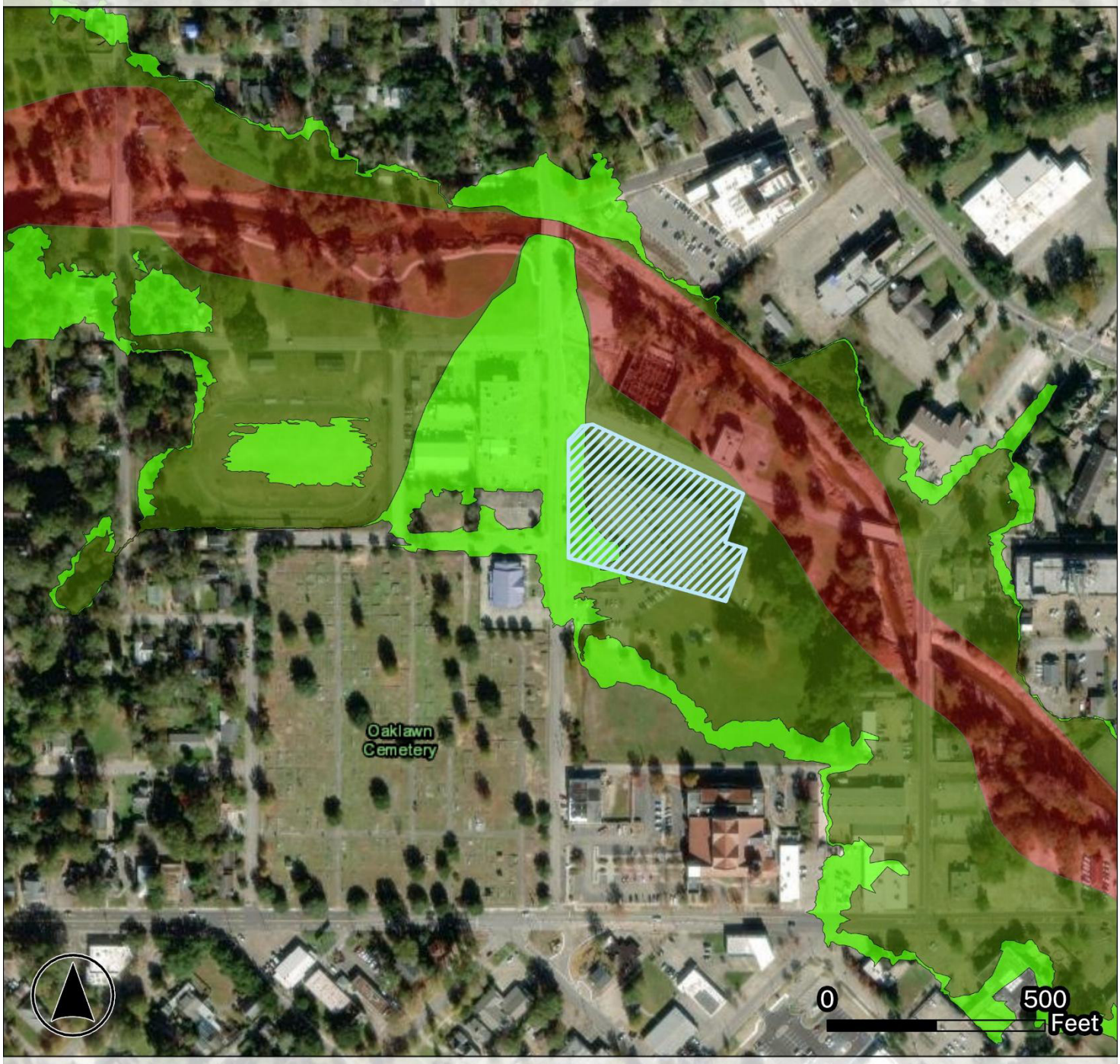
(f)Variances shall not be issued "after the fact."


Historic Flood Variance Request
Hawkins Elementary School
526 Forrest St
Forrest County, Ward 4 (PPIN 21838)
R-1C
R-3
B-5
B-1
R-2
B-4
R-1B
R-1A
Cemetery
B-2
B-3
0
500
Feet
Zoning Districts
R-1A
R-1B
R-1C
R-2
R-3
B-1
B-2
B-3
B-4
B-5
Subject Property
CITY OF HATTIESBURG
MISSISSIPPI
1884

Historic Flood Variance Request
Hawkins Elementary School
526 Forrest St
Forrest County, Ward 4 (PPIN 21838)
Neighborhood Conservation District 1
Downtown District
Oaklawn Cemetery
Neighborhood Business
0
500
Feet
Future Land Use
Downtown District
Neighborhood Business
Neighborhood Conservation District 1
Subject Property
CITY OF HATTIESBURG
MISSISSIPPI
1884

Historic Flood Variance Request

Hawkins Elementary School
526 Forrest St
Forrest County, Ward 4 (PPIN 21838)

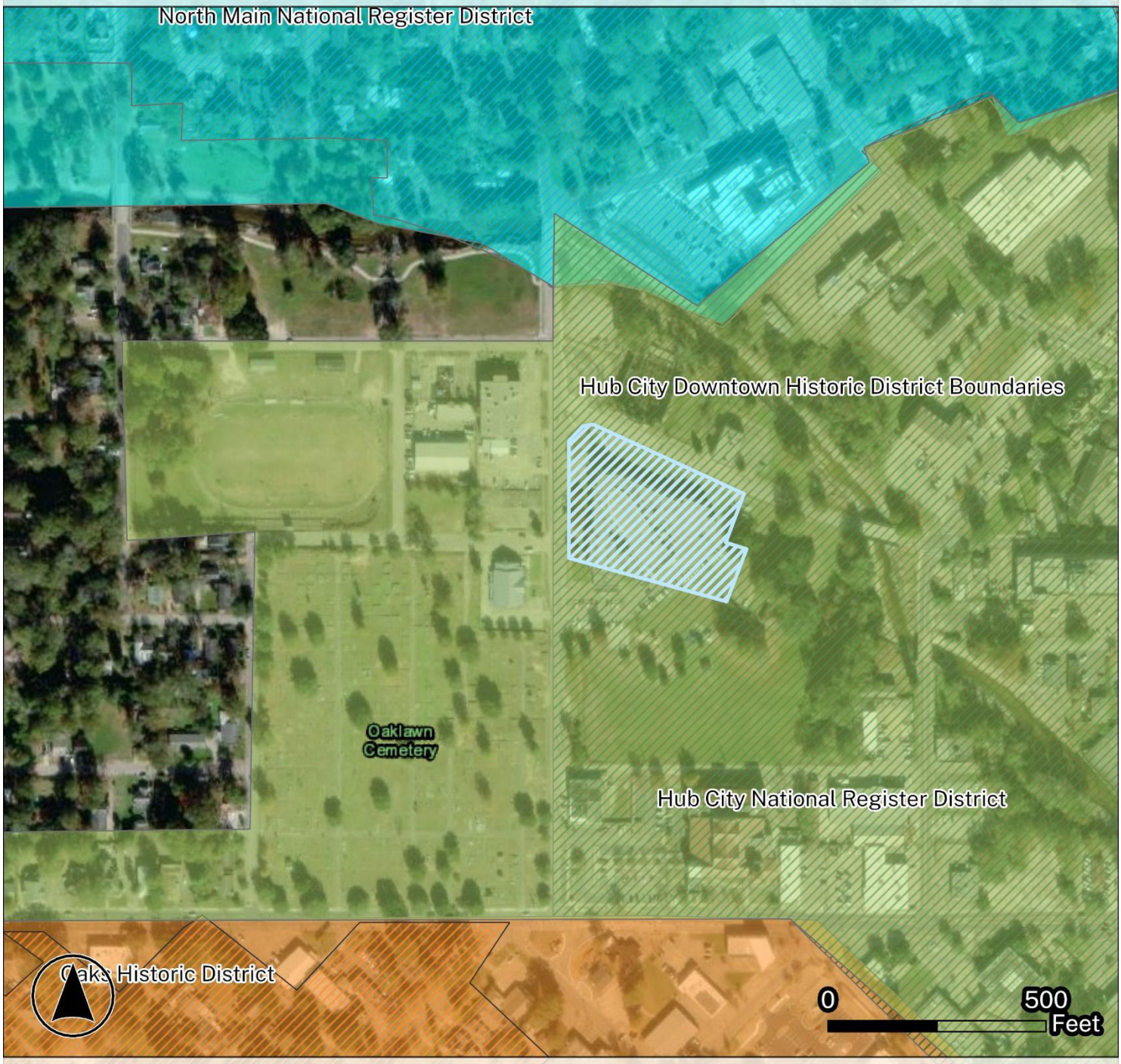


Flood Zones & Wetlands

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

Historic Flood Variance Request

Hawkins Elementary School
526 Forrest St
Forrest County, Ward 4 (PPIN 21838)



Historic Districts

- Hub City Downtown Historic District Boundaries,Local
- Hub City National Register District,National Register
- North Main Historic District,Local
- North Main National Register District,National Register
- Oaks Historic District,Local
- Oaks National Register District,National Register
- Subject Property

HISTORIC FLOOD VARIANCE APPLICATION

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

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

Property Address: 526 Forrest Street

Historic District of Structure: Historic Downtown Area of Hattiesburg

Property Owner: Hattiesburg Public Schools

Applicant (if different from owner): Stephen R. McCay

Required Attachments:

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

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

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

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

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

Please answer the following questions:

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

The BFE is 156.8 and the Top of the bottom floor elevation is 154.4 (See attached Survey reports)

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

All of them, most of the work that needs to be done to Flood proof the building involves all of the exterior since it is below BFE.

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

It is a local landmark that is currently used as a Elementary School.

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

The restrooms & Flooring? We are just doing flooring improvements & restroom renovations.

5. **Alternatives Considered:** What alternative flood protection measures (e.g., dry floodproofing, elevating utilities, reversible modifications) were considered, and why were they not feasible?

The only work that was considered was campus signage, flooring improvements, & restroom renovations.

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

There is no exterior building improvements so there are no measures to reduce flooding in our scope of work. There is only new flooring installed in office areas, some classrooms, new tile in the restrooms.

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

The Variance would allow us to update the interior of the building. The interior of the building will be up to date once the time comes to actually flood proof the building.

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

No denial of the variance would not result in a unique hardship. Approval will avoid creating public saftey issues because the kids will have new & clean restrooms. The interior condition of the building will not be receiving loss.

HISTORIC FLOOD VARIANCE APPLICATION

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

Scope of Work and Project Valuation

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

We will be doing 1000 sf of Restroom Improvements, 2,725 sf of flooring improvements, & adding a new campus sign.

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

Estimated Cost of Improvement: $ 350,000.00

Pre-Improvement Market Value of Structure: $ _____

(Attach documentation, such as appraisal or tax assessment)

Percent of Improvement: _____%

Subsequent Improvements Disclaimer

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

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

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

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

Certification & Acknowledgment

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

Signature: _____ Date: 05/26/26

Updated Version 10/20/2025

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: Stephen R. McCay **Project Name:** Hawkins Renovations

Municipal Address of Site: 526 Forrest Street, Hattiesburg **PPIN #:** _____

Parcel Number(s): 20-029J-10-135.00

Type of Public Hearing	Additional Information Needed:
☑ Variance (fill out pages 7 & 8)	☐ Sign ☐ Setback ☐ Off-Site Parking ☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space ☐ Other: flood, restrooms, flooring
☐ Rezoning (fill out page 11)	Existing Zoning: _____ Proposed Zoning: _____
☐ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____

Other Application types:

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

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:**	
PPIN # or Parcel #:			

Updated Version 05/22/25

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). Section 12.4.1 Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended.

Approval Criteria.
A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship**. (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

   The proposed work is limited to interior renovations, bathroom upgrades, and new flooring in a few existing classrooms — within an existing structure that predates, current flood elevation requirements. The building's finished floor elevation is fixed by the existing structure, strict compliance with elevation or flood-proofing requirements would require flood proofing the entire existing building, which is not feasible for this scope of work. The hardship arises from the existing, non-elevated condition of the structure itself, not from any choice made in this project.

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

   The variance would not grant Hawkins Elementary any benefit unavailable to other existing structures in the flood zone. This building has received similar relief for interior renovations that do not increase flood risk or add habitable elevation-sensitive space beyond existing conditions.

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

   Strict application of the flood elevation/floodproofing requirement would effectively prohibit renovation of existing occupied space. The bathroom upgrades and flooring replacement do not expand the building's footprint or increase flood exposure, an outcome not intended by the ordinance for basic interior improvements.

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

   The school building is currently in active use as an educational facility. Without the variance, necessary interior repairs and code-required upgrades could not be completed, preventing continued reasonable use and maintenance of an existing, occupied building.

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

   The scope of work is limited strictly to interior finishes — bathroom fixtures/renovation and flooring in a few rooms. No structural elevation change, footprint expansion, or increase in flood-damageable improvements beyond what already exists is proposed. This represents the minimum scope necessary to address the facility's current maintenance and code needs.

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

   The flood damage prevention ordinance is intended to reduce risk to life, property, and public infrastructure from flood events, primarily by regulating new construction and substantial improvements. This project does not add habitable footprint, does not involve substantial structural improvement, and uses below the base flood elevation, the work remains consistent with the ordinance's underlying intent to minimize flood damage risk.

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

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

HISTORIC RESOURCES INVENTORY

1. a. Property name, historic
G.L. Hawkins Junior High School

b. Property name, other
Hawkins Elementary School

10. County
Forrest

11. City or Town
Hattiesburg
☐ vicinity of

2. Property address/descriptive location
526 Forrest Street

12. Owner's name and address
Hattiesburg Public Schools

3. Legal description (and acreage, if required—see instructions)
Forrest County Parcel #2-029J-10-135.00

13. Was interior surveyed?
No

14. Survey seq. no.
22a.

15. USGS quadrangle map

4. Former/historic use
Educational

5. Present use
Educational

16. UTM reference (if required—see instructions)

6. Architect
N.W. Overstreet & Assoc. (Principal)
Hearon & McClesky (Associate)
☒ documented ☐ attributed

7. Builder/contractor
Dye & Mullings
☒ documented ☐ attributed

17. Date of construction
1951
☐ estimated
☒ documented

8. Brief description
Two-story tan brick and concrete Art Deco school building with flat roof and concrete foundation; V-plan with an imposing semi-circular entrance at the apex and an ell bisecting the "V". Partially in-filled windows with 1/1 metal framed sash over concrete sills and lintels. Five bays make up the rotunda entrance and are divided by thin buttresses. Metal and plate glass doors on the first floor bays and paired 1/1 aluminum windows and paneled in-fill, with concrete sills and lintels, on the second-floor bays. A raised parapet further distinguishes the semi-circular entrance. Fifteen bays on west facade and fourteen on north facade. On the west facade, a portico makes up the southern-most nine bays, which are divided by thin buttresses. Similarly, the eastern-most five bays of the north facade are located on a projecting facade. A concrete awning extends the full length of the north and west facades, just above the second-floor bays.

