

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, DECEMBER 17, 2020 AT 4:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**

E1. PC Proof of Publication

- F. Adoption of Minutes**

F1. Planning Commission Meeting - November 19, 2020

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Planning Commission may, within fifteen (15) days thereafter, appeal there from to the Mayor and City Council by filing with the Planning Commission a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the Mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Planning Commission. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Planning Commission Approval 2012PC159:

Planning Commission Approval 2012PC159, by agent Levi Pierce III, tax parcel 0907I-03-015.000, Request mobile home use, Kelly St, Zoned R-1-5 (Single-family), Ward 6

2. Zoning Map Amendment 2012PC160:

Zoning Map Amendment 2012PC160, by owners Jerry and Irene Pitts, tax parcel 0808I-01-007.000, Request to rezone from R-1-10 (Single-family) to B-2 (General business), 14104 Dedeaux Rd, Ward 6

3. Zoning Map Amendment 2012PC162:

Zoning Map Amendment 2012PC162, by agent Mark A. Wilkerson, tax parcels 0911C-01-177.000, 0911C-01-0178.000, and 0911C-01-176.000, Request to rezone from B-2 (General business) to R-B (Residence-business), 2214 Hewes Ave, Ward 3

4. Resubdivision 2012PC163:

Resubdivision 2012PC163, by owner Affordable Investment Properties LLC, tax parcel 0710P-03-002.000, Divide into four new parcels, 3009 39th Ave, Zoned R-2 (Single-family), Ward 1

5. Zoning Map Amendment 2012PC164:

Zoning Map Amendment 2012PC164, by agent Nancy Stone, tax parcel 1009L-02-001.001, Request to rezone from R-1-7.5 (Single-family) to B-1 (Neighborhood business), Old Lorraine Rd, Ward 5

6. Planning Commission Approval 2012PC165:

Planning Commission Approval 2012PC165, by owners Eric and Ashtyn Castleberry, tax parcel 0908J-01-020.004, Request for a mobile arts and crafts use, 29 Jay Dr, Zoned R-1-10 (Single-family), Ward 6

7. Resubdivision 2012PC166:

Resubdivision 2012PC166, by agent Marci R. Wilson, tax parcels 0911E-01-046.000, 0911E-01-048.000, and 0911E-01-047.000, Divide into two new parcels, 633 and 645 2nd St, Zoned R-1-7.5 (Single-family), Ward 2

8. Text Amendment 2012PC167:

AN ORDINANCE AMENDING THE OFFICIAL TEXT OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO AMEND SECTION I, DEFINITIONS, (B) WORDS AND PHRASES – HOTEL AND SECTION I, DEFINITIONS, (B) WORDS AND PHRASES TO ADD SHORT-TERM RENTAL; TO AMEND SECTION III, DISTRICT REGULATIONS, (K) CHART OF PERMITTED USES, (2) SCHEDULE OF USES - RESIDENTIAL TO ADD SHORT-TERM RENTAL; AND TO AMEND SECTION VII, NONCONFORMING USES AND STRUCTURES TO ADD (G) PRE-EXISTING SHORT-TERM RENTAL (CASE FILE NUMBER 2012PC167)

9. Zoning Map Amendment 2012PC168:

Zoning Map Amendment 2012PC168, by owner JSP LLC, tax parcel 1010H-02-032.001, Request to rezone from R-2 (Single-family) to R-B (Residence-business), Red Oak Dr, Ward 2

G4. Other Business

H. Adjournment

MEMORANDUM

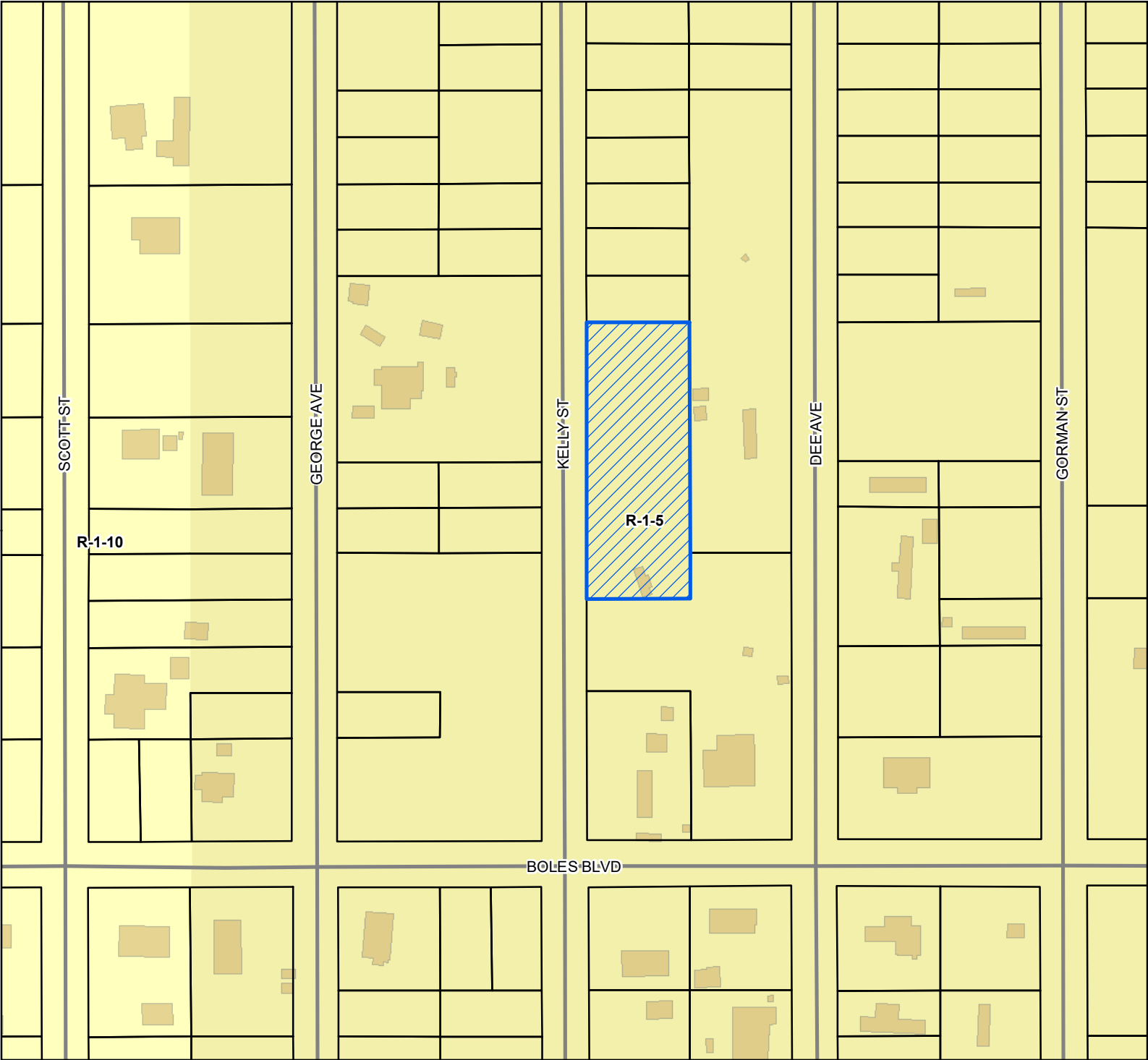
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Planning Commission Approval 2012PC159:

Planning Commission Approval 2012PC159, by agent Levi Pierce III, tax parcel 0907I-03-015.000, Request mobile home use, Kelly St, Zoned R-1-5 (Single-family), Ward 6



 Site

 Street

 Parcels

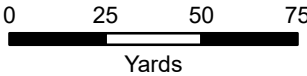
 Buildings

Zoning

 R-1-10 - Single Family Residence (Low Density)

 R-1-5 - Single Family Residence District (Medium Density)

Site Information
09071-03-015.000
Zoning: R-1-5 (Single-family)
Size: 33,403 square feet
Flood: X



1 inch = 150 feet



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Transportation and access: already a esta. roadway.

water supply - city water

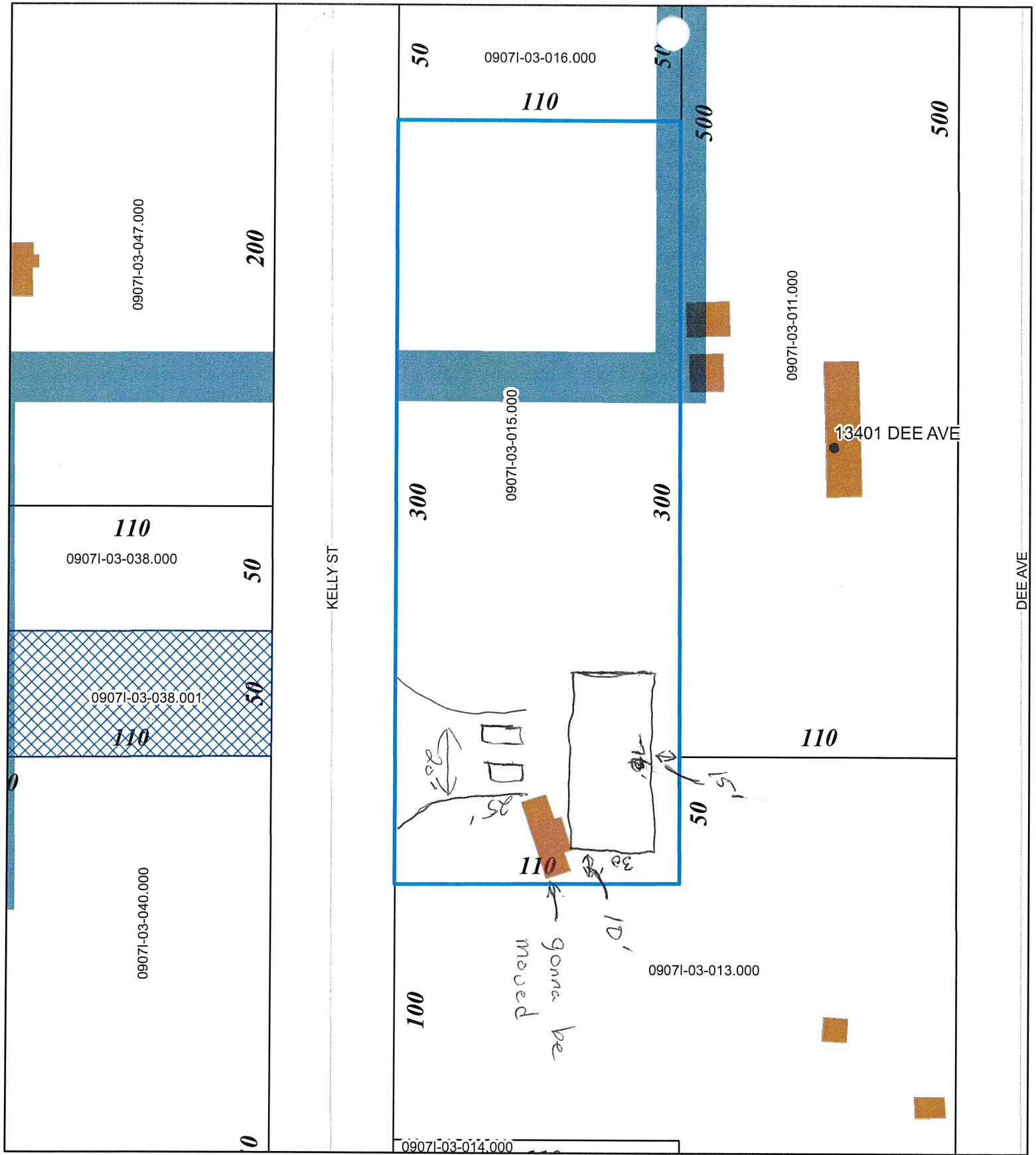
waste disposal - city disposal

Fire and Police protection - city of Gulfport.

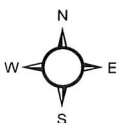
other public facilities - none

- standard single family such as others in the neighborhood.

- other mobile homes in the neighborhood.



Area Map



Printed 10/20/2020

1 inch = 50 feet

- Address points
- ~ Minor/Residential
- Parcels
- Easement

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Designation of Agent

I, William Taylor, being owner of the property 0907103-05,000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Levi Pierce III to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

William Taylor
Signature

10-20-2020
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 20th day of October, 20 20

[Signature]

Notary Public



Commission Expiration

Emma E. Strong

From: LARRY TAYLOR <larrytaylor454@yahoo.com>
Sent: Tuesday, December 8, 2020 3:01 PM
To: Emma E. Strong
Subject: Re: 159 Application.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mrs. strong,
My name is William Larry Taylor. I own the property at 13400 Kelly Street Gulfport, MS.
Levi Piece has my permission to request the permit which is number 0907-03-015.000. Please let me know if you have any other questions.
Thanks
William Larry Taylor.

Sent from my iPhone

> On Dec 8, 2020, at 3:04 PM, Emma E. Strong <estrong@gulfport-ms.gov> wrote:

>

> Hello,

>

> The correct parcel number is 09071-03-015.000, and you need to very clearly state that this is the property that your agent has authority to act on.

>

> Please clearly state this property number, your agent's name, that they have authority to request this Planning Commission Approval, and that the original letter had a Scribner's error in the parcel number.

>

> You do not need to resend the attachment. I only need your specific response as I stated above.

>

> Thank you,

>

> Emma Strong (she/her)

> Planner II, E911 Address Coordinator

> Department of Urban Development

> City of Gulfport, Mississippi

> 228-868-5710, Ext. 6586

>

>

> -----Original Message-----

> From: LARRY TAYLOR <larrytaylor454@yahoo.com>

> Sent: Tuesday, December 8, 2020 9:49 AM

> To: Emma E. Strong <estrong@gulfport-ms.gov>

> Subject: 159 Application.pdf

>

> Ok the one you needed is 09071-03-013-0001 I think this time I got it right thanks again let me know if this is right I am getting old

>



1st Judicial District

Instrument Number 2003 2090 D

Filed 3 21 2003 9 11 A

Total Fees 8.00

Book 1621 Page 244 Recorded 3-24

BOOK 1621 PAGE 244

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum and amount of TEN (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration not necessary to be mentioned herein, Melrose Sims do hereby convey and warrant unto:

William Larry Taylor

the following described property situated in Harrison County, Mississippi, and more particularly described as follows, to-wit:

Lot (s) 6,7,8,9,10 & 11, Block 5, Resubdivision of Unit I, BILOXI RIVER ESTATES, Harrison County, Mississippi, as per the official plat of said subdivision on file in the office of the Clerk of the Chancery Court of Harrison County, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

This conveyance is also made subject to those certain restrictive covenants and easements as set forth in Vol. 499, pages 531-532, Deed Records of Harrison County, Mississippi.

This conveyance is also made subject to prior reservation of all of the oil, gas, and minerals in, on or under the above described property.

The above described property constitutes no part of the homestead of the Grantor herein.

WITNESS my signature this, the 21 day of March 2003

Melrose Sims

STATE OF
OF

Personally appeared before me, the undersigned authority in and for the aforesaid and State, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and seal of office this, the 21 day of March, 2003

John Mc Adams Chancery Clerk
by: Angela Blake D.C.

NOTARY PUBLIC
My Commission

Received by:

and other valuable consideration not necessary to be mentioned herein,

2, Melrose Drms, do hereby convey and warrant unto:

William Larry Taylor

the following described property situated in Harrison County, Mississippi,
and more particularly described as follows, to-wit:

Lot (s) 6, 7, 8, 9, 10 & 11, Block 5, Resubdivision of
Unit I, BILOXI RIVER ESTATES, Harrison County, Mississippi, as per
the official plat of said subdivision on file in the office of the
Clerk of the Chancery Court of Harrison County, Mississippi.

Together with all and singular the rights, privileges, improvements
and appurtenances to the same belonging or in any wise appertaining.

This conveyance is also made subject to those certain restrictive
covenants and easements as set forth in Vol. 499, pages 531-532,
Deed Records of Harrison County, Mississippi.

This conveyance is also made subject to prior reservation of all
of the oil, gas, and minerals in, on or under the above described
property.

The above described property constitutes no part of the homestead of the
Grantor herein.

WITNESS my signature this, the 21 day of March, 2003

Melrose Drms

STATE OF
OF

Personally appeared before me, the undersigned authority in and
for the aforesaid and State, who acknowledged that
he signed and delivered the foregoing instrument of writing on the day and
year therein mentioned.

GIVEN under my hand and seal of office this, the 21 day of
of March, 2003

John M. Adams Chancery Clerk
by: Angela Blake

NOTARY PUBLIC
My Commission

Prepared by:

Grantor:

470 Pleasant Hill Rd

Martin, Ga 30557-3518

(706) 356-1545

Grantor:

2725 Pleasant Hill Rd

Martin, Ga 30557-3518

(706) 356-8915

and other valuable consideration not necessary to be mentioned herein,

Melrose Sims do hereby convey and warrant unto:

William Larry Taylor

the following described property situated in Harrison County, Mississippi,
and more particularly described as follows, to-wit:

Lot (s) 6,7,8,9,10 & 11, Block 5, Resubdivision of
Unit I, BILOXI RIVER ESTATES, Harrison County, Mississippi, as per
the official plat of said subdivision on file in the office of the
Clerk of the Chancery Court of Harrison County, Mississippi.

Together with all and singular the rights, privileges, improvements
and appurtenances to the same belonging or in any wise appertaining.

This conveyance is also made subject to those certain restrictive
covenants and easements as set forth in Vol. 499, pages 531-532,
Deed Records of Harrison County, Mississippi.

This conveyance is also made subject to prior reservation of all
of the oil, gas, and minerals in, on or under the above described
property.

The above described property constitutes no part of the homestead of the
Grantor herein.

WITNESS my signature this, the 21 day of March 2003

Melrose Sims

STATE OF
OF

Personally appeared before me, the undersigned authority in and
for the aforesaid and State, who acknowledged that
he signed and delivered the foregoing instrument of writing on the day and
year therein mentioned.

GIVEN under my hand and seal of office this, the 21 day of
of March, 2003

John M. Adams Chancery Clerk
by: Angela Blake D.C.

NOTARY PUBLIC
My Commission

Prepared by:
Grantor:
2470 Pleasant Hill Rd
Martin, Ga 30557-3518
(706) 356-1545

Grantor:
2725 Pleasant Hill Rd.
Martin, Ga 30557-3518
(706) 356-8915

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum and amount of TEN (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration not necessary to be mentioned herein, I, JOSEPH CHELENO, do hereby convey and warrant unto:

Melrose T. Sims a/k/a Mrs. James C. Sims

Route 2 Martin, Georgia 30557

the following described property situated in Harrison County, Mississippi, and more particularly described as follows, to-wit:

Lot (s) 6,7,8,9,10 & 11, Block 5, Resubdivision of Unit I, BILOXI RIVER ESTATES, Harrison County, Mississippi, as per the official plat of said subdivision on file in the office of the Clerk of the Chancery Court of Harrison County, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

This conveyance is also made subject to those certain restrictive covenants and easements as set forth in Vol. 499, pages 531-532, Deed Records of Harrison County, Mississippi.

This conveyance is also made subject to prior reservation of all of the oil, gas, and minerals in, on or under the above described property.

The above described property constitutes no part of the homestead of the Grantor herein.

WITNESS my signature this, the 5th day of August 1976.

Joseph Cheleno
Joseph Cheleno

STATE OF LOUISIANA
PARISH OF ORLEANS

Personally appeared before me, the undersigned authority in and for the aforesaid Parish and State, JOSEPH CHELENO, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and seal of office this, the 5th day of August, 1976.

Notary Public
NOTARY PUBLIC
My Commission is for Life

1/1/77

RE: Planning Commission Approval 2012PC159, by agent Levi Pierce III, tax parcel 0907I-03-015.000, Request mobile home use, Kelly St, Zoned R-1-5 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

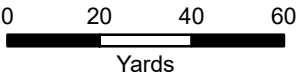
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	44215	09071-03-015.000	TAYLOR WILLIAM LARRY (Owner)	2725 PLEASANT HILL ROAD	MARTIN	GA	30557
Y			Levi Pierce III (Agent)	63 Sullivan Kilrain Rd Lot 55	Hattiesburg	MS	39402
Adjacent Property Owners							
Y	44275	09071-02-121.000	BABIN BRENT J	617 CARMADELLE ST	MARRERO	LA	70072
Y	44200	09071-03-035.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
	44165	09071-03-041.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
	44216	09071-03-016.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
Y	88134	09071-02-116.000	BOWEN MICHAEL C	1702 DAUPHIN ST	MOBILE	AL	36604
	44217	09071-03-017.000	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39501
	125516	09071-03-038.001	GULFPORT CITY OF				0
	124862	09071-03-040.002	GULFPORT CITY OF		SAUCIER	MS	39574
Y	124861	09071-03-040.001	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	44164	09071-03-040.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
Y	134961	09071-03-048.001	HARRIS RICKY D & PANACCIONE CARLA REVOCABLE TRUST	8002 W BANFF LANE	PEORIA	AZ	85381
	44175	09071-03-048.000	HARRIS RICKY D & PANACCIONE CARLA REVOCABLE TRUST	8002 W BANFF LANE	PEORIA	AZ	85381
Y	88135	09071-02-117.000	IRBY CHAD & JONES LARRY	11773 RIVER ESTATES CIRCLE	BILOXI	MS	39532
Y	121420	09071-02-117.001	IRBY CHAD & JONES LARRY JR	P O BOX 7900	DIBERVILLE	MS	39540
Y	88150	09071-03-011.000	KELLY HEULON RAY & FRIEDA ANN	1618 25TH AVE	GULFPORT	MS	39501
	88136	09071-02-118.000	KELLY HEULON RAY & FRIEDA ANN	1618 25TH AVE	GULFPORT	MS	39501
Y	88153	09071-03-014.000	LATIMER WALTER G & PAULA S	12140 BOLES BLVD	GULFPORT	MS	39503
	44262	09071-03-013.000	LATIMER WALTER G & PAULA S	12140 BOLES BLVD	GULFPORT	MS	39503
Y	44274	09071-02-120.000	MANARD JOSEPH E & TAMI L -TRUSTEES-	727 WOODS DR	NICEVILLE	FL	32578
Y	44201	09071-03-036.000	MORGAN DANIEL T	25 DEEP GREEN LN	LEVITTOWN	PA	19055
Y	44199	09071-03-034.000	NUNN PAMELA T	P O BOX 594	GUALALA	CA	95445
Y	88167	09071-03-047.000	PARKS JEANNETTE DENISE ETAL	13406 GEORGE AVE	GULFPORT	MS	39503
	44273	09071-02-119.000	STATE OF MISS 6/8/2020	P O BOX 136	JACKSON	MS	39205
Y	44219	09071-03-019.000	VANDERFORD BECCA E	835 LACKLAND DR	BILOXI	MS	39532
	44218	09071-03-018.000	VANDERFORD BECCA E	835 LACKLAND DR	BILOXI	MS	39532
Y	93289	09071-03-038.000	WATTS MARK D & DEBORAH -TRUSTEES-	4777 IRIS LANE	MONEE	IL	60449



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 125 feet



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MEMORANDUM

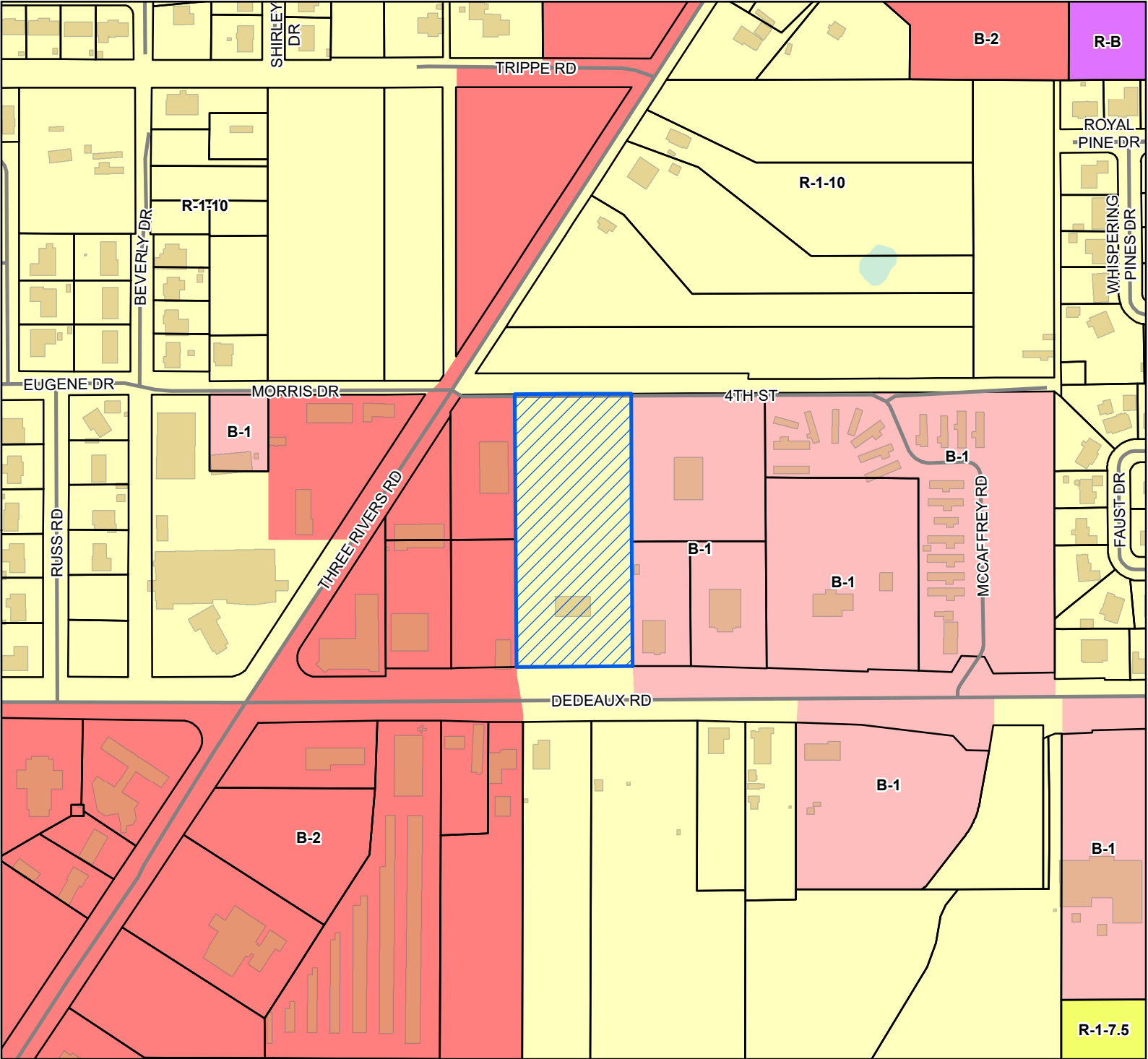
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Zoning Map Amendment 2012PC160:

Zoning Map Amendment 2012PC160, by owners Jerry and Irene Pitts, tax parcel 0808I-01-007.000, Request to rezone from R-1-10 (Single-family) to B-2 (General business), 14104 Dedeaux Rd, Ward 6



Legend

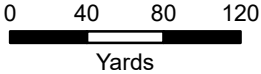
- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-B - Residence-Business District

Site Information

0808I-01-007.000
Zoning: R-1-10 (Single-family)
Size: 3.4 acres
Flood: X



1 inch = 300 feet



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294 Holly Dr.

Hammond, LA 70401

10/21/2020

City of Gulfport

Urban Development-Planning Division

1410 24th Avenue

Gulfport, MS 39501

Dear Urban Development-Planning Division,

Per your Submission Requirements for an application to Rezone property in the city of Gulfport, please find what the applicant believes is the pertinent information to comply.

- A. Please find contained within the application completed and signed.
- B. Please find contained within a copy of the QuitClaim Deed proving ownership of the applicants.
- C. There is no need for an authorized agent.
- D. There are no additional property owners that we request notification of application.
- E. There is no site development plan. The property is to be sold as is within one year of rezoning for commercial purposes. The new owners will submit for permitting defining their plan consistent with B2 zoning.
- F. The reasons for this request to amend the Comprehensive Zoning and SmartCode Ordinances and pertinent to two of your six conditions are:

F2 Change in Condition:

This condition is applicable due to previous changes in the Comprehensive Zoning and SmartCode Ordinances to the adjacent properties east and west of subject property. The property adjacent to the west is now zoned B2 and the property to the east is zoned B1. Given the adjacent zoning and their established traffic to each together with the significant traffic on Dedeaux Road, it has been determined that the best use and marketability for the subject property is for commercial use. The use as a single residence has been significantly diminished for the same reasons. The present zoning of parcels east of Three Rivers Road on the north and south of Dedeaux Road have also changed the best use of the property to B2. This would render B2 zoning continuity from Three Rivers Road to the adjoining property to the east which is B1. The size of the property at +/- 3.4 acres and access

from Dedeaux Road to the south of the property and Fourth Street north of the property also give credence to the use as B2.

F3 appears to be a prevailing condition as the previous zoning changes and recent upgraded construction of Dedeaux Road have boxed the subject property into a most likely commercial use. It remains the only parcels zoned R-1-10 on the north side of Dedeaux Road in its proximity. The site would be an excellent location for Multifamily Dwelling as well as Commercial Retail.

Though it is perfectly suited for a Neighborhood Business application, it is just as well suited for Retail, Convenience, Grocery Stores or additional Medical Offices and/or Supplies. It is the intent of applicants to sell the subject property as commercial as quickly as possible and certainly within one year.

G1. Applicants: Jerry M. Pitts and Irene V. Pitts, 294 Holly Dr., Hammond, La. 70401.

G2. Conditions for Change: (see F)

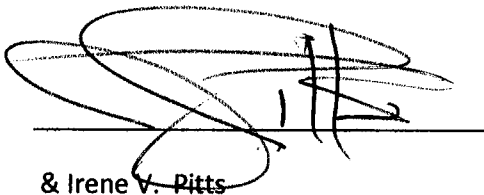
G3. Development Schedule: The property is to be sold as is within one year with any future development to be presented by permit to the City of Gulfport Planning Division Staff, consistent with B2 zoning.

G4. The effects will be described in future permitting process. The development will result in a rezoning consistent with present properties in its proximity. The amendment is required to sell the property for its best and most desirable use.

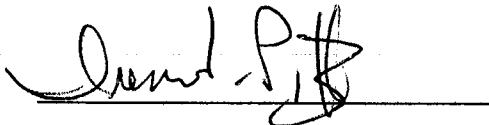
G5. Not Applicable.

