

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JUNE 23, 2022 AT 4:30 PM

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

F1. Planning Commission Meeting - May 26, 2022

- 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. Resubdivision 2206PC103:**

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

2. Zoning Map Amendment 2206PC107:

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 0711I-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

3. Zoning Map Amendment 2206PC108:

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

4. Zoning Map Amendment 2206PC109:

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

5. Withdrawn by Applicant - Resubdivision 2206PC110:

Resubdivision 2206PC110, by agent Quail Creek Properties, tax parcel 0707G-01-001.002, Divide into four new parcels, 0 Old Highway 49, Zoned R-3 (General residence), Ward 7

6. Planning Commission Approval 2206PC111:

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 0807I-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

7. Planning Commission Approval 2206PC112:

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

8. Zoning Map Amendment 2206PC115:

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 0710O-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

9. Zoning Map Amendment 2206PC117:

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

10. Zoning Map Amendment 2206PC118:

Zoning Map Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

11. Zoning Map Amendment 2206PC119:

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

12. General Plan 2207PC126:

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

13. Text Amendment 2207PC128:

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

14. Planning Commission 2205PC083:
Tabled from May 26, 2022 meeting

Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

15. Planning Commission Approval 2205PC091:
Tabled from May 26, 2022 meeting

Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

16. Planning Commission Approval 2206PC101:
Tabled from May 26, 2022 meeting

Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for online jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

G4. Other Business

1. Zoning Map Amendment 2204PC073:
(Remanded back to Planning Commission by City Council)

Zoning Map Amendment 2204PC073, by agent Heinrich & Associates, tax parcel 0807E-01-001.000, Request to rezone from R-1-15 (Single-family) to I-2 (Heavy industry), 15361 S Swan Rd, Ward 7

H. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, May 26, 2022, 4:30 P.M.
CITY HALL COUNCIL CHAMBERS

- A. **Prayer**: The Planning Commission led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **4:30 pm**.
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
TIM DAIGLE JR.
DOUG HANCOCK
CHARLIE HEWES
BRANDON ELLIOTT
BJ SELLERS
VIRGINIA ADOLPH
GARLON PEMBERTON

BOARD MEMBERS ABSENT:

KEITH WILLIAMS
HAROLD SPANN
JOHN ANTHONY

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH
DEREK DUCKWORTH

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

A motion by **Mr. Daigle** to approve Minutes of the **April 28, 2022**, meeting was seconded by **Mr. Hewes** and carried unanimously.

G. **Hearing of Cases**:

G1. The PUBLIC DECLARATION OF APPEAL PROCESS was read by the Chairperson: 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. The Chairperson asked for anyone speaking at the meeting to complete a Speaker's Card.

G3. Routine Agenda

1. Zoning Map Amendment 2204PC049:

Zoning Map Amendment 2204PC049, by agent J Michael Petro, Inc., tax parcel 0811A-05-035.000, Requests to rezone from R-2 (Single-family) to B-2 (General business), 2600 13th Ave, Ward 2

Speaking for the Petition: J. Michael Petro

Speaking against the Petition: None

Motion: Mr. Elliott – To approve applicant request.

Second: Mr. Pemberton

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

2. Special Exception 2204SE076:

Special Exception 2204SE076, by agent Bridget Hutchinson, tax parcel 0711H-01-007.000, Request Special Exception for assisted living facility use, 3509 22nd St, Zoned R-2 (Single-family), Ward 1

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Hewes – To deny applicant request due to applicant not present at meeting.

Second: Mr. Elliott

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

3. Zoning Map Amendment 2204PC077:

Zoning Map Amendment 2204PC077, by owner Gulf Coast Shipyard Realty, LLC, tax parcel 0909F-01-001.002, Request to rezone from I-2 (Heavy industry) to I-3 (Planned industrial park), 13085 Seaway Rd, Ward 5

Speaking for the Petition: Billy Culpeaper

Speaking against the Petition: None

Motion: Mr. Pemberton – To approve the applicant request.

Second: Mr. Daigle

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

4. Planning Commission Approval 2205PC081,

Planning Commission Approval 2205PC081, by owner Staci Hensley, tax parcel 0807K-01-013.001, Requests home occupation for natural soap business use, 13333 Twin Dr, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition: Staci Hensley

Speaking against the Petition: None

Motion: Mr. Jones – To approve applicant request.

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

5. Planning Commission Approval 2205PC083:

Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Hewes – To table request due to applicant not present at meeting.

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

6. Resubdivision 2205PC084:

Resubdivision 2205PC084, by agent Terry Calvert, tax parcels 0811H-02-044.000, 0811H-02-067.000, 0811H-02-068.000, and 0811H-02-069.000, Divide into two new parcels, 1111 & 1109 2nd St, Zoned R-1-7.5 (single-family), Ward 2

Speaking for the Petition: Terry Calvert

Speaking against the Petition: None

Motion: Mr. Sellers – To approve applicant request.

Second: Mr. Jones

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

7. Resubdivision 2205PC087:

Resubdivision 2205PC087, by agent Kevin Taylor, tax parcel 0911F-01-027.000, Divide into two new parcels, 522 E Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Speaking for the Petition: Kevin Taylor

Speaking against the Petition: None

Motion: Mr. Elliott – To approve the applicant request.

Second: Mr. Hewes

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

8. Planning Commission Approval 2205PC090:

Planning Commission Approval 2205PC090, by owner Valinda Pullen, tax parcel 0810B-03-046.000, Requests mobile home use, 8329 W Virginia Ave, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Valinda Pullen

Speaking against the Petition: None

Motion: Mr. Daigle – To approve applicant request.

Second: Mr. Sellers

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

9. Planning Commission Approval 2205PC091:

Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Jones – To table request due to applicant not present at meeting.

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea

BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

10. Resubdivision 2205PC094:

Resubdivision 2205PC094, by agent Heinrich & Associates, LLC, tax parcel 0708A-02-011.000, Divide into four new parcels, 16148 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition:Rober Heinrich

Speaking against the Petition: Doris Oxford, Anderson Hill, Kevin Mitchelle (Other)

Motion: Mr. Sellers – To approve the applicant request.

Second: Mr. Elliott

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

11. Zoning Text Amendment 2205PC095:

Zoning Text Amendment 2205PC095, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses, Liquor Stores and/or Free-Standing Lounges

Speaking for the Petition: Greg Pietrangelo

Speaking against the Petition: None

Motion: Mr. Elliott – To approve applicant request.

Second: Mr. Hewes

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

12. Planning Commission Approval 2205PC096: WITHDRAWN BY APPLICANT

Planning Commission Approval 2205PC096, by agent Jacqueline Wilson, tax parcel 0710H-02-020.000, Requests mobile home use, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

- | | |
|------------------|------------|
| KEITH WILLIAMS | – Chairman |
| HAROLD SPANN | – |
| VIRGINIA ADOLPH | – |
| CHARLIE HEWES | – |
| BJ SELLERS | – |
| WM. PRINCE JONES | – |
| DOUG HANCOCK | – |
| JOHN ANTHONY | – |
| BRANDON ELLIOTT | – |
| TIM DAIGLE JR | – |
| GARLON PEMBERTON | – |

Action:

13. Planning Commission Approval 2206PC100:

Planning Commission Approval 2206PC100, by agent Ocean Aero, tax parcel 1010G-03-018.000, Request for boat building use, 1909 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Speaking for the Petition: Bob Marthouse, Jourdan Nicaud, Bill Lovers

Speaking against the Petition: Willie Kelly (Other)

Motion: Mr. Jones – To approve applicant request.

Second: Mr. Hewes

- | | |
|------------------|---------------------|
| KEITH WILLIAMS | – Chairman - Absent |
| HAROLD SPANN | – Absent |
| VIRGINIA ADOLPH | – Acting Chair |
| CHARLIE HEWES | – Yea |
| BJ SELLERS | – Yea |
| WM. PRINCE JONES | – Yea |
| DOUG HANCOCK | – Yea |
| JOHN ANTHONY | – Absent |
| BRANDON ELLIOTT | – Yea |
| TIM DAIGLE JR | – Yea |
| GARLON PEMBERTON | – Yea |

Action: Motion carried unanimously.

14. Planning Commission Approval 2206PC101:

Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for online jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Elliott – To table request due to applicant not present.

Second: Mr. Jones

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

15. Appeal 2206PC121:

Appeal 2206PC121, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Appeal design review standards for fence materials, 12131 Bernard Parkway, Zoned B-2 (General Business), Ward 5

Speaking for the Petition: Rob Adkinson

Speaking against the Petition: None

Motion: Mr. Hewes – To approve applicant request.

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

G4. Other Business

1. **Final Plat 2204PC059:**

Final Plat 2204PC059 has been duly and timely noticed as required by law. The applicant requests Approval of Final Plat for 16-lot subdivision (Florence Gardens Phase VIII), with six outparcels, Zoned R-1-7.5 (Single-family). A copy of the packet considered is hereby offered to the record.