18. Integrity
☐ very intact ☐ deteriorated
☒ some changes ☐ ruins
☐ extensive changes ☐ no visible remains

19. Dates of changes, if any
☐ moved _____
☐ enlarged/altered _____
☐ artificial siding _____
☒ replaced windows/doors _____
☐ enclosed/altered porch _____
☐ storefront alterations _____

9. Outbuildings or secondary elements (if significant, use separate form)
Concrete block band hall (formerly home economics) east of main building.
(See separate form for Survey seq. no. 22b.)

20. Architectural character or style
Art Deco/Streamline Modern

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
_____

23. Historical information

The first junior high class occupied this building in January of 1952. The unique school design was considered one of the best in the country in 1950. The building received an AIA twenty-five-year award as documented and presented by Hattiesburg Architect, Larry A. Albert, AIA. The building is a designated Mississippi Landmark.

24. Additional remarks or continuation of other sections

25. Sources of information

Sanborn Fire Insurance maps: 1961

27. Photographer or photo source

Russell Archer

28. Photo roll and frame number(s)

5317-21A

29. Photo date

October 3, 2011

30. Inventory form completed by (name and organization)

Russell Archer
Archer Preservation Consulting, LLC

31. Survey project name

Hub City Historic District

32. Date form completed

October 10, 2011

THIS SECTION FOR MDAH USE ONLY

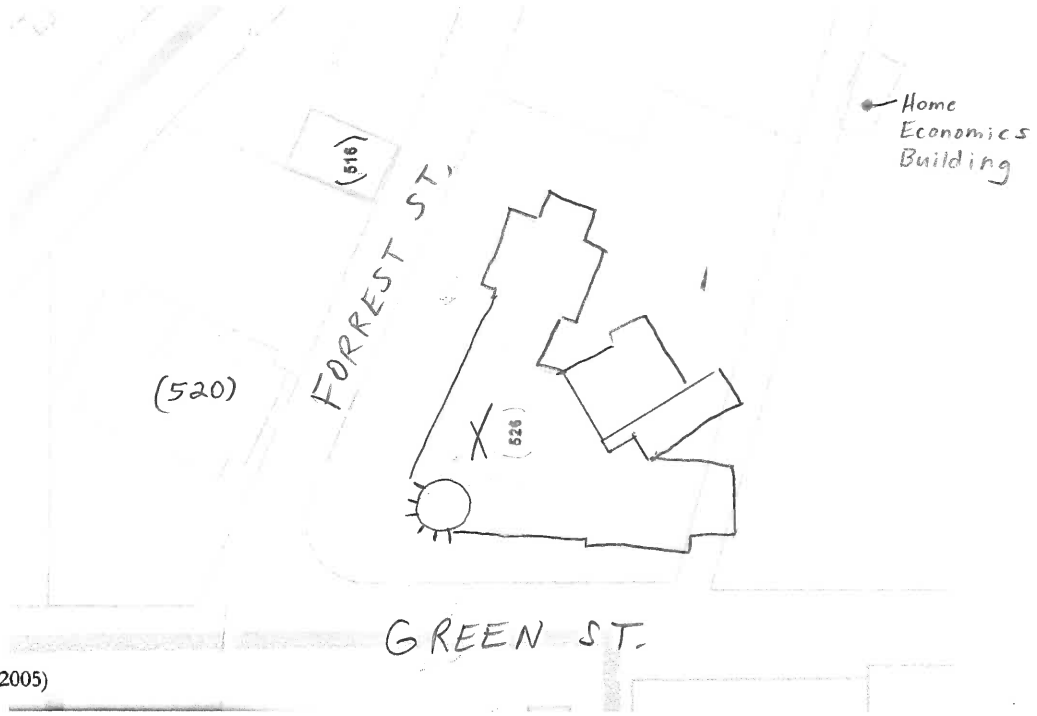
33. Evaluation of National Register eligibility

a.
- ☐ already listed (see front of form)
- ☐ appears individually eligible
- ☐ potentially eligible if restored
- ☐ would contribute to district
- ☐ does not appear eligible
- ☐ insufficient information

b. Evaluated by/date

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

Draw north arrow here.



(12-2005)

B1 CAMPUS / AERIAL IMAGE
SCALE: 1" = 40'-0" 0' 40'
NORTH

DISTRICT - WIDE IMPROVEMENT PROJECTS
PHASE II
MULTIPLE CAMPUS REPAIRS AND IMPROVEMENTS
THE HATTIESBURG PUBLIC SCHOOL DISTRICT
HATTIESBURG, MISSISSIPPI
ARCHITECT'S PROJECT # 010825

SHEET SERIES	SHEET SERIES KEY CAMPUS
00	ALL CAMPUSES: PROJECT NOTES, GUIDELINES, AND DETAILS
H	HATTIESBURG HIGH SCHOOL (HHS) (S.H. BLAIR)
B	BURGER ELEMENTARY SCHOOL (N.R. BURGER) & STEAM ACADEMY
R	ROWAN ELEMENTARY SCHOOL (L.J. ROWAN)
K	HAWKINS ELEMENTARY SCHOOL (G.L. HAWKINS)
T	THAMES ELEMENTARY SCHOOL (W.I. THAMES)
G	GRACE CHRISTIAN ELEMENTARY SCHOOL
W	WOODLEY ELEMENTARY SCHOOL (F.B. WOODLEY)
L	LILLIE BURNEY LEARNING CENTER
M	MARY BETHUNE ALTERNATIVE CENTER

NOTE: THE CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, AND ANY ISSUED ADDENDUM(S) AND MEMORANDUM(S)) SHALL NOT BE SEPARATED, BROKEN APART, AND / OR SECTIONS REMOVED, RESULTING IN A PARTIAL AND / OR INCOMPLETE SET. REFER TO THE ENTIRE SET OF CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, AND ANY ISSUED ADDENDUM(S) AND MEMORANDUM(S)) FOR COMPLETE SCOPE OF WORK.

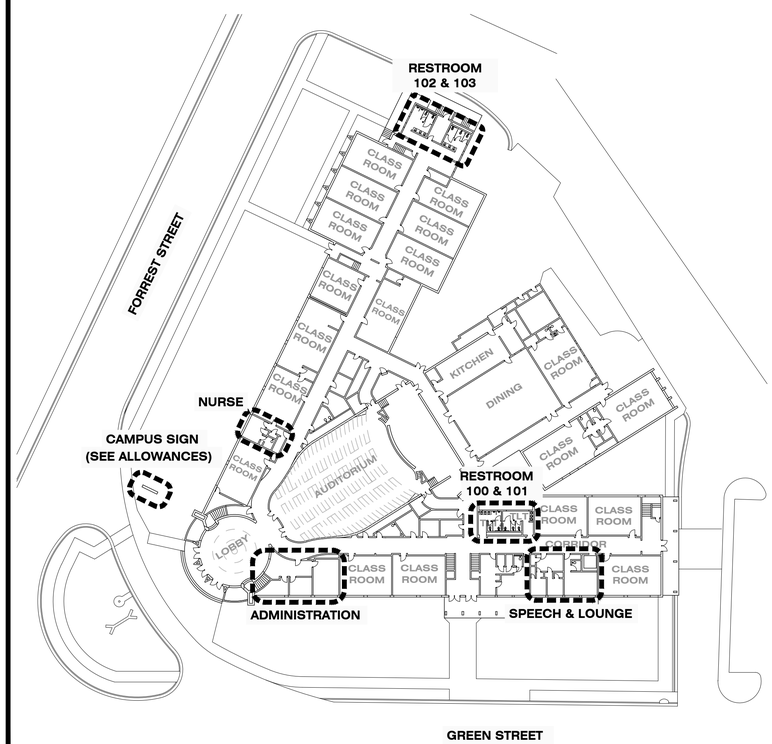
ALTERNATE ITEMS: SEE SPECIFICATIONS SECTION 01100 - ALTERNATES

ALLOWANCE ITEMS: SEE SPECIFICATIONS SECTION 01600 - ALLOWANCES

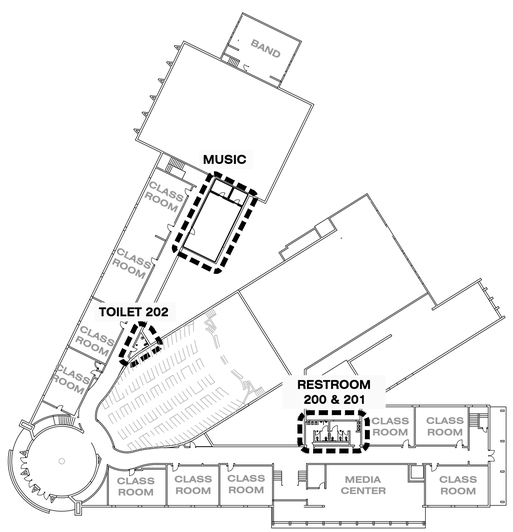
K

G.L. HAWKINS ELEMENTARY SCHOOL

526 FORREST STREET
HATTIESBURG, MISSISSIPPI 39401



A1 CAMPUS MAP - FLOOR ONE
SCALE: 1" = 40'-0" 0' 40'
NORTH



A2 CAMPUS MAP - FLOOR TWO
SCALE: 1" = 40'-0" 0' 40'
NORTH

SHEET INDEX

K A0.1 - COVER, SHEET INDEX, CAMPUS KEY, & GENERAL SCOPE OF WORK
K A1.1 - RESTROOM IMPROVEMENTS
K A2.1 - FLOORING IMPROVEMENTS & FINISH SCHEDULE

McCLESKEY / JONES ARCHITECTS PLLC
105 PATTON AVENUE
HATTIESBURG, MISSISSIPPI 39401
phone: 601.544.8994
fax: 601.544.8998
mccleskeyandjones.com

PROFESSIONAL SEAL:
Brian H. Jones
6086

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DISTRICT - WIDE IMPROVEMENT PROJECTS
PHASE II
MULTIPLE CAMPUSES
THE HATTIESBURG PUBLIC SCHOOL DISTRICT
HATTIESBURG, MISSISSIPPI

SHEET KEY
00.0 - TITLE PAGE
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G GRACE CHRISTIAN ELEM SCHOOL
W WOODLEY ELEM SCHOOL
L LILLIE BURNEY LEARNING CENTER
M MARY BETHUNE ALTERNATIVE CENTER

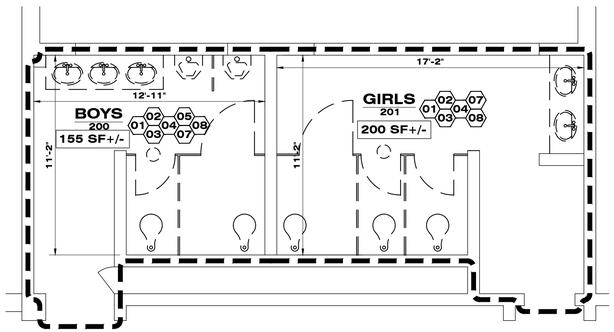
ISSUED SET
01.02.2026

CAMPUS
HAWKINS ELEMENTARY SCHOOL

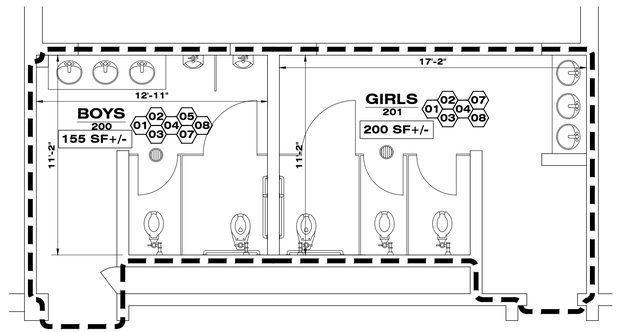
SHEET NUMBER
K HAWKINS ELEMENTARY SCHOOL
A0.1

HAWKINS ELEMENTARY SCHOOL

PROJECT NUMBER
010825



DEMOLITION PLAN



RENOVATION PLAN

C1 RESTROOM PLAN

SCALE: 1/4" = 1'-0" 0' 4' NORTH

RESTROOM IMPROVEMENTS KEY

01 FLOORING: REMOVE FLOORING AND PREPARE FOR NEW FLOOR FINISH, SEE FINISH SCHEDULE. REPLACE AND / INSTALL NEW TRANSITION STRIPS, TYPICAL.

02 FLOOR DRAIN: REPLACE WITH NEW APPROVED FLOOR DRAIN.

03 WALLS & BASE: REMOVE AND PREPARE AS REQUIRED FOR INDICATED FINISH, SEE FINISH SCHEDULE.

04 LAVATORY AND ACCESSORIES: REMOVE / REPLACE WITH NEW SPECIFIED VANITY(S) AND / OR WALL HUNG SINK(S), AND ACCESSORIES (MIRRORS, DISPENSERS ...).

05 URINAL: REMOVE / REPLACE INDICATED FIXTURES WITH NEW SPECIFIED FIXTURE(S).

06 DRINKING FOUNTAIN: REMOVE AND REPLACE WITH SPECIFIED DRINKING FOUNTAIN.

07 WATER CLOSET: REMOVE / REPLACE INDICATED FIXTURE(S) WITH NEW SPECIFIED FIXTURES INCLUDING GRAB BARS, AND ACCESSORIES (TOILET PAPER DISPENSER(S).

08 PARTITIONS: REMOVE AND REPLACE SPECIFIED PARTITIONS WITH SPECIFIED PARTITIONS (WITH PRIVACY JOINTS) AT ALLINDICATED WATER CLOSETS AND URINALS, PARTITIONS EQUAL TO SCRANTON, SEE SPECIFICATIONS.

09 WALL REPAIR: PATCH AND FINISH WALL TO MATCH ADJACENT FINISHED CONSTRUCTION. INCLUDES EXISTING DAMAGED WALLS AND WHERE FIXTURES OR ACCESSORIES ARE REMOVED AND ARE NOT SCHEDULED TO BE REPLACES, CAP ALL PLUMBING / ELECTRICAL BEHIND FINISH SURFACE AS REQUIRED BY CODE.

10 CEILING: CEILING WORK AS SCHEDULED, SEE FINISH SCHEDULE. REMOVE / REPLACE ALL CEILING HVAC GRILLES AND REGISTERS. FIELD VERIFY LOCATIONS.

11 LIGHTING: REMOVE / REPLACE DAMAGED AND / OR INDICATED LIGHT FIXTURES WITH LED FIXTURES.

12 DEMO WALL: REMOVE WALL INDICATED ON DEMOLITION PLAN, REPAIR AND FINISH WALL TO MATCH ADJACENT FINISHED CONSTRUCTION .

NOTE: EXISTING FIXTURES THAT ARE NOT OPERATING: IF THE FIXTURE IS NOT THE REASON, THE PROBLEM SHALL BE INSPECTED AND CORRECTED TO INSURE NEW FIXTURE WILL WORK CORRECTLY.

C1 00.5 SIGNAGE: REPLACE (INSTALL NEW IF MISSING) RESTROOM SIGNS AT ENTRY TO EACH RESTROOM WITH IMPROVEMENTS.