Sincerely,

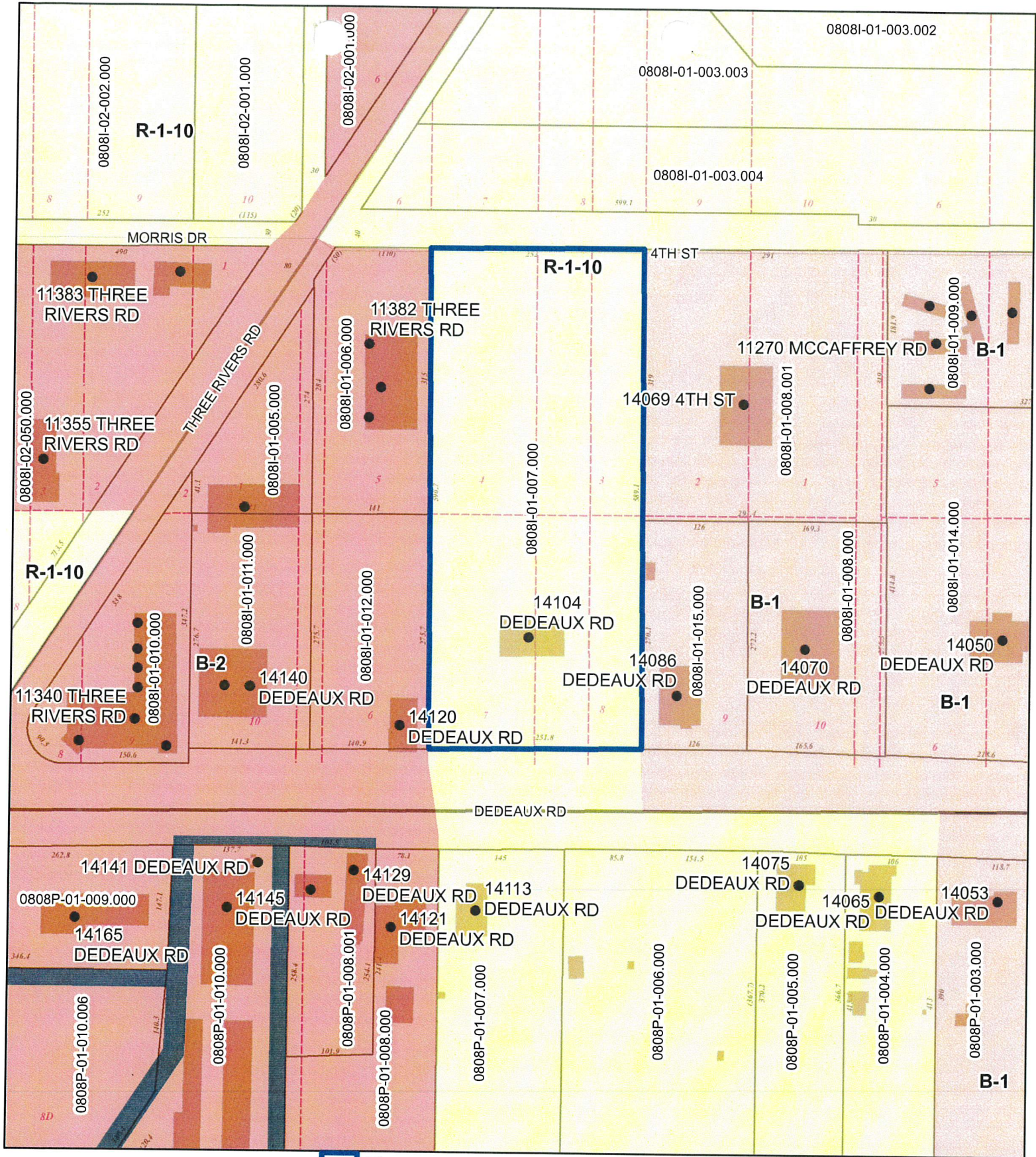
Jerry M. Pitts



& Irene V. Pitts



Owners



Area Map

Printed 10/21/2020

1 inch = 150 feet

- Site
- Minor Arterial
- Collector
- Minor/Residential
- Parcels
- Easement

Zoning

- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-1-10 - Single Family Residence (Low Density)

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City of Gulfport



9/2/2020, 4:33:48 PM



Zone

Traditional Code - Appendix A



A-1 - Agricultural District



B-1 - Neighborhood Business District



B-2 - General Business District



B-3 - Central Business District



B-4 - Highway Business District



E-G - Entertainment - Gaming District



I-1 - Light Industry District

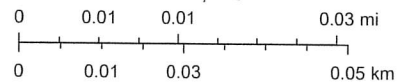


I-2 - Heavy Industry District



I-3 - Planned Industrial District

1:1,128



Web AppBuilder for ArcGIS
City of Gulfport, Mississippi



1st Judicial District

Instrument Number 2001 8201 D

Filed 11 15 2001 1 6 P

Total Fees 8.00

Book 1562 Page 215 Recorded 11-16-01

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 1562 PAGE 215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged and confessed, We, **GENIE CHERYL HENDRY** and **IRENE VERROL PITTS**, have and do by these presents hereby quitclaim and release unto **JERRY M. PITTS** and wife, **IRENE V. PITTS**, as joint tenants with the full rights of survivorship in either survivor and not as tenants in common, all of our right, title, and interest in and to the following described real property, together with any and all improvements and appurtenances thereto situated, situated in Harrison County, Mississippi, to-wit:

Lots Three (3), Four (4), Seven (7) and Eight (8), Block Eleven (11), RESURVEY OF PECAN GROVE TRUCK FARMS, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 6 at Page 21 (Copy Book 3 at Page 211) thereof, reference to which is hereby made in aid of and as a part of this description.

SUBJECT to any and all prior reservations or conveyances of oil, gas, or other minerals, as shown of record.

SUBJECT to any valid existing oil, gas or mineral leases of record.

SUBJECT to any and all road, street, and highway right-of-way easements or reservations; and any and all rights-of-way and/or easements for public utilities found of record in the Land Deed Records of Harrison County.

(PLEASE INDEX IN: Lts. 3, 4, 7 & 8, Blk. 11, Resurvey of Pecan Grove Truck Farms, First Judicial District, Harrison County, Mississippi)

WITNESS our signatures upon this, the 7th day of November, A.D.,

2001.

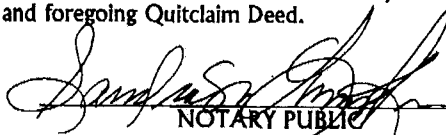
RETURN TO:
G. GERALD CRUTHIRD
P.O. BOX 1058
PICAYUNE, MS 39466

Genie Cheryl Hendry
GENIE CHERYL HENDRY

Irene Verrol Pitts
IRENE VERROL PITTS

STATE OF MISSISSIPPI)
COUNTY OF PEARL RIVER)

PERSONALLY appeared before me, the undersigned authority, in and for the said county and state, on this 7th day of November, 2001, within my jurisdiction, the within named, **GENIE CHERYL HENDRY**, and **IRENE VERROL PITTS**, who acknowledged that they executed the above and foregoing Quitclaim Deed.


NOTARY PUBLIC

My Commission Expires:

January 24, 2003

GRANTORS:

GENIE CHERYL HENDRY
4234 South River Road
Port Allen, LA 70767
Residence: (225) 749-3650
Business: None

IRENE V. PITTS

294 Holly Drive Oak Ridge Estates
Hammond, LA 70401
Residence: (504) 542-6718
Business: None

GRANTEES:

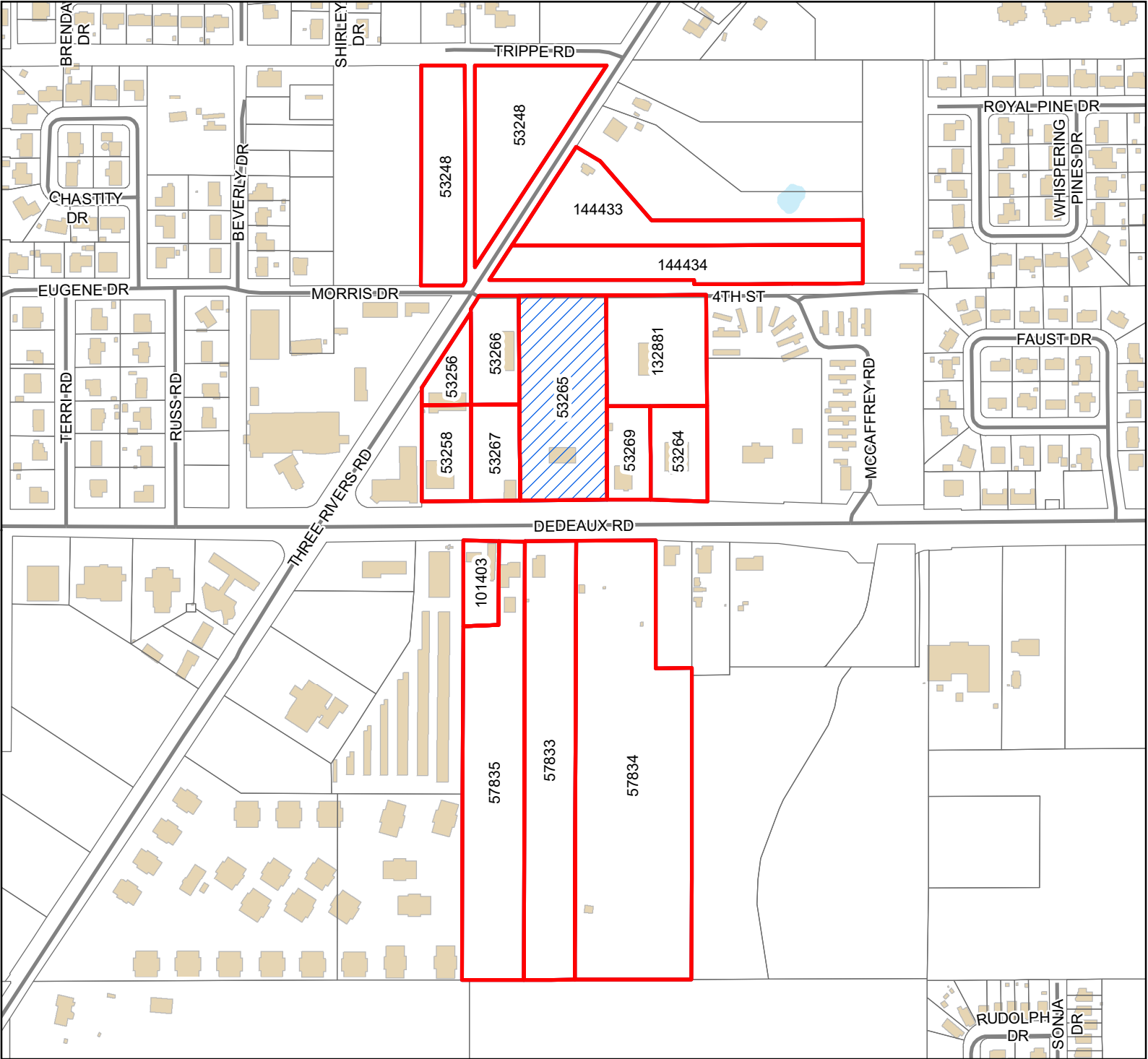
JERRY M. PITTS and wife,
IRENE V. PITTS
294 Holly Drive Oak Ridge Estates
Hammond, LA 70401
Residence: (504) 542-6718
Business: None

RE: Zoning Map Amendment 2012PC160, by owners Jerry and Irene Pitts, tax parcel 0808I-01-007.000, Request to rezone from R-1-10 (Single-family) to B-2 (General business), 14104 Dedeaux Rd, Ward 6To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

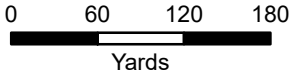
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID (160)	Name	Address	City	State	ZIP
Y	53265	0808I-01-007.000	JERRY M. PITTS	294 HOLLY DR	HAMMOND	LA	70401
Adjacent Property Owners							
Y	132881	0808I-01-008.001	GULF COAST BRIDGE ASSOCIATION INC	854 OPLA CT	DIAMONDHEAD	MS	39525
Y	53266	0808I-01-006.000	HENSLEY ENTERPRISES INC	P O BOX 3347	GULFPORT	MS	39505
Y	53256	0808I-01-005.000	WEE ONES CHILD CARE INC	11376 THREE RIVERS RD	GULFPORT	MS	39503
Y	53248	0808I-02-001.000	HMEM HOLDINGS LLC	12208 PRESERVATION DR	GULFPORT	MS	39503
Y	57835	0808P-01-008.000	MOEINI MOHAMMAD	P O BOX 8833	GULFPORT	MS	39506
Y	101403	0808P-01-008.001	COOPER CHARLES III & DOROTHY A	18 JOANNA LANE	GULFPORT	MS	39503
Y	53264	0808I-01-008.000	MENDOTA PROPERTIES LLC	4145 POWELL RD	POWELL	OH	43065
Y	53269	0808I-01-015.000	14086 DEDEAUX LLC	14507 DEDEAUX RD	GULFPORT	MS	39503
Y	57834	0808P-01-006.000	DEDEAUX ROAD MS LLC	4712 WOODLAND AVE	METAIRIE	LA	70002
Y	57833	0808P-01-007.000	DEDEAUX ROAD LLC	4712 WOODLAND AVE	METAIRIE	LA	70002
Y	53267	0808I-01-012.000	WHEELER EDWARD S & DEBORAH A	14120 DEDEAUX RD	GULFPORT	MS	39503
Y	53258	0808I-01-011.000	JACKSON GARY D & LINDA M	11611 JOHN ROSS RD	GULFPORT	MS	39503
Y	144434	0808I-01-003.004	YOCOM JENNIE MARIE HOLLIMAN	13188 O'NEAL RD	GULFPORT	MS	39503
Y	144433	0808I-01-003.003	HOLLIMAN VONNIE LEE	11550 THREE RIVERS RD	GULFPORT	MS	39503



Legend

-  Site
-  Adjacent Properties
-  Street
-  Buildings
-  Water Features



1 inch = 400 feet



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MEMORANDUM

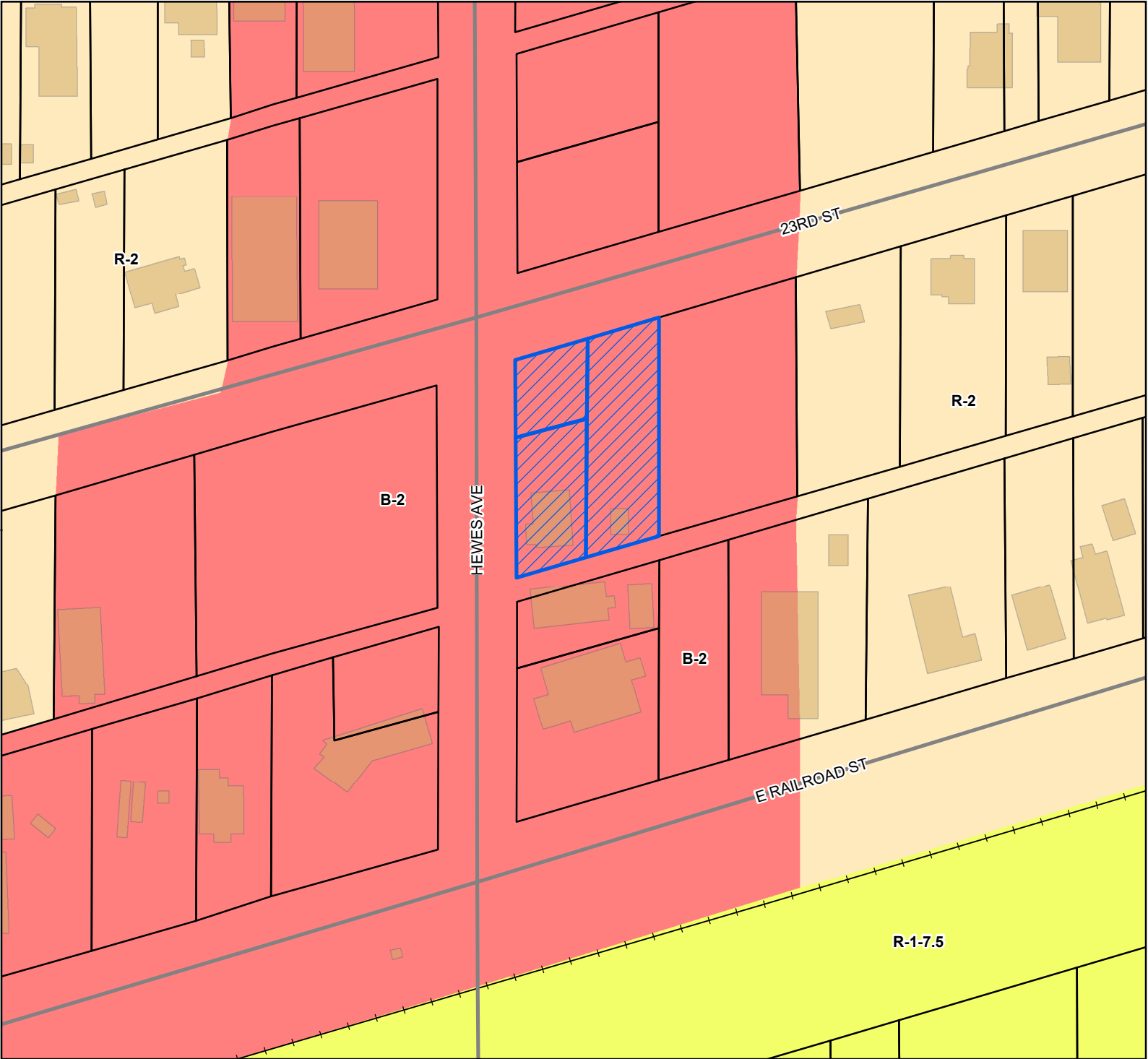
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Zoning Map Amendment 2012PC162:

Zoning Map Amendment 2012PC162, by agent Mark A. Wilkerson, tax parcels 0911C-01-177.000, 0911C-01-0178.000, and 0911C-01-176.000, Request to rezone from B-2 (General business) to R-B (Residence-business), 2214 Hewes Ave, Ward 3



Site

Street

Railroad

Parcels

Buildings

Zoning

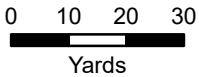
B-2 - General Business District

R-1-7.5 - Single Family Residence District (Low Density)

R-2 - Single Family Residence District (Medium Density)

Site Information

0911C-01-177.000
0911C-01-178.000
0911C-01-176.000
Zoning: B-2 (General business)
Size: 16,066 sq ft
Flood: 0.2%



1 inch = 100 feet



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City of Gulfport
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

Fitzroy Hunter
2212 Hewes Avenue
Gulfport, MS 39507
(228) 324-9755
Owner

Mark A. Wilkerson
13404 Newberry Drive
Gulfport, MS 39503
(228) 547-8608
Agent

To Whom it may concern,

13 October 2020

The Interested Party, Fitzroy Hunter, 2212 Hewes Avenue Gulfport, MS 39507, (228) 324-9755, Owner. The Condition is that I am requesting a Zoning Change to the following Parcels from B-2 to R-B: 0911C-01-175.000, 0911C-01-176.000, 0911C-01-177.000 and 0911C-01-178.00; Block 9. I plan on constructing a Duplex (Stack) Apartment on the said property. The time frame is tentatively scheduled to begin construction beginning January 2021 and projected completion date April 2021. The surrounding area should not be affected by the change in the Zoning due to the fact that it is Residential and Business. I plan on beautifying the property after construction of the duplex. As far as an Error is concerned there is none to report.

Thank you for your Consideration,


Fitzroy Hunter
Owner

City of Gulfport
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

Fitzroy Hunter
2212 Hewes Avenue
Gulfport, MS 39507
(228) 324-9755
Owner

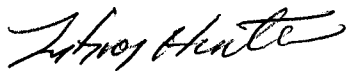
Mark A. Wilkerson
13404 Newberry Drive
Gulfport, MS 39503
(228) 547-8608
Agent

To Whom it may concern,

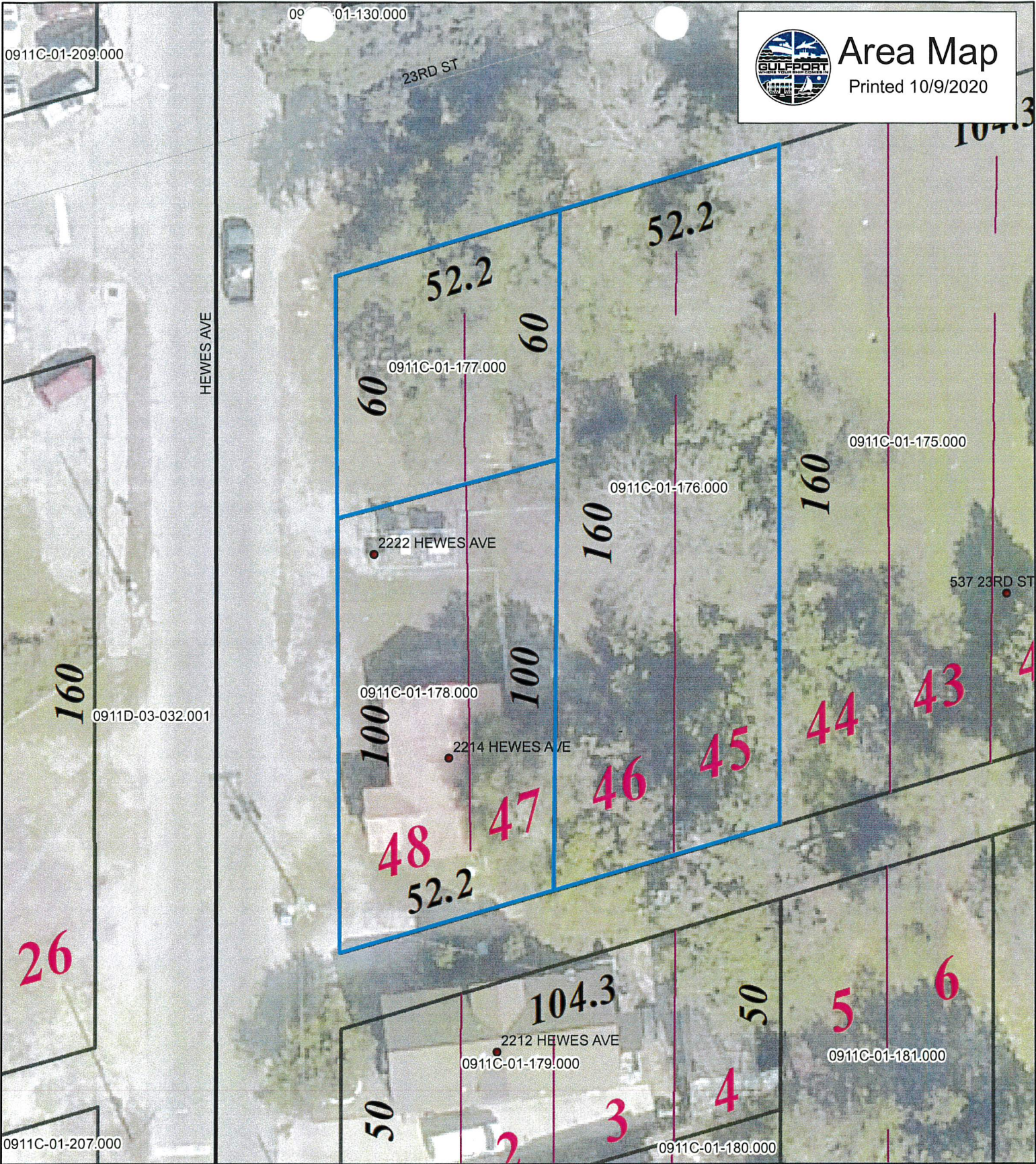
13 October 2020

The Interested Party, Fitzroy Hunter, 2212 Hewes Avenue Gulfport, MS 39507, (228) 324-9755, Owner. The Condition is that I am requesting a Zoning Change to the following Parcels from B-2 to R-B: 0911C-01-175.000, 0911C-01-176.000, 0911C-01-177.000 and 0911C-01-178.00; Block 9. I plan on constructing a Duplex (Stack) Apartment on the said property. The surrounding area should not be affected by the change in the Zoning due to the fact that it is Residential and Business. By making this change I will be able to construct housing for two families and enhance the quality of living for the surrounding neighbors by beautifying the property.

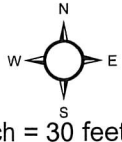
Thank you for considering my request.



Fitzroy Hunter
Owner



- Addresspoints
- ~ Minor Arterial
- ~ Minor/Residential
- WaterFeatures
- Parcels



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Designation of Agent

I, Fitzroy, being owner of the property 2214 Hewes Ave Gulfport, MS 39507
which is the subject of this application hereby authorize Mark A. Wilkerson to act as my
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

[Signature]
Signature

10-27-2020
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27th day of October, 20 20

[Signature]
Notary Public

Jan. 18, 2024
Commission Expiration





SCANNED



John 1st Judicial District
Instrument 2019 11061 T -J1
Filed/Recorded 12/20/2019 11:45 A
Total Fees \$ 27.00
6 Pages Recorded

****ABOVE THIS LINE FOR OFFICIAL USE ONLY****

Prepared By & Please Return
After Recording To:

B. Bronson Tabler, P.A.
254 South Front Street, Suite 103
P.O. Box 7116
Tupelo, Mississippi 38802
Tel: (662) 840-8400
Fax: (662) 840-8414
Email: bronson@tablerlaw.com

INDEXING INSTRUCTIONS: Lot 45, Lot 46, Lot 47 and Lot 48,
Block 9, Hewes Addition, First Judicial District, Harrison County,
Mississippi

Address Reference: 2214 Hewes Avenue, Gulfport, MS
PPIN / Parcel Reference: 30201 / 911C-01-176.000
30202 / 0911C-01-177.000
30203 / 0911C-01-178.000

DEED OF TRUST

THIS INDENTURE, made and entered into this day by and between FITZROY HUNTER, whose address is 2212 HEWES AVENUE, GULFPORT, MS 39507; TELEPHONE: (228) 324-9755, as Grantor (herein designated as "Debtor"), and B. BRONSON TABLER, as Trustee, and TERRIE STRANGE, as Beneficiary (hereinafter designated as "Secured Party"),

WITNESSETH:

WHEREAS, Debtor is indebted to Secured Party in the full sum of \$19,500.00 (Nineteen Thousand Five Hundred Dollars) as evidenced by Promissory Note dated October 30, 2019, in favor of Secured Party. Within said Promissory Note Debtor has promised to pay this debt in regular Periodic Payments of principal and interest and to pay the debt in full on or before April 28, 2020.

If any payment due hereunder is not received within Fifteen (15) days after the due date thereof, a late fee of Four Percent (4.00%) of that payment due will be charged and be payable to the Note Holder at the time the payment is made.

Said payment(s) shall be applied as provided in said Note.

WHEREAS, Debtor desires to secure prompt payment of (a) the indebtedness described above according to its terms and any renewals and extensions thereof, (b) any additional and future advances with interest thereon which Secured Party may make to Debtor as provided in Paragraph 1, (c) any other indebtedness which Debtor may now or hereafter owe to Secured Party as provided in Paragraph 2 and (d) any advances with interest which Secured Party may make to protect the property herein conveyed as provided in Paragraphs 3, 4, 5 and 6 (all being herein referred to as the "Indebtedness").

NOW THEREFORE, in consideration of the existing and future indebtedness herein recited, Debtor hereby conveys and warrant unto Trustee the land described below situated in the **County of Harrison County, First Judicial District, State of Mississippi**:

INDEXING INSTRUCTIONS:

Lot 45, Lot 46, Lots 47 and Lot 48, Block 9, Hewes Addition, First Judicial District, Harrison County, Mississippi.

Lots 45 and 46 in Block 9, Hewes Addition to the City of Gulfport, Harrison County, Mississippi, as per the Official Map or Plat thereof on file and of Record in Copy Plat Book 5A at Page 476B in the Office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, together with all improvements thereon.

ALSO:

Lots 47 and 48 less South 100 feet, Block 9, Hewes Addition, as per the Map or Plat thereof on file and of Record in Copy Plat Book 5A at Page 476B in the Office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

AND ALSO:

The South 100 feet of Lots 47 and 48, Block 9, Hewes Addition, being a Subdivision according to the Map or Plat on file and of Record in Copy Plat Book 5A at Page 476B in the Office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

Together with all improvements and appurtenances now or hereafter erected on, and all fixtures of any and every described now or hereafter attached to, said land (all being herein referred to as the "Property"). Notwithstanding any provision in this agreement or in any other agreement with Secured Party, the Secured Party shall not have a non-possessory security interest in and its Collateral or Property shall not include any household goods (as defined in Federal Reserve Board Regulation AA, Subpart B), unless the household goods are identified in a security agreement and are acquired as a result of a purchase money obligation. Such household goods shall only secure said purchase money obligation (including any refinancing thereof).

This is the first lien on the above-described property except: **NONE**

THIS CONVEYANCE, HOWEVER, IS IN TRUST to secure prompt payment of all existing and future indebtedness due by Debtor to Secured Party under the provisions of this Deed of Trust. If Debtor shall pay said indebtedness promptly when due and shall perform all covenants made by Debtor, then this conveyance shall be released. If Debtor shall be in default as provided in Paragraph 9, then, in that event, the entire indebtedness, together with all interest accrued thereon, shall, at the option of Secured Party, be and become at one due and payable without notice to Debtor, and Trustee shall, at the request of Secured Party, sell the Property conveyed, or a sufficiency thereof, to satisfy the Indebtedness at public outcry to the highest bidder for cash. Sale of the property shall be advertised for no less than three (3) consecutive weeks preceding the sale in a newspaper published in the County where the Property is situated, or if none is so published, then in some newspaper having a general circulation therein, and by posting a notice for the same time at the courthouse of the same County. The notice and advertisement shall disclose the names of the original Debtor in this Deed of Trust.

Secured Party shall have the same right to purchase the property at the foreclosure sale as would a purchaser who is not a party to this Deed of Trust.

From the proceeds of the sale, Trustee shall first pay all costs of the sale including reasonable compensation to Trustee; then the indebtedness due Secured Party by Debtor, including accrued interest and attorney's fees due for collection of the debt; and then, lastly, any balance remaining to Debtor.

IT IS AGREED that this conveyance is made subject to the covenants, stipulations and conditions set forth below which shall be binding upon all parties hereto.

1. The Deed of Trust shall also secure all future and additional advances which Secured Party may make to Debtor from time to time upon the security herein conveyed. Such advances shall be optional with Secured Party and shall be on such terms as to amount, maturity and rate of interest as may be mutually agreeable to both Debtor and Secured Party. Any such advance may be made to the Debtor, or Debtors, should there be more than one, and if so made, shall be secured by this Deed of Trust to the same extent as if made to all Debtors.

2. This Deed of Trust shall also secure any and all other indebtedness of Debtor due to Secured Party with interest thereon as specified, or any one of the Debtors should there be more than one, whether direct or contingent, primary or secondary, sole, joint or several, now existing or hereafter arising at any time before cancellation of this Deed of Trust. Such Indebtedness may be evidenced by note, open account, overdraft, endorsement, guaranty or otherwise.

3. Debtor shall keep all improvements on the land herein conveyed insured against fire, all hazards included with the term "extended coverage", floor in areas designated by the U. S. Department of Housing and Urban Development as being subject to overflow and such other hazards and in such amounts as Secured Party may reasonably require. All policies shall be written by reliable insurance companies acceptable to Secured Party, shall include standard loss payable clauses in favor of Secured Party and shall be delivered to Secured Party. Debtors shall promptly pay when due all premiums charged for such insurance, and shall furnish Secured Party the premium receipts for inspection. Upon Debtors's failure to pay the premiums, Secured Party shall have the right, but not the obligation, to pay such premiums. In the event of a loss covered by the insurance in force, Debtor shall promptly notify Secured Party who may make proof of loss if timely proof is not

made by Debtor. All loss payments shall be made directly to Secured Party as loss payee who may either apply the proceeds to the repair or restoration of the damaged improvements or to the Indebtedness of Debtor, or release such proceeds in whole or in part to Debtor.