Speaking for the Petition:Greg Holmes

Speaking against the Petition:

Motion:

Second:

- KEITH WILLIAMS – **Chairman**
- HAROLD SPANN –
- VIRGINIA ADOLPH –
- CHARLIE HEWES –
- BJ SELLERS –
- WM. PRINCE JONES –
- DOUG HANCOCK –
- JOHN ANTHONY –
- BRANDON ELLIOTT –
- TIM DAIGLE JR –
- GARLON PEMBERTON –

Action: Item was dicussed and approved by the Planning Commission.

2. **Final Plat 2204PC070:**

Final Plat 2204PC070 has been duly and timely noticed as required by law. The applicant requests Approval of Final Plat for 7-unit condo development (Shallow Point), Runnymede Dr, Zoned R-2 (Single-family). A copy of the packet considered is hereby offered to the record.

Speaking for the Petition: Greg Holmes

Speaking against the Petition:

Motion:

Second:

- KEITH WILLIAMS – **Chairman**
- HAROLD SPANN –
- VIRGINIA ADOLPH –
- CHARLIE HEWES –
- BJ SELLERS –
- WM. PRINCE JONES –
- DOUG HANCOCK –
- JOHN ANTHONY –
- BRANDON ELLIOTT –
- TIM DAIGLE JR –
- GARLON PEMBERTON –

Action: Item was dicussed and approved by the Planning Commission.

H. **Adjournment**

There being no further business, a Motion was made by **Mr. Hewes** to adjourn, seconded by **Mr. Hancock** and carried unanimously. The meeting adjourned at **5:49 pm .**

WILLIAM PRINCE JONES, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Public Declaration of Appeal Process of Chairman

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Routine Agenda

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Resubdivision 2206PC103:

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

Resubdivision

GENERAL INFORMATION

Case File Number: 2206PC103

Hearing Date: June 23, 2022

Current Zoning/Use: R-1-7.5 / Vacant

Legal: Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

TECHNICAL DETAILS

The applicant requests to divide 2.48 acres into 6 new parcels. All lots exceed minimum for lot sizes required by zoning. Lot 1 to contain 18,666.14 square feet, Lot 2 to contain 18,405.02 square feet, Lot 3 to contain 18,398.10 square feet and Lot 4 to contain 18,398.15 square feet, Lot 5 to contain 18,417.08 square feet and Lot 6 to contain 23,337.02 square feet. All newly created lots meet the width requirements set forth by the City of Gulfport Zoning Ordinance. In addition, each newly created lot will abut a dedicated street as required.

However, the city's subdivision regulations requires that the maximum depth of any lot shall be three and one-half (3-1/2) times the width of the lot at the building setback line. These new lots exceed the allowable depth. The minimum depth should be 214.65 feet, the depth of new lots are at 299.99 feet and does not meet the subdivision regulations.

The Gulfport Subdivision Regulations require that:

1. Each new parcel created is in compliance with appropriate zoning ordinances, building codes, and restrictive covenants, if any;
2. Each new parcel created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new parcel created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants that would prevent the resubdivision of the parcels.

EXECUTIVE SUMMARY

The request exceeds the lot minimums by at least double the size the requirement. While the city does not have a lot size maximum, density is an important concept to cities. Additionally, the newly proposed lots will need waivers to exist as presented. It could be perceived that the applicant has created this hardship because the applicant could create new lot widths of 85.7 feet and the lots would meet the minimum guidelines without a hardship waiver.

Technical Report

Resubdivision

Any approval should consider these conditions:

1. The Planning Commission grants a hardship waiver to allow the lots to exceed the 3.5 width to depth ratio.
2. Provide separate water and sewer services for each lot. Provide drainage easement along drainage ditch. Coordinate water and sewer connections with Public Works Department.

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 6/15/22.

Public Works: No comments as of 6/18/22.

Traffic and Safety: No conditions. Memo dated 5/12/22.

Building Code Services: No comments as of 5/18/22.

GIS: No conditions. Memo dated 5/17/22.

Police Department: No conditions. Memo dated 5/16/22.

Fire Department: No conditions. Memo dated 5/13/22.

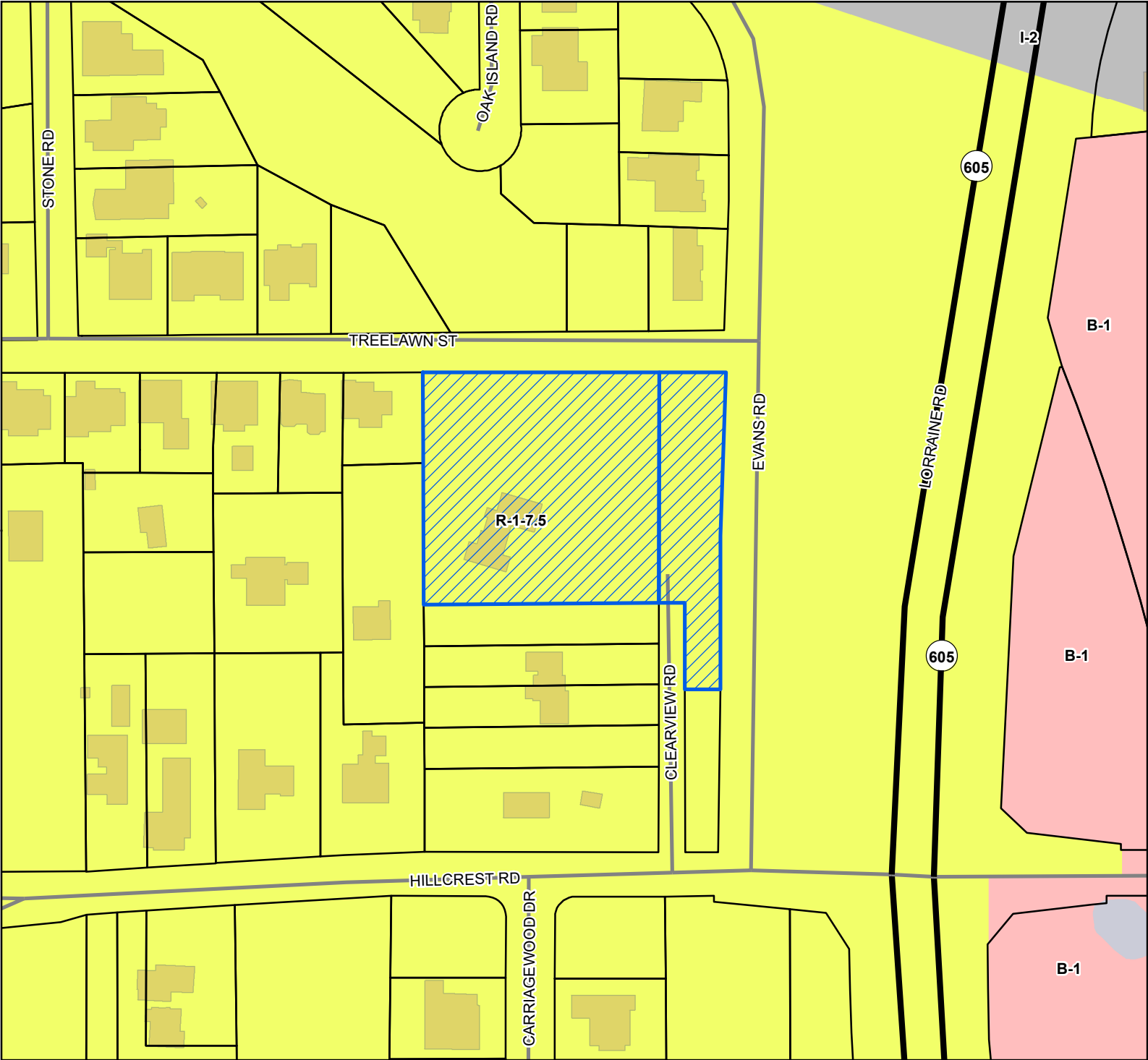
City Arborist: Conditions: preserve and protect protected trees on property.
Memo dated 5/13/22.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

US or State Highway

Street

Parcels

Buildings

Water Features

Zoning

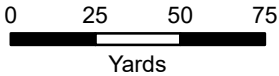
B-1 - Neighborhood Business District

I-2 - Heavy Industry District

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

Site Information

1009L-03-010.000
1009L-03-009.00
Zoning: R-1-7.5
Size: 2.48 acres
Flood: AE



1 inch = 170 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.



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

For Staff Use Only

Case Number: 2206PC103Date Received: 4-27-22

Receipt Number: _____

Received By: D2

Zoning: _____

Ward: _____ Flood: _____

Size: _____

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #	1	0	0	9	L	-	0	3	-	0	1	0	●	0	0	0
	1	0	0	9	L	-	0	3	-	0	0	9	●	0	0	0
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: _____

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

TAKING 2 LOTS AND SUBDIVING INTO 6 LOTS.