FLOOR PLAN SYMBOL KEY

DETAIL / GUIDELINE / SPEC

NEW LAVATORY, WALL HUNG — A1 00.4
ADA COMPLIANT WHERE INDICATED

NEW LAVATORY, COUNTERTOP — A1 00.4
SINGLE BASIN
ADA COMPLIANT WHERE INDICATED

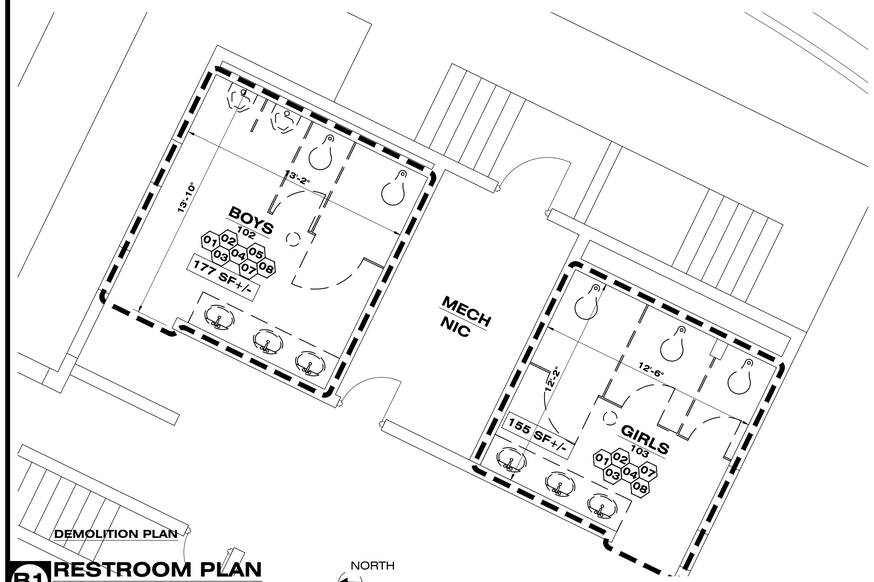
NEW ELECTRIC DRINKING FOUNTAIN — C1 00.4
MOUNT HEIGHT(S): ONE AT 36"
MAX HEIGHT AND ONE AT 38" MIN HEIGHT (ADA COMPLIANT)

NEW FLOOR DRAIN SEE SPECIFICATIONS

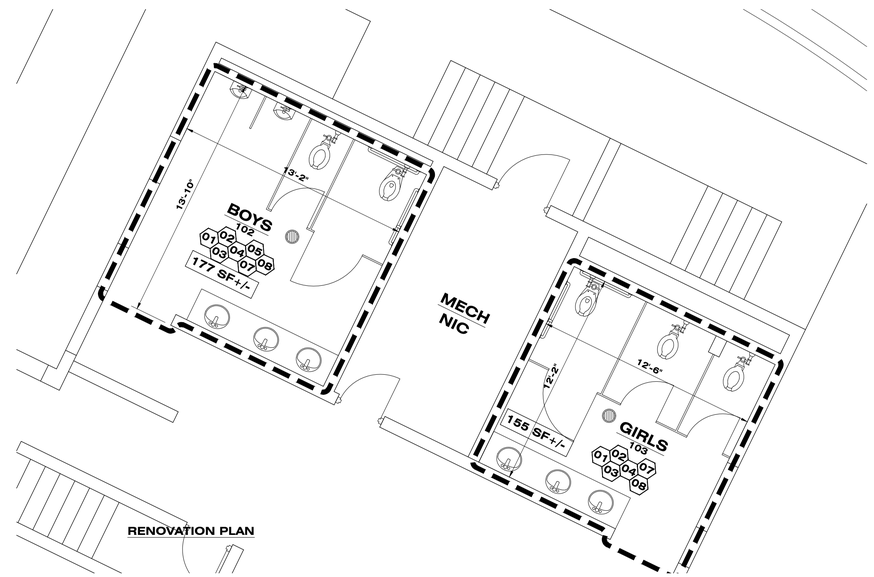
NEW URINAL — A2 00.4
NEW URINAL AND PARTITIONS / DOOR WHERE INDICATED
ADA COMPLIANT WHERE INDICATED

NEW WATER CLOSET, STANDARD — A5 00.4, B3 00.5
NEW WATER CLOSET AND PARTITIONS / DOOR WHERE INDICATED

NEW WATER CLOSET, ADA COMPLIANT — A5 00.4, B3 00.5
NEW WATER CLOSET AND PARTITIONS / DOOR WHERE INDICATED
NEW ADA COMPLIANT GRAB RAILS (3)



DEMOLITION PLAN



RENOVATION PLAN

B1 RESTROOM PLAN

SCALE: 1/4" = 1'-0" 0' 4' NORTH

FLOOR PLAN KEY: DEMOLITION

LAVATORY, WALL HUNG
WALL HUNG LAVATORY, TO BE REMOVED

LAVATORY, COUNTERTOP
VANITY / LAVATORY, TO BE REMOVED

FLOOR DRAIN
FLOOR DRAIN, TO BE REMOVED

ELECTRIC DRINKING FOUNTAIN
DRINKING FOUNTAIN, TO BE REMOVED

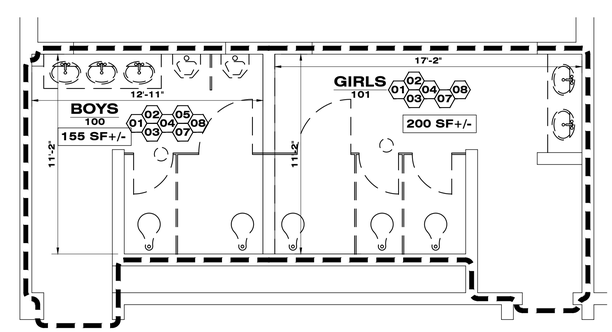
URINAL
URINAL AND PARTITION(S), TO BE REMOVED,

WATER CLOSET
WATER CLOSET AND PARTITION(S), TO BE REMOVED

WATER CLOSET, ADA COMPLIANT
WATER CLOSET AND GRAB BAR(S), AND PARTITION TO BE REMOVED

QUANTITIES AND DIMENSION NOTES

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES, AND SITE CONDITIONS BEFORE BIDDING ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY.



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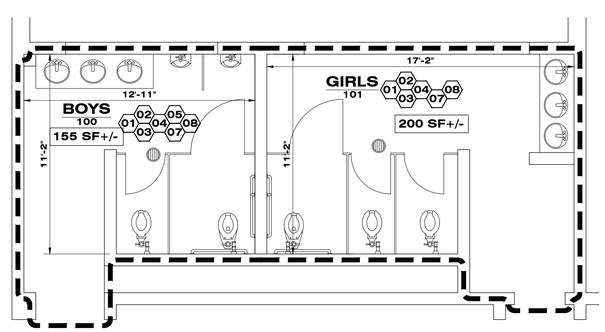
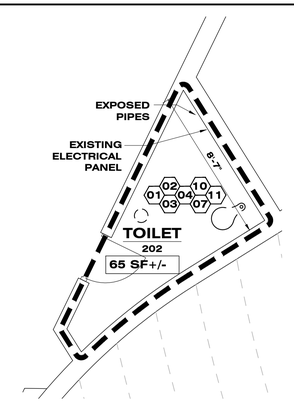


RENOVATION PLAN

A1 RESTROOM PLAN

SCALE: 1/4" = 1'-0" 0' 4' NORTH



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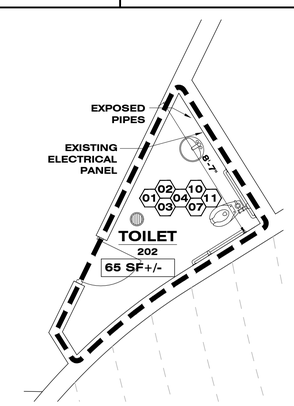


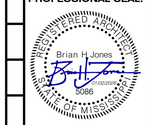
RENOVATION PLAN

A4 RESTROOM PLAN

SCALE: 1/4" = 1'-0" 0' 4' NORTH

McCLESKEY / JONES ARCHITECTS PLLC
105 PATTON AVENUE
HATTIESBURG MISSISSIPPI 39401
phone: 601.544.8994
fax: 601.544.8969
McCleskeyAssociates.com

PROFESSIONAL SEAL:



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DISTRICT - WIDE IMPROVEMENT PROJECTS
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MULTIPLE CAMPUSES
THE HATTIESBURG PUBLIC SCHOOL DISTRICT
HATTIESBURG, MISSISSIPPI

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ISSUED SET
01.02.2026

CAMPUS
HAWKINS ELEMENTARY SCHOOL

SHEET NUMBER
K HAWKINS ELEMENTARY SCHOOL
A1.1

RESTROOM IMPROVEMENTS

PROJECT NUMBER
010825

FINISH SCHEDULE

	ROOM NUMBER	ROOM NAME	SQUARE FT	FLOORING TYPE	KEY		NOTE	BASE TYPE	SIZE	KEY	NOTE	WALLS LOWER WALL	KEY	MAIN WALL		KEY	NOTE	CEILING TYPE	HEIGHT	KEY	NOTE
FLOOR ONE	100	BOYS	155sf	TILE	F-G	F-2	EXISTING FLOORING: TILE	TILE	4"	B-2	EXISTING BASE: TILE	TILE	W-2	EXIST. CMU	PAINT	W-1	SEE DETAIL A5/A2.1	EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	101	GIRLS	200sf	TILE	F-G	F-2	EXISTING FLOORING: TILE	TILE	4"	B-2	EXISTING BASE: TILE	TILE	W-2	EXIST. CMU	PAINT	W-1	SEE DETAIL A5/A2.1	EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	102	BOYS	177sf	TILE	F-G	F-2	EXISTING FLOORING: TILE	TILE	4"	B-2	EXISTING BASE: TILE	TILE	W-2	EXIST. CMU	PAINT	W-1	SEE DETAIL A5/A2.1	EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	103	GIRLS	155sf	TILE	F-G	F-2	EXISTING FLOORING: TILE	TILE	4"	B-2	EXISTING BASE: TILE	TILE	W-2	EXIST. CMU	PAINT	W-1	SEE DETAIL A5/A2.1	EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	104	SPEECH SUITE	385sf	CARPET	F-G	F-5		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	105	LOUNGE	320sf	LVT	F-G	F-3		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	106	ADMINISTRATION SUITE	TOTAL 835sf	LVT	F-G	F-3		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	107	NURSE	NURSE SUITE TOTAL 285sf	LVT	F-G	F-3		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	108	CLO. (NURSE)		LVT	F-G	F-3		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	109	CLO. (NURSE)		LVT	F-G	F-3		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	110	TLT. (NURSE)		LVT	F-G	F-3		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	111	STOR. (NURSE)		LVT	F-G	F-3		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
FLOOR TWO	200	BOYS	155sf	TILE	F-G	F-2	EXISTING FLOORING: TILE	TILE	4"	B-2	EXISTING BASE: TILE	TILE	W-2	EXIST. CMU	PAINT	W-1	SEE DETAIL A5/A2.1	EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	201	GIRLS	200sf	TILE	F-G	F-2	EXISTING FLOORING: TILE	TILE	4"	B-2	EXISTING BASE: TILE	TILE	W-2	EXIST. CMU	PAINT	W-1	SEE DETAIL A5/A2.1	EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	202	TOILET	65sf	TILE	F-G	F-2	EXISTING FLOORING: CONCRETE	TILE	4"	B-2	EXISTING BASE: NONE	TILE	W-2	EXIST. CMU	PAINT	W-1	SEE DETAIL A5/A2.1	EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	203	MUSIC	690sf	CARPET	F-G	F-5		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	204	STORAGE (MUSIC)	80sf	CARPET	F-G	F-5		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS
	205	STORAGE (MUSIC)	65sf	CARPET	F-G	F-5		RUBBER	6"	B-1								EXIST. ACT	9'-8" +/-	C-1	VERIFY CEILING HEIGHTS

FLOORING KEY

F-G GENERAL FLOORING NOTES

101. ALL TRANSITION STRIPS AND METAL THRESHOLDS SHALL BE REPLACED AND OR INSTALLED WHERE NEW FLOOR TERMINATES TO EXISTING OR WHERE DIFFERENT FLOORING TYPES MEET.
102. INSTALL FLOORING AS INDICATED BY DRAWINGS, DETAILS, AND SPECIFICATIONS.
103. REMOVE EXISTING FLOORING, CLEAN, AND / OR FINISH AND PREPARE SURFACE AS REQUIRED BY MANUFACTURER, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

F-2 TILE FLOORING

101. SEE SPECIFICATIONS - RESILIENT TILE FLOORING.
102. BORDERS AND BASIC ACCENT PATTERNS TO BE INCLUDED, COLORS / PATTERNS TO BE SELECTED AND APPROVED BY OWNER.

F-3 LVT (LUXURY VINYL TILE) FLOORING

101. EQUAL TO SHAW CONTRACT, SEE SPECIFICATIONS - RESILIENT TILE FLOORING.
102. EXISTING CONDITIONS SPECIAL ATTENTION SHALL BE MADE TO FLOORING CUTS AROUND EXISTING COMPONENTS (SPECIFICALLY DOOR FRAMES) FLOOR SURFACE SHALL BE LEVELED AND CLEANED SO THAT ADHESION IS OBTAINED. FLOORING SHALL BE PLANNED AND LAID OUT TO AVOID SMALL CUTS OF FLOORING .
103. BORDERS AND BASIC ACCENT PATTERNS TO BE INCLUDED, COLORS / PATTERNS TO BE SELECTED AND APPROVED BY OWNER.

FLOORING KEY (CONTINUED)

F-4 QUARRY TILE FLOORING

101. INSTALL FLOORING AS INDICATED BY DRAWINGS, DETAILS, AND SPECIFICATIONS.
102. NON-SKID, SLIP RESISTANCE, MOISTURE RESISTANCE, AND NON-ABSORBENT.
103. COLORS / PATTERNS TO BE SELECTED AND APPROVED BY OWNER.

F-5 CARPET TILE FLOORING

101. HYBRID TILE / PLANK FLOORING EQUAL TO KINETEX, SEE SPECIFICATIONS.
102. EXISTING CONDITIONS SPECIAL ATTENTION SHALL BE MADE TO FLOORING CUTS AROUND EXISTING COMPONENTS (SPECIFICALLY DOOR FRAMES) FLOOR SURFACE SHALL BE LEVELED AND CLEANED SO THAT ADHESION IS OBTAINED. FLOORING SHALL BE PLANNED AND LAID OUT TO AVOID SMALL CUTS OF FLOORING .
103. BORDERS AND BASIC ACCENT PATTERNS TO BE INCLUDED, COLORS / PATTERNS TO BE SELECTED AND APPROVED BY OWNER.

BASE KEY

B-1 RUBBER BASE

101. RUBBER BASE EQUAL TO "TARKETT" TRADITIONAL DURACOVE THERMOPLASTIC RUBBER 1/8" WITH TOE.
102. REMOVE EXISTING BASE AND PREPARE SURFACE AND INSTALL BASE AS INDICATED BY DRAWINGS, DETAILS, SPECIFICATIONS, AND MANUFACTURER'S INSTRUCTIONS.
103. COLOR / STYLE TO BE SELECTED / APPROVED BY OWNER. COLOR: FUDGE (VERIFY WITH OWNER).
104. FIELD VERIFY BASE HEIGHT: BASE HEIGHT SHALL MATCH REMOVED BASE HEIGHT UNLESS SPECIFIED OTHERWISE.
105. WHERE BASE IS REMOVED AND / OR REPLACED, ANY DAMAGE TO WALL FINISH SHALL BE CORRECTED TO MATCH ADJACENT WALL.