4. Debtor shall pay all taxes and assessments, general or special, levied against the Property or upon the interest of Trustee or Secured Party therein, during the term of this Deed of Trust before such taxes or assessments become delinquent, and shall furnish Secured Party the tax receipts for inspection. Should Debtor fail to pay all taxes and assessments when due, Secured Party shall have the right, but not the obligation, to make these payments.

5. Debtor shall keep the Property in good repair and shall not permit or commit waste, impairment or deterioration thereof. Debtor shall use the Property for lawful purposes only. Secured Party may make or arrange to be made entries upon and inspections of the Property after first giving Debtor notice prior to any inspection specifying a just cause related to Secured Party's interest in the Property. Secured Party shall have the right, but not the obligation, to cause needed repairs to be made to the Property after first affording Debtors a reasonable opportunity to make the repairs.

Should the purpose of the primary indebtedness for which this Deed of Trust is given as security be for construction of improvements on the land herein conveyed, Secured Party shall have the right to make or arrange to be made entries upon the Property and inspections of the construction in progress. Should Secured Party have the right to make or arrange to be made entries upon the Property and inspections of the construction in progress. Should Secured Party determine that Debtor is failing to perform such construction in a timely and satisfactory manner, Secured Party shall have the right, but not the obligation, to take charge of and proceed with the construction at the expense of Debtor after first affording Debtor a reasonable opportunity to continue the construction in a manner agreeable to Secured Party.

6. Any sums advanced by Secured Party for insurance, taxes, repairs or construction as provided in Paragraphs 3, 4 and 5 shall be secured by this Deed of Trust as advances made to protect the Property and shall be payable by Debtor to Secured Party, with interest at the rate specified in the note representing the primary indebtedness, within thirty days following written demand for payment sent by Secured Party to Debtor by certified mail. Receipts for insurance premiums, taxes and repair or construction costs for which Secured Party has made payment shall serve as conclusive evidence thereof.

7. As additional security Debtor hereby assigns to Secured Party all rents accruing on the Property. Debtor shall have the right to collect and retain the rents as long as Debtor is not in default as provided in Paragraph 9. In the event of default, Secured Party in person, by an agent or by a judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and collect the rents. All rents so collected shall be applied first to the costs of managing the Property and collecting the rents, including fees for a receiver and an attorney, commissions to rental agents, repairs and other necessary related expenses and then to payments on the indebtedness.

8. If all or any part of the Property, or an interest therein, is sold or transferred by Debtor, excluding (a) the creation of a lien subordinate to this Deed of Trust, (b) a transfer by devise, by descent or by operation of law upon the death of a joint owners or (c) the grant of a leasehold interest of three years or less not containing an option to purchase, Secured Party may declare all the

Indebtedness to be immediately due and payable. Secured Party shall be deemed to have waived such option to accelerate if, prior or subsequent to the sale or transfer, Secured Party and Debtor's successor in interest reach agreement in writing that the credit of such successor in interest is satisfactory to Secured Party and that the successor in interest will assume the indebtedness so as to become personally liable for the payment thereof. Upon Debtor's successor in interest executing a written assumption agreement accepted in writing by Secured Party, Secured Party shall release Debtors from all obligations under the Deed of Trust and the indebtedness unless the Assumption Agreement states otherwise.

If the conditions resulting in a waiver of the option to accelerate are not satisfied, and if Secured Party elects not to exercise such option, then any extension or modification of the terms of repayment from time to time by Secured Party shall not operate to release Debtor or Debtor's successor in interest from any liability imposed by this Deed of Trust or by the indebtedness.

If Secured Party elects to exercise the option to accelerate, Secured Party shall send Debtor notice of acceleration by certified mail. Such notice shall provide a period of thirty (30) days from the date of mailing within which Debtor may pay the indebtedness in full. If Debtor fails to pay such indebtedness prior to the expiration of thirty days, Secured Party may, without further notice to Debtor, invoke any remedies set forth in this Deed of Trust.

9. Debtor shall be in default under the provisions of this Deed of Trust, at the option of Secured Party, if Debtors (a) shall fail to comply with any of Debtors' covenants or obligations contained herein, or in the Note(s), or in the Loan Agreement (b) shall fail to pay any of the indebtedness secured hereby, or any installment thereof or interest thereon, as such indebtedness, installment or interest shall be due by contractual agreement or by acceleration, (c) shall become bankrupt or insolvent or be placed in receivership, or upon the death of Debtors, (d) shall, if a corporation, a partnership or an unincorporated association, be dissolved voluntarily or involuntarily, or (e) if Secured Party in good faith deems itself insecure and its prospect of repayment seriously impaired.

10. Secured Party may at any time, without giving formal notice to the original or any successor Trustee, or to Debtor, and without regard to the willingness or inability of an such Trustee to execute this trust, appoint another person or succession of persons to act as Trustee and such appointee in the execution of this trust shall have all the powers vested in and obligations imposed upon Trustee. Should Secured Party be a corporation or an unincorporated association, then any officer thereof may make such appointment.

11. Each privilege, option or remedy provided in this Deed of Trust to Secured Party is distinct from every other privilege, option or remedy contained herein or afforded by law or equity, and may be exercised independently, concurrently, cumulatively or successively by Secured Party or by any other owner or holder of the indebtedness. Forbearance by Secured Party in exercising any privilege, option or remedy after the right to do so has accrued shall not constitute a waiver of Secured Party's right to exercise such privilege, option or remedy in event of any subsequent accrual.

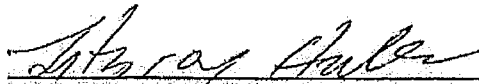
12. The words "Debtor" or "Secured Party" shall each embrace one individual, two or more individuals, a corporation, a partnership or an unincorporated association, depending on the recital herein of the parties to this Deed of Trust. The covenants herein contained shall bind, and the

benefits herein provided shall inure to, the respective legal or personal representatives, successors or assigns of the parties hereto subject to the provisions of Paragraph 8. If there be more than one Debtor, then Debtor's obligations shall be joint and several. Whenever in this Deed of Trust the context so requires, the singular shall include the plural and the plural the singular. Notices required herein from Secured Party to Debtor shall be sent to the address of Debtor shown in this Deed of Trust.

13. This Deed of Trust is given and taken in renewal and extension of the following described Deed(s) of Trust which are recorded in the Book(s) and at the page(s) of the deeds and records of the County(ies) of the State of Mississippi shown below, and is in no way intended to void said Deed(s) of Trust or impair the security thereof, to-wit: **NONE**.

IN WITNESS WHEREOF, Debtor has executed this Deed of Trust on the 30 day of

October 2019.

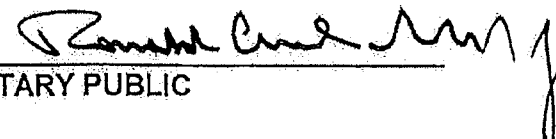

FITZROY HUNTER

STATE OF MISSISSIPPI

COUNTY OF Harrison

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named, FITZROY HUNTER, who, acknowledged that he signed and delivered the foregoing DEED OF TRUST on the day and year therein mentioned as his free and voluntary act and deed.

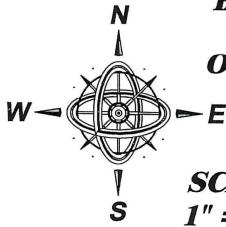
Given under my hand and official seal of office, this the 30 day of October 2019.


NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES:





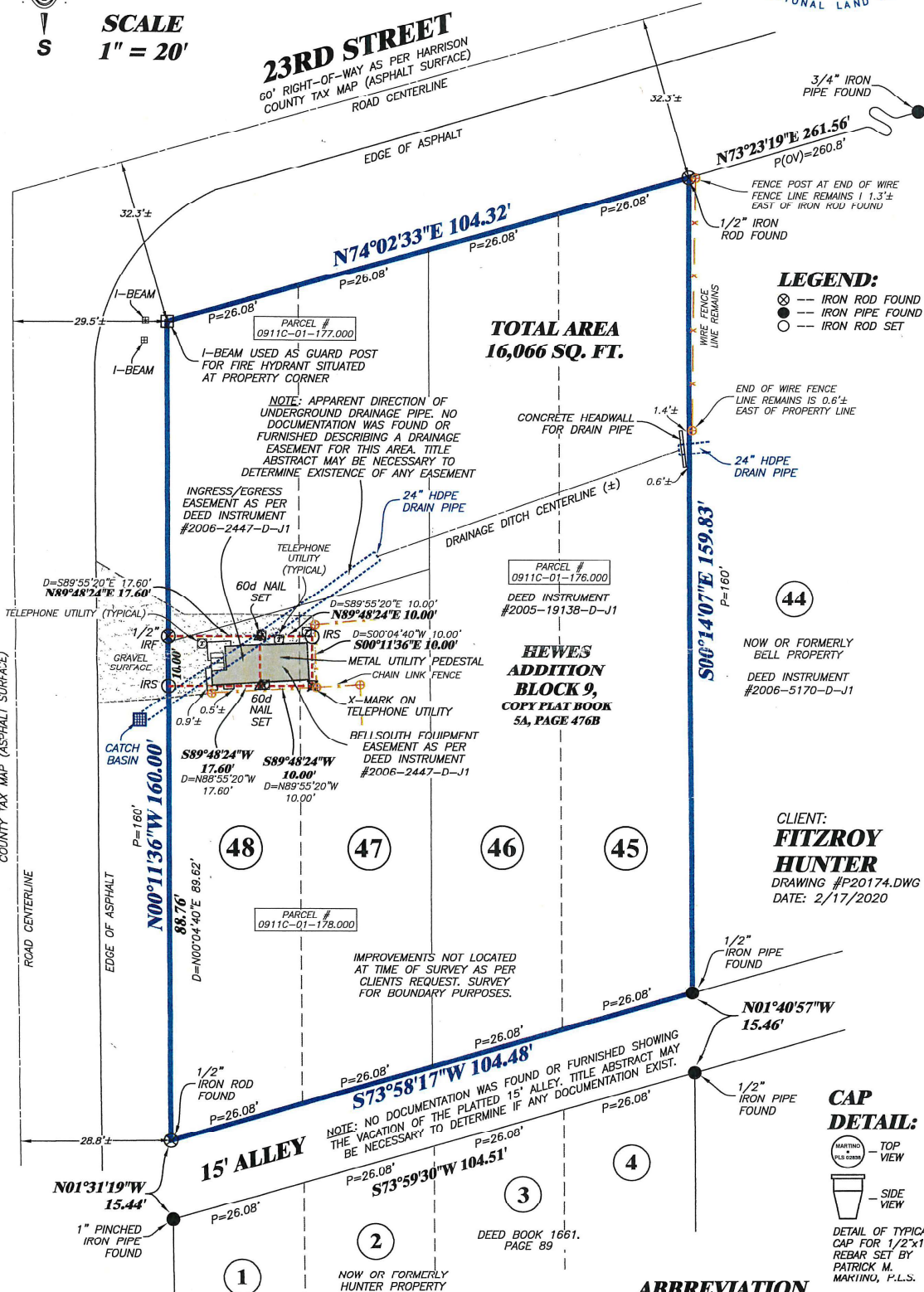
BEARING REFERENCE:
GRID NORTH BY GPS
OBSERVATION (NAD 83)

BEARING NOTE:
BEARINGS AS SHOWN ARE BASED ON GRID
NORTH BY OBSERVATIONS ON CONTROL
POINTS OBTAINED BY USM RTK NETWORK.
CONVERGENCE ANGLE: -0°06'53.75"
SCALE FACTOR: 0.999955883849



SCALE
1" = 20'

HEWES AVENUE
60' RIGHT-OF-WAY AS PER HARRISON
COUNTY TAX MAP (ASPHALT SURFACE)



**A BOUNDARY SURVEY OF LOTS 45-48, BLOCK 9,
HEWES ADDITION TO THE CITY OF GULFPORT,
LOCATED AT 2222 HEWES AVENUE, CITY OF
GULFPORT, HARRISON COUNTY, MISSISSIPPI**

ABBREVIATION

LEGEND:
P = PLATTED DIMENSION
D = DEED DIMENSION
S.F.R. = SINGLE FAMILY RESIDENCE
90°00'00"E 435.00' = ACTUAL
FIELD MEASUREMENT



**A BOUNDARY SURVEY OF LOTS 45-48, BLOCK 9,
HEWES ADDITION TO THE CITY OF GULFPORT,
LOCATED AT 2222 HEWES AVENUE, CITY OF
GULFPORT, HARRISON COUNTY, MISSISSIPPI**

DEED DESCRIPTION:

(DEED INSTRUMENT #2005-19138-D-J1)

LOTS FORTY-FIVE (45) AND FORTY-SIX (46) IN BLOCK NINE (9) OF HEWES ADDITION TO THE CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AS PER OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN COPY PLAT BOOK 5A, PAGE 476B IN THE OFFICE OF THE CHANCERY CLERK IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, TOGETHER WITH ALL IMPROVEMENTS THEREON.

AND ALSO:

LOTS 47 AND 48 LESS SOUTH 100 FEET, BLOCK 9, HEWES ADDITION, AS PER THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN COPY PLAT BOOK 5A, PAGE 476B IN THE OFFICE OF THE CHANCERY CLERK IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

AND ALSO,

THE SOUTH 100 FEET OF LOTS FORTY-SEVEN (47) AND FORTY-EIGHT (48), BLOCK NINE (9), HEWES ADDITION, BEING A SUBDIVISION ACCORDING TO A MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN COPY PLAT BOOK 5A AT PAGE 476B THEREOF.

**REFERENCE
MATERIALS:**

- 1.) HARRISON COUNTY GIS AND TAX MAPS.
- 2.) DEED BOOK 1445, PAGE 171.
- 3.) DEED BOOK 1661, PAGE 89.
- 4.) DEED INSTRUMENT #2005-19138-D-J1
- 5.) DEED INSTRUMENT #2006-5170-D-J1
- 6.) DEED INSTRUMENT #2006-1562-D-J1
- 7.) DEED INSTRUMENT #2006-2447-D-J1
- 8.) RECORDED SUBDIVISION PLAT OF HEWES ADDITION TO THE CITY OF GULFPORT, COPY PLAT BOOK 5A, PAGE 476B.

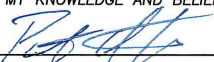
BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

GENERAL NOTES:

- 1.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- 2.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
- 3.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
- 4.) REDIVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND ET CETERA. APPROVAL NEEDS TO BE OBTAINED FROM THE APPROPRIATE GOVERNING BODIES.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


PATRICK M. MARTINO

2/18/2020

DATE OF FIELD SURVEY



SHEET 2 OF 2

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT:
FITZROY HUNTER
PARCEL 2222 HEWES AVENUE
ADDRESS: GULFPORT, MS 39501
SUBD: HEWES ADDITION
PARCEL #: 0911C-01-176.000, 177.000 & 178.000
CREW CHIEF: RW, JS DRAWN BY: MTC
DATE: 2/18/2020 JOB#: P20174
REVISED: CRD#: P20174

SURVEY CLASS "B"
SCALE: N/A



BEARINGS SHOWN HEREON ARE DERIVED BY:
GRID NORTH BY GPS OBSERVATION

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

RE: Zoning Map Amendment 2012PC162, by agent Mark A. Wilkerson, tax parcels 0911C-01-177.000, 0911C-01-0178.000, and 0911C-01-176.000, Request to rezone from B-2 (General business) to R-B (Residence-business), 2214 Hewes Ave, Ward 3

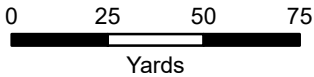
To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



- Site
- Adjacent Properties
- Street
- Railroad
- Buildings



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			FITZROY HUNTER (OWNER)	2212 HEWES AVE	GULFPORT	MS	39507
Y			MARK A. WILKERSON (AGENT)	13404 NEWBERRY DR	GULFPORT	MS	39507
Adjacent Property Owners							
N	30201	0911C-01-176.000	HUNTER FITZROY	2212 HEWES AVE	GULFPORT	MS	39507
	30200	0911C-01-175.000	BELL ROBERT L	414 TERRY PARKWAY	GRETN	LA	70056
	142361	0911D-03-032.001	CONTRACTING 24-7 LLC	P O BOX 6496	GULFPORT	MS	39506
N	30202	0911C-01-177.000	HUNTER FITZROY	2212 HEWES AVE	GULFPORT	MS	39507
	30231	0911D-03-029.000	BENNETT ARLENA	P O BOX 7254	GULFPORT	MS	39506
N	30184	0911C-01-181.000	HARRISON CO				0
	30247	0911C-01-130.000	PASQUA RAYMOND J	164 GOLDEN MEADOW DR	COVINGTON	LA	70433
N	30249	0911C-01-131.000	PASQUA RAYMOND J	164 GOLDEN MEADOW DR	COVINGTON	LA	70433
N	30185	0911C-01-182.000	HARRISON CO				0
	30213	0911C-01-207.000	WHALEN MICHAEL W & BRYAN (SON)	528 26TH ST	GULFPORT	MS	39501
	30212	0911C-01-208.000	JIM-LEE PROPERTIES INC	1922 - 25TH AVENUE	GULFPORT	MS	39501
	55366	0911C-01-183.000	STRAIN FRANCIS & PATRICIA A	620 2ND ST	GULFPORT	MS	39501
	30211	0911D-03-056.000	FAGAN RANDOLPH F & JOEDNA R	9108 W SIMMONS BAYOU	OCEAN SPRINGS	MS	39564
	64199	0911C-01-209.000	LAWSON DICK	2301 HEWES AVE	GULFPORT	MS	39501
N	30183	0911C-01-179.000	HUNTER FITZROY G	2212 HEWES AVENUE	GULFPORT	MS	39507
	30232	0911D-03-030.000	HEBERT CHRIS	11502 STANTON CIRCLE	GULFPORT	MS	39503
	30250	0911C-01-132.000	STUBBS MONYA A	19 JOANNA LANE	GULFPORT	MS	39503
N	30248	0911C-01-129.000	PASQUA RAYMOND J	164 GOLDEN MEADOW DR	COVINGTON	LA	70433
N	30203	0911C-01-178.000	HUNTER FITZROY	2212 HEWES AVE	GULFPORT	MS	39507
	30199	0911C-01-174.000	BARRINGTON DEVELOPMENT LLC	660 BAY COVE DR	BILOXI	MS	39532
	30182	0911C-01-180.000	BUI TOMMY L	923 WILDWOOD LANE	BILOXI	MS	39531

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Resubdivision 2012PC163:

Resubdivision 2012PC163, by owner Affordable Investment Properties LLC, tax parcel 0710P-03-002.000, Divide into four new parcels, 3009 39th Ave, Zoned R-2 (Single-family), Ward 1



 Site

 Street

 Parcels

 Buildings

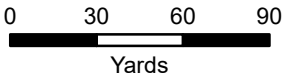
Zoning

 B-1 - Neighborhood Business District

 R-2 - Single Family Residence District (Medium Density)

 R-B - Residence-Business District

Site Information
0710P-03-002.000
Zoning: R-2 (Single-family)
Size: 1.15 acres
Flood: X



1 inch = 200 feet



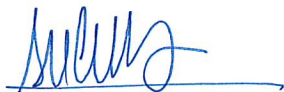
DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

There are no restrictive or protective
covenants prohibiting the resubdivision of the property

Jonathon Marshall

11/2/2020

Sworn to and subscribed
to me this 2nd day of
November 2020.


Notary Public



**Minutes of a Special Meeting of the Members
of Affordable Investment Properties, LLC**

Pursuant to call and notice as required by the Operating Agreement of **AFFORDABLE INVESTMENT PROPERTIES, LLC**, a Mississippi Limited Liability Company, a special meeting of the Members was held on March 1, 2015.

Present at this Meeting were the following Members:

Brent D. Marshall
Jonathan E. Marshall

The Meeting was called to order by Jonathan E. Marshall.

Jonathan E. Marshall announced that the first order of business was consideration of Brent D. Marshall conveying his interest in the company to Jonathan E. Marshall.

On motion duly made and seconded, the following Resolution was unanimously passed:

Whereas, Brent D. Marshall will execute a Assignment of Member's Interest to convey all his right, title and interest in the company to Jonathan E. Marshall,

Now, therefore, it is hereby resolved:

That the only Manager/Member of Affordable Investment Properties, LLC, is Jonathan E. Marshall 100%.

There being no further business to come before the meeting, the meeting was adjourned.

Witness my signature as evidence of the accuracy of these Minutes this the 1 day of March, 2015.

DocuSigned by:

48296B8AB072496...
Brent D. Marshall

DocuSigned by:

1FBAB782240A443...
Jonathan E. Marshall

Assignment of Members Interest
in
AFFORDABLE INVESTMENT PROPERTIES, LLC
A Mississippi Limited Liability Company

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **BRENT D. MARSHALL**, "Assignor", Member of Affordable Investment Properties, LLC, a Mississippi Limited Liability Company, hereinafter "Company", does hereby assign, transfer and warrant to **JONATHAN E. MARSHALL**, "Assignee", all of Members ownership interest in the Company.

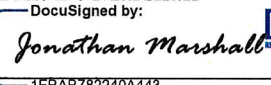
The Operating Agreement provides the following:

7.2 Restrictions on Transfer. A Member shall not transfer any Membership Interests, whether now owned or later acquired, unless Members holding a majority of the Membership Interests not subject to transfer consent to such transfer. A person may acquire Membership Interests directly from the Company upon the written consent of all Members.

Therefore, Brent D. Marshall does hereby assign and transfer all of his right title and interest in the company to Jonathan E. Marshall.

DATED this the 1 day of March, 2015.

DocuSigned by:

48296B8ABC72496
Brent D. Marshall
DocuSigned by:

1FBAB782240A443...
Jonathan E. Marshall

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#201704

Indexing Instructions:
**Lots 4, 5 & 8, Blk 1, Montgomery
Addition & Part of vacated alley
Harrison County, 1st JD, MS**

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**THE MARVIN J. FRANKLIN AND/OR
PEGGY R. FRANKLIN REVOCABLE LIVING TRUST
38 GREENBRIAR DRIVE
GULFPORT, MS 39507
(228) 896-6155**

does hereby grant, bargain, sell, convey and warrant, unto

**AFFORDABLE INVESTMENT PROPERTIES, LLC
A MS Limited Liability Company
57 53RD STREET
GULFPORT, MS 39507
(228) 697-7104**

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

ATTACHED HERETO AS EXHIBIT "A"

The Grantor hereby covenants that the property described herein does not constitute as a part of her homestead, nor is it contiguous thereto.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to

be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 14th day of August, 2020.

**THE MARVIN J. FRANKLIN AND/OR PEGGY
R. FRANKLIN REVOCABLE LIVING TRUST**

Peggy R. Franklin
PEGGY R. FRANKLIN, TRUSTEE

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **PEGGY R. FRANKLIN**, who acknowledged to me that she is the **TRUSTEE** of **THE MARVIN J. FRANKLIN AND/OR PEGGY R. FRANKLIN REVOCABLE LIVING TRUST**, and that for and its behalf and as its act and deed she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, she having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 14th day of August, 2020.

Celeste Paige
NOTARY PUBLIC

(SEAL)

My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

Lots Four (4), Five (5) and Eight (8), Block One (1), MONTGOMERY ADDITION to the City of Gulfport, Mississippi, in accordance with the official map or plat thereof on file and of record in the First Judicial District, in the Office of the Chancery Clerk of Harrison County, Mississippi, full and complete reference thereto being hereby made for all purposes, together with all appurtenances in any wise appertaining thereto, and also including:

The North One Half (N ½) of that certain alley lying South of and adjacent to Lot Four (4), aforesaid and the Westerly extension thereof, now vacated (per Book 1222 at Page 25), the East One Half (E ½) of that certain alley lying West of and adjacent to Lot Four (4) aforesaid and adjacent to a Southerly extension of said Lot Four (4), all within or contiguous to Block One (1), MONTGOMERY ADDITION to the City of Gulfport, in the First Judicial District of Harrison County, Mississippi, and

The South One Half (S ½) of that certain alley lying North of and adjacent to Lot Five (5), aforesaid and the Westerly extension thereof, now vacated (per Book 1222 at Page 25), the East One Half (E ½) of that certain alley lying West of and adjacent to Lots Five (5) and Eight (8), aforesaid and adjacent to a Northerly extension of said Lot Five (5), and the North One Half (N ½) of 30th Street, lying South of and adjacent to Lot Eight (8), aforesaid, all within or contiguous to Block One (1), MONTGOMERY ADDITION to the City of Gulfport, in the First Judicial District of Harrison County, Mississippi.

Tax Parcel Number: 0710P-03-002.000.

Prepared By and Return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

**Minutes of a Special Meeting of the Members
of Affordable Investment Properties, LLC**

Pursuant to call and notice as required by the Operating Agreement of **AFFORDABLE INVESTMENT PROPERTIES, LLC**, a Mississippi Limited Liability Company, a special meeting of the Members was held on March 1, 2015.

Present at this Meeting were the following Members:

Brent D. Marshall
Jonathan E. Marshall

The Meeting was called to order by Jonathan E. Marshall.

Jonathan E. Marshall announced that the first order of business was consideration of Brent D. Marshall conveying his interest in the company to Jonathan E. Marshall.

On motion duly made and seconded, the following Resolution was unanimously passed:

Whereas, Brent D. Marshall will execute a Assignment of Member's Interest to convey all his right, title and interest in the company to Jonathan E. Marshall.

Now, therefore, it is hereby resolved:

That the only Manager/Member of Affordable Investment Properties, LLC, is Jonathan E. Marshall 100%.

There being no further business to come before the meeting, the meeting was adjourned.

Witness my signature as evidence of the accuracy of these Minutes this the 1 day of March, 2015.

DocuSigned by:

48296B8ABG72496...

Brent D. Marshall

DocuSigned by:

1FBAB782240A443...

Jonathan E. Marshall



Assignment of Members Interest
in
AFFORDABLE INVESTMENT PROPERTIES, LLC
A Mississippi Limited Liability Company

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **BRENT D. MARSHALL**, "Assignor", Member of Affordable Investment Properties, LLC, a Mississippi Limited Liability Company, hereinafter "Company", does hereby assign, transfer and warrant to **JONATHAN E. MARSHALL**, "Assignee", all of Members ownership interest in the Company.

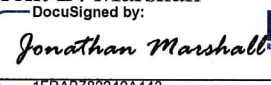
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Therefore, Brent D. Marshall does hereby assign and transfer all of his right title and interest in the company to Jonathan E. Marshall.

DATED this the 1 day of March, 2015.

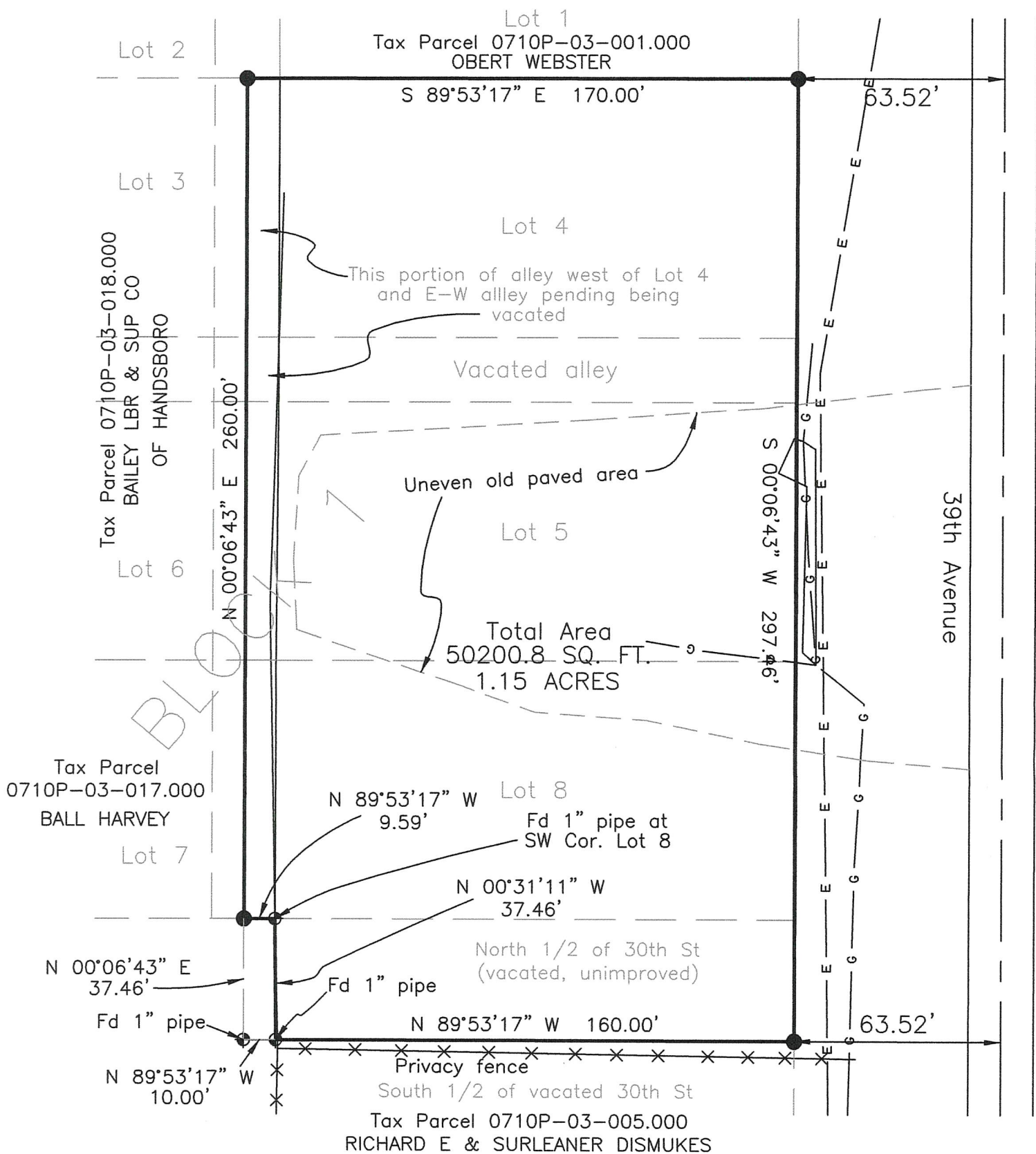
DocuSigned by:

48286B8ABC72496
Brent D. Marshall
DocuSigned by:

1F5AB782240A443...
Jonathan E. Marshall

Resubdivision of Lots 4, 5, and 8, Block 1
Montgomery Addition to the City of Gulfport
with associated vacated alleys and North 1/2
of 30th St. into Lots A, B, C, and D

● = set 1/2" diameter rebar
w/ plastic cap bearing
surveyor's name and
license number

Date of survey: 7/14/20
Drawn: 7/21/20 by O'Steen
This is a Class "B" Survey
Bearings oriented to Grid North by GPS NAD 83
This property is Zoned R-2 according to
the City of Gulfport as per date of this plat
Scale: 1" = 40'
This property is in Flood Zone "X" per FIRM
panel 28047C0263G, effective on 06/16/2009
Sewer and water are served by the City of Gulfport.