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

GARLON PEMBERTON

Printed Name of Owner

9591 SOUTH BAYOU BEND DRIVE

Mailing Address

GULFPORT MS 39503

City State Zip code

228.324.2366

Home Phone Work/Cell Phone

Email

LGTRUCKGROUP@GMAIL.COM

Signature of Owner

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

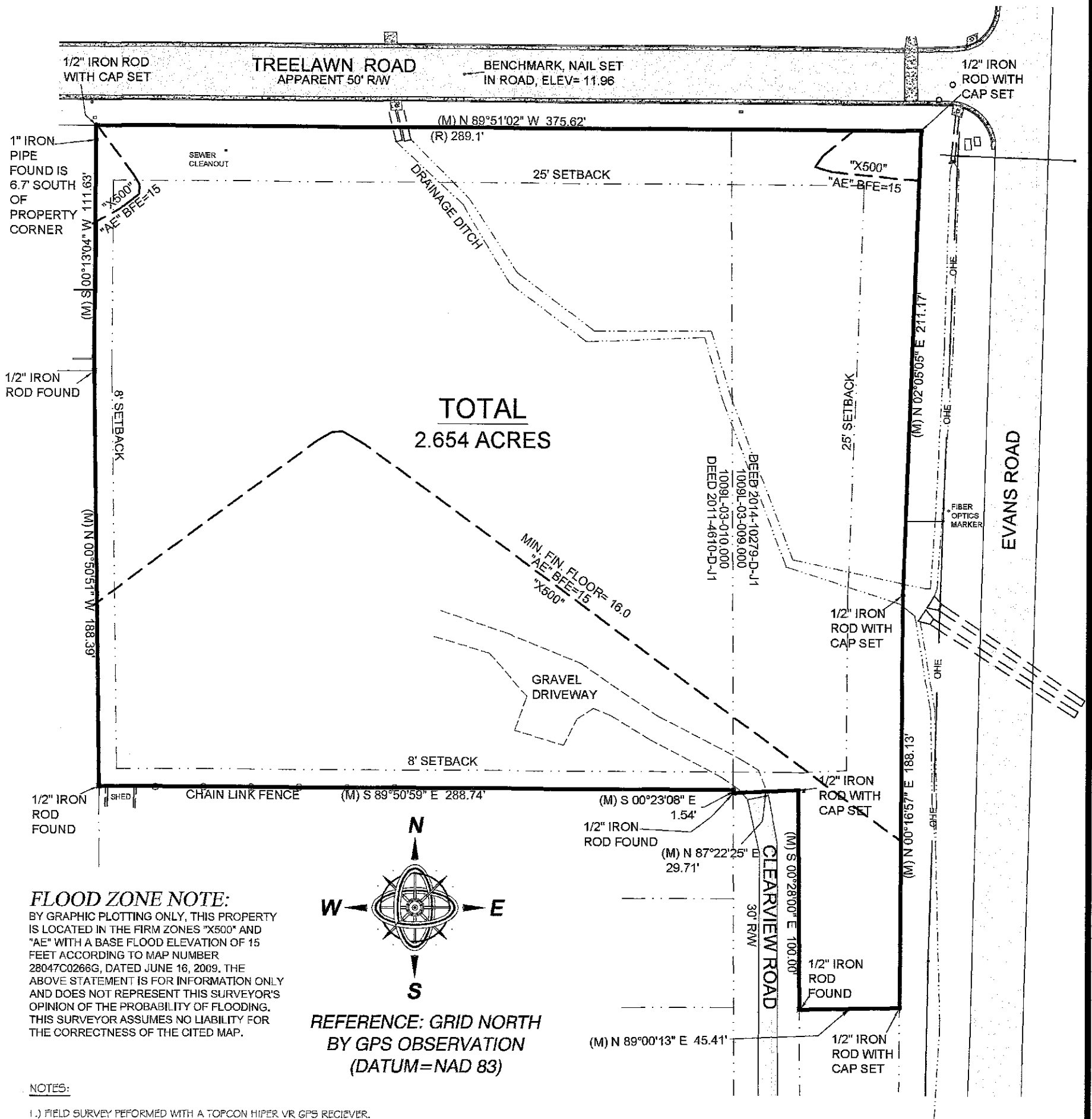
Signature of Agent

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

A RESUBDIVISION OF A TWO PARCELS, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS 1,2,3,4,5 AND 6. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NOS. 1009L-03-009.000 AND 1009L-03-010.000, ADDRESS- 9312 CLEARVIEW ROAD



FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X500" AND "AE" WITH A BASE FLOOD ELEVATION OF 15 FEET ACCORDING TO MAP NUMBER 28047C0266G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON HIPER VR GPS RECIEVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON 5PC (2301 M5 E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

REFERENCE MATERIALS:

- 1.) GULFPORT ONLINE ATLAS
- 2.) HARRISON COUNTY TAX MAPS
- 3.) INSTRUMENT NO. 2022-32425-D-J1
- 3.) INSTRUMENT NO. 2022-33304-D-J1

NOTE:

PROPERTY IS SERVICED BY CITY OF GULFPORT WATER AND SEWER AT THIS TIME.

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN R-1-7.5, SINGLE FAMILY RESIDENTIAL DISTRICT AS PER CITY OF GULFPORT ONLINE ATLAS. REFER TO CITY OF GULFPORT MUNICOD FOR SETBACKS AND OTHER CRITERIA.

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- △ CONCRETE MONUMENT FOUND
- △ CONCRETE MONUMENT SET
- △ LIGHTARD KNOT FOUND
- △ LIGHTARD KNOT SET
- △ AS PER SURVEY
- △ AS PER RECORD
- △ AS PER PLAT
- △ IRON ROD FOUND
- △ 1/2" IRON ROD WITH CAP SET
- △ POINT OF BEGINNING

CLIENT: GARLON PEMBERTON
DATE OF FIELD SURVEY: 4/15/2022
DRAWN BY: CAC
JOB NUMBER: 16276.dwg

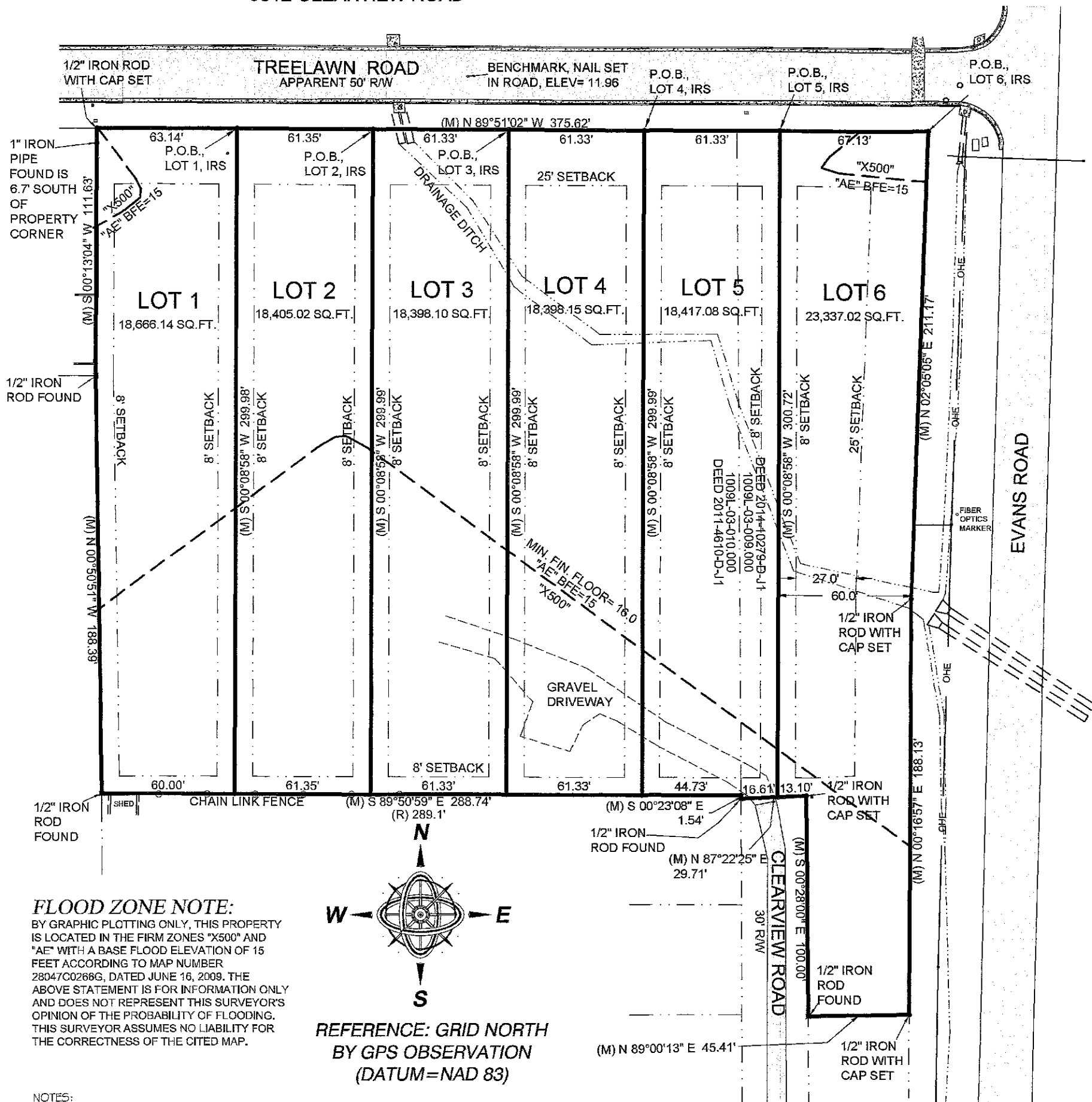
PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 4/15/2022
TOPCON HIPER VR RECIEVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