B-2 TILE BASE

101. PREPARE SURFACE AND INSTALL BASE AS INDICATED BY DRAWINGS, DETAILS, SPECIFICATIONS, AND MANUFACTURER'S INSTRUCTIONS.
102. PROFILE EDGING: SEE DETAIL A1/00.5
102. COLOR / PATTERN(S) TO BE SELECTED AND APPROVED BY OWNER.

WALL KEY

W-1 MASONRY & CMU (CONCRETE MASONRY UNIT)

101. REPAIR, PREPARE AND CLEAN SURFACE(S) AS PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE SPECIFIED FINISH.
102. MOISTURE, CMU SHALL BE DRY, MOISTURE CONTENT SHALL BE AS REQUIRED BY PAINT MANUFACTURER BEFORE APPLYING FINISH.
103. INTERIOR CMU WALLS: PAINT EQUAL TO SHERWIN-WILLIAMS PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY, APPLY PER MANUFACTURER'S RECOMMENDATIONS.
104. PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. COLOR TO BE SELECTED / APPROVED BY OWNER.
105. PAINTING: ALL SURFACES TO RECEIVE PAINT SHALL HAVE A PRIME SEALER COAT PLUS TWO (2) FINISH COATS. REPAIR/SEAL ALL SURFACES ON INTERIOR WHERE IMPERFECTIONS OCCUR BEFORE PAINTING. OWNER TO HAVE UNLIMITED CHOICE OF COLORS IN ALL AREAS REQUIRING PAINTING OR STAINING.
106. REMOVE / REINSTALL ALL WALL MOUNTED COMPONENTS AS REQUIRED FOR NEW FINISH (DO NOT PAINT AROUND REMOVABLE COMPONENTS (E.G., ACCESSORIES, PICTURES, SHELVES, SIGNAGE, FIRE EXTINGUISHERS, OUTLET PLATES, COAT HOOKS...).

W-2 WALL TILE

101. PREPARE AND CLEAN SURFACE(S) AS PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE SPECIFIED FINISH.
102. PROFILE EDGING: SEE DETAIL A1/00.5
103. WINDOW SILLS REMOVE AND REPLACE TILE WINDOW SILLS AND JAMBS WHERE APPLICABLE.
104. BORDERS AND BASIC ACCENT PATTERNS TO BE INCLUDED, COLORS / PATTERNS TO BE SELECTED AND APPROVED BY OWNER.

CEILING KEY

C-1 ACT DAMAGED TILES (SEE ALLOWANCES)

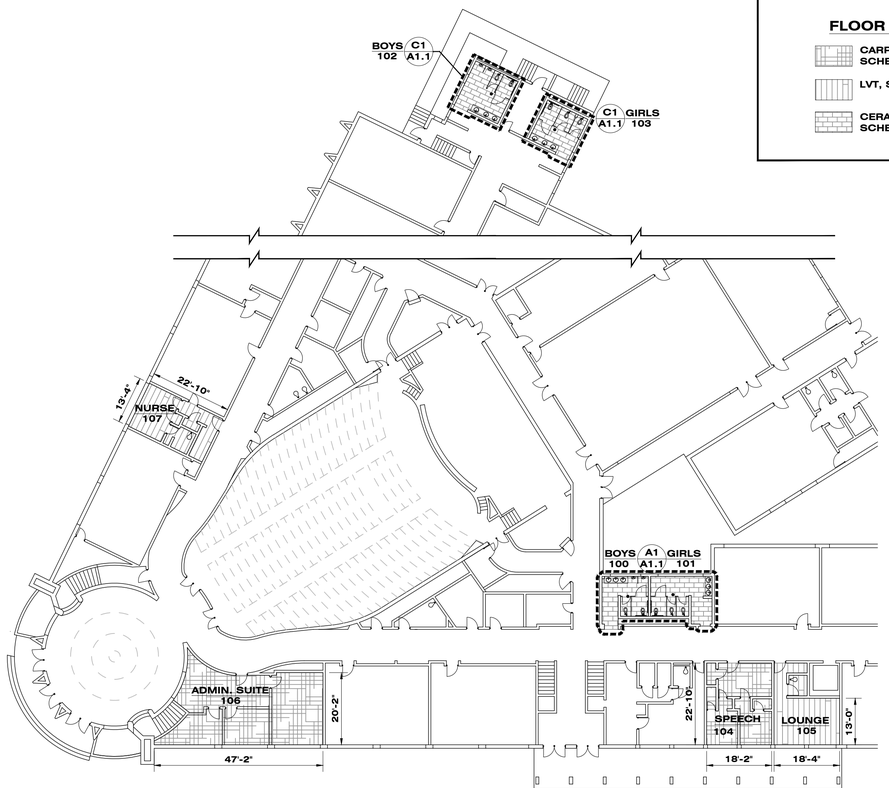
101. REMOVE AND REPLACE DAMAGED / STAINED ACT.
102. INSTALL ACT AS INDICATED BY DRAWINGS, DETAILS, NOTES, SPECIFICATIONS, AND MANUFACTURER'S INSTRUCTIONS.
103. ACOUSTICAL CEILING TILE: 24" BY 24" BY 5/8 OR 3/4" THICK LAY-IN PANELS. EQUAL TO ARMSTRONG WORLD INDUSTRIES INC., CEILING TILE EQUAL TO ARMSTRONG 1728A FINE FISSURED 2x2 LAY-IN HUMIGUARD PLUS, SEE SPECIFICATIONS, MATCH EXISTING.

ABBREVIATION KEY

ACT = ACOUSTICAL TILE CEILING
A.F.F. = ABOVE FINISH FLOOR
CMU= CONCRETE MASONRY UNIT
CONC. = CONCRETE
EC = EXPOSED CONSTRUCTION
ECP = EXPOSED CONSTRUCTION, PAINT
EIFS = EXTERIOR INSULATION FINISHING SYSTEM
ELEV. = ELEVATOR
GYP = GYPSUM BOARD
LVT = LUXURY VINYL TILE
MFR. = MANUFACTURER

QUANTITIES AND DIMENSION NOTES

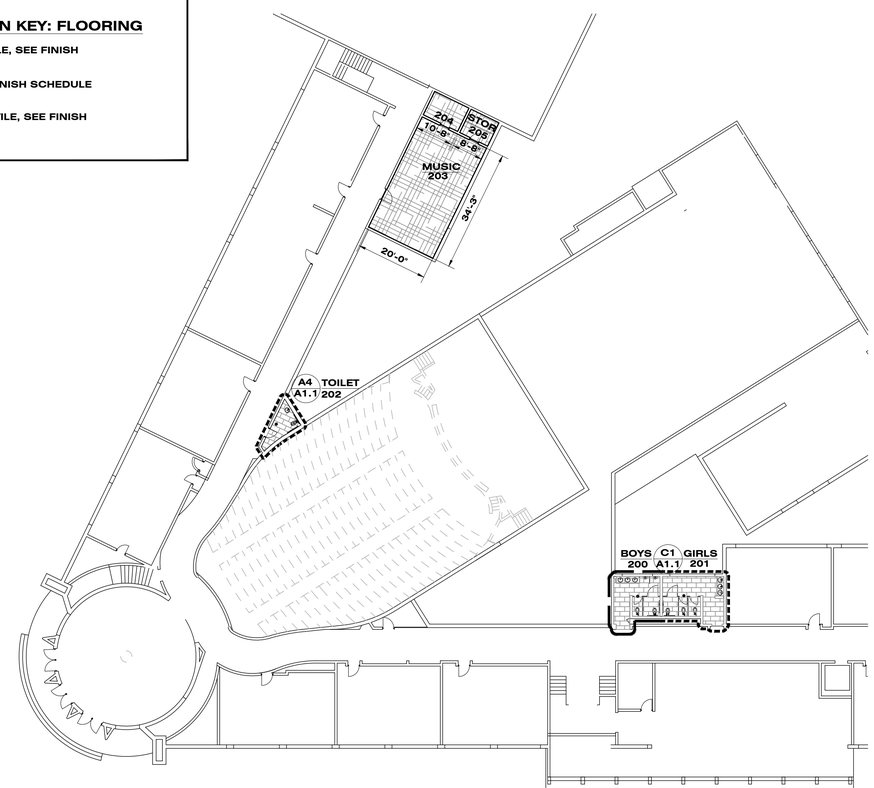
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES, AND SITE CONDITIONS BEFORE BIDDING ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY.



FLOOR PLAN KEY: FLOORING

- CARPET TILE, SEE FINISH SCHEDULE
- LVT, SEE FINISH SCHEDULE
- CERAMIC TILE, SEE FINISH SCHEDULE

A1 FLOORING IMPROVEMENTS - FLOOR ONE
SCALE: 1" = 20'-0"



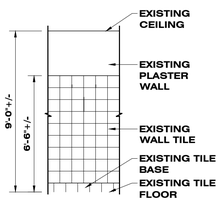
A3 FLOORING IMPROVEMENTS - FLOOR TWO
SCALE: 1" = 20'-0"

NEW WALL ELEVATION NOTES:

EXISTING RESTROOM WALL ELEVATION(S) SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY EXISTING TILE HEIGHT(S) AND OTHER CONDITIONS REQUIRED FOR SCOPE OF WORK CONSTRUCTION..

NEW WALL TILE TO MATCH EXISTING WALL TILE HEIGHT REMOVED (AT MINIMUM), FIELD VERIFY EXISTING TILE HEIGHT.

NEW WALL TILE TO HAVE STANDARD BANDS AND ACCENT PATTERNS INCLUDED IN BID, OWNER TO SELECT AND VERIFY DESIGNS AND COLORS.



EXISTING WALL ELEVATION , TYP

A5 RESTROOM WALL ELEVATION, TYP.
SCALE: 1/4" = 1'-0"

McCLESKEY / JONES ARCHITECTS PLLC
105 PATTON AVENUE
HATTIESBURG MISSISSIPPI 3940
phone: 601.544.8994
fax: 601.544.8969
McCleskeyAssociates.com

PROFESSIONAL SEAL:

REGISTERED ARCHITECT Brian H. Jones 3086 MISSISSIPPI

THIS DRAWING IS FORMATTED FOR 24 x 36 PRINT. SCALING SHALL BE FOR REFERENCE ONLY. IF ADDITIONAL DIMENSIONS ARE NEEDED, CONTACT ARCHITECT.

DISTRICT - WIDE IMPROVEMENT PROJECTS
PHASE II
MULTIPLE CAMPUSES
THE HATTIESBURG PUBLIC SCHOOL DISTRICT
HATTIESBURG, MISSISSIPPI

SHEET KEY

00.0 - TITLE PAGE
00.1 - MAIN SHEET INDEX
00.2 - PROJECT NOTES
00.3 - SITE DETAILS
00.4 - GUIDELINES/DETAILS
00.5 - GUIDELINES/DETAILS
H HATTIESBURG HIGH & 9TH GRADE ACADEMY
B BURGER MIDDLE & S.T.E.A.M. ACADEMY
R ROWAN ELEM SCHOOL
K HAWKINS ELEM SCHOOL
T THAMES ELEM SCHOOL
G GRACE CHRISTIAN ELEM SCHOOL
W WOODLEY ELEM SCHOOL
L LILLIE BURNEY LEARNING CENTER
M MARY BETHUNE ALTERNATIVE CENTER

ISSUED SET
01.02.2026

CAMPUS
HAWKINS ELEMENTARY SCHOOL

SHEET NUMBER
K HAWKINS ELEMENTARY SCHOOL
A2.1

FLOORING, SCHEDULE, & DETAILS

PROJECT NUMBER
010825

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name HATTIESBURG MUNCIPAL SSD		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 526 FORREST STREET		Company NAIC Number:
City HATTIESBURG	State Mississippi	ZIP Code 39401

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
TAX PARCEL ID 2-029J-10-135.00

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) SCHOOL

A5. Latitude/Longitude: Lat. 31°19'38" Long. 89°17'48" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 3

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
HATTIESBURG, CITY OF - 280053	FORREST	Mississippi

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
28035C0108D	D	11-19-2021	03-02-2010	AE	156.8

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☒ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 526 FORREST STREET			Policy Number:
City HATTIESBURG	State Mississippi	ZIP Code 39401	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: CORS NETWORK Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	154.8	☐ feet	☐ meters
b) Top of the next higher floor	155.3	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	155.1	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	154.4	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	154.8	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	154.6	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No ☐ Check here if attachments.

Certifier's Name JOEL FORD	License Number 2743		JOEL S. FORD REGISTERED PROFESSIONAL LAND SURVEYOR 2743 STATE OF MISSISSIPPI
Title SURVEYOR			
Company Name FORD ENGINEERING SERVICES, PLLC			
Address 2010 OAK GROVE ROAD, BLDG. 4, STE. 1			
City HATTIESBURG	State Mississippi	ZIP Code 39402	
Signature Joel S Ford	Date 05-03-2023	Telephone (601) 264-6333	Ext.

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

Comments (including type of equipment and location, per C2(e), if applicable)

1. Data for machinery noted in item C2(e) is the cooling equipment near the kitchen on the south side of the building.
2. Part of the building conforms to building diagram 1A which is where the lowest finish floor elevation is located. Other parts of the building where higher finish floor elevations occur conforms to building diagram 1B.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 526 FORREST STREET			Policy Number:
City HATTIESBURG	State Mississippi	ZIP Code 39401	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is N/A ☐ feet ☐ meters ☐ above or ☐ below the LAG.

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

E3. Attached garage (top of slab) is N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.