CERTIFICATION

I hereby certify that this map or plot and the survey on which it is based were made in accordance with the Standards of Practice for surveys in the State of Mississippi for Class "B" surveys as determined by the Mississippi Board of Licensure for Professional Engineers and Surveyors. Pursuant to the accuracy standards for Class "B" surveys, I further certify that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the minimum angle, distance, and closure requirements for such classification.

[Signature]

Shawn E. O'Steen, P. S.
Being a Licensed Professional Surveyor No. 2851 in
the State of Mississippi.
78 K P Bolling Road
Perkinston, Mississippi 39573
(601) 928-9866



Shawn E.O'Steen, Professional Land Surveyor
78 K P Bolling Rd, Perkinston, MS 39573

FAST SERVICE • REASONABLE PRICING

AKS SURVEYING, LLC

Serving the Gulf Coast since 2001
(601) 928-9866

akssurveying.net

VETERAN OWNED & OPERATED

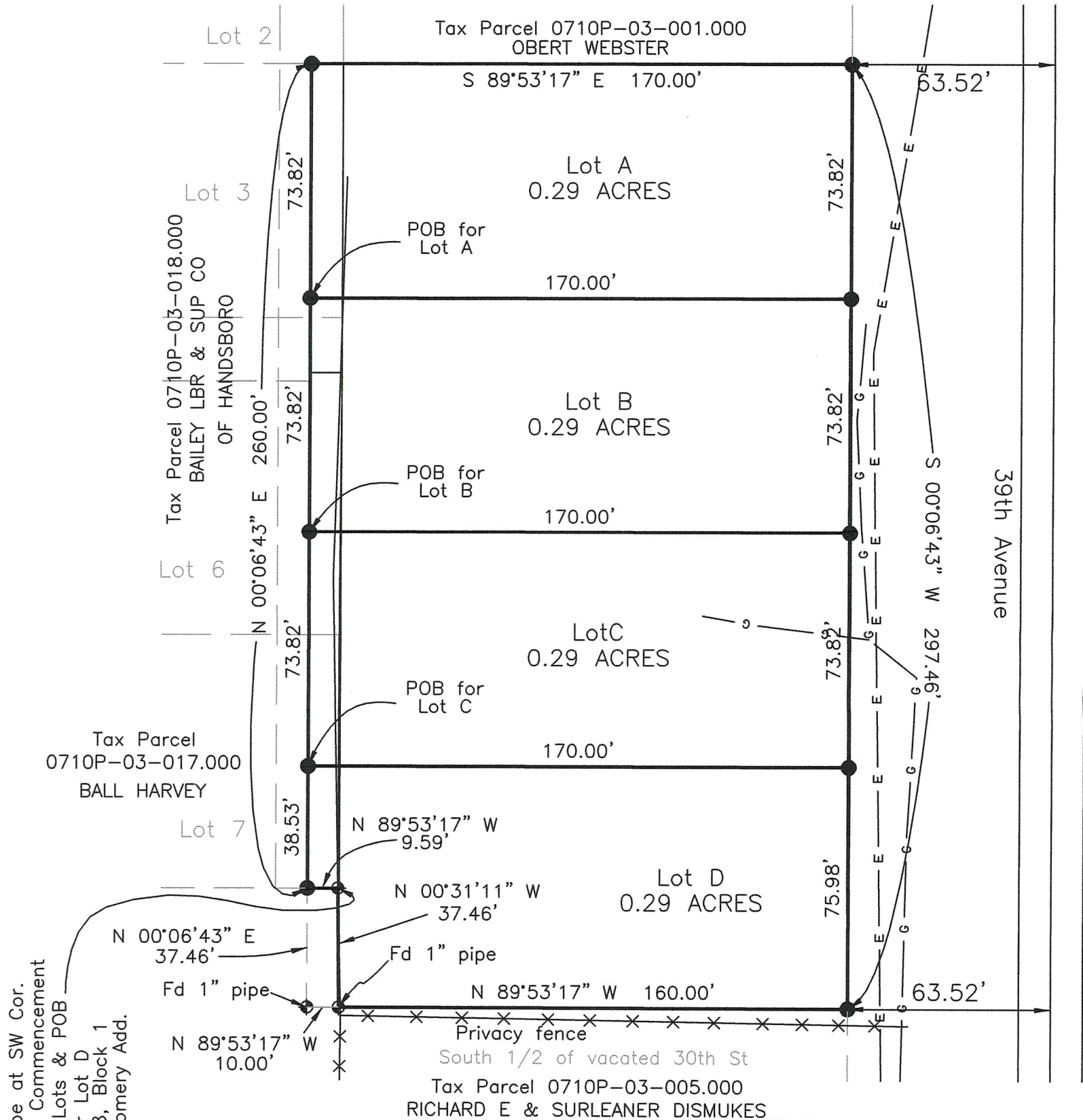
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Lot 1

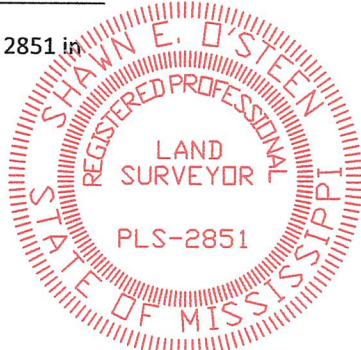


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Shawn E. O'Steen

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(601) 928-9866



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78 K P Bolling Rd, Perkinston, MS 39573



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Resubdivision of Lots 4, 5, and 8, Block 1
Montgomery Addition to the City of Gulfport
with associated vacated alleys and North 1/2
of 30th St. into Lots A, B, C, and D

In accordance with Section 9-48 of the Code of Ordinances (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of "3009 39th Avenue" in Block 1 of the Montgomery Addition to the City of Gulfport in the SW 1/4 of the SE 1/4 of Section 32, Township 7 South, Range 11 West, into "Lot A", "Lot B", "Lot C", and "Lot D." The subject property is generally described as being located West of 39th Avenue and North of 28th Street. The ad valorem tax parcel number of the subject property is 0710P-03-002.000, (Instrument Number 2016-9473-D-J1). The Case File Number is _____.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):
PROPERTY OF PEGGY R. FRANKLIN, TRUSTEE, PARCEL NO.
0710P-03-00.2000

LOTS FOUR (4), FIVE (5) AND EIGHT (8), BLOCK ONE (1), MONTGOMERY ADDITION TO THE CITY MISSISSIPPI, in accordance with the official map or plat thereof on file and of record in the First Judicial District office of the Chancery Clerk of Harrison County, Mississippi, full and complete reference thereto being hereby made for all purposes, together with all appurtenances in aOF GULFPORT, any wise appertaining thereto, and also including: The North half of that certain Alley lying South of and adjacent to Lot 4 aforesaid and the Westerly extension thereof, now vested (per Book 1222, at Page 25), the East Half of that certain Alley lying West of and adjacent to Lot 4 aforesaid and adjacent to a Southerly extension of said Lot 4, all within or contiguous to Block 1, Montgomery Addition to the City of Gulfport, in the First Judicial District of Harrison County, Mississippi, and The South Half of that certain Alley lying North of and adjacent to Lot 5 aforesaid and the Westerly extension thereof, now vacated (per Book 1222, at Page 25), the East Half of that certain Alley lying West of and adjacent to Lots 5 and 8 aforesaid and adjacent to a Northerly extension of said Lot 5, and the North Half of 30th Street lying South of and adjacent to Lot 8 aforesaid, all within or contiguous to Block 1, Montgomery Addition to the City of Gulfport, in the First Judicial District of Harrison County, Mississippi, containing 1.15 acres, more or less.

LEGAL DESCRIPTIONS OF THE PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION OF "LOT A" AS PER SURVEY:

Commence at a found 1" diameter iron pipe at the SW corner of Lot 8, Block 1, Montgomery Addition to the City of Gulfport, 1st Judicial District, Harrison County, MS, thence run North 89°53'17" West for 9.59' to a set 1/2" diameter capped rebar; thence run North 00°06'43" East for 186.17' to a set 1/2" diameter capped rebar at the Point of Beginning; thence continue North 00°06'43" East for 73.82' to a set 1/2" diameter capped rebar; thence run South 89°53'17" East for 170.00' to the West right-of-way of 39th Avenue, a paved public road; thence run along said right-of-way South 00°06'43" West for 73.82' to a set 1/2" diameter capped rebar; thence leaving said right-of-way run North 89°53'17" West for 170.00' back to the Point of Beginning, said parcel containing 0.29 acres, more or less.

LEGAL DESCRIPTION OF "LOT B" AS PER SURVEY:

Commence at a found 1" diameter iron pipe at the SW corner of Lot 8, Block 1, Montgomery Addition to the City of Gulfport, 1st Judicial District, Harrison County, MS, thence run North 89°53'17" West for 9.59' to a set 1/2" diameter capped rebar; thence run North 00°06'43" East for 112.35' to a set 1/2" diameter capped rebar at the Point of Beginning; thence continue North 00°06'43" East for 73.82' to a set 1/2" diameter capped rebar; thence run South 89°53'17" East for 170.00' to the West right-of-way of 39th Avenue, a paved public road; thence run along said right-of-way South 00°06'43" West for 73.82' to a set 1/2" diameter capped rebar; thence leaving said right-of-way run North 89°53'17" West for 170.00' back to the Point of Beginning, said parcel containing 0.29 acres, more or less.

Shawn E.O'Steen, Professional Land Surveyor
78 K P Bolling Rd, Perkinston, MS 39573



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LEGAL DESCRIPTION FOR "LOT C" AS PER SURVEY:

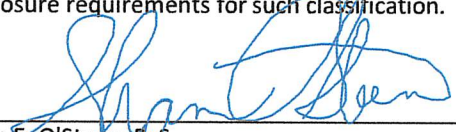
Commence at a found 1" diameter iron pipe at the SW corner of Lot 8, Block 1, Montgomery Addition to the City of Gulfport, 1st Judicial District, Harrison County, MS, thence run North 89°53'17" West for 9.59' to a set 1/2" diameter capped rebar; thence run North 00°06'43" East for 38.53' to a set 1/2" diameter capped rebar at the Point of Beginning; thence continue North 00°06'43" East for 73.82' to a set 1/2" diameter capped rebar; thence run South 89°53'17" East for 170.00' to the West right-of-way of 39th Avenue, a paved public road; thence run along said right-of-way South 00°06'43" West for 73.82' to a set 1/2" diameter capped rebar; thence leaving said right-of-way run North 89°53'17" West for 170.00' back to the Point of Beginning, said parcel containing 0.29 acres, more or less.

LEGAL DESCRIPTION FOR "LOT D" AS PER SURVEY:

Commence at a found 1" diameter iron pipe at the SW corner of Lot 8, Block 1, Montgomery Addition to the City of Gulfport, 1st Judicial District, Harrison County, MS, for and as the Point of Beginning, thence run North 89°53'17" West for 9.59' to a set 1/2" diameter capped rebar; thence run North 00°06'43" East for 38.53' to a set 1/2" diameter capped rebar; thence run South 89°53'17" East for 170.00' to the West right-of-way of 39th Avenue, a paved public road; thence run along said right-of-way South 00°06'43" West for 73.82' to a set 1/2" diameter capped rebar; thence leaving said right-of-way run North 89°53'17" West for 160.00' to a found 1" diameter iron pipe; thence run North 00°31'11" West for 37.46' back to the Point of Beginning, said parcel containing 0.29 acres, more or less.

CERTIFICATION

I hereby certify that this map or plot and the survey on which it is based were made in accordance with the Standards of Practice for surveys in the State of Mississippi for Class "B" surveys as determined by the Mississippi Board of Licensure for Professional Engineers and Surveyors. Pursuant to the accuracy standards for Class "B" surveys, I further certify that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the minimum angle, distance, and closure requirements for such classification.


Shawn E. O'Steen, P.S.
Being a Licensed Professional Surveyor No. 2851 in
the State of Mississippi.
78 K P Bolling Road
Perkinston, Mississippi 39573
(601) 928-9866



Resubdivision of Lots 4, 5, and 8, Block 1
Montgomery Addition to the City of Gulfport
with associated vacated alleys and North 1/2
of 30th St. into Lots A, B, C, and D

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and or employees against any and all claims, demands, or causes of actions of whatever nature which may arise as a result of the action of the Planning Commission, its agents and/or employees concerning the petition for resubdivision of the real property herein described:

Ratified and Approved by:

[Signature] Jonathon Marshall
Signature of Owner Print Name

Signature of Owner Print Name

This the _____ day of _____, 20_____.

ACKNOWLEDGE
Before me, the undersigned, authorized in and for the state of Mississippi,
County of Harrison, personally appeared the forenamed
Jonathon Marshall who acknowledged that he/she accepted
this plat and executed the foregoing certificate and dedication for the purpose
therein set forth.
[Signature] My Commision Expires 10/09/21
Notary Public

AFFIX SEAL



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

Submitted to and approved by the City of Gulfport Planning Commission on the
_____ day of _____, 20_____.

Keith Williams Greg Holmes
The City of Gulfport's Planning Commission The City of Gulfport's Planning
Chairman Division Administrator

CERTIFICATE OF APPROVAL BY THE COUNCIL

Submitted to and approved by the City of Gulfport City Council at the regular meeting
of said Council held on the _____ day of _____, 20_____.

Attest:

Brittany Rodgers F.B. "Rusty" Walker, IV
The City of Gulfport Clerk of Council The City of Gulfport's Council President

CERTIFIATE OF APPROVAL BY THE MAYOR

This resubdivision plat and Certificate of Resubdivision, having been submitted
and approved by the Mayor, this the _____ day of _____,
20_____.

Billy Hewes
The City of Gulfport's Mayor

Shawn E.O'Steen, Professional Land Surveyor
78 K P Bolling Rd, Perkinston, MS 39573



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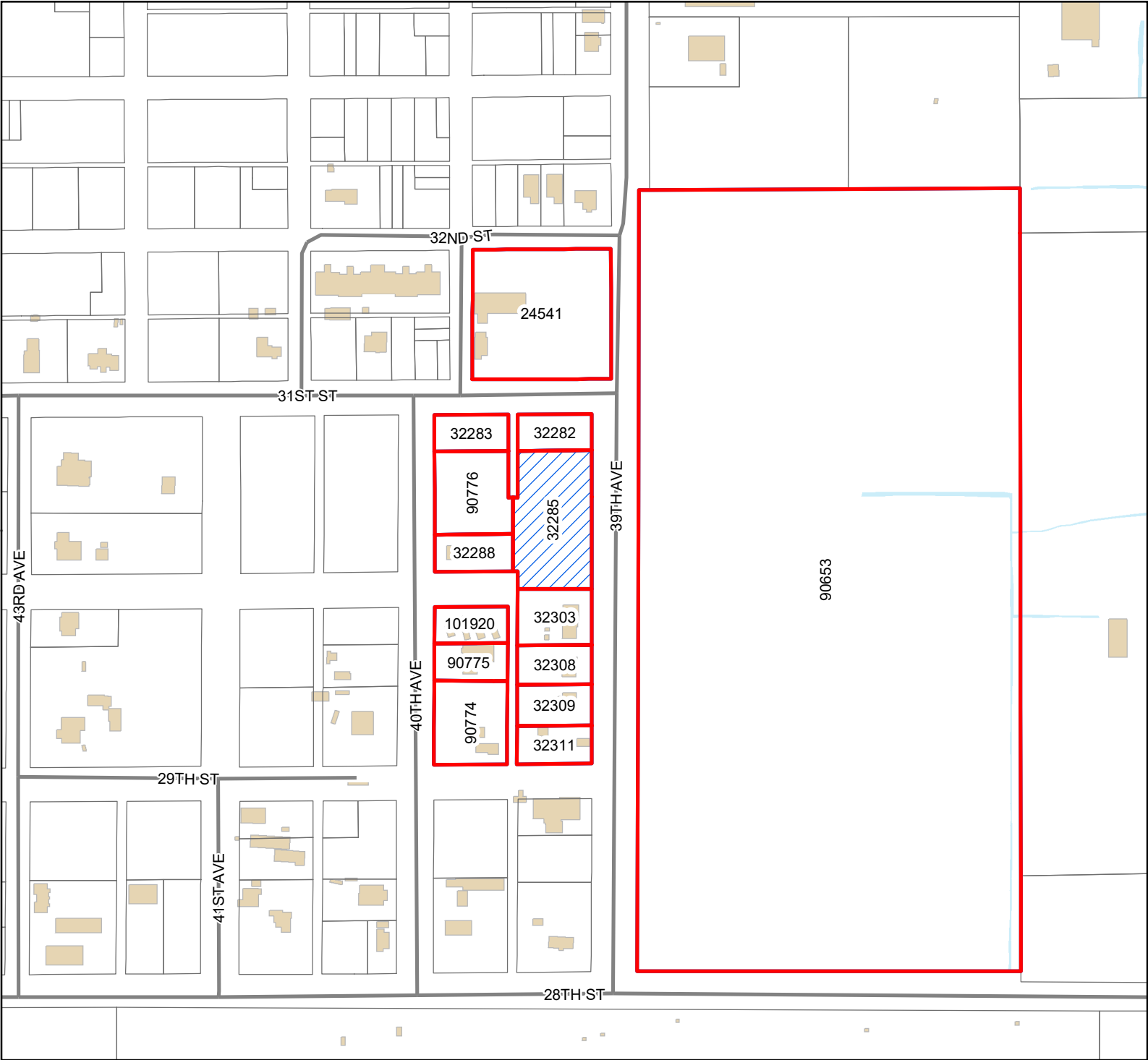
RE: Resubdivision 2012PC163, by owner Affordable Investment Properties LLC, tax parcel 0710P-03-002.000, Divide into four new parcels, 3009 39th Ave, Zoned R-2 (Single-family), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

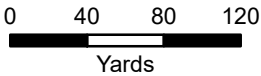
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID (163)	Name	Address	City	State	ZIP
Y	32285	0710P-03-002.000	AFFORDABLE INVESTMENT PROPERTIES, LLC	57 53RD ST	GULFPORT	MS	39507
Adjacent Property Owners							
Y	32303	0710P-03-005.000	DISMUKES RICHARD E & SURLEANER	2911 39TH AVE	GULFPORT	MS	39501
Y	90774	0710P-03-015.000	GRIMES MICHAEL L & SHERRY E	13309 HOLLOW OAK LN	OCEAN SPRINGS	MS	39564
Y	32308	0710P-03-006.000	DAVIS MALCOLM	2909 39TH AVE	GULFPORT	MS	39501
Y	90776	0710P-03-018.000	BAILEY LBR & SUP CO OF HANDSBORO	P O BOX 6039	GULFPORT	MS	39506
Y	24538	0710P-02-015.000	MIHALOVICH GREG	1715 21ST AVE	GUFLPORT	MS	39501
Y	24541	0710P-02-014.000	ADVANCED CONTRACTING SERVICES LLC	24080 ANNO SAUCIER RD	GULFPORT	MS	39503
Y	32283	0710P-03-019.000	BENNETT JOHNNY JR	828 HUBERT DR	GULFPORT	MS	39507
Y	32309	0710P-03-007.000	CULVERSON ANNIE L -ESTATE-	2903 39TH AVE	GULFPORT	MS	39502
Y	32288	0710P-03-017.000	BALL HARVEY	3000 40TH AVE	GULFPORT	MS	39501
Y	32311	0710P-03-008.000	MCKENNA PHYLLIS M	2827 - 39TH AVENUE	GULFPORT	MS	39501
Y	24537	0710P-02-016.000	IOWA PROPERTY INVESTMENTS LLC	920 CEDAR LAKE RD STE P	BILOXI	MS	39532
Y	32282	0710P-03-001.000	OBERT WEBSTER	1194 JUDGE SEKUL AVE	BILOXI	MS	39530
Y	90653	0710P-01-005.000	GULFPORT CITY OF	-CEMETERY-			
Y	101920	0710P-03-016.001	STOKES JERRY M & MARTHA ANN	13610 RIVER ROAD	GULFPORT	MS	39503
Y	90775	0710P-03-016.000	NUSCHKE IAN A & CRITTENDEN JOHN	24080 ANNO SAUCIER RD	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Buildings
- Water Features



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

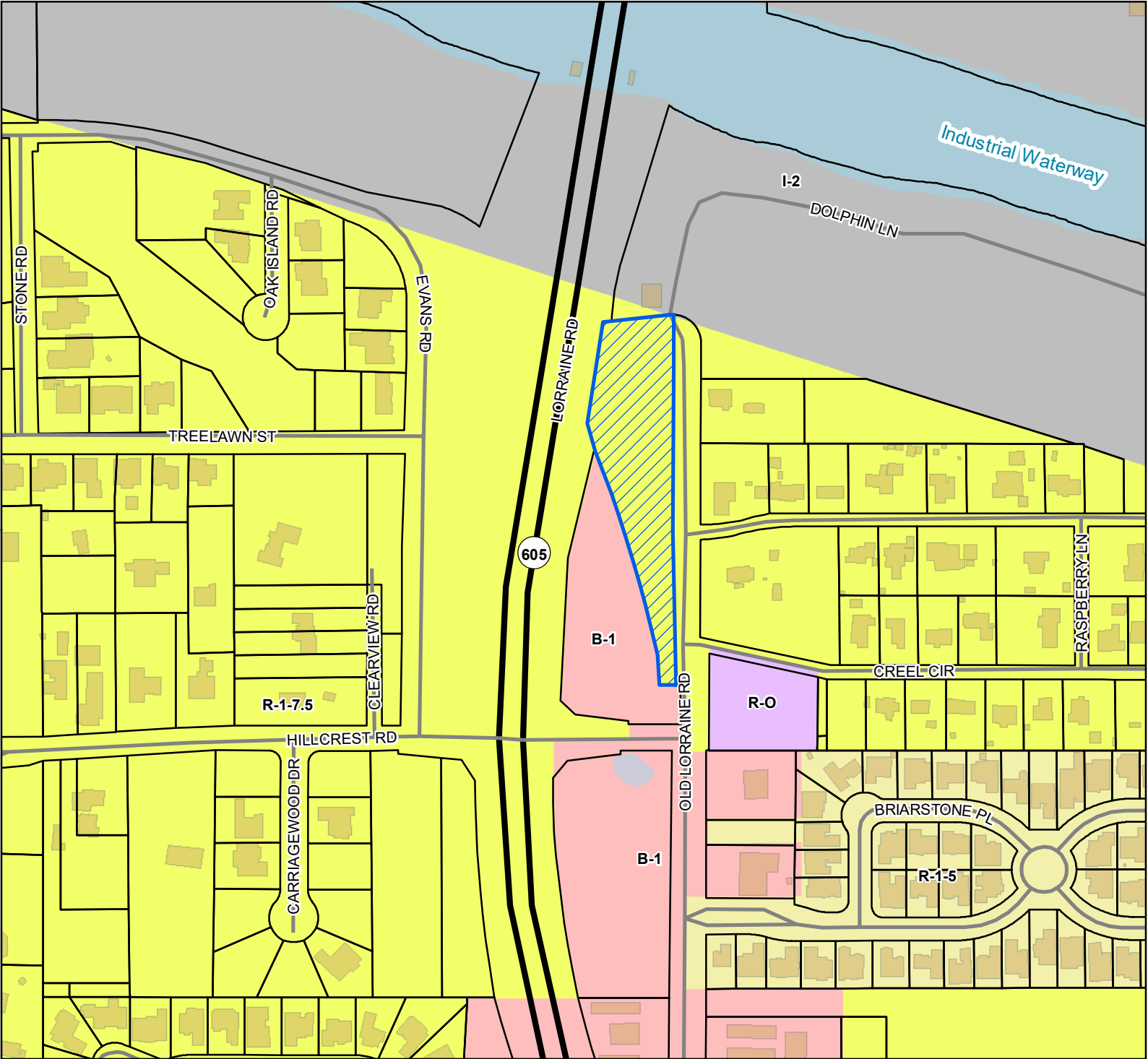
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Zoning Map Amendment 2012PC164:

Zoning Map Amendment 2012PC164, by agent Nancy Stone, tax parcel 1009L-02-001.001,
Request to rezone from R-1-7.5 (Single-family) to B-1 (Neighborhood business), Old Lorraine
Rd, Ward 5



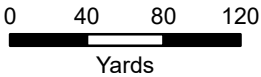
Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

Zoning

- B-1 - Neighborhood Business District
- I-2 - Heavy Industry District
- R-1-5 - Single Family Residence District (Medium Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-O - Residence-Office

Site Information
 1009L-02-001.001
 Zoning: R-1-7.5 (Single-family)
 Size: 2.22 acres
 Flood: 0.2% Annual



1 inch = 300 feet



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**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION
TAX PARCEL #1009L-02-001.001
HILLCREST ROAD – LORRAINE ROAD – OLD LORRAINE ROAD
AUDUBON POINTE VENTURE, LLC**

ADDITIONAL INFORMATION:

SUBMISSION REQUIREMENTS.

- A. Submitted and attached.
- B. See Deed 10-11-10 from Harrison County
- C. See Attached.
- D. None
- E. Not applicable
- F. Through H. See Attachment

M/S

F. This parcel is part of a larger tract, the other half is zoned B1. That zoning was done under the City rezoning after Katrina. This parcel was owned by Harrison County until 10-11-10 when it was sold to Audubon Pointe Venture, LLC. Otherwise it would also have been designated B-1 as a parcel of the same tract. The property is not acceptable for residential. The area is B-1 to the south, Lorraine Road to the west and Old Lorraine Road to the east where businesses are being built on the East side of the Old Lorraine.

F.1. There was no error. The parcel was owned by Harrison County when Gulfport rezoning was done and was not eligible for zoning.

F.2. There was a change in conditions since the portion owned by Harrison County at the time of the City rezoning was later (10-11-10) sold to present private owner.

F.3. Business sites along Lorraine Road have been in demand and many businesses have located and are looking for locations. This request is not to reclassify but to zone.

F.4. N/A

F.5. N/A

F.6. It is necessary to reclassify the parcel since at the time of Gulfport rezoning to Harrison County owned the property and on 10-11-10 sold the property to Audubon Pointe Venture, LLC.

G.

G.1. Applicant name and address is shown as the owner on the application. The authorization for Ben H. Stone as a member of Audubon Pointe Venture, LLC to sign on behalf of the owner is attached.

G.2. Please see items 1 through 6 above.

G.3. Applicant presently has negotiations with several potential tenants and a contract with a purchaser. Construction should begin within 6 months or a year. Since there is a possibility of more than one tenant or purchaser final development is difficult to predict at this time.

Since the property was owned by Harrison County when zoning took place, zoning should advance as soon as possible.

G.4. The zoning/rezoning will correct the situation existing today because of a change in government (Harrison County) ownership after the city rezoning.

G.5. We are correcting a change in Government (Harrison County) ownership.

H. Check enclosed for \$175.00.

BIS



Area Map

Printed 10/26/2020

LORRAINE RD

LORRAINE RD

OLD LORRAINE RD

1009L-02-001.001

9332 OLD LORRAINE RD

1009L-02-003.000

1009L-02-002.000

1009L-02-004.000

1009L-02-005.000

9318 OLD LORRAINE RD

11140 CREEL CIR

11134 CREEL CIR

R-1-7.5

CREEL CIR

9298 OLD LORRAINE RD

1009L-02-018.000

1009L-03-007.000

B-1

CREEL CIR

R-O

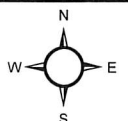
1009L-02-033.000

1009L-02-033.001

1009L-02-033.002

HILLCREST RD

- Addresspoints
- Principal Arterial
- Minor/Residential
- WaterFeatures
- Parcels



1 inch = 106 feet

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Designation of Agent

I, AUDUBON POINTE VENTURE, LLC PRINT NAME being owner of the property HILLCREST ROAD PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize NANCY STONE PRINT NAME to act as my
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this
petition. This designation authorizes my agent to make verbal or written representations and/or
declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or
declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

AUDUBON POINTE VENTURE, LLC

BY BEN H. STONE

Ben H. Stone
Signature

11/2/2020
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2 day of November, 20 20

Tracy J. Bouma
Notary Public



Commission Expiration

**ACTION BY UNANIMOUS WRITTEN CONSENT OF
THE MEMBER OF
AUDUBON POINTE VENTURE, LLC
IN LIEU OF A MEETING**

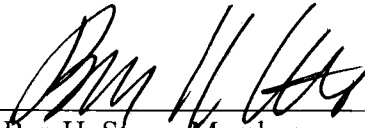
The undersigned, Ben H. Stone, constituting the member of AUDUBON POINTE VENTURE, LLC, a Mississippi limited liability company, acting by written consent, hereby adopt the following resolutions:

RESOLVED, by the undersigned, that Ben H. Stone is hereby authorized to act as Authorized Member of AUDUBON POINTE VENTURE, LLC for the sole purpose of rezoning certain real property known located at Hillcrest Road between Lorraine Road and Old Lorraine Road, Gulfport, 1st Judicial District, Harrison County, Mississippi, Parcel #1009L-02-00.001, and any addenda thereto, and that the execution of said Application for Zoning Map Amendment/Land Use Reclassification by Ben H. Stone is hereby ratified and confirmed as an effective action of AUDUBON POINTE VENTURE, LLC; and

RESOLVED FURTHER, Ben H. Stone is hereby authorized to execute and deliver any and all documents as may be necessary to effect such rezoning application, which is in the best interest of AUDUBON POINTE VENTURE, LLC.

Dated as of the 2nd day of November, 2020.

AUDUBON POINTE VENTURE, LLC

By: 
Ben H. Stone, Member



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
AUDUBON POINTE VENTURE, L.L.C.	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	629456
Status:	Good Standing
Effective Date:	04/24/1996
State of Incorporation:	Mississippi
Principal Office Address:	1310 Twenty Fifth Ave. GULFPORT, MS 39501

Registered Agent

Name
BEN H STONE
1310 TWENTY-FIFTH AVE, PO BOX 130
GULFPORT, MS 39502

Officers & Directors

Name	Title
Ben Stone 1310 TWENTY FIFTH AVE. GULFPORT, MS 39051	Member



1
1st Judicial District
Instrument 2010 6983 D -J1
Filed/Recorded 10/19/2010 11:30 A
Total Fees \$ 12.00
15 Pages Recorded

Instrument Prepared by
and Return to:
Balch & Bingham LLP
Attn: Jennifer West Signs, MSB #7115
P.O. Box 130
Gulfport, MS 39502
(228) 864-9900

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

DEED OF CONVEYANCE

GRANTOR: HARRISON COUNTY, MISSISSIPPI
Attn: Board of Supervisors
1801 23rd Avenue
Gulfport, MS 39501
(228) 865-4117

GRANTEE: AUDUBON POINTE VENTURE, LLC
Attn: Ben H. Stone, Member
P.O. Box 130
Gulfport, MS 39502
(228) 864-9900

INDEXING

INSTRUCTIONS: SW ¼ of NW ¼, Sec. 19-T7S-R10W,
1st J.D., Harrison County, MS

For and in consideration of the sum of Fifty One Thousand and No/100 Dollars (\$51,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, HARRISON COUNTY, MISSISSIPPI, acting by and through its BOARD OF SUPERVISORS ("Grantor"), does hereby grant, sell, and convey unto AUDUBON POINTE VENTURE, LLC, a Mississippi limited liability company ("Grantee"), the following described real property situated and being located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made in accordance with the requirements of §19-7-3 of the Mississippi Code, and the necessary findings and resolution authorizing the sale of the above property were adopted and spread upon the minutes of the Board of Supervisors for its meeting on September 13, 2010. A copy of the resolution is attached hereto as Exhibit "B."