A RESUBDIVISION OF A TWO PARCELS, CITY OF
GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI, INTO LOTS 1,2,3,4,5 AND 6. SAID
PARCELS BEING REFERRED TO AS TAX PARCEL NOS.
1009L-03-009.000 AND 1009L-03-010.000, ADDRESS-
9312 CLEARVIEW ROAD



FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X500" AND "AE" WITH A BASE FLOOD ELEVATION OF 15 FEET ACCORDING TO MAP NUMBER 28047C0266G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON HIPER VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

REFERENCE MATERIALS:

- 1.) GULFPORT ONLINE ATLAS
- 2.) HARRISON COUNTY TAX MAPS
- 3.) INSTRUMENT NO. 2022-32425-D-J1
- 3.) INSTRUMENT NO. 2022-33304-D-J1

NOTE:

PROPERTY IS SERVICED BY CITY OF GULFPORT WATER AND SEWER AT THIS TIME.

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN R-1-7.5, SINGLE FAMILY RESIDENTIAL DISTRICT AS PER CITY OF GULFPORT ONLINE ATLAS. REFER TO CITY OF GULFPORT MUNICODER FOR SETBACKS AND OTHER CRITERIA.

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 4/15/2022
TOPCON HIPER VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- AS PER SURVEY
- AS PER RECORD
- AS PER PLAN
- IRON ROD FOUND
- 1/2" IRON ROD WITH CAP SET
- POINT OF BEGINNING

CLIENT: GARLON PEMBERTON
DATE OF FIELD SURVEY: 4/15/2022
DRAWN BY: CAC
JOB NUMBER: 16276.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

A RESUBDIVISION OF A TWO PARCELS, CITY OF
GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI, INTO LOTS 1,2,3,4,5 AND 6. SAID
PARCELS BEING REFERRED TO AS TAX PARCEL NOS.
1009L-03-009.000 AND 1009L-03-010.000, ADDRESS-
9312 CLEARVIEW ROAD

1009L-03-010.000 RECORD DESCRIPTION, 2022-33304-D-J1

That certain 1.99 acre parcel of land and property situated in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township 7 South, Range 10 West, in the City of Gulfport, in the First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township 7 South, Range 10 West, Harrison County, Mississippi; thence westerly a distance of 660.0 feet, more or less, to the extension of the West line of Clearview Road; thence northerly along the extension of and the West line of Clearview Road a distance of 350.0 feet to the POINT OF BEGINNING; thence northerly along the West line of Clearview Road a distance of 300.0 feet to the point of intersection of the South line of Treelawn Road; thence westerly along the South line of Treelawn Road a distance of 289.1 feet to a point; thence southerly and parallel to the West line of Clearview Road a distance of 300.0 feet to a point; thence easterly and parallel to the South line of Treelawn Road a distance of 289.1 feet to the point of beginning; and being the same parcel conveyed to Paula Margaret Cussen Brady by Warranty Deed dated June 21, 1968, recorded in Deed Book 612 at pages 409-410.

1009L-03-009.000 RECORD DESCRIPTION, 2022-32425-D-J1

A parcel of land situated and being located in the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the South line of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 19, Township 7 South, Range 10 West, with the Westerly margin of Lorraine Road; thence run North 00 degrees 13 minutes 02 seconds East 80.0 feet along the Westerly margin of Lorraine Road to the Northerly margin of Hillcrest Road; thence run South 89 degrees 43 minutes 14 seconds West 329.47 feet along the Northerly margin of Hillcrest Road to the Westerly margin of Evans Road and the Point of Beginning; thence from said Point of Beginning, South 89 degrees 52 minutes 02 seconds West 154.68 feet along the Northerly margin of Hillcrest Road; thence run North 00 degrees 38 minutes 32 seconds West 204.45 feet; thence run South 88 degrees 42 minutes 15 seconds West 150.00 feet; thence run North 00 degrees 38 minutes 05 seconds West 100.0 feet; thence run South 87 degrees 15 minutes 27 seconds West 29.69 feet; thence run North 00 degrees 38 minutes 05 seconds West 301.54 feet to the Southerly margin of Treelawn Road; thence run North 89 degrees 55 minutes 47 seconds East 335.94 feet along the Southerly margin of Treelawn Road to the Westerly margin of Evans Road; thence run South 00 degrees 29 minutes 13 seconds East 601.21 feet along the Westerly margin of Evans Road to the Point of Beginning. Parcel contains approximately 3.72 acres, more or less.

LESS AND EXCEPT

Begin at a point that is 49.213 feet Westerly of and perpendicular to the centerline of the relocation of Eminence Road at State 1 + 125 as shown on the plans for State Project No. 94-9371-00-004-10; from said Point of Beginning run thence North 01 degrees 57 minutes East, a distance of 211.168 feet to the present Southern right-of-way of Treelawn Road; thence run North 89 degrees 56 minutes East along the present Southern right-of-way line of said Treelawn Road, a distance of 200.538 feet; thence run South 09 degrees 25 minutes West, a distance of 130.328 feet; thence run Southwesterly along the circumference of a circle to the left having a radius of 2963.219 feet, an arc distance of 385.423 feet, said arc having a chord bearing of south 05 degrees 41 minutes West, for a distance of 385.151 feet; thence run South 10 degrees 41 minutes West, a distance of 61.348 feet to a point that is 52.493 feet Northerly of the centerline of the relocation of Hillcrest Road at Station 0 + 967; thence then South 00 degrees 1 minutes West, a distance of 29.298 feet to the present Northern right-of-way line of Hillcrest Road; thence run South 89 degrees 50 minutes West along the present Northern right-of-way line of Hillcrest Road, a distance of 29.820 feet to a Western line of Defendants property; thence run North 00 degrees 39 minutes West along said Westerly property line, a distance of 204.449 feet to a Southern line of Defendants property; thence run South 80 degrees 42 minutes West along the said Southern property line, a distance of 104.698 feet; thence run North 00 degrees 02 minutes East, a distance of 180.130 feet to the Point of Beginning, containing 1.795 acres, more or less, and being situated in and a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi; and

LESS AND EXCEPT

Begin at a point of that is 98.425 feet Westerly of the centerline of survey of State Project No. 94-9371-00-004-10 at Station 5 + 420; from said Point of Beginning; run thence Northeasterly along the circumference of a circle to the right having a radius of 2963.219 feet, an arc distance of 385.423 feet, said arc having a chord bearing of North 05 degrees 41 minutes East, for a distance of 385.151 feet; thence run North 09 degrees 23 minutes East along a line that is parallel with and 98.425 feet Northwesterly of the centerline of survey of said project, a distance of 130.320 feet to the present Southern right-of-way line of Treelawn Road; thence run North 89 degrees 56 minutes East along the present Southern right-of-way line of Treelawn Road, a distance of 40.704 feet to the present Western right-of-way of Evans Road; thence run South 00 degrees 29 minutes East along the present Western right-of-way line of Evans Road, a distance of 601.211 feet to the present Northern right-of-way line of Hillcrest Road; thence run South 89 degrees 53 minutes West along the present Northern right-of-way line of Hillcrest Road; a distance of 124.859 feet; thence run North 00 degrees 14 minutes East, a distance of 29.298 feet; thence run North 10 degrees 44 minutes East, a distance of 61.348 feet to the point of beginning, containing 1.269 acres, more or less, and being situated in and a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: GARLON PEMBERTON
DATE OF FIELD SURVEY: 4/15/2022
DRAWN BY: CAC
JOB NUMBER: 16276.dwg

A RESUBDIVISION OF A TWO PARCELS, CITY OF
GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI, INTO LOTS 1,2,3,4,5 AND 6. SAID
PARCELS BEING REFERRED TO AS TAX PARCEL NOS.
1009L-03-009.000 AND 1009L-03-010.000, ADDRESS-
9312 CLEARVIEW ROAD

LEGAL DESCRIPTIONS OF LOTS
CREATED BY THIS SUBDIVISION:

LEGAL DESCRIPTION: LOT 1

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
COMMENCING AT AN IRON ROD SET AT THE INTERSECTION OF THE WEST MARGIN OF EVANS ROAD WITH THE SOUTH MARGIN OF TREELAWN ROAD; THENCE ALONG SAID SOUTH MARGIN OF TREELAWN ROAD, N89°51'02"W 312.47' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, N89°51'02"W 63.14' TO AN IRON ROD SET; THENCE S00°13'04"W 111.63' TO AN IRON ROD FOUND; THENCE S00°50'51"E 188.39' TO AN IRON ROD FOUND; THENCE S89°50'59"E 60.00'; THENCE N00°08'58"E 299.98' TO THE POINT OF BEGINNING, CONTAINING 18,666.14 SQUARE FEET.