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

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

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

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 526 FORREST STREET			Policy Number:
City HATTIESBURG	State Mississippi	ZIP Code 39401	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 526 FORREST STREET			Policy Number:
City HATTIESBURG	State Mississippi	ZIP Code 39401	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

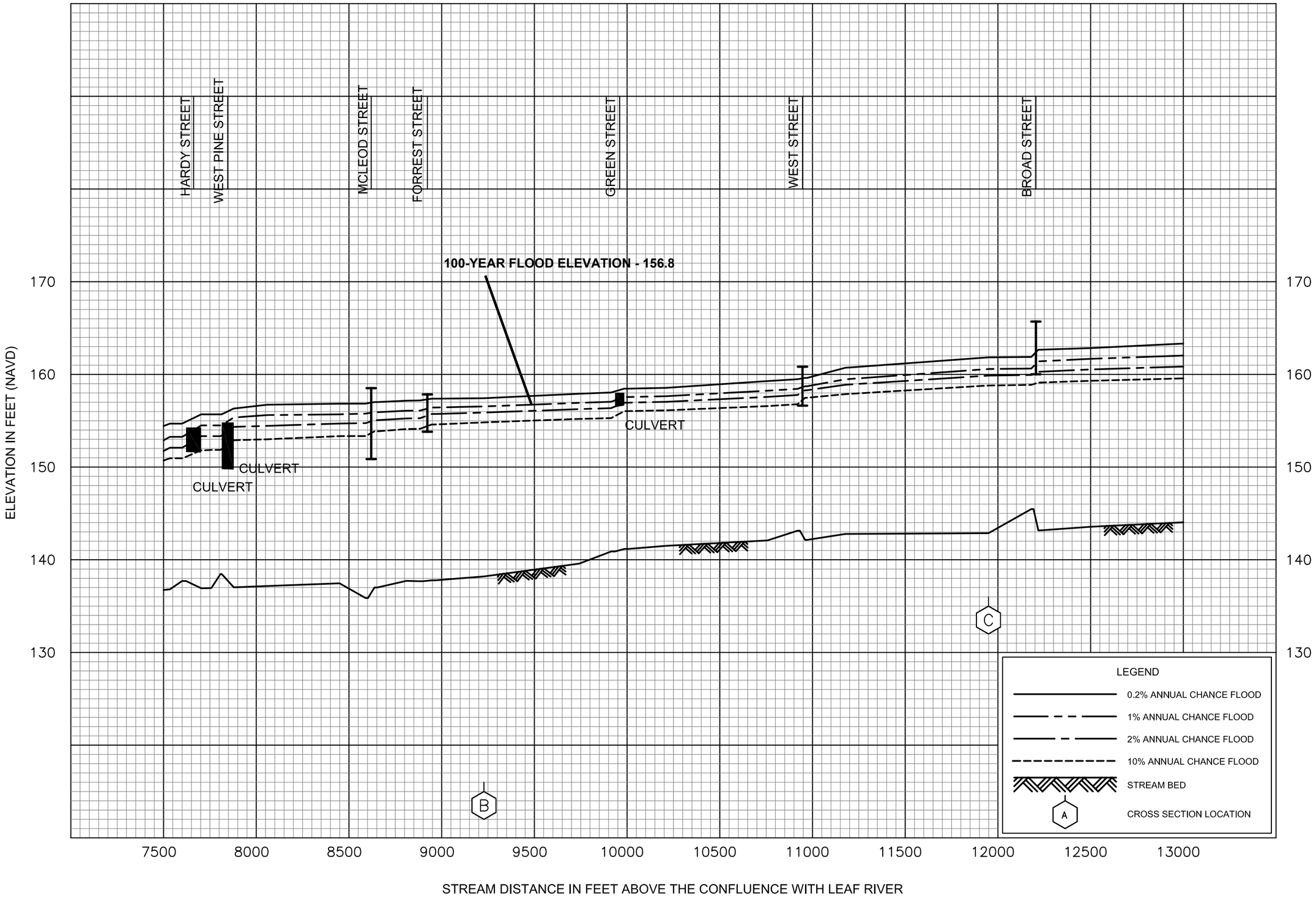
Photo One Caption REAR VIEW OF BUILDING

Clear Photo One

Photo Two

Photo Two Caption FRONT VIEW OF BUILDING

Clear Photo Two



FLOOD PROFILES

GORDONS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

FORREST COUNTY, MS
AND INCORPORATED AREAS

27P

URBAN DEVELOPMENT
PLANNING DIVISION

Quick Facts:

Applicant:

City of Hattiesburg

Purpose of Request:

Text Amendment to the Land Development Code, Ordinance #3209, as Amended

1. Adjust and clarify the standards of design for fencing, sidewalks, and curb cut widths.

Hattiesburg Planning Commission
Planning Division
Item F- Staff Report
September 2, 2026

Text Amendment Request: The City of Hattiesburg requests a text amendment to the Hattiesburg Land Development Code, Ord. No. 3209, as amended, to the following sections:

Section 7 (Standards of Design)
Section 13 (Definitions)

Summary:
The City of Hattiesburg requests adoption of Land Development Code text amendments to:

1. Adjust Section 7, Standards of Design, for clarification on fencing, sidewalk, and curb cut widths.

Summary:
The proposed September 2026 LDC amendments clarify that applicable state or federal minimum driveway-width standards supersede conflicting local requirements; allow SDRC-approved sidewalk materials and finishes while prohibiting asphalt; and comprehensively update fencing standards by adding visual examples, clarifying agricultural fencing allowances, regulating hazardous and security-wire materials by use and zoning district, requiring rust-resistant coatings for front-yard chain-link fences, establishing special height limits for utility facilities and vacant lots, and defining the permitted height, placement, opacity, and materials of walls or privacy fences used to satisfy zoning-buffer requirements.

Section 7: Standards of Design

Curb Cut Widths

Curb cut width minimums and maximums balance two competing needs: providing functional vehicle access while limiting the amount of street frontage devoted to vehicle crossings. Minimum widths are in place to ensure vehicles can enter and exit without creating conflict with other elements of a site. Maximums limit the area devoted to vehicular access and reduce the amount of potential conflict area with pedestrians. Excessively large curb cuts can encourage faster turns and increase pedestrian crossing distances.

The adjustments being proposed to curb cut widths are strictly for access points to Mississippi Department of Transportation (MDOT) roads/rights-of-way. MDOT largely maintains state aid roads within the city that are subject to higher traffic volume and speed than purely city-owned right-of-way. MDOT roads, such as Highway 49, Highway 98, and portions of Hardy Street, are MDOT-maintained. Modifications to these sections also require permitting from MDOT. MDOT standards are different and often conflict with the requirements of the Land Development Code, requiring variances to meet the minimum standard required by MDOT. Staff proposes a waiver section for where a conflict arises between MDOT and Land Development Code regulations.

Proposed Changes:

Add a new section under 7.5.2 to create the following:

- 7.5.2.6 Where an applicable state or federal standard requires a minimum driveway width greater than the maximum width permitted by this section, the state or federal minimum width shall govern. The applicant shall provide documentation demonstrating the applicable state or federal requirement.
    - *Required in all districts.*

Sidewalk Materials

The Land Development Code currently requires all sidewalks to be broom-finished concrete and does not provide any opportunity for variation in material design. This creates a conflict when district standards may call for a different standard, such as brick border inlay with exposed-aggregate concrete. For example, broom-finished concrete would conflict with the current downtown sidewalks. Staff proposes a design flexibility clause for compatibility with surrounding development or implementation of an approved master plan, but it must still meet all applicable accessibility standards per 7.6.1.2.

Proposed Changes:

Reword Section 7.6.1.5 to provide a flexibility clause.

Current:

- 7.6.1.5 Sidewalks shall be composed of broom-finished concrete. Asphalt sidewalks are prohibited.

Proposed:

- 7.6.1.5 Sidewalks shall be composed of broom-finished concrete unless alternative materials or finishes are approved by the SDRC for compatibility with surrounding development or implementation of an approved master plan. Asphalt sidewalks are prohibited.

Fencing

The proposed amendments are intended to make the fencing standards clearer and better aligned with the needs of different land uses. They distinguish agricultural fencing from higher-security fencing, place tighter limits on hazardous materials such as broken glass and concertina wire, and create a potential approval path for security-wire toppers in B-5 districts. Greater fence heights would be recognized where necessary for industrial and utility facilities, while front-yard chain-link fencing would be subject to consistent rust-resistant coating requirements, removing an exemption for athletic or play surfaces. The amendments would also provide clearer expectations for zoning-buffer walls, including their height, opacity, and placement, and clarify material requirements for an opaque wall where allowed as a substitute for a zoning buffer.

Proposed Changes:

Add the photo into Section 7.9 and label it as Illustration 7.9-1, "Agricultural Fencing Example."

Reword Section 7.9.1.3 to provide clarity on agricultural fencing.

Current:

- 7.9.1.3 Barbed wire, woven wire, or electrical fencing may be used in agricultural applications only.

Proposed:

- 7.9.1.3 Barbed wire, woven wire, or electrical fencing may be used in agricultural applications only, including but not limited to animal husbandry, animal care, or for any purpose of keeping animals contained within a property where the zoning allows such uses.

Reword Section 7.9.1.4 for clarification of intent and allowable zoning districts.

Current:

- 7.9.1.4 Fences or walls topped with or containing metal spikes, broken glass, razor wire, or similar material are prohibited.
    - *Not required in B-5, I-1, and I-2; required in all other districts.*

Proposed:

- 7.9.1.4 Fences or walls topped with or containing metal spikes, broken glass, or similar material are prohibited. Concertina wire (razor wire) may only be permitted for the use of correctional facilities and jails. Security fence wire toppers may be used in I-1 and I-2, with conditional use approval in B-5 districts.
    - *Not required in I-1 and I-2; conditional use approval required in B-5; required in all other districts.*

Add the photo into Section 7.9 and label it as Illustration 7.9-2, "Security fence wire topper using a three-strand barb wire."

Reword Section 7.9.1.5 to clarify the coating requirement and remove uncoated chain link in any front setback.

Current:

- 7.9.1.5 Uncoated chain link and other wire material fences shall not be permitted in a front setback, except in the case of athletic or play surfaces.

Proposed:

- 7.9.1.5 Chain link within a front yard shall be coated to prevent rust. Coatings such as galvanization, vinyl coating, painting, or other methods may be used. Other wire fence materials within a front yard are prohibited.

Reword Section 7.9.1.7.

Current:

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

Proposed:

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

Add the following to Section 7.9.1:

- 7.9.1.8 Public and Community Utility Facilities, such as electric substations and water plants, may allow fencing up to 10 ft with a security wire topper, including in the front yard
    - *Required in all districts.*

- 7.9.1.9 The max fence height for vacant and undeveloped lots without any structure is 4 ft.
    - *Required in all districts.*

Add the following to Section 7.9.2:

- 7.9.2.3 Where a zoning buffer allows for an opaque masonry wall, the masonry wall shall be a minimum of 6 ft, a maximum of 8 ft, and may extend to the front yard so long as it does not inhibit sight triangle requirements as found in Section 3.8.
    - *Required in all districts.*

Adjust the Zoning Buffer Requirements in Table 7.11.13 for zones B-1/B-2.

Current:

- Type 20 shall consist of a landscaped area a minimum of 20 feet in width, landscaped as an opaque barrier. One large canopy tree (ultimate height 50+ feet) and 2 small ornamental deciduous trees spaced 30 feet on center for every 60 lineal feet of buffer yard. An opaque wall may be substituted for landscape screening.

Proposed:

- Type 20 shall consist of a landscaped area a minimum of 20 feet in width, landscaped as an opaque barrier. One large canopy tree (ultimate height 50+ feet) and 2 small ornamental deciduous trees spaced 30 feet on center for every 60 lineal feet of buffer yard. An opaque masonry wall may be substituted for landscape screening.

URBAN DEVELOPMENT
PLANNING DIVISION

Hattiesburg Planning Commission
Planning Division
Item F - Staff Report
September 2nd, 2026

Quick Facts:

Applicant:

Mississippi Power Company

Address:

5012 Old Hwy 42

Zoning:

B-5

Future Land Use:

Regional Business Corridor A & B

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

2

County:

Forrest

PPIN Number(s):

27551 & 47653

Parcel Number(s):

2-024O-32-010.03 & 2-024O-32-010.00

Property Area Image

Applicant's Request:
Mississippi Power Company, Applicant, requests rezoning from B-5 to I-1 for a property located near 5012 Old Hwy 42 (PPIN 27551 & 47653, Forrest County, Ward 2).

Background and History

Surrounding Area Image

The applicant met with staff on July 30, 2026, for a pre-application meeting to discuss the development of a new Mississippi Power Vehicle Maintenance Center. The proposed facility would serve as a regional vehicle maintenance facility for Mississippi Power's bucket trucks and would include a new maintenance building and secured outdoor areas, enclosed by an approximately eight-foot-tall chain-link fence with a security kicker. The subject property is located along Highway 42 in Ward 2 and is currently zoned B-5, Regional Business District. A Utility Operation Center is an allowed use within the B-5 zoning district.

During the pre-application review, staff identified several issues that needed to be addressed before the proposed development could proceed. Staff determined that the property appeared to have previously been subdivided without City approval and advised the applicant that the property would need to proceed through the minor subdivision process to correct the existing lot configuration. REI Group previously rezoned the property from I-1 to B-5 and was granted a use permit for apartments in a B-5 zoning district in 2006, while developing a multi-family housing complex. The project never moved past its first phase, and REI Group eventually sold a portion of the property to Mississippi Power.

Staff also discussed dimensional and design requirements associated with the property's B-5 zoning, including building setbacks, façade standards, fencing, landscaping, parking lot landscaping, pedestrian improvements, and the required sidewalk along the Highway 42 frontage. Variances are also needed for the proposed building setback and fencing, as well as for subdivision-related dimensional requirements.

Due to the industrial character of the proposed vehicle maintenance facility and the differences between the B-5 development standards and the applicant's proposed design, staff discussed rezoning the property to an industrial zoning district as a potential path forward. Industrial zoning would reduce several conflicts associated with the B-5 façade and fencing requirements, although variances will be necessary for the building setback and fence height. The project will also require continued Site Plan

Review and resolution of the subdivision, engineering, landscaping, pedestrian access, and other applicable Land Development Code requirements prior to permitting and construction.

Surrounding Area Image

Future Land Use:

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

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

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

Codes and Regulations

SECTION 4: Zoning Districts Established

4.5.12 B-5 Regional Business District

The purpose of the B-5 District is to provide retail, personal, and business services, offices, and financial services in locations with convenient access to the region's population, consistent with

comprehensive planning policies. This district is consistent with the Regional Business District in the Comprehensive Plan.

4.5.13 I-1 Light Industrial District

The purpose of the I-1 District is to provide for the development of research, light industrial, office parks, warehouses, and distribution centers consistent with comprehensive planning policies. This district is consistent with the Industry and Corporate Office District in the Comprehensive Plan.