Taxes for the year 2010 are exempt. Taxes for all subsequent years are assumed by the Grantee.

WITNESS THE DULY AUTHORIZED SIGNATURES of the President and Clerk of the Board of Supervisors on this the 11 day of October, 2010.

HARRISON COUNTY, MISSISSIPPI

BY: ITS BOARD OF SUPERVISORS

BY: Connie Rockco

Connie Rockco, President

ATTEST

John McAdams
Clerk of the Board of Supervisors

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 14th day of October, 2010, within my jurisdiction, the within named Connie Rockco and John McAdams, who acknowledged that they are the President and Clerk, respectively, of the BOARD OF SUPERVISORS OF HARRISON COUNTY, MISSISSIPPI, and that for and on behalf of said county acting by and through said board, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

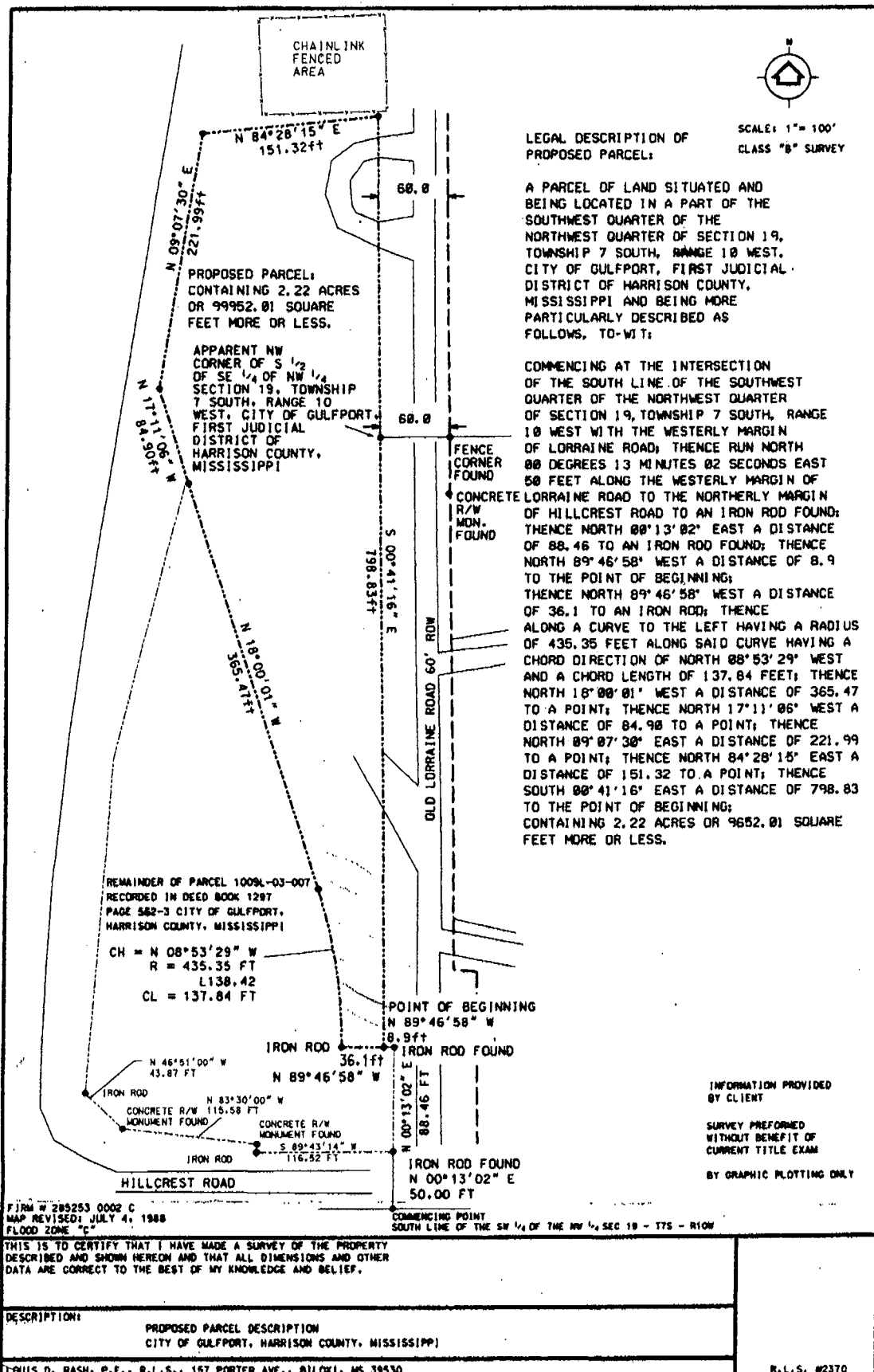
Angela Thrash

NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-23-2013







Harrison County, MS

Minutes Board of Supervisors

Monday, September 13, 2010

9:30 AM

BILOXI

33 10-2073

RESOLUTION accepting the offer of Audubon Pointe Venture LLC, a Mississippi Corporation owned by Ben H. Stone and Frank S. Palazzo, Jr., to purchase from Harrison County the property described on the map or plat attached hereto and made part thereof as exhibit B and has agreed to pay the fair market value for such property which for any other type transaction the county would required to be paid, and for related purposes.

Attachments: Resolution, Audubon Pointe Venture 9.13.100000.pdf
Survey of Property
Everett Ladner Appraisal 6-8-10 Letter only
Appraisal from Hebert, 7-31-10 letter only

A motion was made by Supervisor Savant, seconded by Supervisor Swetman III, that this Resolution be ADOPTED by the following vote:

Aye: 3 - Supervisor W.S. Swetman III; Supervisor Kim Savant and Supervisor Connie Rockco

Nay: 1 - Supervisor Marlin Ladner

Absent & Exc: 1 - Supervisor William Martin

6

Supervisor **KIM B. SAVANT** moved the adoption of the following Resolution:

A RESOLUTION OF THE HARRISON COUNTY BOARD OF SUPERVISORS ACCEPTING THE OFFER OF AUDUBON POINTE VENTURE LLC, A MISSISSIPPI CORPORATION OWNED BY BEN H. STONE AND FRANK S. PALAZZO, JR., TO PURCHASE FROM HARRISON COUNTY THE PROPERTY DESCRIBED ON THE MAP OR PLAT ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT B AND HAS AGREED TO PAY THE FAIR MARKET VALUE FOR SUCH PROPERTY WHICH FOR ANY OTHER TYPE TRANSACTION THE COUNTY WOULD REQUIRE TO BE PAID, AND FOR RELATED PURPOSES

WHEREAS, by deed dated May 4, 1981, recorded in Book 909 at Page 69 of the Deed Records of Harrison County, Mississippi, Harrison County purchased from the Harrison County Development Commission all right, title and interest in certain road right-of-way for Lorraine Road (also known as Cowan Road) and described in full therein; and

WHEREAS, a portion of said right-of-way transferred to Harrison County included the then improved portion of Lorraine Road right-of-way north of Hillcrest Road and leading to the former Wilkes Bridge over the Harrison County Industrial Seaway, including unimproved areas of the right-of-way extending to a width of up to 360 feet; and

WHEREAS, in 1998, the State of Mississippi acquired the land to relocate Lorraine Road and the bridge as part of the project to eventually extend Lorraine Road to the north and create Highway 605 such that the above-described portion of Lorraine Road north of Hillcrest Road ending at the new right-of-way for the Lorraine Road/Highway 605 (the "Old Right of Way") no longer connects any traffic points and leads nowhere; and

WHEREAS upon completion of the relocated roadway and bridge, maintenance of the Old Right of Way was discontinued and the paved portion thereof was completely blocked to traffic, although no formal abandonment procedures were instigated; and

WHEREAS, the only owners of land directly adjacent to the old Right of Way are Harrison County to the north and east and Audubon Pointe Venture, LLC, a Mississippi limited

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liability company owned by Ben H. Stone and Frank S. Palazzo, Jr., ("Audubon") to the south and west; and

WHEREAS, Audubon has offered to purchase a part of the Old Right of Way more particularly described on the map or plat prepared by Louis D. Rash, R.L.S., attached hereto and made a part hereof as Exhibit A (the "Property") and has agreed to pay the fair market value for same; and

WHEREAS, Audubon has noted that the location of the Property, its irregular, long and narrow shape, its limited access, and its current zoning for residential use renders it unusable to the County and anyone other than Audubon and stated that it intends pursue a zoning change with the City of Gulfport to commercially develop the Property along with Audubon's adjacent land, resulting in economic benefits to the County and improvement to the Lorraine Road/Highway 605 community; and

WHEREAS, Audubon has further noted that in a formal abandonment procedure, title to one-half of the abandoned portion of old Lorraine Road would become vested in Audubon free and clear of the former right-of-way and decrease the acreage and value of the area Audubon proposes to purchase from the County; but in order to facilitate its options for development, Audubon is agreeable to proceeding with a full purchase without pursuing its rights through an abandonment process; and

WHEREAS, the County Engineer, Danny Boudreaux, has inspected the Property and the proposed plat and description and has confirmed that the Property is not in use or likely to be used by the County in the future and that the sale of Property will not interfere with the public roadway on its eastern boundary (now called "Old Lorraine Road") that provides access to the County's retained portion of the Old Right of Way and other land along the south shore of the industrial canal to the west of new Lorraine Road/Highway 605, including the Institute for Marine Mammal Studies; and

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WHEREAS, in accordance with the provisions Mississippi Code Annotated, Section 19-7-3(3), the Board finds and determines that (a) the Property is no longer needed for County or related purposes and is not to be used in the operation of the County, (b) the sale of the Property in the manner otherwise provided by law is not necessary or desirable for the financial welfare of the County, and (c) the use of the Property for the purpose for which it is sold will promote and foster the development and improvement of the community in which it is located and the economic welfare thereof; and

WHEREAS, Everette E. Ladner & Associates, Inc., a recognized real estate appraisal firm, has appraised the Property at the request of Audubon at the amount \$51,000.00 and the County obtained its own appraisal from Harry Hebert, a second recognized real estate appraiser, and the Property appraised at \$49,000.00. Audubon has agreed that the purchase price shall be the highest of the two appraisal values or \$51,000.00 and to reimburse the County the cost of its appraisal for, and Audubon shall pay \$51,000.00 plus the cost of the County's appraisal, recording fees and any legal costs to the County by cashier's check to the County in exchange for a deed to be executed by the President of the Board and attested by the Chancery Clerk; and

WHEREAS, all costs of the appraisals, recording fees, and any legal costs to the County shall be also be paid by Audubon at the closing of the purchase; and

WHEREAS, after payment of such amounts and delivery of such deed, title to the Property shall vest in the purchaser; and

WHEREAS, in the event Audubon's development plans necessitate a formal abandonment procedure for the Old Right of Way and/or an application for a zoning change from residential to commercial use, the County as an adjacent land owner will have no objection to such actions and will officially enter its appearance to acknowledge such position if Audubon so requests.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
HARRISON COUNTY, MISSISSIPPI, AS FOLLOWS:**

SECTION I. The findings, conclusions and statements of fact contained in the foregoing Preamble are hereby adopted, ratified and incorporated in this Resolution.

SECTION II. Everette E. Ladner & Associates, Inc., a recognized real estate appraisal firm, has appraised the Property at the request of Audubon at the amount \$51,000.00 and the County obtained its own appraisal from Harry Hebert, a second recognized real estate appraiser, and the Property appraised at \$49,000.00. Audubon has agreed that the purchase price shall be the highest of the two appraisal values or \$51,000.00 and to reimburse the County the cost of its appraisal for, and Audubon shall pay \$51,000.00 plus the cost of the County's appraisal, recording fees and any legal costs to the County by cashier's check to the County in exchange for a deed to be executed by the President of the Board and attested by the Chancery Clerk.

SECTION III. The President of the Harrison County Board of Supervisors is hereby authorized to execute a Deed transferring the above described property to Audubon Pointe Venture LLC, a Mississippi corporation, upon receipt of payment of the purchase price and evidence of payment of all closing costs by Audubon as set forth above.

SECTION IV. A certified copy of this Resolution shall be spread upon the official minutes of Harrison County, Mississippi.

Supervisor **W. S. SWETMAN III** seconded the Motion to adopt the above and foregoing Resolution, whereupon the question was put to a vote with the following results:

Supervisor W. S. SWETMAN III	voted AYE
Supervisor KIM B. SAVANT	voted AYE
Supervisor MARLIN LADNER	voted NAY

Supervisor WILLIAM MARTIN voted (ABSENT & EXCUSED)

Supervisor CONNIE ROCKCO voted AYE

The majority of the members present having voted in the affirmative, the Motion was declared carried, and the Resolution adopted on this the 13th day of September, 2010.

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Everette E. Ladner & Associates, Inc.
Real Estate Appraisers & Consultants

549 E. Pass Road, Suite H
Gulfport, Mississippi 39507

Phone: (228) 896-5454
Fax: (228) 896-7023

June 7, 2010

Harrison County Board of Supervisors
1801 23RD Avenue
Gulfport, MS 39501

RE: APPRAISAL SUBMITTAL

Location : WEST SIDE of OLD LORRAINE ROAD,
Gulfport, MS
County : Harrison
Date of Value : May 18, 2010
Property Owners : HARRISON COUNTY
2.22 ACRES-VACANT LAND

Dear Ladies and Gentlemen:

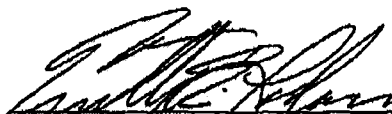
At your request, I have completed a Summary appraisal report of the real property referenced above. The appraisal states my opinion of the Market Value of the fee-simple interest in the property, subject to various Assumptions and Limiting Conditions set forth in the accompanying report. The physical inspection and analysis that form the basis of this report was conducted by Everette E. Ladner, State Certified General Real Estate Appraiser, GA #75.

Based on the analysis presented in the following report, it is my opinion that the Market Value of the subject property, as of May 18, 2010, was:

FIFTY ONE THOUSAND DOLLARS

2.22 ACRES @ \$23,000 = R.O. \$51,000

Respectfully submitted,



Everette E. Ladner
State Certified General
Real Estate Appraiser GA#75

POULOS-HEBERT & ASSOCIATES

2018 23rd Avenue - Gulfport, Ms. 39501
P. O. Box 7702 - Gulfport, Ms. 39506
228-864-2378 - Fax 228-864-2379
www.HebertAppr@AOL.com

Roger Poulos, MAI (1946-1995)
Harry Hebert, GAA

July 31, 2010

Ms. Pam Ulrich, County Administrator
Harrison County Board of Supervisors
P. O. Drawer CC
Gulfport, MS 39502

RE: Summary Appraisal Report of a 2.22 acre parcel of land located on the west side of Old Lorraine Road, approximately 88.5 feet north of Hillcrest Road, Gulfport, Mississippi.

Dear Ms. Ulrich:

In accordance with your request, I have personally inspected and appraised the above referenced property as of July 22, 2010. This report, and final opinion of market value, have been based on an inspection of the property, including all comparables, and research into the various factors that influence value.

Briefly described, Subject Property consists of a 2.22 acre, irregularly shaped site, that possesses an estimated 798.83 feet of frontage along the west side of Old Lorraine Road, and 306.89 feet on the east side of New Lorraine Road. The site has a depth in a westerly direction from Old Lorraine Road of 151.32 feet on the north side and 36.1 feet on the south side. On the day of inspection the site was mostly cleared vacant land, at road grade with Old Lorraine Road, but below road grade with New Lorraine Road.

The purpose of this appraisal is to provide my opinion of Market Value of the Fee Simple Estate of Subject Property, as of July 22, 2010, the most recent date of inspection. The Harrison County Board of Supervisors is the client and user of this report.

MISSISSIPPI GULF COAST

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Page 2
July 31, 2010

The analysis and results of my investigation, which are submitted within the accompanying report, are made in conformity with and subject to the Code of Professional Ethics and Standards of Professional Practice as set forth by the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice (USPAP) as specified by the Appraisal Foundation.

This appraisal is also written to conform to:

- (1) Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA);
- (2) The OCC Appraisal Standards of 12 CFR, Part 34 (12CFR34);
- (3) Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; and
- (4) The Guidelines for Real Estate Appraisal Policies and Review Procedures adopted by the Bank Supervision Offices of the FDIC, the Board of Governors of the Federal Reserve System & the Office of the Comptroller of the Currency as of December 14, 1987.

Inherent in my value opinion is the assumption that all information and materials provided by the client, property owner, and property manager are reasonably correct. Also, the value reported herein is of land only, and represents a reasonable marketing time to any potential purchaser desiring to use the site for its Highest and Best Use.

Subject Property did not reveal any signs of hazardous waste. However, since I am not qualified to accurately detect such substances, this appraisal is made on the assumption that testing of the site will conclude there is no evidence of any environmental problem that would result in loss of property value.

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Page 3
July 31, 2010

The Appraisal Report, which follows this letter of transmittal, is intended to be a summary of all pertinent data which describes my research, analysis and conclusions. These conclusions, with full consideration to certification and limiting conditions, are the basis upon which I submit my opinion that Market Value of the Fee Simple Estate of Subject Property, as of July 22, 2010, was:

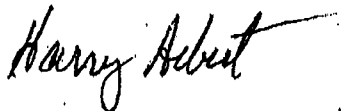
FORTY NINE THOUSAND DOLLARS

\$49,000

The value opinion in this Appraisal Report is based on a market exposure time of less than twelve (12) months. This estimated time frame is the result of conversations with local Realtors.

Respectfully Submitted,

POULOS, HEBERT & ASSOCIATES



Harry Hebert, Appraiser
State Certified General Real Estate Appraiser: GA-141



Harrison County, MS

Certified Copy

Resolution: 10-2073

File Number: 10-2073

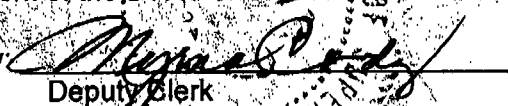
RESOLUTION accepting the offer of Audubon Pointe Venture LLC, a Mississippi Corporation owned by Ben H. Stone and Frank S. Palazzo, Jr., to purchase from Harrison County the property described on the map or plat attached hereto and made part thereof as exhibit B and has agreed to pay the fair market value for such property which for any other type transaction the county would required to be paid, and for related purposes.

I, John McAdams, Chancery Clerk and Ex Officio Clerk of the Board of Supervisors of Harrison County, Mississippi, certify that this is a true copy of Resolution No. 10-2073, passed by the Board of Supervisors on 9/13/2010.

THIS 27th day of September, 2010.

JOHN McADAMS, Chancery Clerk and
Clerk of the Board of Supervisors, Harrison County, Mississippi.

By


Deputy Clerk

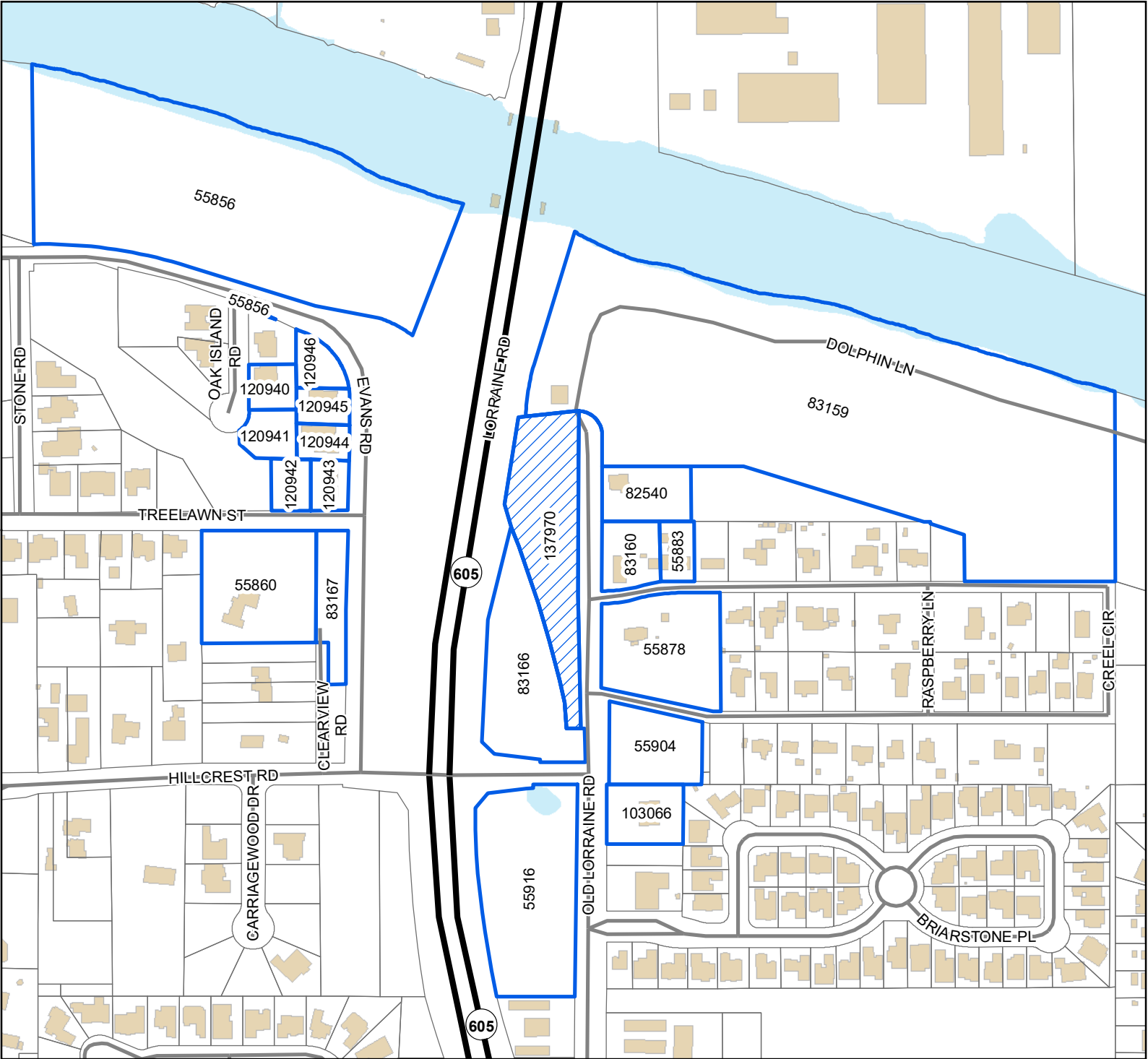
RE: Zoning Map Amendment 2012PC164, by agent Nancy Stone, tax parcel 1009L-02-001.001, Request to rezone from R-1-7.5 (Single-family) to B-1 (Neighborhood business), Old Lorraine Rd, Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

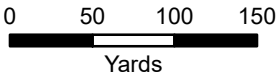
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	137970	1009L-02-001.001	AUDUBON POINTE VENTURE LLC	P O BOX 130	GULFPORT	MS	39502
Y			C/O BEN H STONE -MEMBER- Nancy Stone (Agent)	1325 2nd St	Gulfport	MS	39501
Adjacent Property Owners							
	83166	1009L-03-007.000	AUDUBON POINTE VENTURE LLC	P O BOX 130	GULFPORT	MS	39502
Y	83160	1009L-02-004.000	BALL LINA L	9318 OLD LORRAINE RD	GULFPORT	MS	39503
Y	55860	1009L-03-010.000	BRADY SCOTT CHRISTOPHER ETAL	9312 CLEARVIEW RD	GULFPORT	MS	39503
Y	120943	1009L-03-041.000	BROADUS JENNIFER	9347 EVANS RD	GULFPORT	MS	39503
Y	120945	1009L-03-043.000	BRUNT DERRY H & BONNIE B	9367 EVANS RD	GULFPORT	MS	39503
Y	55878	1009L-02-018.000	CREEL ALFRED C ETAL	9298 LORRAINE RD	GULFPORT	MS	39503
Y	120940	1009L-03-038.000	DYAL JONATHAN P & SARA M	9360 OAK ISLAND RD	GULFPORT	MS	39507
Y	120942	1009L-03-040.000	ELLE DEE & ASSOCIATES INC	9612 SOUTH 4TH AVENUE	INGLEWOOD	CA	90305
	83159	1009L-02-001.000	HARRISON CO				0
Y	55856	1009L-03-001.000	HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS	39502
Y	103066	1009M-01-001.006	ISLAND GARDEN SHOP LLC	9244 OLD LORRAINE RD	GULFPORT	MS	39503
Y	55883	1009L-02-005.000	KEWLEY CHARLES W	11134 CREEL CIR	GULFPORT	MS	39503
Y	55916	1009M-03-001.000	LECA DEVELOPMENT LLC	9231 LORRAINE RD	GULFPORT	MS	39503
Y	120941	1009L-03-039.000	MCDANIEL MARK H	28 SHORELINE LANE	GULFPORT	MS	39503
Y	82540	1009L-02-003.000	NORTON MARIA E & JAMES H	9332 OLD LORRAINE RD	GULFPORT	MS	39503
Y	120944	1009L-03-042.000	PERRY DAVID JAMES & ASHLEY NICOLE	9359 EVANS ROAD	GULFPORT	MS	39507
Y	83167	1009L-03-009.000	VAUGHN CLARENCE HOMER JR	1221 3RD STREET	GULFPORT	MS	39501
Y	55904	1009L-02-033.000	WARD JUNE	9009 VICTORIA CIRCLE	GULFPORT	MS	39503
Y	120946	1009L-03-044.000	ZAHEDI AARON	P O BOX 7182	GULFPORT	MS	39506



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings
- Water Features



1 inch = 350 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

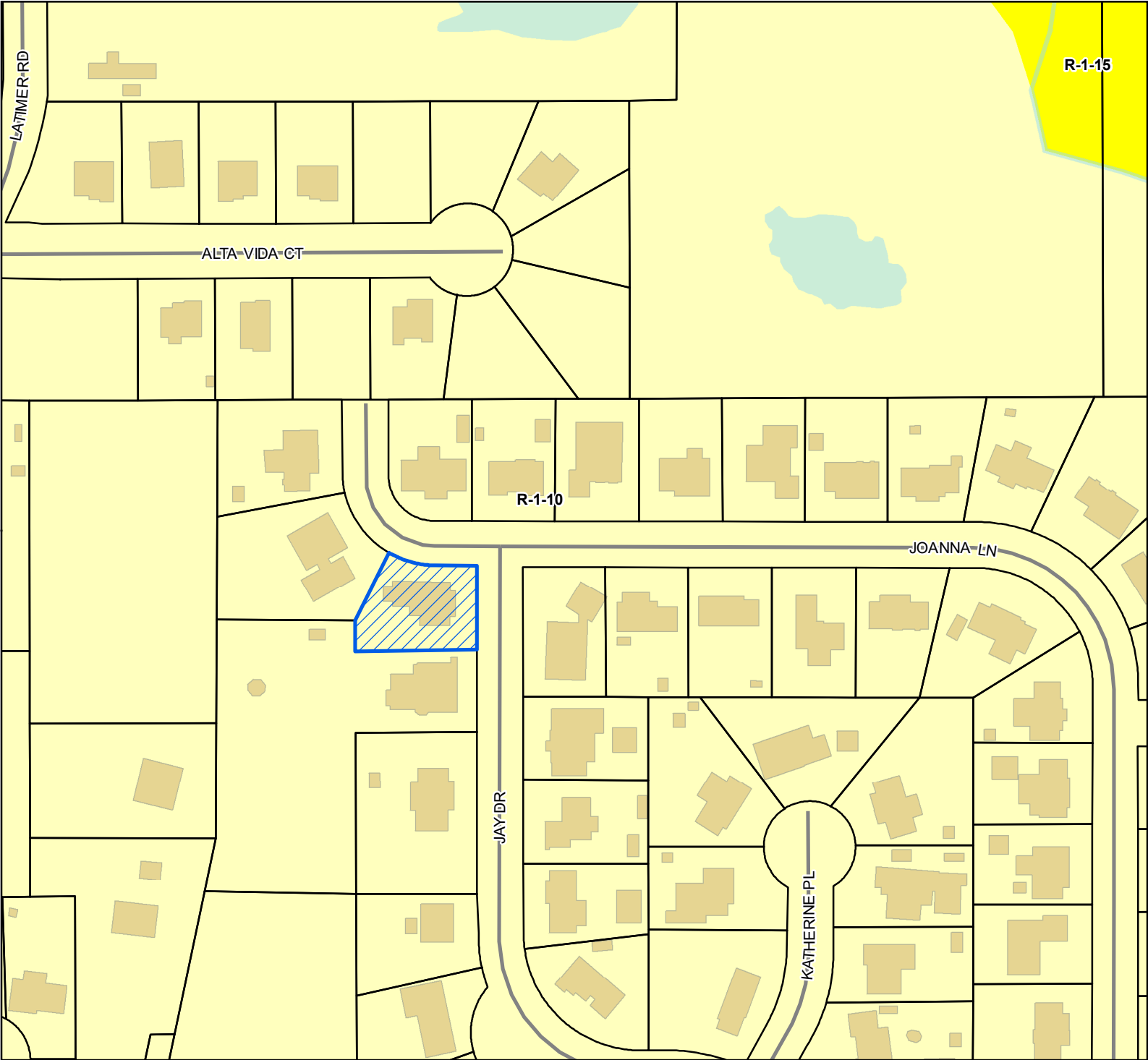
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Planning Commission Approval 2012PC165:

Planning Commission Approval 2012PC165, by owners Eric and Ashtyn Castleberry, tax parcel 0908J-01-020.004, Request for a mobile arts and crafts use, 29 Jay Dr, Zoned R-1-10 (Single-family), Ward 6



Site

Street

Parcels

Buildings

Water Features

Zoning

R-1-10 - Single Family Residence (Low Density)

R-1-15 - Single Family Residence District (Low Density)

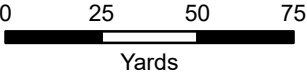
Site Information

0908J-01-020.004

Zoning: R-1-10 (Single-family)

Size: 11,483 Sf.

Flood: X,



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Loaded Lumber Southern MS is a mobile DIY workshop class. It is a guided DIY workshop in which I teach the customers the steps and show the process from start to finish. These types of classes are most commonly held in studio spaces designated specifically for the class, however this is an alternative option for customers who prefer to hold parties at home. Customers can book online for a private party held at a location they choose, typically private property, or they can book a public workshop hosted by me in collaboration with a local business. Examples of parties most commonly booked would be birthdays, bachelorette parties, or girls night. The classes are booked and paid for online through the Loaded Lumber Southern MS website which is connected to my business bank account set up with my Tax ID number.