LEGAL DESCRIPTION: LOT 2

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
COMMENCING AT AN IRON ROD SET AT THE INTERSECTION OF THE WEST MARGIN OF EVANS ROAD WITH THE SOUTH MARGIN OF TREELAWN ROAD; THENCE ALONG SAID SOUTH MARGIN OF TREELAWN ROAD, N89°51'02"W 251.12' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, N89°51'02"W 61.35' TO AN IRON ROD SET; THENCE S00°08'58"W 299.98'; THENCE S89°50'59"E 61.35'; THENCE N00°08'58"E 299.99' TO THE POINT OF BEGINNING, CONTAINING 18,405.02 SQUARE FEET.

LEGAL DESCRIPTION: LOT 3

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
COMMENCING AT AN IRON ROD SET AT THE INTERSECTION OF THE WEST MARGIN OF EVANS ROAD WITH THE SOUTH MARGIN OF TREELAWN ROAD; THENCE ALONG SAID SOUTH MARGIN OF TREELAWN ROAD, N89°51'02"W 189.79' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, N89°51'02"W 61.33' TO AN IRON ROD SET; THENCE S00°08'58"W 299.99'; THENCE S89°50'59"E 61.33'; THENCE N00°08'58"E 299.99' TO THE POINT OF BEGINNING, CONTAINING 18,398.10 SQUARE FEET.

LEGAL DESCRIPTION: LOT 4

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
COMMENCING AT AN IRON ROD SET AT THE INTERSECTION OF THE WEST MARGIN OF EVANS ROAD WITH THE SOUTH MARGIN OF TREELAWN ROAD; THENCE ALONG SAID SOUTH MARGIN OF TREELAWN ROAD, N89°51'02"W 128.46' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, N89°51'02"W 61.33' TO AN IRON ROD SET; THENCE S00°08'58"W 299.99'; THENCE S89°50'59"E 61.33'; THENCE N00°08'58"E 299.99' TO THE POINT OF BEGINNING, CONTAINING 18,398.15 SQUARE FEET.

LEGAL DESCRIPTION: LOT 5

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
COMMENCING AT AN IRON ROD SET AT THE INTERSECTION OF THE WEST MARGIN OF EVANS ROAD WITH THE SOUTH MARGIN OF TREELAWN ROAD; THENCE ALONG SAID SOUTH MARGIN OF TREELAWN ROAD, N89°51'02"W 67.13' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, N89°51'02"W 61.33' TO AN IRON ROD SET; THENCE S00°08'58"W 299.99'; THENCE S89°50'59"E 44.73'; THENCE S00°23'08"E 1.54' TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF CLEARVIEW ROAD; THENCE ALONG THE NORTH MARGIN OF CLEARVIEW ROAD, N87°22'25"E 16.61'; THENCE N00°08'58"E 300.72' TO THE POINT OF BEGINNING, CONTAINING 18,417.08 SQUARE FEET.

LEGAL DESCRIPTION: LOT 6

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE WEST MARGIN OF EVANS ROAD WITH THE SOUTH MARGIN OF TREELAWN ROAD; THENCE ALONG SAID SOUTH MARGIN OF TREELAWN ROAD, N89°51'02"W 67.13'; THENCE S00°08'58"W 300.72' TO THE NORTH MARGIN OF CLEARVIEW ROAD; THENCE ALONG THE NORTH MARGIN OF CLEARVIEW ROAD, N87°22'25"E 13.10'; THENCE ALONG THE EAST MARGIN OF CLEARVIEW ROAD, S00°28'00"E 100.00' TO AN IRON ROD FOUND; THENCE N89°00'13"E 45.41' TO AN IRON ROD SET ON THE WEST MARGIN OF EVANS ROAD; THENCE ALONG SAID WEST MARGIN OF EVANS ROAD, N00°16'57"E 188.13' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID WEST MARGIN OF EVANS ROAD, N02°05'05"E 211.17' TO THE POINT OF BEGINNING, CONTAINING 23,337.02 SQUARE FEET.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: GARLON PEMBERTON
DATE OF FIELD SURVEY: 4/15/2022
DRAWN BY: CAC
JOB NUMBER: 16276.dwg

CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH SECTION 9-48 OF THE CODE OF ORDINANCE (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 TAX PARCEL # 1009L-03-009.000 AND 1009L-03-010.000, LOCATED IN THE CITY OF GULFPORT, MS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED ON SOUTH SIDE OF TREELAWN ROAD AND ON THE WEST SIDE OF EVANS ROAD. THE AD VALOREM TAX PARCEL NUMBERS OF THE SUBJECT PROPERTY IS

1009L-03-009.000 AND 1009L-03-010.000. THE CASE FILE NUMBER IS

OWNER'S DEDICATION

THIS IS TO CERTIFY THAT GARLON PEMBERTON IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT.

WITNESS MY SIGNATURE ON THIS 27 DAY OF April, 2022.

Garlon Pemberton

GARLON PEMBERTON

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 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 DESCRIBED HEREIN.

RATIFIED AND APPROVED BY:

GARLON PEMBERTON

THIS DAY OF, 2022.

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF MISSISSIPPI, COUNTY OF HARRISON COUNTY, PERSONALLY APPEARED THE AFORENAMED GARLON PEMBERTON WHO ACKNOWLEDGED THAT HE ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DATA SHOWN ARE CORRECT. I ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI".

WITNESS MY SIGNATURE AND SEAL THIS 26th DAY OF APRIL, 2022.

Clifford A. Crosby

CLIFFORD A. CROSBY, MS PLS 2539

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT PLANNING COMMISSION ON THE DAY OF, 2022.

BY: KEITH WILLIAMS
THE CITY OF GULFPORT'S PLANNING COMMISSION CHAIRMAN

BY: 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, 2022.

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, 2022.

BILLY HEWES
THE CITY OF GULFPORT'S MAYOR

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: GARLON PEMBERTON
DATE OF FIELD SURVEY: 4/15/2022
DRAWN BY: CAC
JOB NUMBER: 16276.dwg



Covenant Affidavit

I, Garlon Pemberton, being owner or agent of the property 1009L-03-009.000
PRINT NAME 1009L-03-010.000
PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Garlon Pemberton
Signature

4-27-2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27 day of APRIL, 20 22

[Signature]
Notary Public

11/22/2025
Commission Expiration

PARCEL # 1009L-03-010.000

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 # 21-296

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

Scott Christopher Brady and Elizabeth Ann Brady, beneficiaries of the estate of Paula Margaret Cussen Brady
as set out in the Final Accounting filed as instrument number 2011-4610-D-J1.
and

Michaela Brady and Karren P. Nelson, heirs of Paul Shannon Brady, deceased beneficiary of the estate of Paula
Margaret Cussen Brady as set out in the Final Accounting filed as instrument number 2011-4610-D-J1. Judgment
Determining Heirs at Law and Order Authorizing Sale of Real Property are attached to this deed.
c/o Scott Christopher Brady: 1900 East Jackson Street, Pensacola, FL 32501 Tel: 228-697-7819

do hereby sell, convey and warrant unto

Garlon Pemberton
P. O. Box 2965
Gulfport, MS 39505
228-324-2366

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:

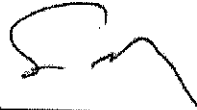
(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Section 19-T7S-R10W Harrison County, MS

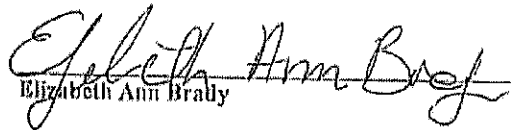
THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

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.

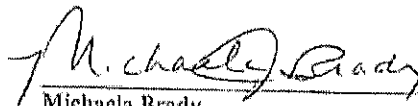
WITNESS OUR SIGNATURES, on the dates set out below.



Scott Christopher Brady



Elizabeth Ann Brady



Michaela Brady

Karren P. Nelson

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, on the dates set out below.

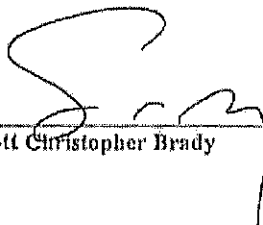
Scott Christopher Brady

Elizabeth Ann Brady

Michaela Brady

Karen P. Nelson
Karen P. Nelson

WITNESS MY SIGNATURE, this the 29 day of November, 2021.