SECTION 6: Dimensional Standards and Measurements

Table 6.1 Dimensional Standards

District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Imper-vious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
B-1	0/100	-	.75	20	25	0 or 15	0	35 feet or 3 stories	80%	20
B-2	4,000/ 100	-	0.75	0	10	0 or 10	0	35 feet or 3 stories	80%	20
B-3	No minimum/ 100	-	1.00	0	30	0 or 10	0	40 feet or 3 stories	80%	30
B-4	No minimum/ none	-	No limit	0	10	0	0	135 feet or 10 stories	100%	40
B-5	No minimum/ 100	-	1.50	30	150	0 or 10	0	72 feet or 6 stories	90%	50
I-1	No minimum/ 100	-	0.75	40	40	0 or 10	0	75 feet	60%	60
I-2	No minimum/ 100	-	0.75	40	40	0 or 10	0	75 feet	60%	60

Considerations and Basis for Approval

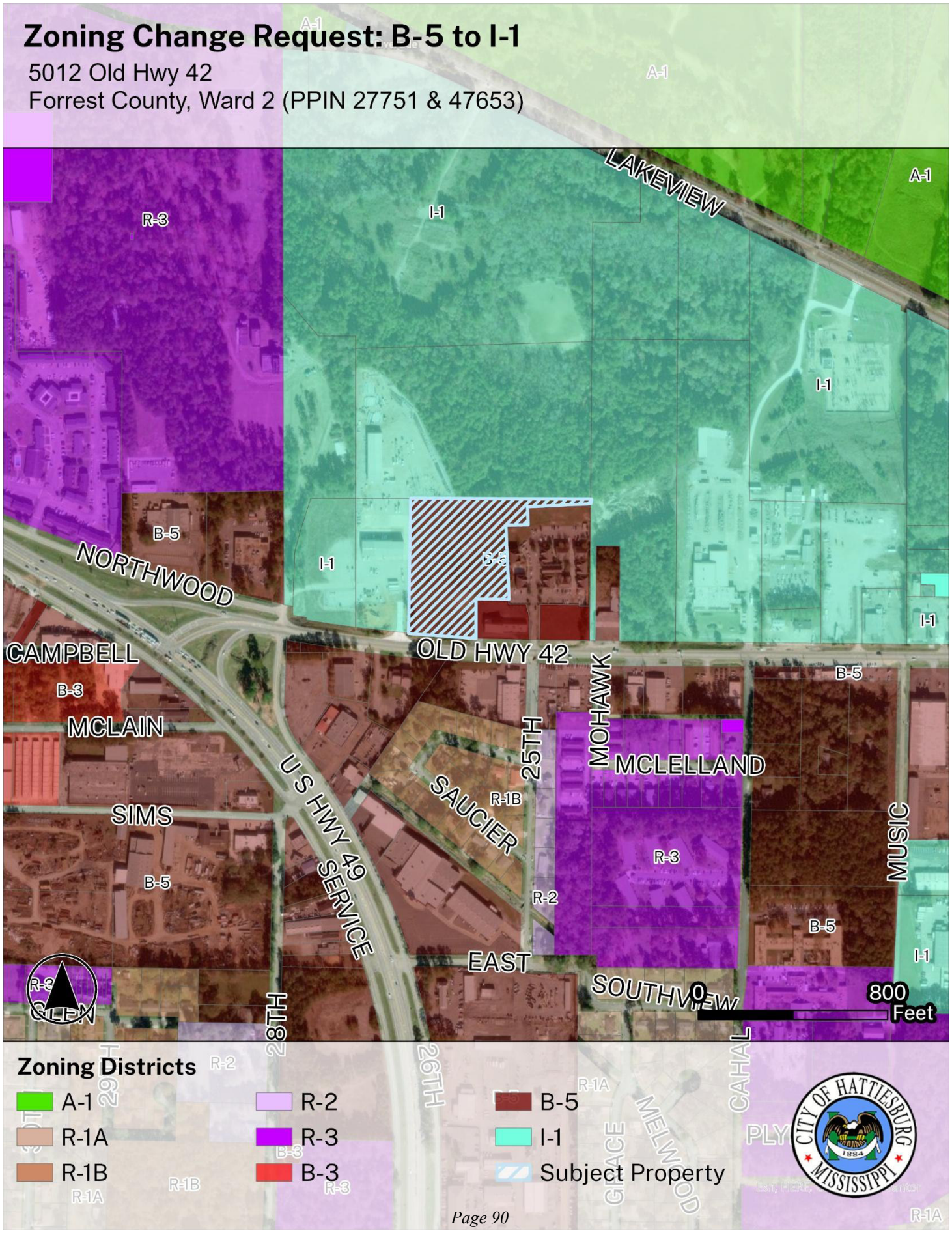
Applicant's Request:

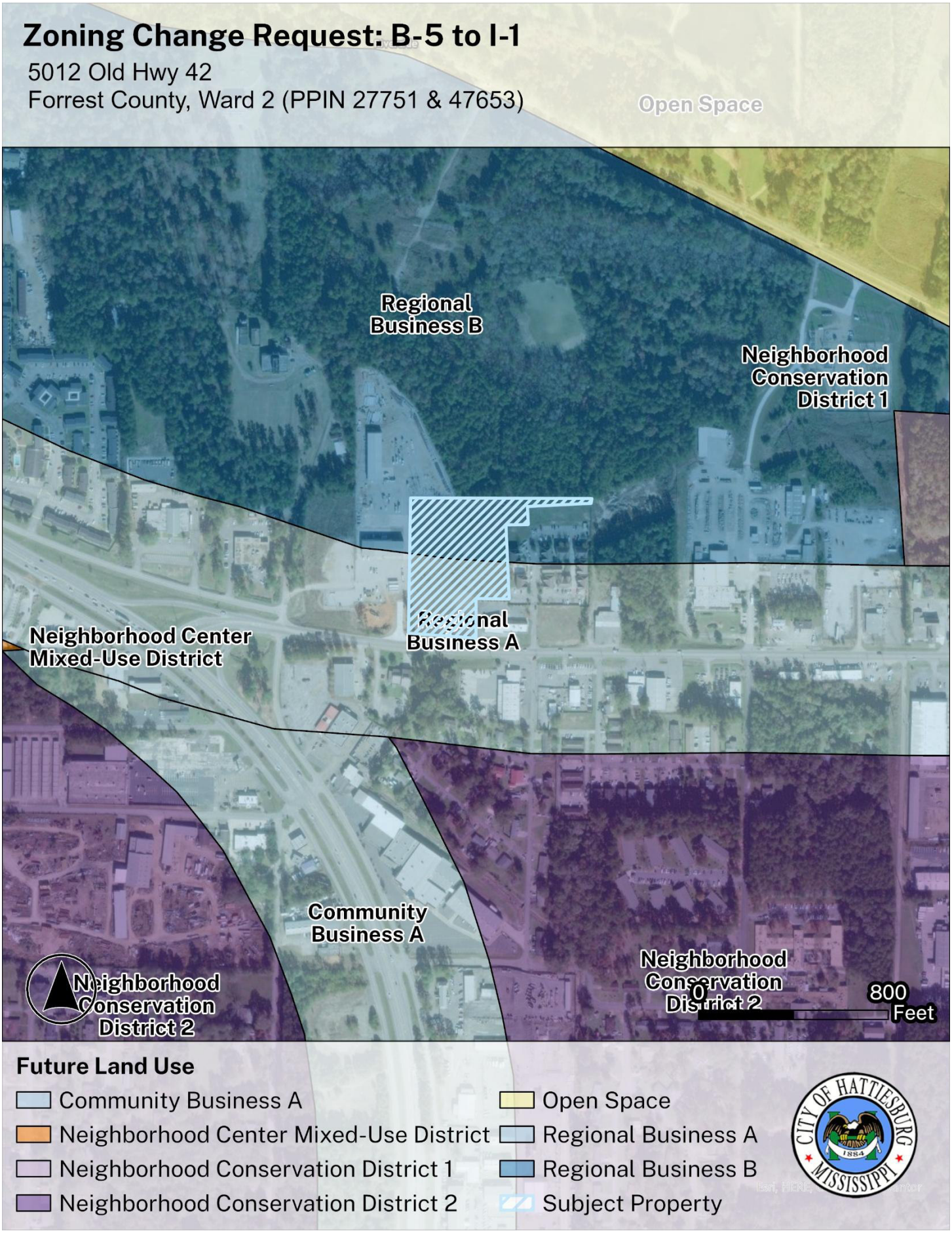
Recommend approval or denial of a request for rezoning from B-5 to I-1 for a property located near 5012 Old Hwy 42 (PPIN 27551 & 47653, Forrest County, Ward 2).

Basis for Approval:

Zoning Change & Text Amendments

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


Zoning Change Request: B-5 to I-1
5012 Old Hwy 42
Forrest County, Ward 2 (PPIN 27751 & 47653)
LAKEVIEW
NORTHWOOD
CAMPBELL
MCLAIN
SIMS
OLD HWY 42
MOHAWK
25TH
MCLELLAND
SAUCIER
U S HWY 49
SERVICE
EAST
SOUTHVIEW
MUSIC
28TH
26TH
CAHALL
GRACE
MELWOOD
PLY
0
800
Feet
Zoning Districts
A-1
R-1A
R-1B
R-2
R-3
B-3
B-5
I-1
Subject Property
CITY OF HATTIESBURG
MISSISSIPPI
1884


Zoning Change Request: B-5 to I-1
5012 Old Hwy 42
Forrest County, Ward 2 (PPIN 27751 & 47653)
Open Space
Regional Business B
Neighborhood Conservation District 1
Regional Business A
Neighborhood Center Mixed-Use District
Community Business A
Neighborhood Conservation District 2
Neighborhood Conservation District 2
0
800
Feet
Future Land Use
Community Business A
Neighborhood Center Mixed-Use District
Neighborhood Conservation District 1
Neighborhood Conservation District 2
Open Space
Regional Business A
Regional Business B
Subject Property
CITY OF HATTIESBURG
1884
MISSISSIPPI

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: Mississippi Power Company **Project Name:** Vehicle Maintenance Center

Municipal Address of Site: East of 5012 Old Highway 42, Hattiesburg, MS 39401 **PPIN #:** 47653

Parcel Number(s): 2-024O-32-010.03

Type of Public Hearing	Additional Information Needed:
☑ Variance (fill out pages 7 & 8)	☐ Use Regulations (LDC Section 5) ☐ Dimensional Requirements (LDC Section 6) ☐ Design Standards (LDC Section 7) ☐ Sign Regulations (LDC Section 10) ☒ Other: Front Setback + Lot Width at Setback
☐ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ☐ Other: _____
☒ Rezoning (fill out page 11)	Existing Zoning: B-5 Proposed Zoning: I-1
☐ Major Subdivision (fill out page 12)	☐ Major Subdivision (fill out page 12) ☐ Minor Subdivision (fill out page 12) ☐ Plat Alteration (fill out pages 12-14)

Other Application types:

☐ Street or Alley Vacation (fill out pages 15 & 16) ☐ Street or Alley Renaming (fill out pages 15 & 16)
☐ Overlay District ☐ Text Amendment
☐ Planned Mixed-Use District (PMU)

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number: ~~Site~~ Zone: 000802-2026		**Received:**	
PPIN # or Parcel #:			

Updated Version 04/01/26

Application for Public Hearing

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

Public Hearing Dates and Deadlines:

Deadline for applicant to file petition: 8/4/26

Hattiesburg Planning Commission Meeting Date: September 2, 2026

Hattiesburg Board of Adjustment Meeting Date: September 2, 2026

City Council Agenda Review Date – (you or your representative should attend): TBD September 2026

City Council Meeting (Vote) Date – (you or your representative may attend): TBD September 2026

- There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.
  - 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 (Digital Copy preferred, submit to planning@hattiesburgms.com):
  Drawing to scale prepared by a 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 Meeting, if needed
- ■ Proof of Property Ownership: Such as a copy of a Warranty Deed, Quit Claim Deed, etc…
- ■ 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).
- ■ **Rezoning/PMU applications only:** Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com
- ☐ **Variance application only:** A letter of approval/denial from all adjoining property owners is **recommended**.
  - ☐ 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 $ 400.00

Updated Version 04/01/26

Public Hearing Fee Information:

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

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming	**$300.00** per application. **$100.00** per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.)
Street / Alley Closing	**$300.00** per application.
Conditional Use	**$200.00** per application.
Zoning Change	**$400.00** per application.
Subdivision of Land (Preliminary Plats) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.	**$225.00** per application. **$10.00** per lot created (including the parent parcel)
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 canceled 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: Michael R. Harvey **Signature:** Michael R. Harvey

Updated Version 05/22/2025

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at

East of 5012 Old Highway 42 Hattiesburg MS,

Street Address City State

on this the 4th day of August, 20___.

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

Michael R. Harvey, Adam P. Speights, John Stolarski and Mark Alexander

on this the 4th day of August, 2026.

Mississippi Power Company

Property Owner (Print)

Property Owner (Signature)

STATE OF Mississippi

COUNTY OF FORREST

Personally came and appeared before me, the within named MICHAEL R. HARVEY,

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of August, 2026.

April R. Freeman

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
APRIL R FREEMAN
NOTARY PUBLIC
Forrest County
Commission Expires
February 9, 2027
COMMISSION NUMBER 83564

APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT(S)** OF THE PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY.

WITNESS THE SIGNATURES of the **APPLICANT(S)** of the subject property located at

East of 5012 Old Highway 42 Hattiesburg Mississippi,

Street Address City State

on this the 4th day of August, 20___.

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

Michael R. Harvey, Adam P. Speights, John Stolarski and Mark Alexander

on this the 4th day of August, 2026.

Mississippi Power Company

Applicant (Print)

Applicant (Signature)

STATE OF Mississippi

COUNTY OF FORREST

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of August, 2026.

April R. Freeman

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
APRIL R FREEMAN
NOTARY PUBLIC
Forrest County
Commission Expires
February 9, 2027
COMMISSION NUMBER 83564

RE-ZONING APPLICATION:

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:

Property was originally zoned I-1 and was rezoned in 2006 to accommodate an an apartment complex development that never was fully completed. Applicant owns the adjacent property to the west (currently zoned I-1). New project will also be of an industrial nature as a vehicle maintenance facility in keeping with their existing property. The property requested to be rezoned already has 85' tall metal distribution power line poles across the property for the utility. We respectfully request that the property be reverted back to its previous zoning.

DEED
BK:1408 PAGE:127-132
RCD:11/3/2022 @ 2:37:11 PM
Forrest County, MS
Lance C. Reid Chancery Clerk

STATE OF MISSISSIPPI
COUNTY OF FORREST

WARRANTY DEED

GRANTORS:	**R.E.I. Group, LLC,** **a Mississippi limited liability company** **6760 US Highway 98, Suite 2** **Hattiesburg, MS 39402** **Telephone: 601-271-9044**
GRANTEE:	**MISSISSIPPI POWER COMPANY,** **a Mississippi corporation** **2992 West Beach Blvd.** **Gulfport, MS 39502** **Telephone: (228) 539-7630**
INDEXING INSTRUCTIONS:	**SEC. 32 T5N, R13W** **Pt. SW 1/4 SW 1/4**
INSTRUMENT PREPARED BY AND RETURN TO:	**MARK E. BOND** **MS STATE BAR #103992** **BALCH & BINGHAM LLP** **1310 25th Avenue** **Gulfport, MS 39501** **(228) 864-9900**

STATE OF MISSISSIPPI
COUNTY OF FORREST

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, R.E.I. GROUP, LLC, a Mississippi limited liability company ("**Grantor**"), does hereby sell, convey and warrant unto MISSISSIPPI POWER COMPANY, a Mississippi corporation ("**Grantee**"), a fee simple title in and to that certain land described below, situated and being located in the County of Forrest, State of Mississippi, together with all improvements thereon and any land lying in the bed of any highway, street, road, opened or proposed, in front of or abutting or adjoining such tract of land and all rights, licenses, privileges and any easements and appurtenances thereunto belonging, which land being more particularly described as follows (the "**Property**"), to-wit:

> A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 5 North, Range 13 West, Forrest County, Mississippi, being more particularly described as:
>
> COMMENCING at a 4 inch square concrete monument found on the north margin of HIGHWAY 42. Said monument reputed to be, per previous surveys and deeds, 50 feet north of the Southeast corner of the Southwest 1/4 of the Southwest 1/4, Section 32, Township 5 North, Range 13 West, Forrest County, Mississippi. Said quarter corner being under asphalt paving of Highway 42. Thence along state plane bearings North 00 degrees 19 minutes 04 seconds East 145.21 feet to a 1/2 inch rod found; thence North 00 degrees 31 minutes 57 seconds East 433.54 feet to a 1/2 inch rod set and the POINT OF BEGINNING; Thence North 00 degrees 31 minutes 57 seconds East 22.13 feet to a 1/2 inch rod found; thence North 89 degrees 32 minutes 45 seconds West 760.46 feet to a 1/2 inch rod found; thence South 00 degrees 30 minutes 50 seconds West 571.26 feet to a 1/2 inch rod found on the north margin of HIGHWAY 42; thence along said north margin and the arc of a curve to the left easterly for 276.86 feet to a 1/2 inch rod found. Said arc having a Radius of 8,962.93 feet and a delta angle of 01 degrees 46 minutes 11 seconds and a chord bearing and distance of South 85 degrees 30 minutes 25 seconds East 276.84 feet. Thence North 00 degrees 16 minutes 28 seconds East 161.60 feet to a 1/2 inch rod found; thence South 89 degrees 41 minutes 41 seconds East 107.48 feet to a 1/2 inch rod set; thence North 02 degrees 50 minutes 24 seconds West 229.26 feet to a 1/2 inch rod set on the south line of a 200 foot wide Mississippi

Power Company transmission easement or right-of-way; thence South 89 degrees 32 minutes 45 seconds East 35.06 feet, along said south line to a 1/2 inch rod set; thence North 02 degrees 50 minutes 24 seconds West 81.52 feet to a 1/2 inch rod set; thence North 89 degrees 33 minutes 29 seconds East 94.77 feet to a 1/2 inch rod set; thence North 00 degrees 51 minutes 53 seconds West 84.73 feet to a 1/2 inch rod set; thence North 87 degrees 55 minutes 18 seconds East 195.44 feet to a 1/2 inch rod set; thence North 89 degrees 09 minutes 04 seconds East 72.67 feet to the POINT OF BEGINNING.