The purpose of these parties is to leave with a unique wood pallet sign created by the customer. The customer picks out their Vinyl Stencil design, Wood sign size, Stain color, and Paint color and places their order on the above-mentioned website. I bring the selected items to the party location (Private or public) and show the customer step by step how to stain and paint the sign with the stencil.

The party process in which I teach Step By Step to the customers is as follows:

1. Customers sign into class and pick up supplies
2. I walk the class through the steps of staining the wood.
3. The class applies the vinyl stencil to the wood.
4. Apply the paint primer over the stencil
5. Paint the signs with the colors selected
6. Remove the stencil and the customer can come to me with any "touch ups" the sign may need.

The customer can also opt in for a more advanced class in which we would build the signs as part of the class. The steps would be the same as above with the addition of nailing the signs together. If the customer chooses this option, they will be provided a waiver to sign as this would involve some power tools (Nail gun).

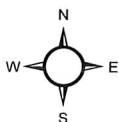
Thank you,

A handwritten signature in black ink, appearing to read 'Ashtyn Castleberry', with a long horizontal flourish extending to the right.

Ashtyn Castleberry



Area Map



Printed 11/3/2020

1 inch = 30 feet

- Site
- Minor/Residential
- Parcels
- Easement

DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

AC 11-3-2020

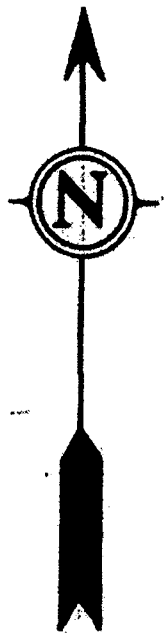
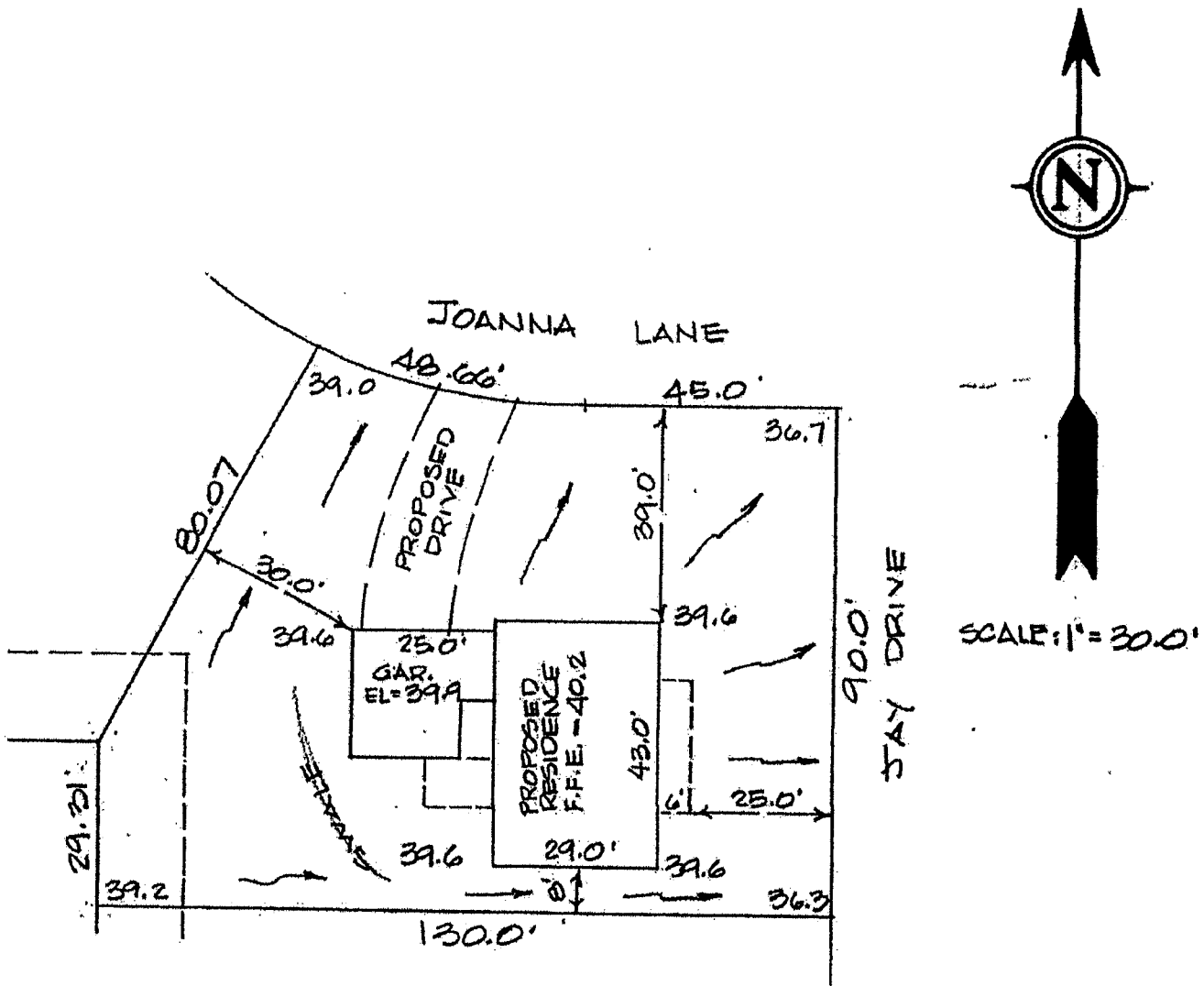
PLOT PLAN

FOR

MR. & MRS. KENNETH TIMS

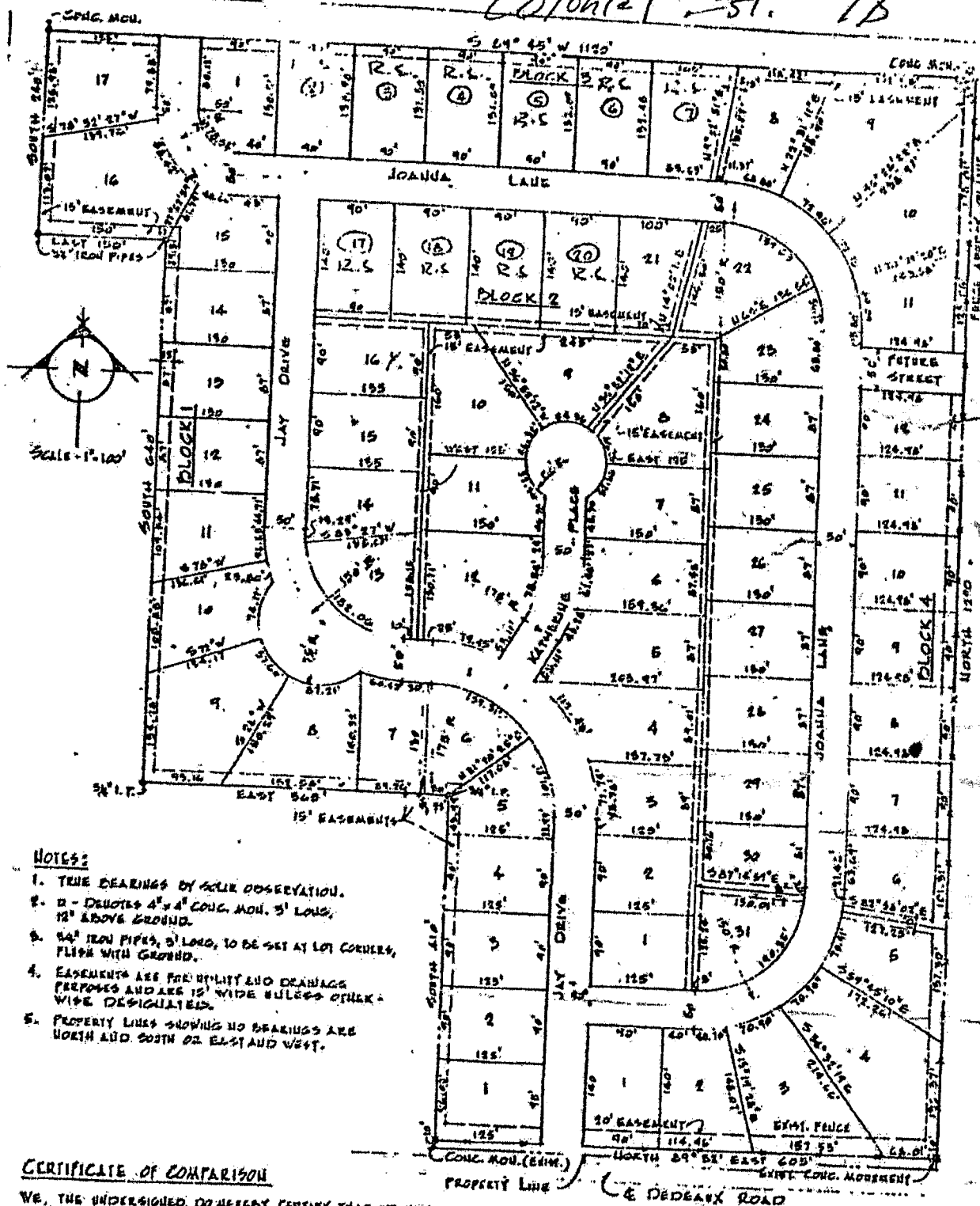
DESCRIPTION: Lot 15, Block 1, COLONIAL ESTATES SUBDIVISION,
City of Gulfport, First Judicial District of
Harrison County, Mississippi.

February 16, 1994



SCALE: 1" = 30.0'

**E. PATRICK CASSADY
& ASSOC., INC.**
Professional Land Surveyors
P.O. Box 7301 Gulfport, MS 39506
(601) 896-7155



NOTES:

1. TRUE BEARINGS BY SOLAR OBSERVATION.
2. D - DENOTES 4" x 4" CONC. MON. 3' LONG, 12" ABOVE GROUND.
3. 1/2" IRON PIPES, 3' LONG, TO BE SET AT LOT CORNERS, FLUSH WITH GROUND.
4. EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND ARE 15' WIDE UNLESS OTHERWISE DESIGNATED.
5. PROPERTY LINES SHOWING NO BEARINGS ARE NORTH AND SOUTH OR EAST AND WEST.

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE CAREFULLY COMPARED THIS Replotted PLAT OF COLONIAL ESTATES SUBDIVISION IN SECTION 12, T7S, R11W WITH THE Original PLAT THEREOF, AND FIND THIS TO BE AN EXACT DUPLICATE THEREOF.

WITNESS OUR SIGNATURES ON THIS 5th DAY OF March, 1975.

Harry M. Simpson III, P.E.
ENGINEER

G. A. Creel
CHAPEL CLERK

P. P. Chubb
DEPUTY CLERK

REVIEWED

SCANNED



John 1st Judicial District
Instrument 2018 3016 D - J1
Filed/Recorded 5/16/2018 02:47 P
Total Fees \$ 12.00
2 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
**Kenneth Rea Tims and
Catherine B. Tims**
164 Markham Drive
Gulfport, Ms 39507
Telephone: (228) 760-6497

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011
File No. Z186412N

Grantee:
**Eric D. Castleberry and
Ashtyn T. Castleberry**
248 Debuys Rd #194
Biloxi, Ms 39532
Telephone: (769) 926-8347

INDEXING INSTRUCTIONS: Lot 15, Blk 1, Colonial Est., S/D, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **Kenneth Rea Tims and Catherine B. Tims**, do hereby sell, convey and warrant unto **Eric D. Castleberry and Ashtyn T. Castleberry**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 15, Block 1, Colonial Estates, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, MS, in Plat Book 29, at Page 4, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to **Kenneth Rea Tims and Catherine B. Tims**, by instrument recorded in Deed Book 1264, Page 364, Land Deed Records of Harrison County, Mississippi.

2

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

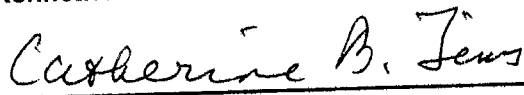
Grantors quitclaim any and all oil, gas, and other minerals owned, if any, to Grantees. No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS OUR SIGNATURES, on this the 10th day of May, 2018.


Kenneth Rea Tims


Catherine B. Tims

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

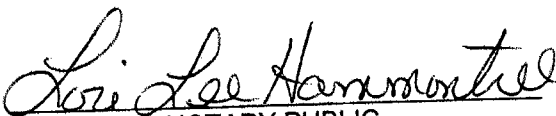
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Kenneth Rea Tims and Catherine B. Tims**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 10th day of May, 2018.

(AFFIX SEAL)

My commission expires:




NOTARY PUBLIC

DEED ACCEPTED BY:


Eric D. Castleberry, Grantee


Ashtyn T. Castleberry, Grantee

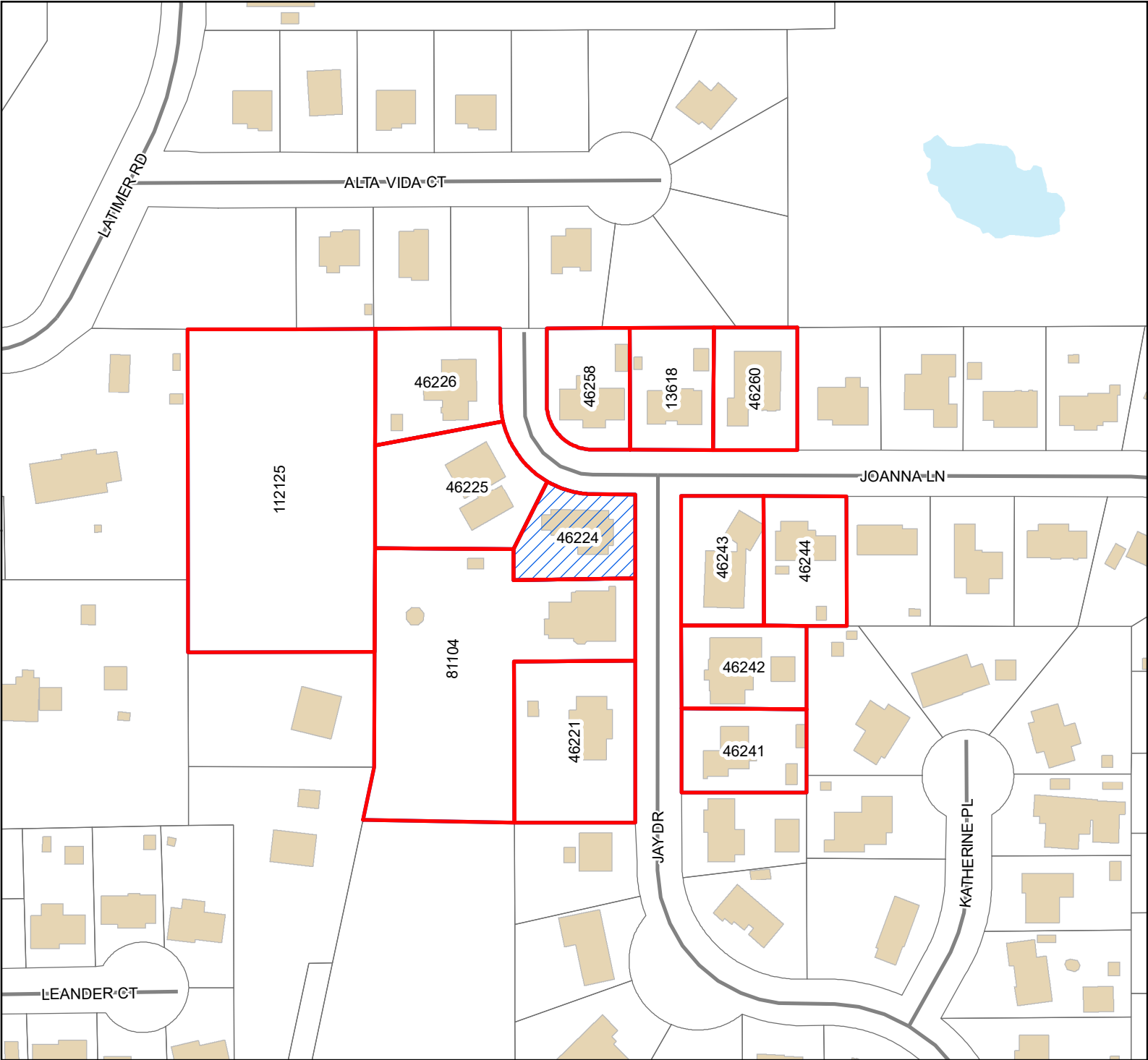
RE: Planning Commission Approval 2012PC165, by owners Eric and Ashtyn Castleberry, tax parcel 0908J-01-020.004, Request for a mobile arts and crafts use, 29 Jay Dr, Zoned R-1-10 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

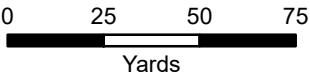
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID (165)	Name	Address	City	State	ZIP
Y	46224	0908J-01-020.004	CASTLEBERRY ERIC D & ASHTYN T	29 JAY DR	GULFPORT	MS	39503
Adjacent Property Owners							
Y	46258	0908J-01-021.000	KREEGER BARTON A & BETANCOURT A	46 JOANNA LN	GULFPORT	MS	39503
Y	13618	0908J-01-022.001	LAPOINTE HARRIS J & SHERRYL J	44 JOANNA LN	GULFPORT	MS	39503
Y	46226	0908J-01-010.000	LEWIS ANTHONY C & CYNTHIA E	47 JOANNA LN	GULFPORT	MS	39506
Y	46242	0908J-01-026.000	HENNLEIN JUDITH ANN	26 JAY DR	GULFPORT	MS	39503
Y	46225	0908J-01-011.000	DASE MARCUS	45 JOANNA LN	GULFPORT	MS	39503
Y	46244	0908J-01-024.009	JONES GREG	35 JOANNA LN	GULFPORT	MS	39503
Y	46241	0908J-01-024.007	RUTLEDGE DENNIS P & WF	24 JAY DR	GULFPORT	MS	39503
Y	46221	0908J-01-020.000	RECORD SAINT A & ELONZA K	25 JAY DR	GULFPORT	MS	39503
Y	46243	0908J-01-025.000	UNDERWOOD CARLOS A	18 JAY DR	GULFPORT	MS	39503
Y	81104	0908J-01-020.001	MCMINN GLYNNIS DEANN SCOGGINS	27 JAY DR	GULFPORT	MS	39503
Y	46260	0908J-01-022.002	DAVIS ROBERT E & SHELIA B	42 JOANNA LN	GULFPORT	MS	39503
Y	112125	0908J-01-009.002	RANDALL GLYNNIS D	27 JAY DR	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Buildings
- Water Features



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Resubdivision 2012PC166:

Resubdivision 2012PC166, by agent Marci R. Wilson, tax parcels 0911E-01-046.000, 0911E-01-048.000, and 0911E-01-047.000, Divide into two new parcels, 633 and 645 2nd St, Zoned R-1-7.5 (Single-family), Ward 2

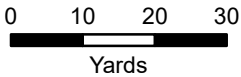


- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Zoning**

- R-1-7.5 - Single Family
- Residence District (Low Density)
- SB - Sand Beach

Site Information

0911E-01-046.000
0911E-01-048.000
0911E-01-047.000
Zoning: R-1-7.5 (Single-family)
Size: 19,184 sq ft
Flood: AE



1 inch = 80 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



Designation of Agent

I, Herman B Merritt, being owner of the property 645 2nd St, Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Marci Wilson to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this
petition. This designation authorizes my agent to make verbal or written representations and/or
declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or
declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

Herman B Merritt

Signature

10/28/2020

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28th day of October, 2020

Pamela J Harris

Notary Public

12/18/2021

Commission Expiration





Designation of Agent

I, Laura L Merritt, being owner of the property 645 2nd St, Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Marci Wilson to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this
petition. This designation authorizes my agent to make verbal or written representations and/or
declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or
declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.


Signature

Oct 26, 2020
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this 26th day of October, 20 20


Notary Public

12/18/2021
Commission Expiration



General Affidavit

PERSONALLY came and appeared before me, the undersigned Notary, the within named, Marci R. Wilson, who is a resident of Harrison County, State of Mississippi, and makes this her statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of her knowledge.

There are no restrictive or protective covenants prohibiting the resubdivision of the property as referenced in the application for resubdivision (property information parcel #: 0911E-01-046.000, 0911E-01-048.000 & 0911E-01-047.000).

Dated this 3rd day of November, 2020.

Marci R. Wilson
Signature of Affiant

State of Mississippi

County of Harrison

Subscribed and sworn to, or affirmed, before me on this 3rd day of November, 2020
by Affiant Marci Wilson.

[Signature]

Signature and Seal of Notary Public



SCANNED



1st Judicial District
Instrument 2019 4785 D - J1
Filed/Recorded 7/12/2019 02:10 P
Total Fees \$ 12.00
2 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#191189

Indexing Instructions:
Lot 24, Blk 2, Mississippi Land and
Abstract Company of the Hewes
Addition, Harrison County, 1st JD, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

REVIEWED

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

ADA NICOLE FAULK
645 2ND STREET
GULFPORT, MS 39501
(228) 224-6101

does hereby grant, bargain, sell, convey and warrant, unto

MARCI WILSON, an unmarried woman
633 2ND STREET
GULFPORT, MS 39501
(228) 596-8235

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot Twenty-Four (24), Block Two (2), MISSISSIPPI LAND AND ABSTRACT COMPANY OF THE HEWES ADDITION to the City of Gulfport, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Deed Book 54 at Page 498 thereof, reference to which is hereby made in aid of and as a part of this description.

The Grantor hereby covenants that the property described herein does not constitute as a part of her homestead, nor is it contiguous thereto.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil.

gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

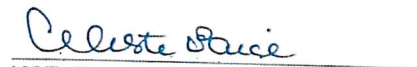
WITNESS THE SIGNATURE of the Grantor on this the 27th day of June, 2019.


ADA NICOLE FAULK

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, ADA NICOLE FAULK, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 27th day of June, 2019.


NOTARY PUBLIC

My Commission Expires:





J. Marion 1st Judicial District
Instrument 2017 1180 D - J1
Filed/Recorded 2/24/2017 02:15 P
Total Fees \$ 13.00
3 Pages Recorded

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar # 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 17-028

**STATE OF MISSISSIPPI
HARRISON COUNTY
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE

**Robert Eaton Smith, Jr. and Sandra Stokes Smith
142 Benachi Avenue
Biloxi, MS 39530
228-806-2424**

do hereby sell, convey and warrant unto

**Marci R. Wilson,
121 Kuyrkendall Place
Long Beach, MS 39560
228-596-8235**

that certain tract, piece or parcel of land situated and being located in First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

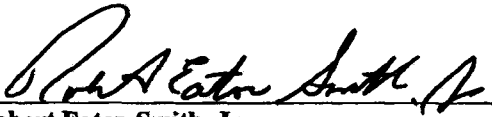
(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Exempt

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS OUR SIGNATURES, this the 24th day of February, 2017.


Robert Eaton Smith, Jr.


Sandra Stokes Smith

STATE OF MISSISSIPPI

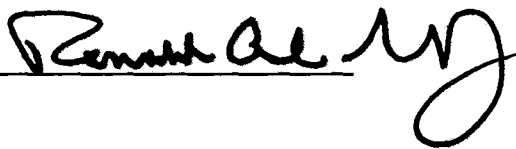
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Robert Eaton Smith, Jr. and Sandra Stokes Smith who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein written as their own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 24th day of February, 2017.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



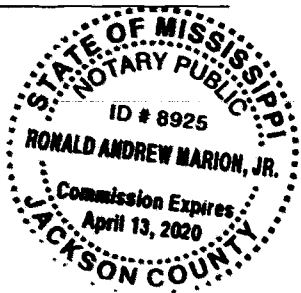


Exhibit "A"

Lots 22 and 23, Block 2 of the Mississippi Land and Abstract Company's Subdivision of a part of the Hewes Addition to the City of Gulfport, Mississippi, as shown by the official map or plat of said Subdivision on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, as found in Deed Book 54, at pages 498-99, in said office, together with all improvements thereon situated and all rights and appurtenances thereunto belonging.

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#201108

Indexing Instructions:
Lots 25 & 26, Blk 2, Mississippi Land
& Abstract Company S/D, Harrison
County, 1st JD, MS

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**MARCUS A. THOMPSON, an unmarried man
1453 E BEACH BLVD. #216
PASS CHRISTIAN, MS 39571
(312) 608-5519**

does hereby grant, bargain, sell, convey and warrant, unto

**HERMAN B. MERRITT and wife, LAURA L. MERRITT
as tenants by the entirety with full rights of survivorship and not as tenants in common
2036 SKYBROOKE LANE
HOSCHTON, GA 30548
(770) 634-4981**

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lots Twenty-Five (25) and Twenty-Six (26) in Block Two (2) of the MISSISSIPPI LAND AND ABSTRACT COMPANY SUBDIVISION OF HEWES ADDITION TO GULFPORT, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

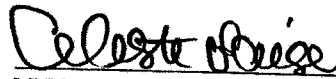
WITNESS THE SIGNATURE of the Grantor on this the 1st day of July, 2020.


MARCUS A. THOMPSON

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **MARCUS A. THOMPSON**, an **unmarried man**, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

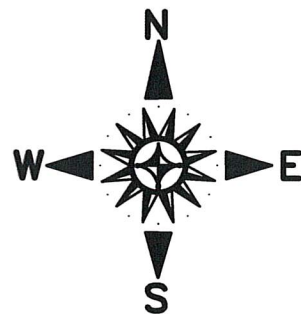
GIVEN under my hand and official seal on this the 1st day of July, 2020.


NOTARY PUBLIC

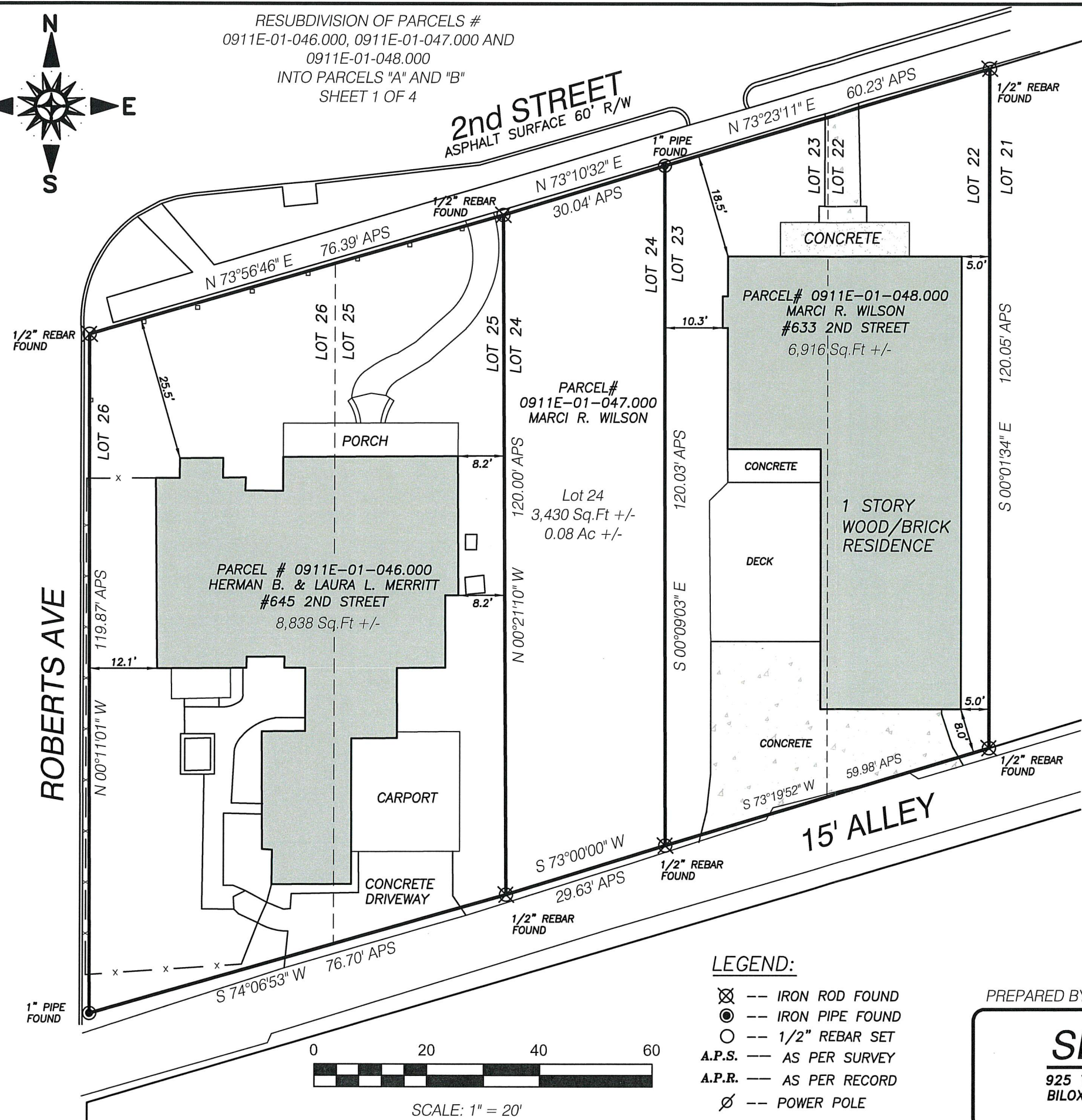
(SEAL)

My Commission Expires:





RESUBDIVISION OF PARCELS #
0911E-01-046.000, 0911E-01-047.000 AND
0911E-01-048.000
INTO PARCELS "A" AND "B"
SHEET 1 OF 4



SURVEY DESCRIPTION: Parcel #0911E-01-046.000

A survey of Lots 25 and 26, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi.

SURVEY DESCRIPTION: Parcel #0911E-01-047.000

A survey of Lot 24, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi.

SURVEY DESCRIPTION: Parcel #0911E-01-048.000

A survey of Lots 22 and 23, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi.

CLOSURE = 1:15,000

POTABLE WATER AND SANITARY SEWER PROVIDED TO SITE BY THE CITY OF GULFPORT

Note: This parcel is located in Zone "AE" (EL18) of the flood hazard boundary and flood insurance rate map. Map No: 28047C0268G, Effective 06/16/2009.

Note: This Survey "Class B" was made in accordance with the "Standards of Practice for Surveying in the State of Mississippi, August 1, 2015".

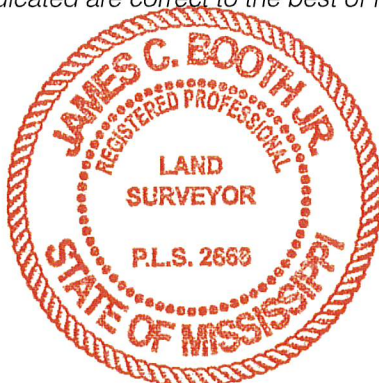
Note: Bearings are based on subdivision plat of record.

Note: This Survey does not reflect a title search by Seymour Engineering, nor should it be considered as such.

This is to CERTIFY that I have surveyed the property described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

James C. Booth, Jr.