Scott Christopher Brady

STATE OF Mississippi
COUNTY OF Harrison

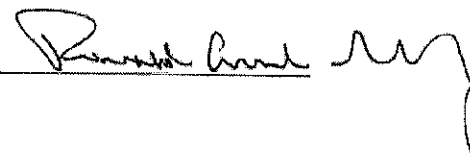
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Scott Christopher Brady who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein written as his own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 29 day of November, 2021.

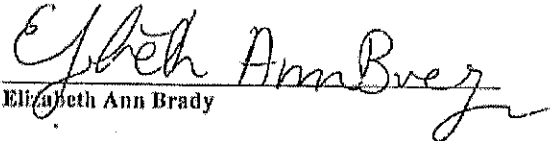
MY COMMISSION EXPIRES: _____



NOTARY PUBLIC



WITNESS MY SIGNATURE, this the 2nd day of November, 2021.

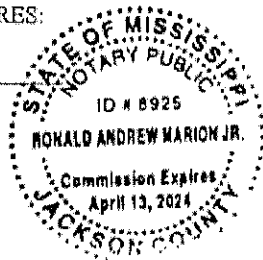

Elizabeth Ann Brady

STATE OF Mississippi
COUNTY OF Harrison

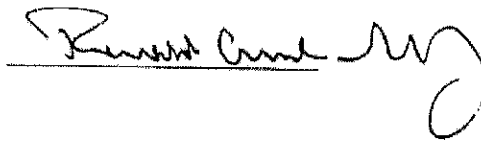
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Elizabeth Ann Brady who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 2nd day of November, 2021.

MY COMMISSION EXPIRES:



NOTARY PUBLIC



WITNESS MY SIGNATURE, this the 29 day of November, 2021.

Michaela Brady
Michaela Brady

STATE OF Mississippi
COUNTY OF Harrison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Michaela Brady who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 29 day of November, 2021.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

Ronald Andrew Marion Jr.

WITNESS MY SIGNATURE, this the 29 day of November, 2021.

Karren P. Nelson
Karren P. Nelson

STATE OF Ohio

COUNTY OF Medina

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Karren P. Nelson who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 29 day of November, 2021.

MY COMMISSION EXPIRES:

2/21/2026

NOTARY PUBLIC

Rachel Ross



RACHEL ROSS
Notary Public
State of Ohio
My Comm. Expires
February 21, 2026

Exhibit "A"

That certain 1.99 acre parcel of land and property situated in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township 7 South, Range 10 West, in the City of Gulfport, in the First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township 7 South, Range 10 West, Harrison County, Mississippi; thence westerly a distance of 660.0 feet, more or less, to the extension of the West line of Clearview Road; thence northerly along the extension of and the West line of Clearview Road a distance of 350.0 feet to the POINT OF BEGINNING; thence northerly along the West line of Clearview Road a distance of 300.0 feet to the point of intersection of the South line of Treelawn Road; thence westerly along the South line of Treelawn Road a distance of 289.1 feet to a point; thence southerly and parallel to the West line of Clearview Road a distance of 300.0 feet to a point; thence easterly and parallel to the South line of Treelawn Road a distance of 289.1 feet to the point of beginning; and being the same parcel conveyed to Paula Margaret Cussen Brady by Warranty Deed dated June 21, 1968, recorded in Deed Book 612 at pages 409-410.

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
SECOND JUDICIAL DISTRICT

ESTATE OF PAUL SHANNON BRADY, DECEASED

BY

CAUSE NO.: 19-592(4)

MICHAELA BRADY, PETITIONER

ORDER AUTHORIZING ADMINISTRATRIX
TO SELL ESTATE REAL PROPERTY

THIS MATTER came before the Court the sworn Petition of the Administratrix of the Estate of Paul Shannon Brady, Deceased, seeking authority to execute any and all documents to sell real property which the Estate holds a one-third interest in, and the Court, being fully advised in the premises, and finding that the proposed purchase is commercially reasonable and that it is in the best interest of the Estate that this property be sold, finds that the Petition is well-taken and should be granted. It is hereby:

ORDERED AND ADJUDGED that the sale price for the residential property located at 9312 Clearview Road, Gulfport, MS 39503, is commercially reasonable and that it is in the best interest of the Estate that the property be sold. It is further,

ORDERED AND ADJUDGED that the Administratrix, Michaela Brady, shall be and is hereby authorized to execute any and all contracts, deeds or other documents necessary for the sale of certain property which the Estate owns one-third interest in located at 9312 Clearview Road, Gulfport, Mississippi, 39503. It is further,

ORDERED AND ADJUDGED that all proceeds from the sale to which the Estate is entitled shall be deposited into the Estate account and shall be held there until such time as this Court authorizes distribution by further order.

SO ORDERED, ADJUDGED AND DECREED this the _____ day of _____, 2021.

Carter Bise
CHANCELLOR

Digitally signed by Carter Bise
Date: 2021.10.26 13:09:38
+05'00'

Prepared & Submitted by:

J. HENRY ROS, MBN 5668
CURRIE JOHNSON & MYERS, P.A.
925 Tommy Munro Drive, Suite H
Biloxi, Mississippi 39532
Telephone: (228)385-1010
Facsimile: (228)385-1011
Email: hros@curriejohnson.com

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
SECOND JUDICIAL DISTRICT

ESTATE OF PAUL SHANNON BRADY, DECEASED

BY

CAUSE NO.: 19-592(4)

MICHAELA BRADY, PETITIONER

CORRECTED JUDGMENT DETERMINING HEIRS AT LAW

This day there came to be considered by the Court a Corrected Judgment determining the heirs-at-law of the Estate of Paul Shannon Brady, Deceased, and upon hearing the same and being advised that a scrivener's error occurred in the original Judgment resulting in heir Karren P. Nelson's name being misspelled as Karen P. Nelson, the Court finds the spelling error should be corrected and this Judgment shall replace the Judgment dated July 28, 2021 [MEC No. 19], with the only change being the correction in spelling of heir Karren P. Nelson's name. Accordingly, the Court finds as follows:

1. Petitioner Michaela Brady is the duly appointed, qualified and acting Administratrix of the Decedent's Estate, pursuant to the Judgment of this Court rendered on February 21, 2020 [MEC No. 6].

2. Paul Shannon Brady departed this life on June 9, 2019, and at the time of his death, his domicile and fixed place of residence was in Biloxi, Harrison County, First Judicial District, Mississippi.

3. The sole parties in interest in this Estate and their places of residence and addresses are as follows:

Michaela Brady, surviving wife of the Decedent, an adult resident of the State of Mississippi, whose address is 13444 Old Woolmarket Road, Biloxi, MS 39532.

Karren P. Nelson, surviving daughter of the Decedent, an adult resident of the State of Ohio, whose address is 3366 Marpat Lane, Brunswick, OH 44212.

The Decedent was married to Michaela Brady and had one (1) daughter at the time of his death. The Decedent's sole and only heirs-at-law are his surviving spouse and daughter, namely, Michaela Brady and Karren P. Nelson, who are set forth above as parties in interest in this Estate.

4. The sole parties in interest in this Estate are over eighteen years of age and are not under any legal disability.

5. This Court has subject matter jurisdiction over the subject matter of this case, and venue is proper in this Court.

6. Petitioner requests that this Court adjudicate that Michaela Brady and Karren P. Nelson as the sole heirs-at-law of the Decedent.

7. Petitioner knows of no other heirs-at-law, after diligent search and inquiry, personally made by the Petitioner; and, the Petitioner cannot ascertain the place of residence, street address or post office address or otherwise, of the unknown heirs-at-law. The Petitioner would further show that unknown heirs-at-law of Paul Shannon Brady, Deceased, may be non-resident citizens of the State of Mississippi or not to be found in Mississippi, after diligent search and inquiry personally made by the Petitioner. The Petitioner knows of no other persons claiming any right, title or interest as an heir-at-law of Paul Shannon Brady, Deceased, and that Michaela Brady and Karren P. Nelson should be determined by this Court to be the sole and only heir-at-laws of Paul Shannon Brady, Deceased.

8. In compliance with MCA §§13-3-25 and 13-3-27, and Rule 4 of the Mississippi Rules of Civil Procedure, the Petitioner requests the Clerk of Court to issue process by

publication to any and all unknown heirs and unknown parties-in-interest, whether residents of Mississippi or non-residents of Mississippi, claiming to be the heirs-at-law of Paul Shannon Brady, Deceased, whose names, whereabouts, places of residence, street addresses and post office addresses are and remain unknown to Petitioner.

It is accordingly Ordered, Adjudged and Decreed as follows:

1. That the Petition for Determination of the Heirs of Paul Shannon Brady, Deceased, is hereby received and filed; and
2. That Michaela Brady and Karren P. Nelson are the sole and only heirs-at-law of Paul Shannon Brady, Deceased.