Parcel contains 5.203 acres, more or less.

The above-described real property being that same as depicted and described on that certain survey prepared by John D. Fluharty, PS, Southern Surveyors Group, LLC, dated June 10, 2022 (the "**Survey**") attached hereto as **Exhibit "A"** and fully incorporated herein by this reference.

This conveyance is subject to any and all recorded restrictive covenants and conditions, easements, rights-of-way, and prior reservations of oil, gas and other minerals of record pertaining to the above subject property.

Taxes for the 2022 tax year have been prorated in accordance with a separate Tax Proration Agreement between the Grantor and Grantee and are assumed by the Grantor in accordance with the terms and conditions therein. All subsequent tax years for the Property are assumed by the Grantee.

[*This space left blank intentionally. Signatures and acknowledgments on the following page.*]

WITNESS THE SIGNATURE of the duly authorized signatory of the Grantor of this Warranty Deed on this the 1 day of ~~October~~ November, 2022.

GRANTOR:

R.E.I. Group, LLC,
a Mississippi limited liability company

By: _____
George William Null
Member-Manager

STATE OF MISSISSIPPI
COUNTY OF Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of ~~October~~ November, 2022, within my jurisdiction, the within named George William Null, who acknowledged that he is Member-Manager of R.E.I. Group, LLC, a Mississippi limited liability company, and that for and on behalf of the said entity, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
NOTARY PUBLIC

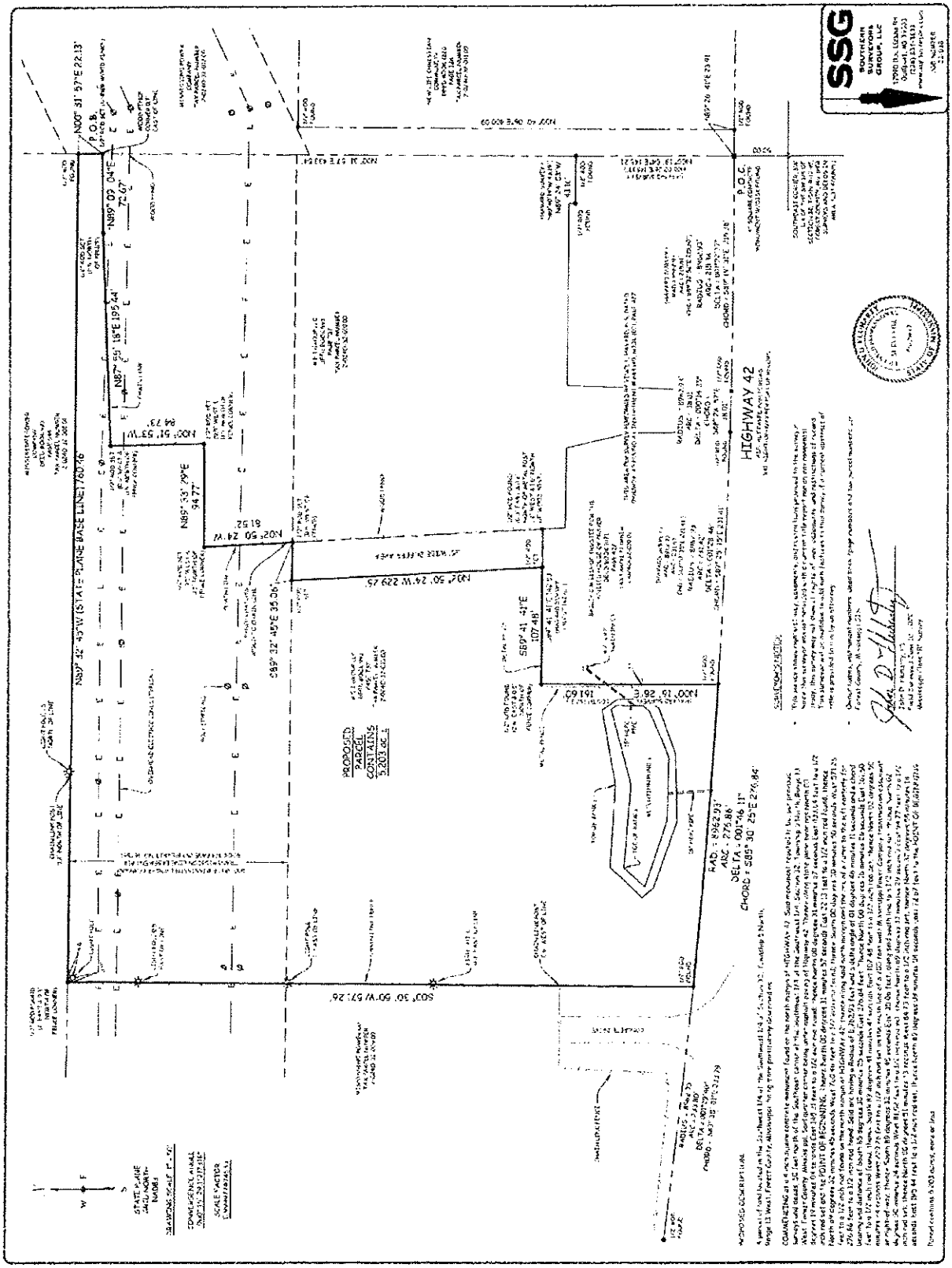
My Commission Expires:
_____

STATE OF MISSISSIPPI
LISA CRAFT
NOTARY PUBLIC
ID No. 21847
Commission Expires
October 4, 2024
HARRISON COUNTY

EXHIBIT "A"

Survey prepared by John D. Fluharty, PS, Southern Surveyors Group, LLC, dated June 10, 2022

[*attached*]



FORREST COUNTY, MS LANCE C. REID
I CERTIFY THIS INSTRUMENT WAS FILED ON 11/3/2022 2:37:11 PM AND RECORDED IN DEED BOOK:1408 PAGE:127

Site and Design Review Committee Minutes

Today's Date: 7/30/2026

Staff Present: Nathan Satcher (Senior Planner), Kevin Bates (Building Official), Meridian McDaniel (Planner I), Noah Gower (Engineering Technician), Shawn Whitaker (Fire Marshal)

STATUS: RESUBMIT, APPLY FOR PUBLIC HEARINGS

Project: MS Power VMC

Address: 7344 Hwy 42

Presented by: John Stolarski and Maddies Pettry

Use Designation: Utility Operation Center

PPIN: 47653

Flood Zone: X

Historic District: N/A

Elevation Certificate Required: No

County: Forrest

Ward: 2

Construction type: New Construction

Zoning: B-5

Estimated Cost: TBD

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

Follow the link below for the Hattiesburg Land Development Code (LDC):
Hattiesburg, MS, Land Development Code, Ord. No. 3209

Project Summary:

- Applicant Summary
  - Mississippi Power wants a new vehicle maintenance facility to service all the bucket trucks in the region.
  - Galvanized chain link fencing around the whole property, 8ft with security kicker.
  - Potential other projects to come later, but they will be separate from now.
- Planning
  - Subdivision of Land
    - Looks to have been subdivided without the city's approval. Will need to retroactively go through the minor subdivision process
      - The subdivision process that occurred creates a violation on the lots or the original parent parcel.
      - Minor subdivision process can happen at the staff level and will not need a public hearing.
        - Provide a draft of the subdivision plat
      - All lots do not have a 100 ft setback
        - The one lot for the apartment complex would need a variance for the subdivision to be a legal lot.
  - Use:
    - B-5 zoning district allows a "utility operation center"
  - Dimensional Standards
    - B-5
      - Front setback- Minimum 30ft, maximum 150ft
        - Show the building setback from the ROW line on the site plan

        - If the building exceeds the 150ft setback, a variance would need to be requested.
    - Discussion of potentially needing to rezone to an industrial zoning, potentially I-1
        - Building façade proposed will not meet the B-5 standards and I-1 has lesser façade requirements
            - Front Setback- Minimum and maximum of 40ft
                - If the building exceeds the 40ft setback, a variance would need to be requested.
        - Staff recommendation to rezone to an industrial zoning.
- Standards of Design
    - Driveway
        - Using the existing on the other site is fine; will need to file cross-access easements (if there is not already one) with Forrest County
    - Parking Lot
        - Landscape islands needed in end caps
            - 1 large tree per island, 120sqft
                - Large tree requirements, See LDC 7.11 Plant Standards and Buffers
                - At Initial Planting: "Large" trees shall be a minimum of two and one half inches in caliper or 30 gallon container. "Medium" and "Small" trees shall be two inches in caliper or 15 gallon container. Caliper shall be measured six inches above ground level at the time of planting.
                - At Mature Growth: "Large" trees shall be a minimum of 40 feet tall at mature growth height. "Medium" trees shall be a minimum of 20 to 35 feet tall at mature growth height. "Small" trees shall be a minimum of 8 to 10 feet tall at mature growth height.
    - Sidewalk along street frontage required (LDC 7.6)
        - 5 ft sidewalk, 5ft green strip between curb and sidewalk, 10ft green strip on property side of sidewalk
            - 1 large tree for every 60 lineal feet of frontage
        - Connection from ROW sidewalk to site
            - Could connect pedestrian connectivity onto the already existing driveway (would still need to add a specific sidewalk area for pedestrian connectivity)
        - Options:
            - Build sidewalk as a part of this plan
            - Request a Conditional Use Approval to participate in the Sidewalk Bank Program
                - Sidewalk Fee in Lieu- sidewalk
                - Requires a public hearing with the Planning Commission
    - If adding any site lighting, a site lighting plan will be required
        - Photometric plan
    - Building Form
        - Architectural elevations required
            - Facades must meet the requirements of LDC 7.8
            - Industrial zoning does not require a majority of these standards.
        - Fencing
            - B-5 requires black or green vinyl coating; I-1 would not require coating
            - 4ft fence max in front yard. An 8 ft proposed fence with a security kicker (9ft total) would need a variance.
                - Variance requires a public hearing with the Board of Adjustment
    - Landscaping (LDC 7.10)

            - Every parking space requires 20 sqft of landscaped area
                - Landscaped area means more than just grass; must include trees, shrubs, flowers, etc…
                - Large island looks like it will meet per in-meeting discussion about landscaping
                - Put the planned landscaping areas on the plan
- Building
    - EOC Letter from Forrest County needed- addressing number
- Engineering
    - If more than 0.5 acres of disturbed area, stormwater calculations and other requirements will be required
    - Oil and sand separator
- Fire
    - No comments at this meeting

NEXT STEPS:

- Additional information
    - Potential Paths Forward and Public Hearings that would be required:
        - Remain zoned B-5
            - Board of Adjustment- Variances:
                - Front setback
                - Building façade (multiple)
                - Fencing
                - Lot size/width at setback (for the subdivision)
            - Planning Commission
                - Potential conditional use if electing to request the sidewalk bank
        - Request rezoning to an industrial zoning
            - Board of Adjustment- Variances:
                - Front setback
                - Fencing
            - Planning Commission
                - Rezoning Request- to an industrial zoning, I-1 or I-2
                - Potential conditional use if electing to request the sidewalk bank
    - Public Hearing Information
        - Planning Commission (1:00 pm) and Board of Adjustment (3:30 pm) meet on the same day at separate times
            - Important Dates
                - October 7th Public Hearing
                - Application due August 31st at 5:00pm
                - November 4th Public Hearing
                - Application due September 28th at 5:00pm
        - Online Portal Link: https://cityofhattiesburgms-energovweb.tylerhost.net/apps/selfservice#/home
            - Staff will attach PDF forms as well to these notes
- Permits
    - Apply for applications/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
- ☐ Certificate of Appropriateness (Historic)
- ☐ Privilege Tax License
- ☐ Minor Subdivision
- ☒ Building Permit Application
- ☐ Sign Permit

URBAN DEVELOPMENT
PLANNING DIVISION

Hattiesburg Planning Commission
Planning Division
Item G- Staff Report
September 2nd, 2026

Quick Facts:

Applicant:

Eagle Development of Hattiesburg LLC

Address:

5215 Old Hwy 11

Zoning:

B-5 Regional Business

Future Land Use:

Regional Business District

Historic District:

N/A

Overlay District(s):

N/A

Flood Zone:

X

Ward:

3

County:

Lamar

PPIN Number(s):

20520

Parcel Number(s):

055E-16-005.000

Property Image

Applicant's Request:
Eagle Development of Hattiesburg LLC, Applicant, requests a conditional use to participate in the sidewalk fee-in-lieu program for a property located at 5215 Old Highway 11 (PPIN 20520, Lamar County, Ward 3).

Background and History

The applicants have been working on a business park-style development for a few years and decided to phase out the projects. Phase I and Phase II have since been completed, and upon staff site inspections for a Certificate of Occupancy (CO), staff noted that the sidewalks that had appeared on the approved site plan had not been constructed. After discussing how to resolve the missing sidewalk, the applicants provided a Letter of Credit, as they originally intended to install the sidewalks in Phase III of their project.

Staff discussed available compliance options, including constructing the sidewalk or participating in the City's Sidewalk Fee-in-Lieu Program. Participation in the sidewalk fee-in-lieu program requires conditional use approval under the ordinance, as this area is not designated as a by-right participation corridor. The applicants have elected to pursue a conditional use request to participate in the sidewalk fee-in-lieu program.

Future Land Use:

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

District Characteristics The characteristics of this district include the following: suburban-style commercial centers and big-box buildings; well-positioned and screened outdoor uses; mixed-use buildings and developments; high-density residential developments such as apartment complexes; large, private parking areas; and light industrial campuses and employment centers. Regulations should be established to promote development patterns for these uses that enhance the streetscape,

screen outdoor storage and equipment areas from public view, and enable safe circulation among neighboring properties without requiring travel on the street or highway corridor.