James C. Booth, Jr., P.L.S. #2666
October 13, 2020
November 3, 2020 (revised)



PREPARED BY:

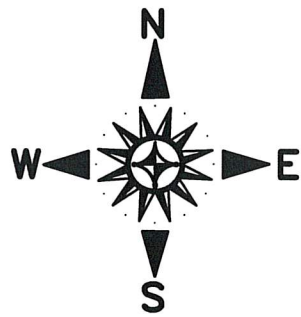
SEYMOUR ENGINEERING

925 TOMMY MUNRO DRIVE, SUITE G
BILOXI, MISSISSIPPI 39532

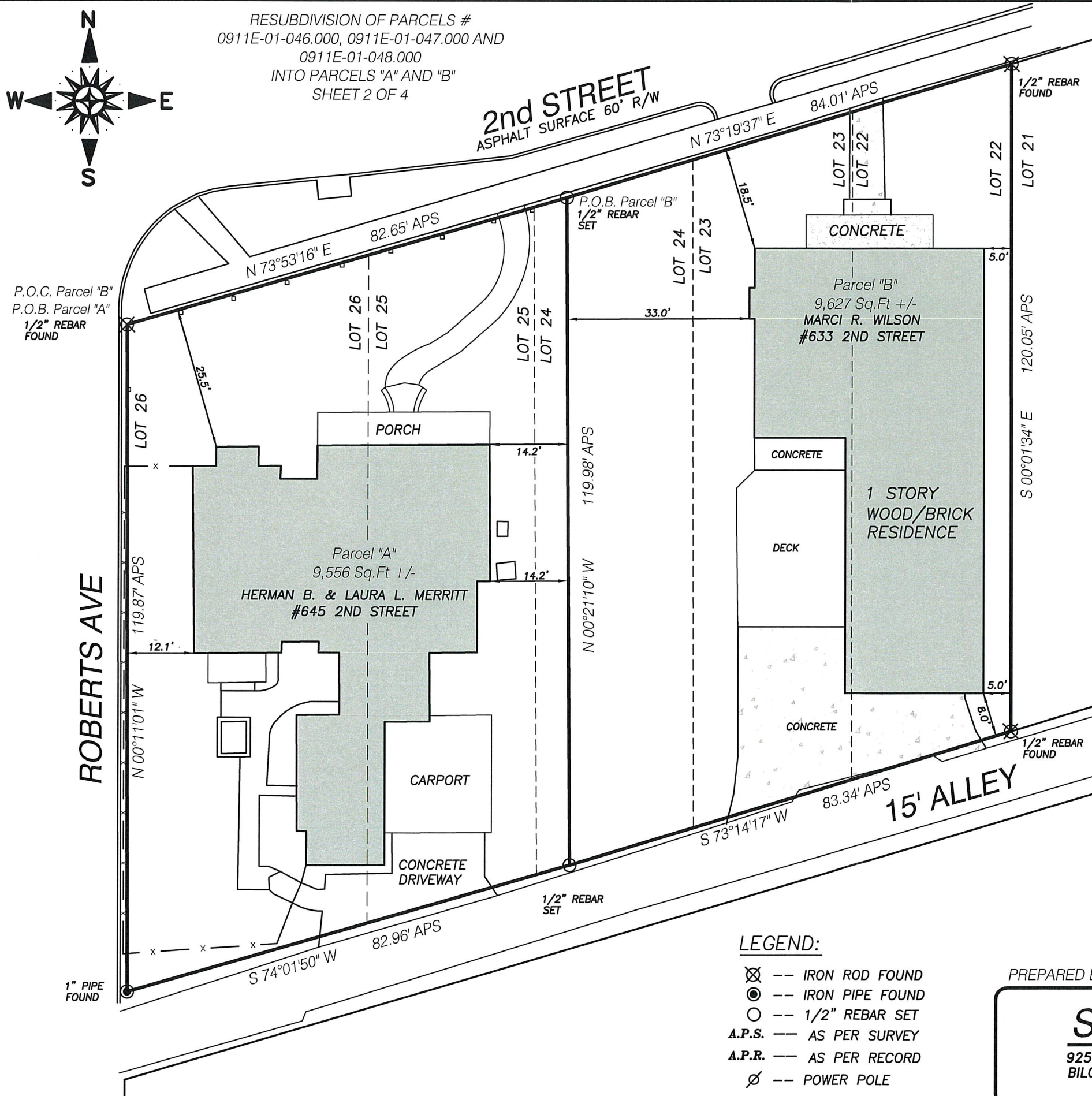
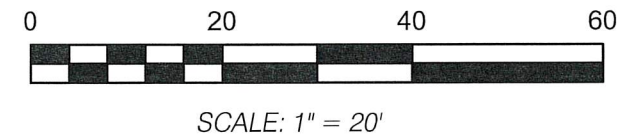
PHONE: (228) 385-2350
FAX: (228) 385-2353



S19-10-085



RESUBDIVISION OF PARCELS #
0911E-01-046.000, 0911E-01-047.000 AND
0911E-01-048.000
INTO PARCELS "A" AND "B"
SHEET 2 OF 4



CLOSURE = 1:15,000

POTABLE WATER AND SANITARY SEWER PROVIDED TO
SITE BY THE CITY OF GULFPORT

Note: This parcel is located in Zone "AE" (EL18) of the flood hazard boundary and
flood insurance rate map. Map No: 28047C0268G, Effective 06/16/2009.

Note: This Survey "Class B" was made in accordance with the "Standards of Practice
for Surveying in the State of Mississippi, August 1, 2015".

Note: Bearings are based on subdivision plat of record.

Note: This Survey does not reflect a title search by Seymour Engineering, nor should
it be considered as such.

This is to CERTIFY that I have surveyed the property described and delineated hereon;
and that the measurements and other data indicated are correct to the best of my
knowledge and belief.


James C. Booth, Jr., P.L.S. #2666
October 13, 2020
November 3, 2020 (revised)



LEGEND:

-  -- IRON ROD FOUND
-  -- IRON PIPE FOUND
-  -- 1/2" REBAR SET
- A.P.S. -- AS PER SURVEY
- A.P.R. -- AS PER RECORD
-  -- POWER POLE

PREPARED BY:

SEYMOUR ENGINEERING

925 TOMMY MUNRO DRIVE, SUITE G
BILOXI, MISSISSIPPI 39532

PHONE: (228) 385-2350
FAX: (228) 385-2353

SE

S19-10-085

RESUBDIVISION OF PARCELS #
0911E-01-046.000, 0911E-01-047.000 AND
0911E-01-048.000
INTO PARCELS "A" AND "B"
SHEET 3 OF 4

In accordance with Section 9-48 of the Code of Ordinances (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission have reviewed and approved this Final Plat for the Resubdivision of Parcels 0911E-01-046.000, 0911E-01-047.000 and 0911E-01-048.000 being Lots 22-26, inclusive, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition, into parcels "A" and "B". The subject property is generally described as being located south of 2nd Street and east of Roberts Avenue. The ad valorem tax parcel number of the subject properties are 0911E-01-046.000, 0911E-01-047.000 and 0911E-01-048.000 (Deed Instrument 2019-0004785-D-J1).

The Case File Number is

2012PC1666

LEGAL DESCRIPTION: PARCEL 0911E-01-046.000 (PRIOR TO RECONFIGURATION)

A survey of Lots 25 and 26, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi.

SURVEY DESCRIPTION: Parcel "A" (CREATED BY RECONFIGURATION)

A parcel of land situated and being located in a part of Lot 24 and all of Lots 25 and 26, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a 1/2" rebar found at the northwest corner of said Lot 26, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition; thence N 73°53'16" E 82.65 feet to a 1/2" rebar set; thence S 00°21'10" E 119.98 feet to a 1/2" rebar set; thence S 74°01'50" W 82.96 feet to a 1" pipe found at the southwest corner of said Lot 26; thence N 00°11'01" W 119.87 feet along the west line of said Lot 26 to the Point of Beginning. Said parcel of land contains 9,556 square feet, more or less.

LEGAL DESCRIPTION: PARCEL 0911E-01-048.000 (PRIOR TO RECONFIGURATION)

A survey of Lots 22 and 23, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi.

SURVEY DESCRIPTION: Parcel "B" (CREATED BY RECONFIGURATION)

A parcel of land situated and being located in a part of Lot 24 and all of Lots 22 and 23, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the northwest corner of said Lot 26, Block 2, Mississippi Land and Abstract Company Subdivision of Hewes Addition; thence N 73°53'16" E 82.65 feet to a 1/2" rebar set and being the Point of Beginning; thence N 73°19'37" E 84.01 feet to a 1/2" rebar found at the northeast corner of said Lot 22; thence S 00°01'34" E 120.05 feet to a 1/2" rebar found at the southeast corner of said Lot 22; thence S 73°14'17" W 83.34 feet to a 1/2" rebar set; thence N 00°21'10" W 119.98 feet to the Point of Beginning. Said parcel of land contains 9,627 square feet, more or less.

PREPARED BY:

SEYMOUR ENGINEERING

925 TOMMY MUNRO DRIVE, SUITE G
BILOXI, MISSISSIPPI 39532

PHONE: (228) 385-2350
FAX: (228) 385-2353



S19-10-085

RESUBDIVISION OF PARCELS #
0911E-01-046.000, 0911E-01-047.000 AND
0911E-01-048.000
INTO PARCELS "A" AND "B"
SHEET 4 OF 4

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and or employees against any all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents and/or employees concerning the petition for resubdivision of the real property herein described:

Ratified and Approved by:

Marci R Wilson

Signature of Owner or Owner's Agent

MARCI R WILSON

Print Name

This 3rd day of November 2020.

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, personally appeared the forenamed Marci Wilson who acknowledged that he/she accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

[Signature]

NOTARY PUBLIC

10/09/2021

My Commission Expires

(AFFIX SEAL)



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2020.

Keith Williams
The City of Gulfport's Planning
Commission Chairman

Greg Holmes
The City of Gulfport's Planning
Division Administrator

CERTIFICATE OF APPROVAL BY THE COUNCIL

Submitted to and approved by the City of Gulfport City Council at the regular meeting of said Council held on the _____ day of _____, 2020.

ATTEST:

Brittany Rodgers
The City of Gulfport's Clerk of Council

F.B. "Rusty" Walker, IV
The City of Gulfport's Council President

CERTIFICATE OF APPROVAL BY THE MAYOR

This Resubdivision Plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2020.

Billy Hewes
The City of Gulfport's Mayor

PREPARED BY:

SEYMOUR ENGINEERING

925 TOMMY MUNRO DRIVE, SUITE G
BILOXI, MISSISSIPPI 39532

PHONE: (228) 385-2350
FAX: (228) 385-2353

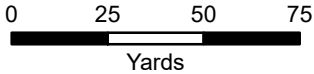
SE

S19-10-085

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			MARCI WILSON (OWNER/AGENT)	633 2ND STREET	GULFPORT	MS	39501
Y			HERMAN & LAURA MERRITT (OWNER)	645 2ND STREET	GULFPORT	MS	39501
			Adjacent Property Owners				
	32215	0911E-01-058.000	SCHEDLER STEPHANIE ANN GELE ETAL	1447 TALLY HO CIRCLE	GULFPORT	MS	39507
	30112	0911E-01-009.000	JONES RONALD E & PEGGY S	33 53RD ST	GULFPORT	MS	39507
	77163	0911E-01-059.000	BAILEY JODY NELSON ETAL	511 MARIGNY ST APT 203	NEW ORLEANS	LA	70117
	32111	0911E-01-011.000	HUGHES DENNIS P & SHEILA L	7816 OLD GATE RD	TEMPLE	TX	76502
	30113	0911E-01-008.000	JONES RONALD E & PEGGY S	33 53RD STREET	GULFPORT	MS	39507
	32109	0911E-01-033.000	MCDONNELL DOUGLAS M & JANE H	711 2ND STREET	GULFPORT	MS	39501
	32225	0911E-01-048.000	WILSON MARCI R	633 2ND ST	GULFPORT	MS	39501
	32107	0911E-01-043.000	GREEN TERRY W	P O BOX 1600	GULFPORT	MS	39502
	32106	0911E-01-032.000	RICE BENJAMIN EARL	620 SR 1947	GRAYSON	KY	41143
	32113	0911E-01-013.000	CURTIS PATSY	2615 SOUTH COBB DRIVE	SMYRNA	GA	30080
	30115	0911E-01-007.000	CONERLY JUDITH CAROLYN BARRETT	P O BOX 7486	GULFPORT	MS	39506
	32114	0911E-01-010.000	ROLISON GAYLON R JR & JENNIFER D	21947 WOODSIDE DR	SAUCIER	MS	39574
	32223	0911E-01-050.000	BRASHIER ROBERT A & REBECCA D	2523 PROVENCE PLACE	BILOXI	MS	39531
	32104	0911E-01-031.000	MALONE LISA J	1521 ROBERTS AVE	GULFPORT	MS	39501
	77169	0911E-01-061.000	HAGE PHILIP J	400 PASS RD	GULFPORT	MS	39507
	32214	0911E-01-057.000	BRUNET HEIDI	10 PEPPERVINE TRAIL	BALD HEAD	NC	28461
	32103	0911E-01-045.000	WHITE JAMES NORMAN	4115 FRANKLIN AVE	GULFPORT	MS	39501
	32116	0911E-01-014.000	VALENTINE RANDALL	712 2ND ST	GULFPORT	MS	39501
	30117	0911E-01-005.000	BETHEA BEATRICE M -EST-	622 2ND ST	GULFPORT	MS	39501
	32112	0911E-01-012.000	COTMAN TOD & NANCY STONE	1325 2ND ST	GULFPORT	MS	39501
	30116	0911E-01-006.000	CASSADY J M & WF	626 2ND ST	GULFPORT	MS	39501
	32224	0911E-01-049.000	LAJAUNIE DEVON M & STACIE BLOUNT	7500 SAGE MEADOW	DENHAM SPRINGS	LA	70726
N	32226	0911E-01-047.000	WILSON MARCI	633 2ND ST	GULFPORT	MS	39501
	32227	0911E-01-046.000	THOMPSON MARCUS A	645 2ND STREET	GULFPORT	MS	39501
	32105	0911E-01-044.000	BROADUS MELVIN R	6214 BAMBO STREET	DIAMONDHEAD	MS	39525
	144278	0911E-01-013.001	CURTIS PATSY	2615 SOUTH COBB DR	SMYRNA	GA	30080
N	145824	0911E-01-048.001	WILSON MARCI	633 2ND ST	GULFPORT	MS	39501
N	146225	0911E-01-033.001	MCDONNELL DOUGLAS M & JANE H	711 2ND STREET	GULFPORT	MS	39501



- Site
- Adjacent Properties
- US or State Highway
- Street
- Alley
- Railroad
- Buildings



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

RE: Resubdivision 2012PC166, by agent Marci R. Wilson, tax parcels 0911E-01-046.000, 0911E-01-048.000, and 0911E-01-047.000, Divide into two new parcels, 633 and 645 2nd St, Zoned R-1-7.5 (Single-family), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Text Amendment 2012PC167:

AN ORDINANCE AMENDING THE OFFICIAL TEXT OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO AMEND SECTION I, DEFINITIONS, (B) WORDS AND PHRASES – HOTEL AND SECTION I, DEFINITIONS, (B) WORDS AND PHRASES TO ADD SHORT-TERM RENTAL; TO AMEND SECTION III, DISTRICT REGULATIONS, (K) CHART OF PERMITTED USES, (2) SCHEDULE OF USES - RESIDENTIAL TO ADD SHORT-TERM RENTAL; AND TO AMEND SECTION VII, NONCONFORMING USES AND STRUCTURES TO ADD (G) PRE-EXISTING SHORT-TERM RENTAL (CASE FILE NUMBER 2012PC167)



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: 2012PC167Date Received: 11/02/2020

Receipt #: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

To add a definition of short term rental, add short term rental to the chart of permitted uses,

and to add a non-conforming sort term rental section.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

City of Gulfport

Printed Name Of Owner

PO Box 1780

Mailing Address

Gulfport MS 39501

City State Zip code
228-868-5700

Home Phone Work/Cell Phone

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Cory Long

From: Margaret Murdock
Sent: Monday, November 9, 2020 5:17 PM
To: Cory Long; Gregory Holmes
Subject: RE: Zoning Ordinance for PC - Short Term Rentals

Categories: Case Items

Ok. I did a little bit of tinkering. I'm good with the below. Please verify all the section numbers and paragraph letters to make sure they are correct.

Thanks.

MEM

From: Cory Long <rlong@gulfport-ms.gov>
Sent: Monday, November 9, 2020 4:14 PM
To: Gregory Holmes <GHolmes@gulfport-ms.gov>; Margaret Murdock <mmurdock@gulfport-ms.gov>
Subject: RE: Zoning Ordinance for PC - Short Term Rentals

We have case number 2012PC167 available for this project. This is what was published last time for publication:

AN ORDINANCE AMENDING THE OFFICIAL TEXT OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO AMEND SECTION I, DEFINITIONS, (B) WORDS AND PHRASES – HOTEL AND SECTION I, DEFINITIONS, (B) WORDS AND PHRASES TO ADD SHORT-TERM RENTAL; TO AMEND SECTION III, DISTRICT REGULATIONS, (K) CHART OF PERMITTED USES, (2) SCHEDULE OF USES - RESIDENTIAL TO ADD SHORT-TERM RENTAL; AND TO AMEND SECTION VII, NONCONFORMING USES AND STRUCTURES TO ADD (G) PRE-EXISTING SHORT-TERM RENTAL (CASE FILE NUMBER 2012PC167)

Since then we moved the Chart of permitted uses to (K). So that will need to be adjusted.

Thanks,
Cory

From: Gregory Holmes <GHolmes@gulfport-ms.gov>
Sent: Thursday, November 5, 2020 12:40 PM
To: Cory Long <rlong@gulfport-ms.gov>
Subject: FW: Zoning Ordinance for PC - Short Term Rentals

FYI

From: Margaret Murdock
Sent: Thursday, November 5, 2020 12:38 PM
To: Gregory Holmes <GHolmes@gulfport-ms.gov>
Subject: FW: Zoning Ordinance for PC - Short Term Rentals

Here's what I sent on 10/16. We still need to deal with the highlighted portions. One of those is totally on you (the case number). We need to figure out where to add the grandfathering clause - that will take care of the other highlighted area.

As I see the November PC agenda, this is not on it...we MUST ensure that it gets on the December PC agenda. I assume that confusion associated with Zeta and me being out of town and totally unavailable on 10/26 created the issue. I've advised Jeff accordingly and he was OK with it. As to November's meeting – did ZB and PC get in the paper? I am just looking at the Sun Herald Website and don't see anything for the City of Gulfport (Except two RFP solicitations) in the legal ads.

MM

From: Margaret Murdock

Sent: Friday, October 16, 2020 12:04 PM

To: Gregory Holmes (GHolmes@gulfport-ms.gov) <GHolmes@gulfport-ms.gov>

Subject: Zoning Ordinance for PC - Short Term Rentals

OK. You and I need to work through this on a couple of things. I've highlighted some things in yellow that will need attention – one is totally in your ballpark (the case file number), the other is something we need to look at. Also, I'm realizing that b/t this ordinance and the regulations, I'm confusing use and structure (as far as how we use the term "Short Term Rental" and want to brainstorm through that with you. I think that will mean adding something to the regulations as opposed to any change to this ordinance, but want to discuss and talk it through to make sure we end up in the right place. Can you get together next week sometime? LOL...I want to finalize this by the end of next week so that Jeff is off my back on it!

MEM

There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the _____ day of _____, 2020, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL TEXT OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO AMEND SECTION I. DEFINITIONS, (B) WORDS AND PHRASES - HOTEL; AND AMEND BY ADDING TO SECTION I. DEFINITIONS, (B) WORDS AND PHRASES – SHORT TERM RENTAL; AND, TO AMEND SECTION III. DISTRICT REGULATIONS (J) CHART OF PERMITTED USES (2) SCHEDULE OF USES - RESIDENTIAL TO ADD SHORT TERM RENTAL **(CASE FILE NUMBER 1201PC004)**

WHEREAS, the City wishes to adopt regulations for short term rentals in one- and two-family dwelling units that differ from those regulations for other hotel enterprises; and

WHEREAS, in an effort to address the specific scope of operation of various uses to ensure that harmony and orderly development of the neighborhood can be maintained, it is deemed necessary to amend the ordinance; and

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission, that the Comprehensive Zoning Ordinance should be amended as follows:

To amend Section I. Definitions (B) Words and Phrases – Hotel; and to amend by adding Section I. Definitions (B) Words and Phrases – Short Term Rental, and, to amend Section III. District Regulations (J) Chart of Permitted Uses (2) Schedule of uses – Residential to add Short Term Rental

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That Section I. Definitions (B) Words and Phrases – *Hotel* of the official text of the Comprehensive Zoning Ordinance of the City of Gulfport, adopted the 29th day of June, 1979, as amended, be and the same is hereby amended;

EXISTING:

Hotel: A building or group of buildings in which any sleeping quarters are furnished on a commercial basis to transients or to any person or persons for a period of less than one (1) month; the term includes "motel", "tourist court" and nightly and weekly vacation rentals located in one- and two-family dwelling units.

AMEND TO READ:

Hotel: A building or group of buildings in which any sleeping quarters are furnished on a commercial basis to transients or to any person or persons for a period of less than one (1) month; the term includes "motel" and "tourist court."

And

AMEND BY ADDING (in the appropriate alphabetical spot):

Short Term Rental: Rental of all or any portion thereof of a residential dwelling unit for dwelling, lodging or sleeping purposes to any person or persons for a period of less than one (1) month. ~~one party with duration of occupancy of less than thirty (30) consecutive days.~~

SECTION 2. That Section III. District Regulations (J) Chart of Permitted Uses (2) Schedule of uses, Other: Home Occupation of the official text of the Comprehensive Zoning Ordinance of

the City of Gulfport, adopted the 29th day of June, 1979, as amended, be and the same is hereby amended as follows:

EXISTING:

OTHER:

R = Allowed by Right, P = Planning Commission approval, X – Special Exception, -- = Not allowed
--

Names of Uses and Condition s	A - 1, T 1, T 2	R - E	R - U E	R - 1 - 1 5	R - 1 - 1 0	R - 1- 7. 5, T 3	R - 1 - 5	R - 2	R - 3	R - 4	R- O, T4 L	R- B, T 4+	B - 1, T 5	B - 2, T 6	B - 3	B - 4	E - G	I - 1	I - 2	I - 3	S B	W F	A E
RESIDEN TIAL																							
Dwelling, one-family	R	R	R	R	R	R	R	R	R	R	R	R	—	—	P	—	—	—	—	—	—	—	—
Dwelling, one- family, as an accessory or industrial use	—	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	—	P	P	P	—	—	—
Dwelling, two family	—	—	—	—	—	—	P	R	R	R	R	R	—	—	P	—	—	—	—	—	—	—	—
Dwelling, multiple- family	—	—	—	—	—	—	—	R	R	R	R	R	P	P	R	—	—	—	—	—	—	—	—
Dwelling, townhouse	—	—	—	—	—	—	—	R	R	R	R	R	P	P	P	—	—	—	—	—	—	—	—
Dwelling, zero lot line	—	—	—	—	—	P	P	R	R	R	R	R	—	—	P	—	—	—	—	—	—	—	—
Mobile home, on an individual lot	R	R	—	—	—	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hotel, motel, including restaurant and lounge enclosed within the structure of the main building	—	—	—	—	—	—	—	—	—	—	—	R	R	R	R	R	R	—	—	—	—	—	—
Hotel, motel, including automobil e filling station as an accessory use only	—	—	—	—	—	—	—	—	—	—	—	—	R	R	—	R	—	—	—	—	—	—	—
Mobile home subdivisio n	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile home park	—	—	—	—	—	—	—	P	P	—	—	P	—	—	—	—	—	—	—	—	—	—	—
Recreatio nal vehicle park	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	—	—	—	—
Rooming house	—	—	—	—	—	—	—	X	—	—	R	—	R	—	—	—	—	—	—	—	—	—	—
Bed and breakfast	—	—	—	—	—	—	—	X	X	X	R	R	P	P	—	X	—	—	—	—	—	—	—
Modular structures	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

AMEND TO ADD: Short term rental TO READ as follows:

Names of Uses and Condition s	A - 1, T 1, T 2	R - E	R - U E	R - 1 - 1 5	R - 1 - 1 0	R - 1- 7. 5, T 3	R - 1 - 5	R - 2	R - 3	R - 4	R-O, T4 L	R-B, T 4+	B - 1, T 5	B - 2, T 6	B - 3	B - 4	E - G	I - 1	I - 2	I - 3	S B	W F	A E
RESIDEN TIAL																							
Dwelling, one-family	R	R	R	R	R	R	R	R	R	R	R	R	—	—	P	—	—	—	—	—	—	—	—
Dwelling, one- family, as an accessory or industrial use	—	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	—	P	P	P	—	—	—
Dwelling, two family	—	—	—	—	—	—	P	R	R	R	R	R	—	—	P	—	—	—	—	—	—	—	—
Dwelling, multiple- family	—	—	—	—	—	—	—	R	R	R	R	R	P	P	R	—	—	—	—	—	—	—	—
Dwelling, townhouse	—	—	—	—	—	—	—	R	R	R	R	R	P	P	P	—	—	—	—	—	—	—	—
Dwelling, zero lot line	—	—	—	—	—	P	P	R	R	R	R	R	—	—	P	—	—	—	—	—	—	—	—
Mobile home, on an individual lot	R	R	—	—	—	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hotel, motel, including restaurant and lounge enclosed within the structure of the main building	—	—	—	—	—	—	—	—	—	—	—	R	R	R	R	R	R	—	—	—	—	—	—
Hotel, motel, including automobil e filling station as an accessory use only	—	—	—	—	—	—	—	—	—	—	—	—	R	R	—	R	—	—	—	—	—	—	—
Mobile home subdivisio n	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile home park	—	—	—	—	—	—	—	P	P	—	—	P	—	—	—	—	—	—	—	—	—	—	—
Recreatio nal vehicle park	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	—	—	—	—
Rooming house	—	—	—	—	—	—	—	X	—	—	R	—	R	—	—	—	—	—	—	—	—	—	—

Bed and breakfast	—	—	—	—	—	—	—	X	X	X	R	R	P	P	—	X	—	—	—	—	—	—	—
Modular structures	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Short term rental	—	—	P	P	P	P	P	R	R	R	R	R	R	—	—	—	—	—	—	—	—	—	—

AMEND BY ADDING (need to insert where it will be added and add that to title and to what will be published):

Pre-existing Short Term Rental. A Short Term Rental, as defined herein, which existed on or before the date of the adoption of this Ordinance and which is located in a zoning classification where a Short Term Rental is not allowed or is allowed only upon Planning Commission approval, may be permitted without regard to the Zoning Ordinance only so long as the owner thereof provides acceptable documentary proof of existence of the Short Term Rental and applies for the Short Term Rental Permit within ninety (90) days following the effective date of this ordinance and otherwise complies with applicable ordinances governing Short Term Rentals. Said Short Term Rental, which shall be a non-conforming use, may remain permitted so long as the permit is renewed, as required, and does not lapse or is not revoked for any reason. Should the Short Term Rental Permit issued pursuant to this paragraph lapse or be revoked, for any reason, the legal non-conforming use status applicable to the Short Term Rental shall be irretrievably lost. Thereafter, the Short Term Rental shall comply with any and all applicable zoning ordinances. Acceptable proofs of existence of the Short Term Rental are, as follows: 1. Documentation demonstrating advertising or offering of the Short Term Rental to the public for paid rental, or 2. Documentation demonstrating actual paid rental of the Short Term Rental.

SECTION 3. For good cause being shown and in the interest and welfare of the City of Gulfport, the citizens thereof require that the said Ordinance be in full force and effect immediately upon its passage should it pass unanimously; otherwise, this ordinance shall be in full force and effect 30 days after the date of passage. It shall be published according to law and shall be spread on the minutes of the Gulfport City Council.

The above and foregoing Ordinance, after having been first reduced to writing, was introduced by _____, seconded by _____ and was adopted by the following roll call votes, to-wit:

YEAS: NAYS: ABSTENTIONS: ABSENT:

WHEREUPON the President declared the motion carried and the Ordinance adopted, this the _____ day of _____, 2020.

(SEAL:)

ATTEST: ADOPT:

CLERK OF THE COUNCIL PRESIDENT

The above and foregoing Ordinance, having been submitted and approved by the Mayor, this the _____ day of _____, 2020.