SO ORDERED, ADJUDGED AND DECREED this the _____ day of _____, 2021.

Carter Bise
Digitally signed by Carter Bise
Date: 2021.11.29 12:48:41
+06'00'

CHANCELLOR

Prepared & Submitted by:

J. HENRY "HANK" ROS (MSB 5668)
CURRIE JOHNSON & MYERS, P.A.
925 Tommy Munro Drive, Suite H
Biloxi, Mississippi 39532
Telephone: (228) 385-1010
Facsimile: (228) 385-1011
Email: hros@curriejohnson.com

DECLARATION OF ACCEPTANCE

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS makes no statement or warranty as to this form. It's contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

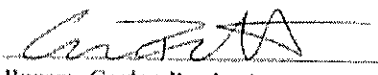
PROPERTY ADDRESS: 9312 Clearview Road, Gulfport, MS 39503

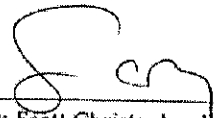
All warranties and statements, expressed or implied, as property condition, financing terms, and all representations of all parties, including Seller, Buyer and all brokers, contained or associated with this Contract for Sale and Purchase of Real Estate with a contract date of October 28, 2021 and signed by the undersigned Buyers and Sellers have been compiled with to our satisfaction.

We, the undersigned, do hereby declare that without any reservations we hereby accept the Property as to the condition of the house, other improvements, fixtures and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and all other representations of Buyer(s), Seller(s) and all brokers and any other statements or representations contained in the Contract or any addendum thereof. We understand that, with the acceptance of the Deed, and except for misrepresentation or fraud, Seller(s) will have no further responsibility or liability for any repairs to the Property. Buyer(s) and Seller(s) hold harmless all brokers for any representations, expressed or implied, in the aforementioned Contract or in any other form not thus merged in the Deed.

We do further declare that the consideration paid is acceptable to us, and that we understand that market conditions change, and that property values therefore change. We, therefore, release Seller(s) agents, Buyer(s), Buyer's agents and all Brokers in this transaction from any responsibility whatsoever resulting from changes in market conditions.

The foregoing notwithstanding, nothing herein shall operate to void or negate any warranties made by a builder of new construction or those arising under Mississippi law applicable to new construction.


Buyer: Carlton Pemberton


Seller: Scott Christopher Brady

Buyer:

Seller:

COPY

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

Indexing Instructions:
Part of Section 19, T7S, R10W,
Harrison County, 1st JD, MS

File#212528

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,

CLARENCE HOMER VAUGHN, JR.
602 ESPLANADE AVENUE
BAY ST. LOUIS, MS 39520
(228) 236-4771

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

GARLON A. PEMBERTON, JR., a married man
9591 SOUTH BAYOU BEND DRIVE
GULFPORT, MS 39503
(228) 324-2366

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 his homestead, nor is it contiguous thereto.

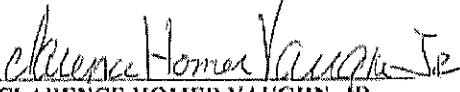
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

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.

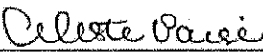
WITNESS THE SIGNATURE of the Grantor on this the 18th day of November, 2021.


CLARENCE HOMER VAUGHN, JR.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, CLARENCE HOMER VAUGHN, JR., who acknowledged that he signed, executed and delivered the above and foregoing instrument as his voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 18th day of November, 2021.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated and being located in the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the South line of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 19, Township 7 South, Range 10 West, with the Westerly margin of Lorraine Road; thence run North 00 degrees 13 minutes 02 seconds East 80.0 feet along the Westerly margin of Lorraine Road to the Northerly margin of Hillcrest Road; thence run South 89 degrees 43 minutes 14 seconds West 329.47 feet along the Northerly margin of Hillcrest Road to the Westerly margin of Evans Road and the Point of Beginning; thence from said Point of Beginning, South 89 degrees 52 minutes 02 seconds West 154.68 feet along the Northerly margin of Hillcrest Road; thence run North 00 degrees 38 minutes 32 seconds West 204.45 feet; thence run South 88 degrees 42 minutes 15 seconds West 150.00 feet; thence run North 00 degrees 38 minutes 05 seconds West 100.0 feet; thence run South 87 degrees 15 minutes 27 seconds West 29.69 feet; thence run North 00 degrees 38 minutes 05 seconds West 301.54 feet to the Southerly margin of Treelawn Road; thence run North 89 degrees 55 minutes 47 seconds East 335.94 feet along the Southerly margin of Treelawn Road to the Westerly margin of Evans Road; thence run South 00 degrees 29 minutes 13 seconds East 601.21 feet along the Westerly margin of Evans Road to the Point of Beginning. Parcel contains approximately 3.72 acres, more or less.

LESS AND EXCEPT

Begin at a point that is 49.213 feet Westerly of and perpendicular to the centerline of the relocation of Eminence Road at State 1+ 125 as shown on the plans for State Project No. 94-9371-00-004-10; from said Point of Beginning run thence North 01 degrees 57 minutes East, a distance of 211.168 feet to the present Southern right-of-way of Treelawn Road; thence run North 89 degrees 56 minutes East along the present Southern right-of-way line of said Treelawn Road, a distance of 200.538 feet; thence run South 09 degrees 25 minutes West, a distance of 130.328 feet; thence run Southwesterly along the circumference of a circle to the left having a radius of 2963.219 feet, an arc distance of 385.423 feet, said arc having a chord bearing of south 05 degrees 41 minutes West, for a distance of 385.151 feet; thence run South 10 degrees 41 minutes West, a distance of 61.348 feet to a point that is 52.493 feet Northerly of the centerline of the relocation of Hillcrest Road at Station 0 + 967; thence then South 00 degrees 1 minutes West, a distance of 29.298 feet to the present Northern right-of-way line of Hillcrest Road; thence run South 89 degrees 50 minutes West along the present Northern right-of-way line of Hillcrest Road, a distance of 29.820 feet to a Western line of Defendants property; thence run North 00 degrees 39 minutes West along said Westerly property line, a distance of 204.449 feet to a Southern line of Defendants property; thence run South 80 degrees 42 minutes West along the said Southern property line, a distance of 104.698 feet; thence run North 00 degrees 02 minutes East, a distance of 180.130 feet to the Point of Beginning, containing 1.795 acres, more or less, and being situated in and a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi; and

LESS AND EXCEPT

Begin at a point of that is 98.425 feet Westerly of the centerline of survey of State Project No. 94-9371-00-004-10 at Station 5 + 420; from said Point of Beginning; run thence Northeasterly along the circumference of a circle to the right having a radius of 2963.219 feet, an arc distance of 385.423 feet, said arc having a chord bearing of North 05 degrees 41 minutes East, for a distance of 385.151 feet; thence run North 09 degrees 23 minutes East along a line that is parallel with and 98.425 feet Northwesterly of the centerline of survey of said project, a distance of 130.320 feet to the present Southern right-of-way line of Treelawn Road; thence run North 89 degrees 56 minutes East along the present Southern right-of-way line of Treelawn Road, a distance of 40.704 feet to

the present Western right-of-way of Evans Road; thence run South 00 degrees 29 minutes East along the present Western right-of-way line of Evans Road, a distance of 601.211 feet to the present Northern right-of-way line of Hillcrest Road; thence run South 89 degrees 53 minutes West along the present Northern right-of-way line of Hillcrest Road; a distance of 124.859 feet; thence run North 00 degrees 14 minutes East, a distance of 29.298 feet; thence run North 10 degrees 44 minutes East, a distance of 61.348 feet to the point of beginning, containing 1.269 acres, more or less, and being situated in and a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi.

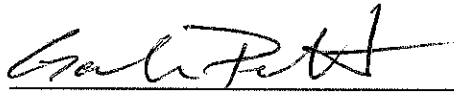
Tax Parcel Number: 10091-03-009.000.