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

Codes and Regulations

SECTION 5 — Table 7.1 Design Standards

Table 7.1 Design Standards

STANDARD	DISTRICT														
■ = Required × = Not required	A-1	A-2	R-1A	R-1B	R-1C	R-2	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PMU
7.6 PEDESTRIAN CIRCULATION.															
7.6.1 Circulation External to a Site.															
7.6.1.1 Sidewalks shall be provided along all public streets on the entire frontage of a development site and align with existing sidewalks on adjacent properties including both frontages on corner lots. Minimum sidewalk width is five feet. Additional width may be required as determined by Site and Design Review. Where on-site construction is impractical or unnecessary, developers may contribut to the Sidewalk Bank Fee-in-Lieu Program, subject to approval.	×	×	■	■	■	■	■	■	■	■	■	■	■	■	■
7.6.1.2 Sidewalks shall be ADA complaint. ADA access ramps shall be constructed at street corners.	×	×	■	■	■	■	■	■	■	■	■	■	■	■	■
7.6.1.3 Where sidewalks are not yet present on adjacent sites, sidewalks shall be constructed at least five feet behind the curb to allow for landscaping and street trees. If sidewalks are present on adjacent properties, the new sidewalk shall connect to the existing sidewalk.		×	■	■	■	■	■	■	■	■	■	■	■	■	■

Considerations and Basis for Approval

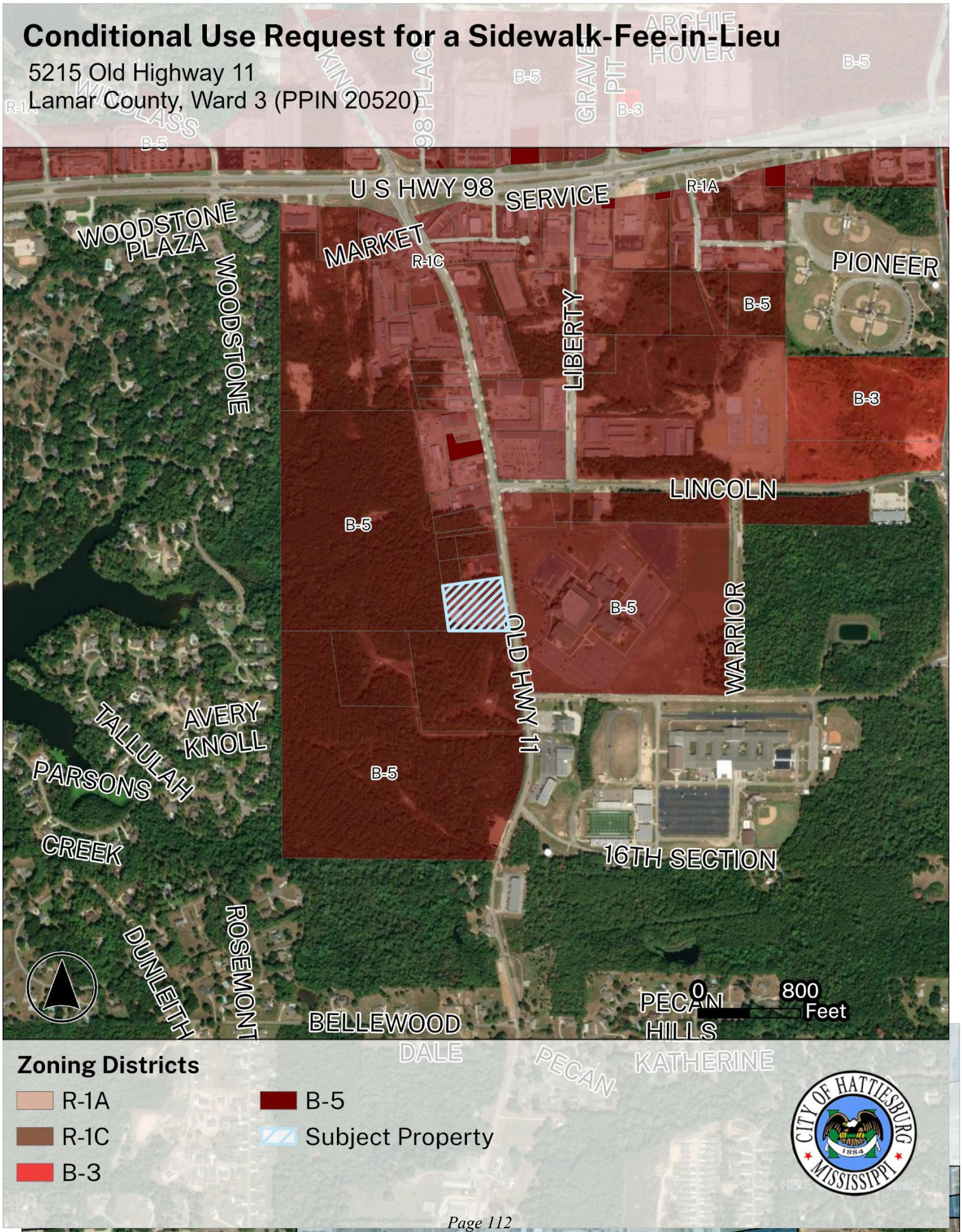
Applicant's Requests:

Recommend approval or denial for a conditional use request to allow the property to be eligible to participate in the sidewalk fee-in-lieu program for a property located at 5215 Old Highway 11 (PPIN 20520, Lamar County, Ward 3).

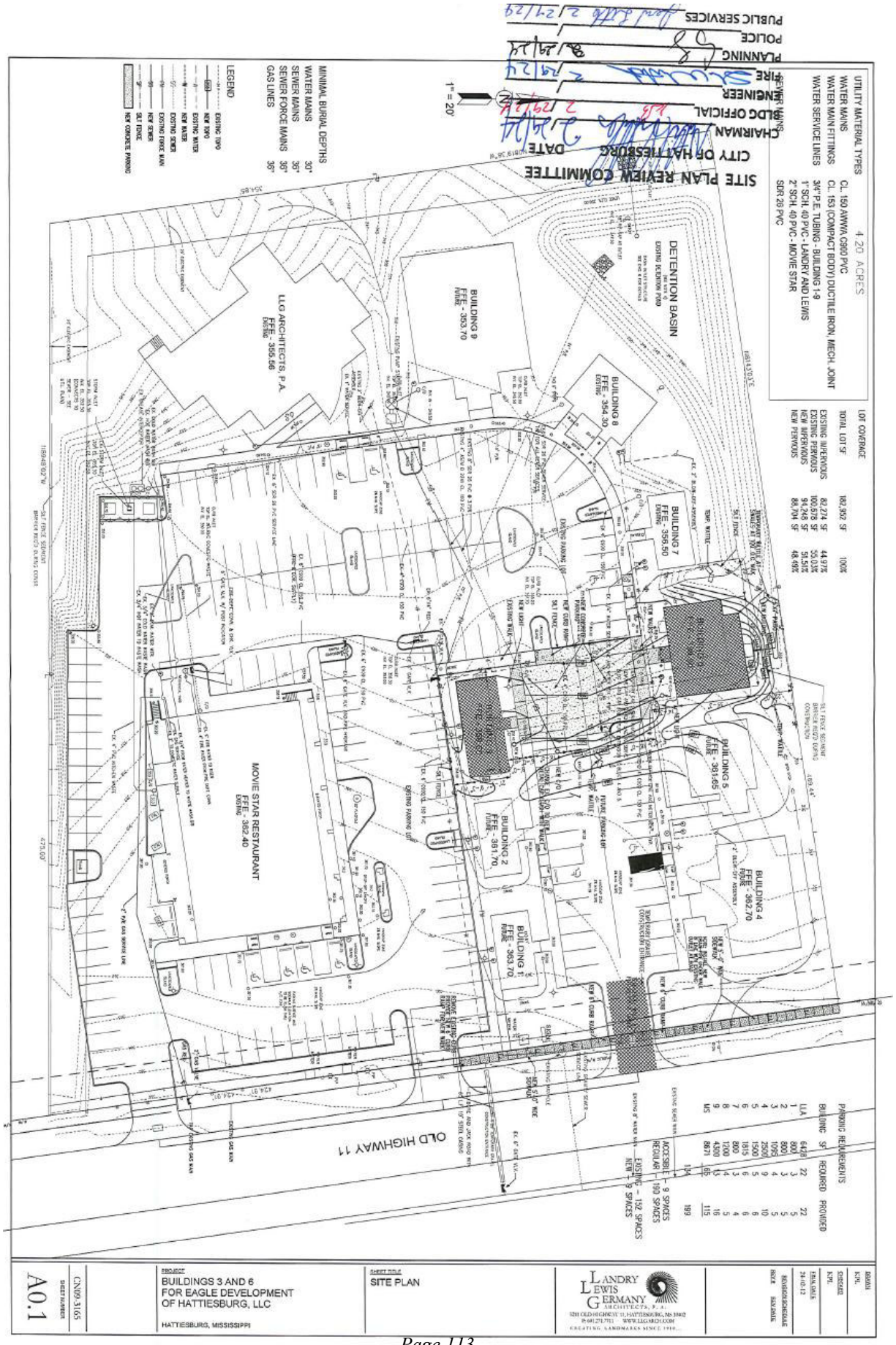
<u>Basis for Approval:</u>

Conditional Use

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


Conditional Use Request for a Sidewalk-Fee-in-Lieu
5215 Old Highway 11
Lamar County, Ward 3 (PPIN 20520)
U S HWY 98
SERVICE
MARKET
WOODSTONE PLAZA
WOODSTONE
LIBERTY
PIONEER
LINCOLN
WARRIOR
OLD HWY 11
TALLULAH
AVERY KNOLL
PARSONS
CREEK
16TH SECTION
DUNLEITH
ROSEMONT
BELLEWOOD
PECAN HILLS
DALE
PECAN
KATHERINE
R-1A
R-1C
B-5
B-3
0
800
Feet
Zoning Districts
R-1A
R-1C
B-3
B-5
Subject Property
CITY OF HATTIESBURG
MISSISSIPPI
1884

Site Plan Approved in February of 2024



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: Eagle Development of Hattiesburg LLC **Project Name:** Eagle Development

Municipal Address of Site: 5215 Old Hwy 11, Hattiesburg MS 39402 **PPIN #:** 20520

Parcel Number(s): 055E-16-005.000

Type of Public Hearing	Additional Information Needed:
☐ Variance (fill out pages 7 & 8)	☐ Use Regulations (LDC Section 5) ☐ Dimensional Requirements (LDC Section 6) ☐ Design Standards (LDC Section 7) ☐ Sign Regulations (LDC Section 10) ☐ Other: _____
■ Conditional Use (fill out pages 9 & 10)	☐ Automotive Filling Station ☐ Digital Billboard, New ☐ Digital Billboard, Replacement ☐ Telecommunications ☐ Restaurant ☐ Solar Farm ■ Other: Sidewalk
☐ Rezoning (fill out page 11)	Existing Zoning: _____ Proposed Zoning: _____
☐ Major Subdivision (fill out page 12)	☐ Major Subdivision (fill out page 12) ☐ Minor Subdivision (fill out page 12) ☐ Plat Alteration (fill out pages 12-14)

Other Application types:

☐ Street or Alley Vacation (fill out pages 15 & 16) ☐ Street or Alley Renaming (fill out pages 15 & 16)
☐ Overlay District ☐ Text Amendment
☐ Planned Mixed-Use District (PMU)

For Staff Only:			
Zoning:	**Historic District:**	**Flood Zone:**	**Ward:** ☐1 ☐2 ☐3 ☐4 ☐5
Project Number:		**Received:**	
PPIN # or Parcel #:			

Updated Version 04/01/26

Application for Public Hearing

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

Public Hearing Dates and Deadlines:

Deadline for applicant to file petition: _____

Hattiesburg Planning Commission Meeting Date: _____

Hattiesburg Board of Adjustment Meeting Date: _____

City Council Agenda Review Date – (you or your representative should attend): _____

City Council Meeting (Vote) Date – (you or your representative may attend): _____

- There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.
    - 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 (Digital Copy preferred, submit to planning@hattiesburgms.com):
Drawing to scale prepared by a 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 Meeting, if needed

☐ Proof of Property Ownership: Such as a copy of a Warranty Deed, Quit Claim Deed, etc…

☐ 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).

☐ **Rezoning/PMU applications only:** Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com

☐ **Variance application only:** A letter of approval/denial from all adjoining property owners is **recommended**.

☐ 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 $_____

Public Hearing Fee Information:

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

Public Hearing Fees	
Public Hearing Type	Fees Associated
Variance Variance applications include one Concept Site Plan Review and one Variance request	**$175.00** per application. **$50.00** for each additional variance.
Street / Alley Naming or Re-Naming	**$300.00** per application. **$100.00** per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval but prior to the effective date.)
Street / Alley Closing	**$300.00** per application.
Conditional Use	**$200.00** per application.
Zoning Change	**$400.00** per application.
Subdivision of Land (Preliminary Plats) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.	**$225.00** per application. **$10.00** per lot created (including the parent parcel)
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 canceled 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: Johnny Ford **Signature:**

Updated Version 05/22/2025

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **OWNER(s)** of the subject property located at

5215 Old Highway 11 Hattiesburg Mississippi,

Street Address City State

on this the August day of 5th, 20___.

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

Johnny Ford

on this the August day of 5th, 20 26.

Lori Ford

Property Owner (Print)

Property Owner (Signature)

STATE OF _____

COUNTY OF _____

Personally came and appeared before me, the within named

_____,

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires:

_____

APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT(S)** OF THE PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY.

WITNESS THE SIGNATURES of the **APPLICANT(S)** of the subject property located at

5215 Old Highway 11 Hattiesburg Mississippi,

Street Address City State

on this the August day of 5th, 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.

Johnny Ford

on this the August day of 5th, 2026.

Johnny Ford

Applicant (Print)

Applicant (Signature)

STATE OF Mississippi

COUNTY OF Sunflower

Personally came and appeared before me, the within named

_____,

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of August, 2026.

STATE OF MISSISSIPPI
ALLISON JONES
ID# 117460
NOTARY PUBLIC
Comm. Expires
Aug. 4, 2028
SUNFLOWER COUNTY

Allison Jones

NOTARY PUBLIC

My Commission Expires:

August 4, 2028

CONDITIONAL USE APPLICATION:

Conditional Use Request: Sidewalk fee-in-lieu program

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

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

1. **Does this application meet the conditions set forth in Section 5 of the LDC for the requested use? If yes, please explain:**
   Yes, the land is zoned for commercial use. We will keep that in place.
   We are asking to participate in the sidewalk fee-in-lieu program to place the money in a sidewalk that is beneficial to the community.

2. **Describe the effects the proposed use of utilities and facilities will have on the community.**
   We are asking to participate in the fee in lieu sidewalk program.

3. **Describe how the size of the site is appropriate for the proposed use.**
   The site does not have any conjoining sidewalks that would benefit the project.
   Instead, we want to put the funds towards a project in need.

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

5. **Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:**
   No

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

7. **Is proposed use compatible with surrounding uses and design? If yes, please explain:**
Yes, putting the sidewalk where it is needed will benefit the surrounding area.

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

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

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