MAYOR

MEMORANDUM

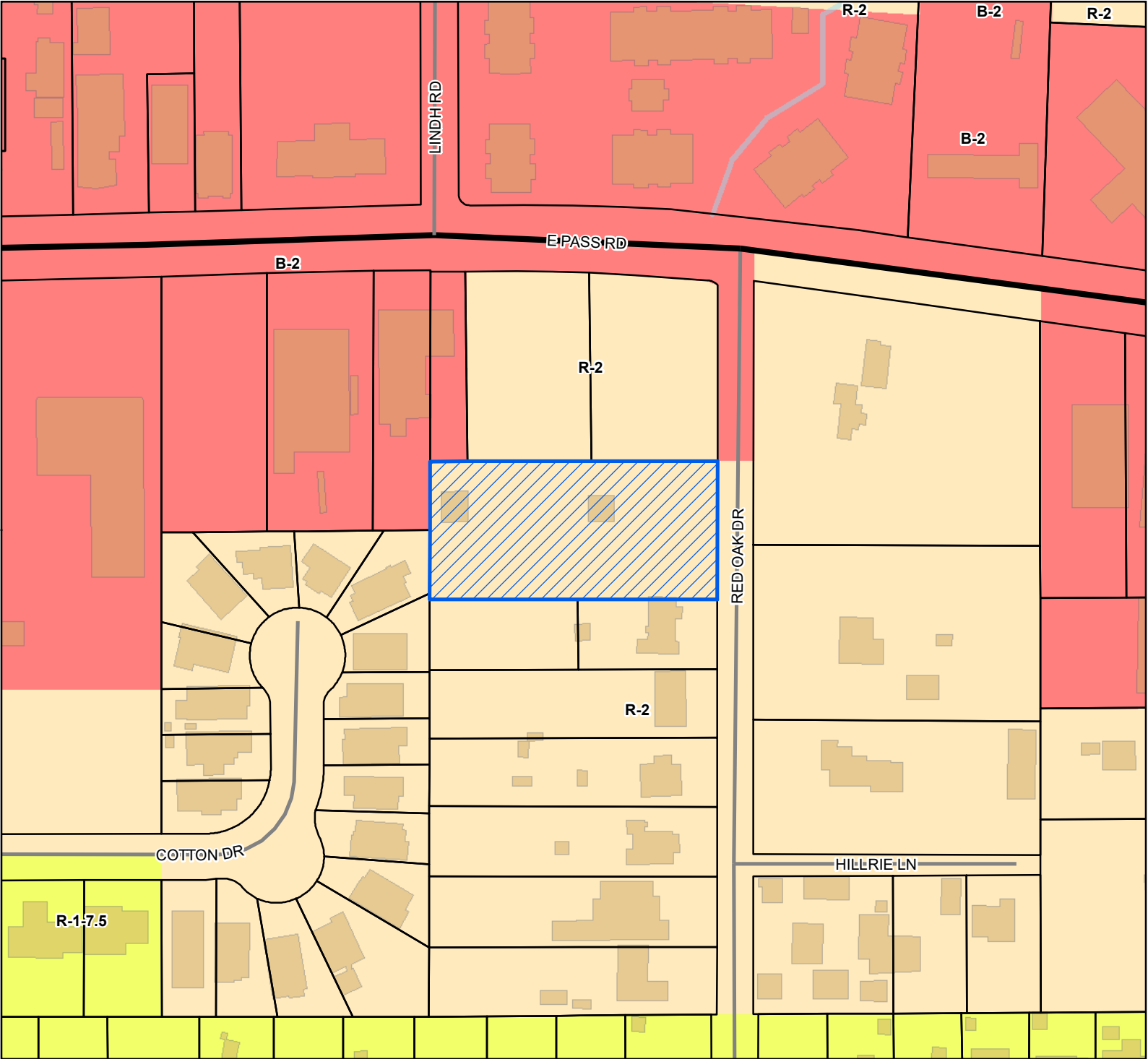
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Zoning Map Amendment 2012PC168:

Zoning Map Amendment 2012PC168, by owner JSP LLC, tax parcel 1010H-02-032.001,
Request to rezone from R-2 (Single-family) to R-B (Residence-business), Red Oak Dr, Ward 2



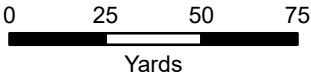
Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

Zoning

- B-2 - General Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)

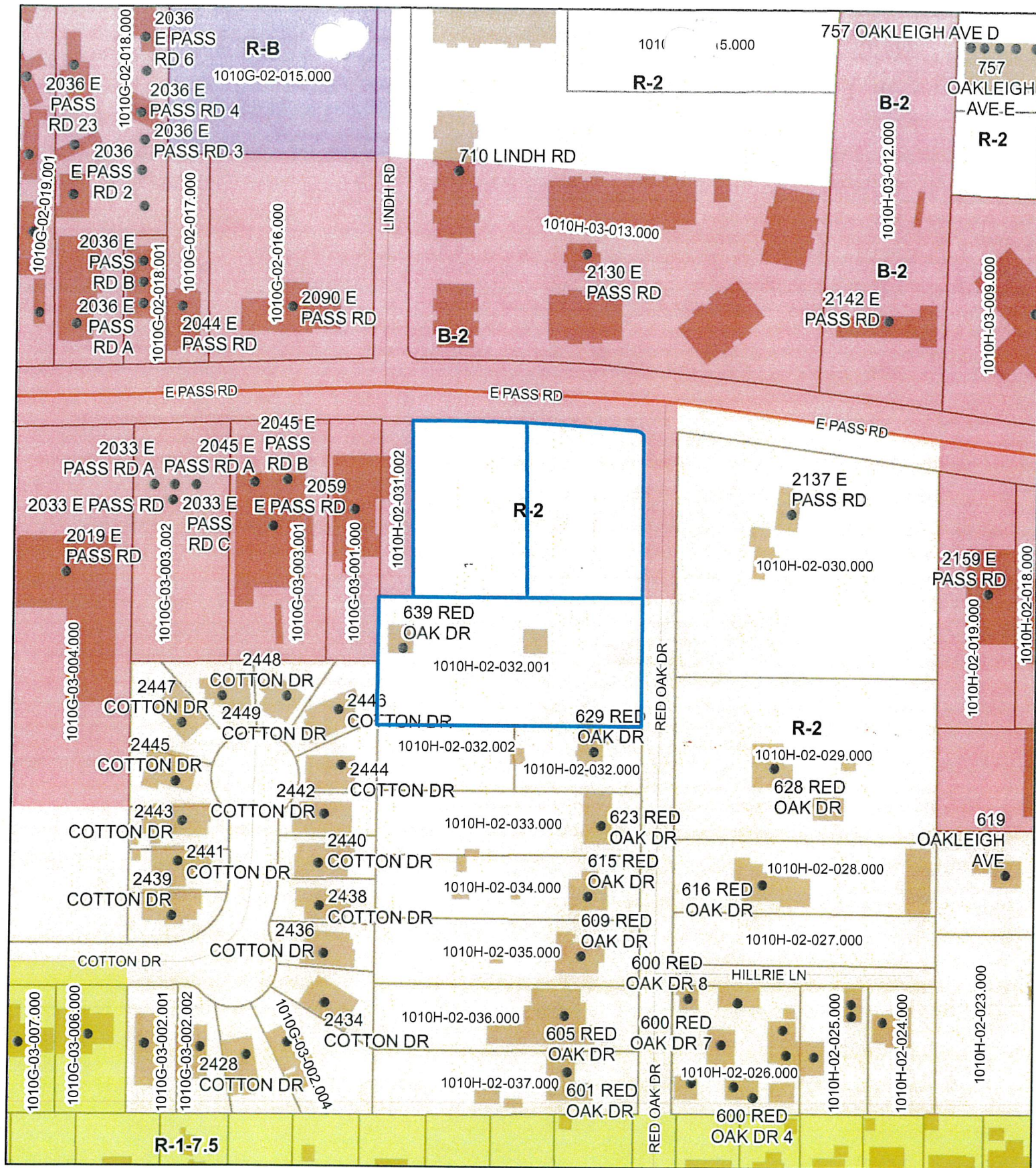
Site Information
1010H-02-032.001
Zoning: R-2 (Single-family)
Size: 1.1 acres
Flood: X



1 inch = 150 feet



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Area Map

- Address points
- Principal Arterial
- Minor/Residential
- Parcels

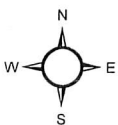
Zoning

- B-2 - General Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

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Printed 6/2/2020

1 inch = 150 feet





HARRISON COUNTY, MS Property Search Application

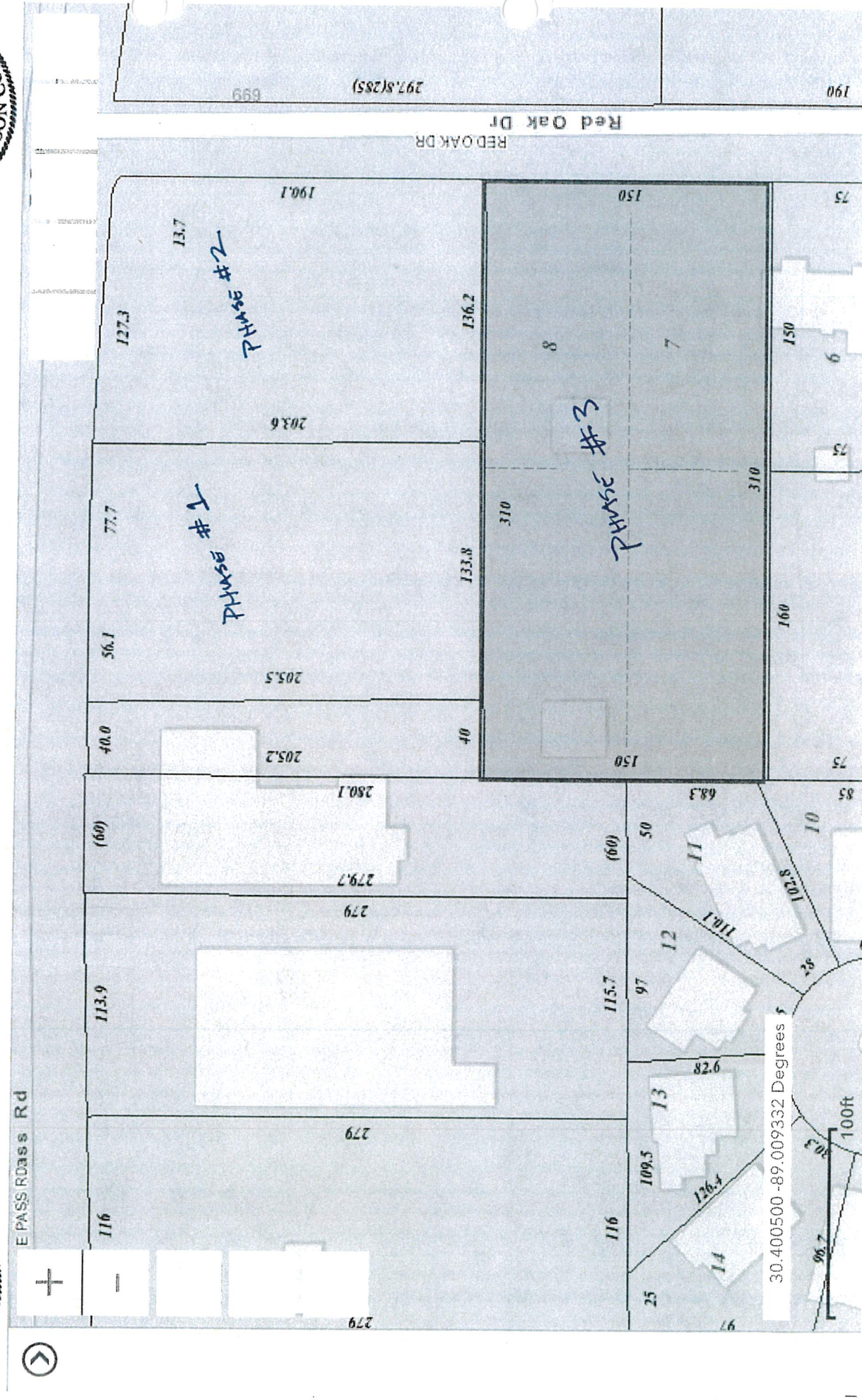


Map interface showing a property search area. The map is dark with a grid overlay. A white box highlights a specific area. The text "30.400743 -89.009254 Degrees" is displayed in the bottom right corner of the map area. The text "REDCLOUD" is visible in the top right corner of the map area. The text "E PASS RD" is visible in the bottom left corner of the map area.

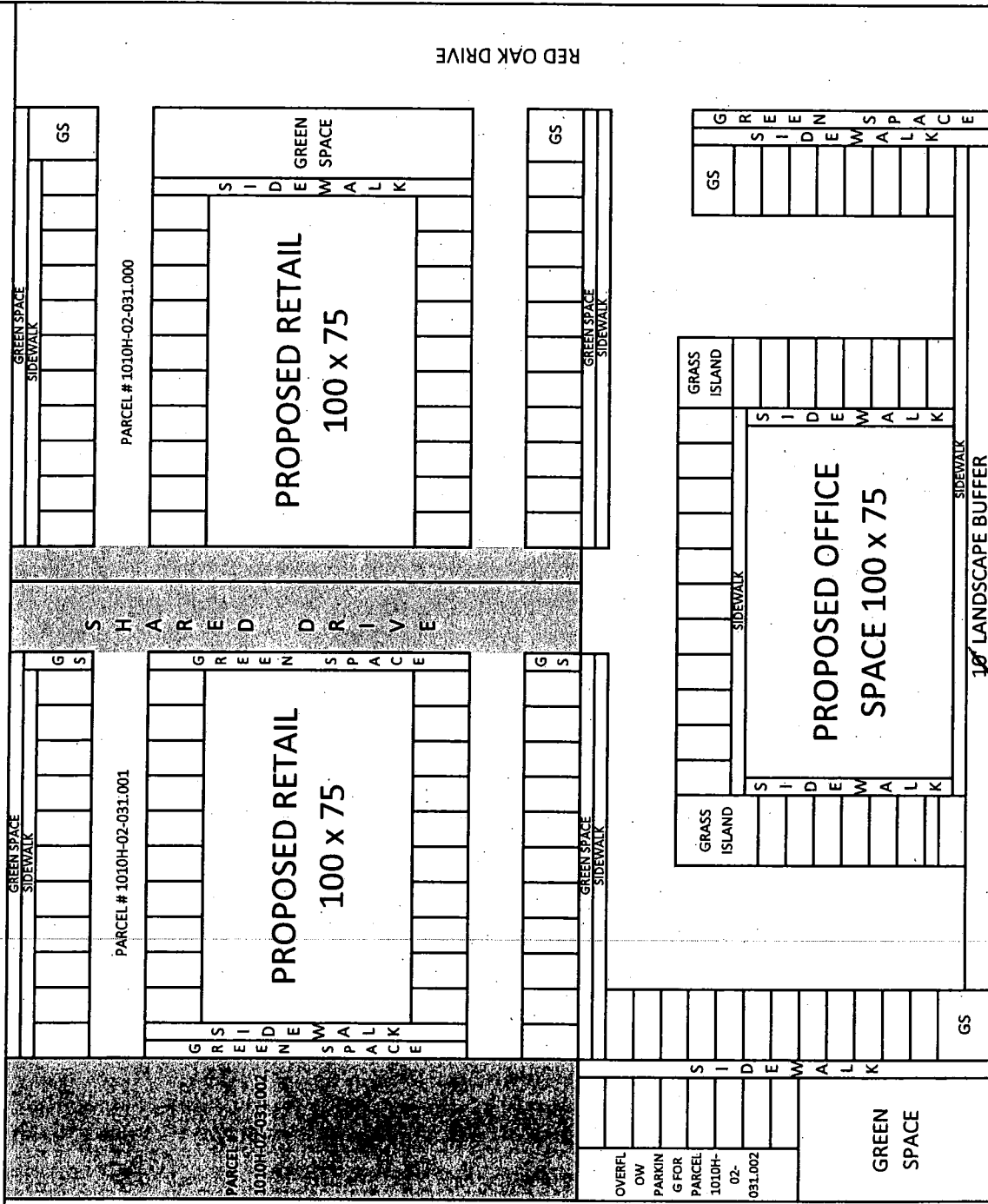


HARRISON COUNTY, MS

Property Search Application



EAST PASS ROAD



RED OAK DRIVE

LANDSCAPE BUFFER

13

(F) Written statement addressing the following:

1. Error:
 - a. In driving up and down East Pass Road, it appears that the zoning of these parcels appears to be not in keeping with the other parcels on East Pass Road in the area. Although there are some single-family residence in the area these parcels in question appear to have a higher and better use as commercial business. It is not in my opinion that this was done in error necessarily but over time the highest and best use has changed.
2. Change in Conditions:
 - a. Over the last year we have been improving the properties to the West. With these improvements and new business coming into the area we believe that this is changing the area. Now the area has momentum we believe this momentum can and will continue moving East thus warranting the change in zoning for these parcels.
3. Increase in need for sites:
 - a. Due to the improvements over the last year mentioned above we are seeing a growing demand for new business in the area. Business realize the traffic count on Pass Road and are wanting to be there but not in areas that look abandoned. We believe with continued improvement on Pass Road in the immediate area the demand for new space will continue to increase.
4. Annexation:
 - a. N/A
5. Ordinance change:
 - a. N/A
6. Change in governmental property:
 - a. N/A

(G)

1. Interest:
 - a. On behalf of M & M Bank
2. Condition for change:
 - a. Increase in need for sites
3. Development Schedule
 - a. See attached
4. Effects of Amendment:
 - a. Requesting a change from residential to business
5. Error
 - a. N/A

Key points:

- Notice green space being kept to buffer residential and commercial on South part of phase 3 and South West part of phase 3

ITEM**PROPOSED DATES**

Rezoning	July - August 2020
Master planning (building and site design)	August - September 2020
Begin plans and permitting	September - October 2020
Permitting	Oct-20
Plan to start vertical construction	Nov-20
Completion of phase 1	April - May 2021
Completion of phase 2	Oct-21
Completion of phase 3	Jan-22

PHONE 228 • 762 • 3311
3118 PASCAGOULA STREET
PASCAGOULA, MS 39567



P.O. BOX 729
PASCAGOULA, MS 39568 • 0729

May 29, 2020

To Whom It May Concern:

Be it resolved that Merchants & Marine Bank will issue a Special Warranty Deed to Garlon Pemberton for the sale of real property described as Parcels: 1010H-02-032.001, 1010H-02-031.001, and 1010H-02-031.000 the amount of \$90,000.00.

Herman E. Smith will sign the Special Warranty Deed as the Executive Vice President of Merchants & Marine Bank. He is duly authorized to sign the conveyance on behalf of Merchants & Marine Bank.

A handwritten signature in black ink, appearing to read "Mack Rushing".

Mack Rushing
Senior Vice President
Merchants & Marine Bank

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY witnessed the signature of Mack Rushing, Senior Vice President of Merchants & Marine Bank this 29th day of May, 2020.

A handwritten signature in blue ink, appearing to read "Glenda J. Walker".

Glenda J. Walker, Public Notary

MANDMBANK.COM

MISSISSIPPI

PASCAGOULA • MOSS POINT • OCEAN SPRINGS • GAUTIER • ESCATAWPA • WADE • HURLEY • ST. MARTIN • LUCEDALE

ALABAMA

DAPHNE • FAIRHOPE • GULF SHORES



I Herma Smith, authorized representative for N&M Bank allow Garlon Pemberton to act as our authorized agent for the purpose of rezoning on lots with parcels listed below.

- 1010H-02-032.001
- 1010H-02-031.001
- 1010H-02-031.000

Herma E. Smith 5-29-20

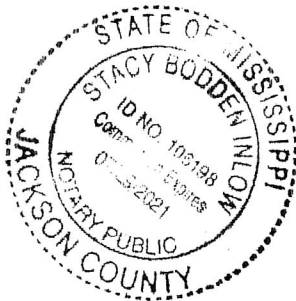
Signature

Date

[Signature] 5-29-20

Notary

Date





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
JSP, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1213407
Status:	Good Standing
Effective Date:	05/27/2020
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
Garlon Allen Pemberton Junior
9591 South Bayou Bend Dr
GULFPORT, MS 39503

Officers & Directors

Name	Title
Garlon Allen Pemberton Junior PO Box 2965, PO Box 2965 Gulfport, MS 39505	Member

SCANNED



John Jordan 1st Judicial District
Instrument 2020 6679 D -J1
Filed/Recorded 6/15/2020 02:03 P
Total Fees \$ 26.00
4 Pages Recorded

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 201157

Index as follows:
**3 parcels in the West ½ of the SW
1/4 of the SE 1/4 of Section 29,
T7S, R10W, Harrison County, 1st
JD, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

REVIEWED

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

**MERCHANTS & MARINE BANK
P.O. BOX 729
PASCAGOULA, MS 39568-0729
(228) 934-1266**

does hereby sell, convey and specially warrant unto

**JSP, LLC
A MS Limited Liability Company
P.O. BOX 2965
GULFPORT, MS 39505
(228) 324-2366**

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

ATTACHED HERETO AS EXHIBIT "A"

The Grantor hereby covenants that the property described herein does not constitute as a part of their homestead, nor is it contiguous thereto.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

EXHIBIT "A"

That certain parcel of property located in the First Judicial District of Harrison County, Mississippi and more particularly described as follows:

A parcel of land situated in the West One Half of the Southwest Quarter of the Southeast Quarter (W ½ of the SW 1/4 of the SE 1/4) of Section 29, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at an old 3/4" iron pipe found at a fence corner on the West margin of Red Oak Drive, and being 350 feet West of the Southeast Corner of said West One Half of the Southwest Quarter of the Southeast Quarter (W ½ of the SW 1/4 of the SE 1/4) of Section 29, as per deeds; thence along said West margin of Red Oak Drive, North 00 degrees 13 minutes 09 seconds East 600.24 feet to a 3/4" iron pipe found at the Point of Beginning; thence further along said West margin, North 00 degrees 13 minutes 09 seconds East 190.13 feet to an iron rod; thence along a curve of said margin to the left, having a radius of 15.00 feet and an arc of 13.69 feet to an iron rod being North 67 degrees 12 minute 51 seconds West 13.22 feet and lying on the South margin of Pass Road; thence along a curve of said South margin to the left, having a radius of 2913.76 feet and an arc of 127.27 feet to an iron rod being North 86 degrees 48 minutes 33 seconds West 127.26 feet; thence South 00 degrees 38 minutes 42 seconds East 203.58 feet to an iron rod; thence North 89 degrees 28 minutes 59 seconds East 136.24 feet to the Point of Beginning.

AND ALSO

That certain parcel of property located in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

A parcel of land situated in the West One Half of the Southwest Quarter of the Southeast Quarter (W ½ of the SW 1/4 of the SE 1/4) of Section 29, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at an old 3/4" iron pipe found at a fence corner on the West margin of Red Oak Drive, and being 350 feet West of the Southeast Corner of said West One Half of the Southwest Quarter of the Southeast Quarter (W ½ of the SW 1/4 of the SE 1/4) of Section 29, as per deeds; thence along said West margin of Red Oak Drive, North 00 degrees 13 minutes 09 seconds East 600.24 feet to a 3/4" iron pipe found; thence South 89 degrees 28 minutes 59 seconds West 136.24 feet to a One Half Inch iron rod at the Point of Beginning; thence North 00 degrees 38 minutes 42 seconds West 203.58 feet to an iron rod lying on the South margin of Pass Road; thence along a curve of said margin to the left, having a radius of 2913.76 feet and an arc of 77.73 feet to an iron rod being North 88 degrees 49 minutes 30 seconds West 77.73 feet; thence further along said South margin, South 89 degrees 03 minutes 38 seconds West 56.07 feet to an iron rod; thence South 0 degrees 38 minutes 42 seconds East 205.46 feet to an iron rod; thence North 89 degrees 28 minutes 59 seconds East 133.76 feet to the Point of Beginning.

Together with all buildings and improvements situated thereon.

AND ALSO

Those certain parcels of property located in the First Judicial District of Harrison County, Mississippi and more particularly described as follows:

That certain lot or parcel of land described as being situated in the West One Half of the Southwest Quarter of the Southeast Quarter (W ½ of the SW 1/4 of the SE 1/4) of Section 29, Township 7 South, Range 10 West, being more particularly described as follows:

Beginning on the West line of Red Oak Drive at a point 525 feet North of the South section line; run thence West 150 feet to the Southeast Corner of a lot heretofore conveyed to Murray S. Baria, et ux., by the Grantee herein, for a starting point of the lot here conveyed; run thence West, parallel to the said section line 160 feet, more or less to the West line of the Southwest Quarter of the Southwest Quarter; run thence North along said line 75 feet; run thence East 160 feet, more ore less to the Baria lot; run thence South 75 feet to the Place of Beginning.

AND ALSO

That certain lot or parcel of land described as being and situated in the West One Half of the Southwest Quarter of the Southeast Quarter (W ½ of the SW 1/4 of the SE 1/4) of Section 29, Township 7 South, Range 10 West, described as follows, to-wit:

Commencing at the Southeast Corner of the West One Half of the Southwest Quarter of the Southeast Quarter (W ½ of the SW 1/4 of the SE 1/4); and run thence West along the section line a distance of 350 feet to a point on the West margin of Red Oak Drive; run thence North, along the West margin of Red Oak Drive, a distance of 525 feet, to a stake and the place of beginning; run thence West 150 feet; thence North 75 feet; thence East 150 feet to the West margin of Red Oak Drive; thence run South 75 feet to the Place of Beginning. Being Lot Eight (8), according to the survey made by H.E. Ryland, C.E. & Surveyor, as shown by a deed to Harrison County, Mississippi, dedicating Red Oak Drive to the public.

AND ALSO

That certain lot or parcel of land described as being situated in the West One Half of the Southwest Quarter of the Southeast Quarter (W ½ of the SW 1/4 of the SE 1/4) of Section 29, Township 7 South, Range 10 West, described as follows:

Commencing at the Southeast Corner of the West One Half of the Southwest Quarter of the Southeast Quarter (W ½ of the SW 1/4 of the SE 1/4); and run thence West along the section line, a distance of 350 feet to a point on the West margin of Red Oak Drive; run thence North along the West margin of Red Oak Drive, a distance of 450 feet to a stake and Point of Beginning. From said Point of Beginning, run thence West, a distance of 310 feet to the section line; thence run North 75 feet to a point; thence run East, a distance of 310 feet to the West margin of Red Oak Drive; thence run South and parallel with the West margin of Red Oak Drive, a distance of 75 feet to the Point of Beginning.

Together with all buildings and improvements situated thereon.

Return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, Ms. 39503
228-832-8550
Our File: 201157

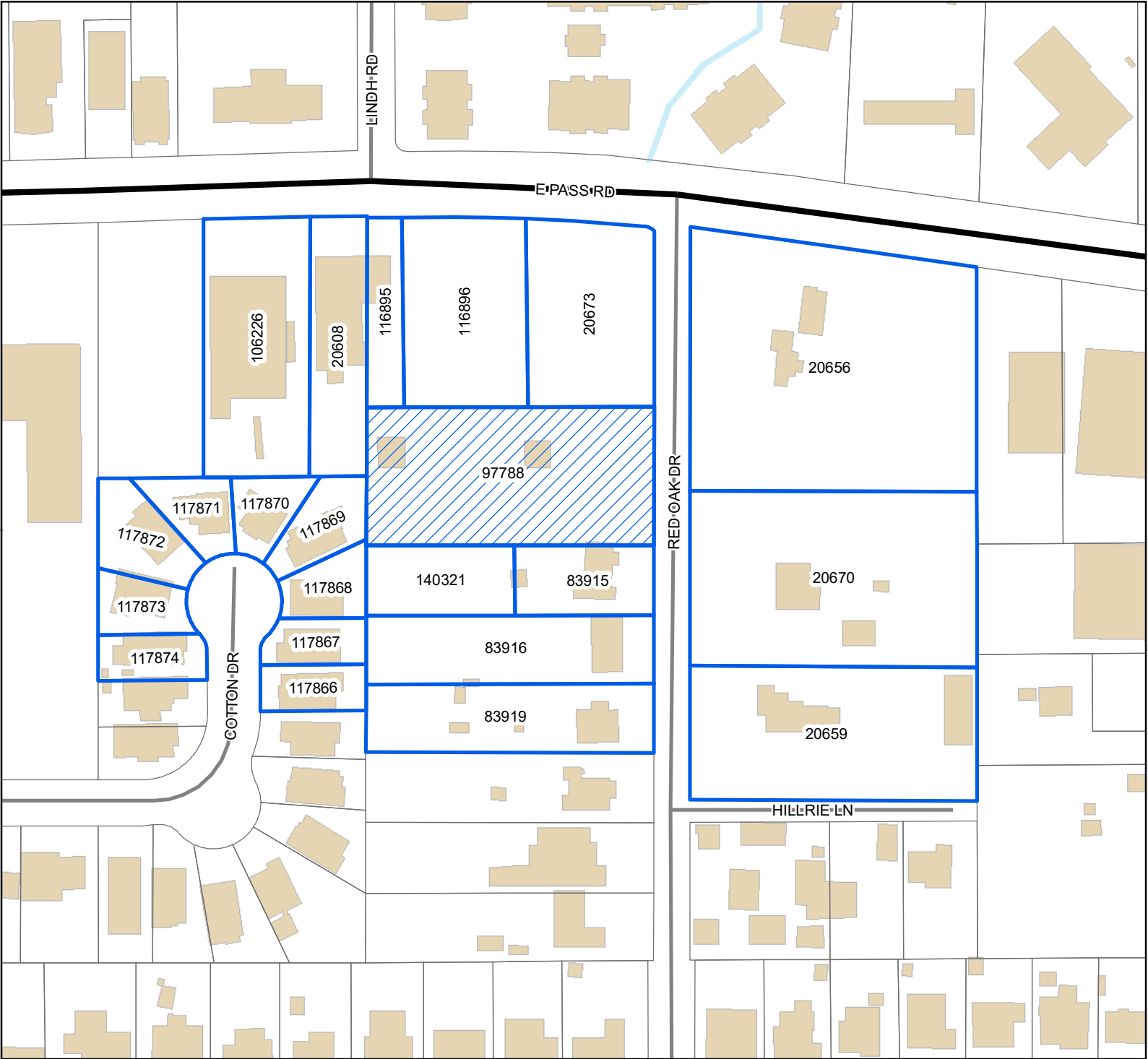
RE: Zoning Map Amendment 2012PC168, by owner JSP LLC, tax parcel 1010H-02-032.001, Request to rezone from R-2 (Single-family) to R-B (Residence-business), Red Oak Dr, Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

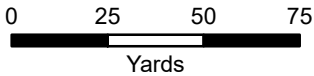
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	97788	1010H-02-032.001	JSP LLC (Owner)	9591 S Bayou Bend Dr	Gulfport	MS	39503
Adjacent Property Owners							
Y	117874	1010G-03-002.016	BAUGHMAN FRANK C & BRIDGET	2443 COTTON DR	GULFPORT	MS	39503
Y	83919	1010H-02-034.000	CROSBY LUCILE M & RICHARD G	615 RED OAK DR	GULFPORT	MS	39507
Y	117867	1010G-03-002.009	DIXON JANICE	2442 COTTON DR	GULFPORT	MS	39507
Y	117870	1010G-03-002.012	GOODMAN DARLENE M	2448 COTTON DR	GULFPORT	MS	39507
Y	117871	1010G-03-002.013	HARRIS CARSON & ELIZABETH	2449 COTTON DRIVE	GULFPORT	MS	39507
Y	106226	1010G-03-003.001	JERNIGAN PROPERTIES LLC ET AL	229 DEBUYS RD	GULFPORT	MS	39507
Y	117869	1010G-03-002.011	LATIMER KENNETH D	2446 COTTON DRIVE	GULFPORT	MS	39507
Y	20656	1010H-02-030.000	LEUENBERGER JAMES U & JENNINGS K	806 AUGUSTINE DR	GULFPORT	MS	39507
Y	116896	1010H-02-031.001	MERCHANTS & MARINE BANK	3118 PASCAGOULA STREET	PASCAGOULA	MS	39567
	20673	1010H-02-031.000	MERCHANTS & MARINE BANK	3118 PASCAGOULA ST	PASCAGOULA	MS	39567
Y	117868	1010G-03-002.010	NEWMAN THERESA G	2444 COTTON DR	GULFPORT	MS	39507
Y	140321	1010H-02-032.002	PAGE JOHNNIE ETAL	14068 OLD WOOLMARKET RD	BILOXI	MS	39532
	83915	1010H-02-032.000	PAGE JOHNNIE L	14068 OLD WOOLMARKET RD	BILOXI	MS	39532
Y	117873	1010G-03-002.015	PETERSEN EVETT E	2445 COTTON DR	GULFPORT	MS	39507
Y	83916	1010H-02-033.000	PINGORA LOAN SERVICING LLC	5151 CORPORATE DR	TROY	MI	48098
Y	116895	1010H-02-031.002	PINKSTON JAMES E -EST-	2059 E PASS RD	GULFPORT	MS	39507
	20608	1010G-03-001.000	PINKSTON JIM -EST-	2059 E PASS RD	GULFPORT	MS	39507
Y	20659	1010H-02-028.000	SHEDDEN LARRY D & JAMIE W	616 RED OAK DR	GULFPORT	MS	39507
Y	117872	1010G-03-002.014	SMITH HOLLY W	2447 COTTON DR	GULFPORT	MS	39507
Y	20670	1010H-02-029.000	STEELE VINCE R & BRIMAGE CHERYL	628 RED OAK DR	GULFPORT	MS	39507
Y	117866	1010G-03-002.008	WILLIAMS JAMES A & BETTY L	2440 COTTON DR	GULFPORT	MS	39507



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings
- Water Features



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.