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

To whom it may concern,

To the best of my knowledge there are no restrictive or protective covenants that prohibits the resub division of parcels:

- 1009L-03-009.000
- 1009L-03-010.000



GARLON PEMBERTON

PERMITS/INSP PAYMENT RECPT#: 11256627
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 04/27/22 TIME: 11:19
CLERK: cbrown DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 185.00

AMOUNT PAID: 185.00

PAID BY: GARLON PEMBERTON
PAYMENT METH: CHECK
0377

REFERENCE:

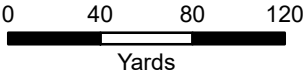
AMT TENDERED: 185.00
AMT APPLIED: 185.00
CHANGE: .00

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	55860	1009L-03-010.000	BRADY SCOTT CHRISTOPHER ETAL	9312 CLEARVIEW RD	GULFPORT	MS	39503
	83167	1009L-03-009.000	VAUGHN CLARENCE HOMER JR	1221 3RD STREET	GULFPORT	MS	39501
N			Adjacent Property Owners				
	120947	1009L-03-045.000	AUDUBON POINTE VENTURE LLC	P O BOX 130	GULFPORT	MS	39502
	83160	1009L-02-004.000	BALL LINA L	9318 OLD LORRAINE RD	GULFPORT	MS	39503
	55904	1009L-02-033.000	BERGMANN CARY & TELLYE J'ANNA	12541 SOUTH LAKE FOREST DR	GULFPORT	MS	39503
	120943	1009L-03-041.000	BROADUS JENNIFER	9347 EVANS RD	GULFPORT	MS	39503
	120945	1009L-03-043.000	BRUNT DERRY H & BONNIE B	9367 EVANS RD	GULFPORT	MS	39503
	83166	1009L-03-007.000	BULLDOG ISLAND LLC	806 WASHINGTON AVE	OCEAN SPRINGS	MS	39564
N	137970	1009L-02-001.001	BULLDOG ISLAND LLC	806 WASHINGTON AVE -	OCEAN SPRINGS	MS	39564
	120932	1009L-03-030.000	COOPER JANICE M KNIGHT & BRENT A	6705 S GARTH AVENUE	LOS ANGELES	CA	90056
	55861	1009L-03-020.000	COSTON ELIZABETH ANN	11492 HILLCREST RD	GULFPORT	MS	39503
	55878	1009L-02-018.000	CREEL ALFRED C ETAL	9298 LORRAINE RD	GULFPORT	MS	39503
	55907	1009L-03-022.000	CREEL BARNEY M & CYNTHIADORA R	P O BOX 6825	GULFPORT	MS	39506
	125089	1009L-03-021.001	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CR	GULFPORT	MS	39503
N	55862	1009L-03-021.000	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CR	GULFPORT	MS	39503
N	125090	1009L-03-021.002	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CIR	GULFPORT	MS	39503
N	125092	1009L-03-021.003	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CIR	GULFPORT	MS	39503
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	120931	1009L-03-029.000	KAIGLER PERCY H & NATALIE F	11510 TREELAWN ST	GULFPORT	MS	39503
	120941	1009L-03-039.000	MCDANIEL MARK H	28 SHORELINE LANE	GULFPORT	MS	39503
	82540	1009L-02-003.000	NORTON MARIA E & JAMES H	9332 OLD LORRAINE RD	GULFPORT	MS	39503
	112234	1009L-03-024.000	ORMES GIFFORD W	11509 TREELAWN RD	GULFPORT	MS	39503
	120944	1009L-03-042.000	PERRY DAVID JAMES & ASHLEY NICOLE	9359 EVANS ROAD	GULFPORT	MS	39507
	55864	1009L-03-018.000	ROBICHEAUX BOBBIE R	11508 HILLCREST RD	GULFPORT	MS	39503
	55863	1009L-03-019.000	ROBICHEAUX LAUREN B & JOHN	11504 HILLCREST RD	GULFPORT	MS	39503
	55865	1009L-03-016.000	SIEGEL DONALD LEE & PAULETTE	11522 HILLCREST RD	GULFPORT	MS	39503
	55866	1009L-03-017.000	SULLIVAN BRIAN P & MARY K	11518 HILLCREST RD	GULFPORT	MS	39503
	125510	1009L-03-023.001	VAN SLYKE JOHN BURA III & MARY W	11513 TREELAWN ST	GULFPORT	MS	39503



Legend

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



1 inch = 250 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.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	55860	1009L-03-010.000	GARLON PEMBERTON	9591 SOUTH BAYOU BEND DRIVER	GULFPORT	MS	39503
	83167	1009L-03-009.000	GARLON PEMBERTON	9591 SOUTH BAYOU BEND DRIVER	GULFPORT	MS	39503
N			Adjacent Property Owners				
	120947	1009L-03-045.000	AUDUBON POINTE VENTURE LLC	P O BOX 130	GULFPORT	MS	39502
	83160	1009L-02-004.000	BALL LINA L	9318 OLD LORRAINE RD	GULFPORT	MS	39503
	55904	1009L-02-033.000	BERGMANN CARY & TELLYE J'ANNA	12541 SOUTH LAKE FOREST DR	GULFPORT	MS	39503
	120943	1009L-03-041.000	BROADUS JENNIFER	9347 EVANS RD	GULFPORT	MS	39503
	120945	1009L-03-043.000	BRUNT DERRY H & BONNIE B	9367 EVANS RD	GULFPORT	MS	39503
	83166	1009L-03-007.000	BULLDOG ISLAND LLC	806 WASHINGTON AVE	OCEAN SPRINGS	MS	39564
N	137970	1009L-02-001.001	BULLDOG ISLAND LLC	806 WASHINGTON AVE -	OCEAN SPRINGS	MS	39564
	120932	1009L-03-030.000	COOPER JANICE M KNIGHT & BRENT A	6705 S GARTH AVENUE	LOS ANGELES	CA	90056
	55861	1009L-03-020.000	COSTON ELIZABETH ANN	11492 HILLCREST RD	GULFPORT	MS	39503
	55878	1009L-02-018.000	CREEL ALFRED C ETAL	9298 LORRAINE RD	GULFPORT	MS	39503
	55907	1009L-03-022.000	CREEL BARNEY M & CYNTHIADORA R	P O BOX 6825	GULFPORT	MS	39506
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	120942	1009L-03-040.000	ELLE DEE & ASSOCIATES INC	9612 SOUTH 4TH AVENUE	INGLEWOOD	CA	90305
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	82540	1009L-02-003.000	NORTON MARIA E & JAMES H	9332 OLD LORRAINE RD	GULFPORT	MS	39503
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	55866	1009L-03-017.000	SULLIVAN BRIAN P & MARY K	11518 HILLCREST RD	GULFPORT	MS	39503
	125510	1009L-03-023.001	VAN SLYKE JOHN BURA III & MARY W	11513 TREELAWN ST	GULFPORT	MS	39503

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: **Zoning Map Amendment 2206PC107:**

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 0711I-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2206PC107

Hearing Date: June 23, 2022

Current Zoning/Use: T5 / Vacant property

Legal: Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant is requesting to rezone approximately 15,210 square feet of property from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"). As presented, the applicant states, "the neighborhood does not call for commercial properties that will require T5 zoning." Other information provided is that the proposed zoning will bring more housing development limiting commercial uses in the area. In addition, a time schedule of 18 months has been provided concerning development.

According to the City's 2002 Comprehensive Plan, this area was intended to stay commercial in the future land use plan. Specifically meaning, the proposed mixed-use zone is intended to encroach into single-family zones.

The applicant has chosen that the character of the neighborhood has changed as justification for the change of the current zoning:

1. Mistake or error is not addressed by the applicant.

Technical Report

Zoning Map Amendment

2. The applicant addresses the change of character of the neighborhood and public need as “it will give more possibility to housing development and will limit the commercial in the area.”

EXECUTIVE SUMMARY

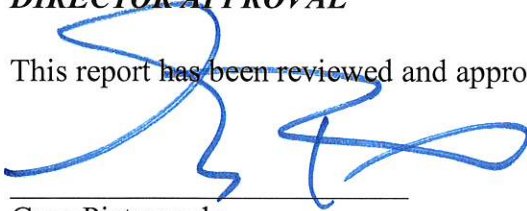
In review of the information provided by the applicant and a site visit of the existing neighborhood by the staff, the applicant can still achieve the proposed multi-family without a zoning map amendment and losing 4 units. The current zoning does allow for multi-family with Planning Commission Approval. At present, the property is in harmony with the commercial and residential nature of the surrounding area.

Any approval should consider these conditions:

1. Approval would grant applicant to rezone property from T5 (Urban Center Zone) to T4+ (General Urban Zone “Plus”) zoning district.
2. Approval does not grant a site plan or number of dwelling units.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



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

Smart Code

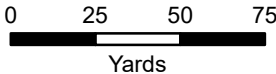
- T5
- T4+
- T4L
- T3

Zoning

- E-G - Entertainment - Gaming District
- SB - Sand Beach
- WF - Water Front

Site Information

0711I-02-111.000
Zoning: T5 (Urban Center Zone)
Size: 15,210 sqft.
Flood: AE



1 inch = 170 feet



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

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**

Property Information

TAX PARCEL #

0	7	1	1	1

 -

0	2

 -

1	1	1

 •

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 201 36th Ave

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Rezoning from T5 to T4⁺

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

Printed Name Of Owner

Giv Investments
Emerald CV

Mailing Address

Gulfport MS 39503
City State Zip code

2289180555

Home Phone

Work/Cell Phone

GivInv.1e@gmail.com

Email

[Signature]

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

IMPORTANT NOTICES

1. Please be advised that failure to submit a COMPLETE application, with all supporting documents, may **delay your hearing date**. The Planning Commission will not consider a request until all information required by Ordinance and this application is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. Please see page 7 to determine the deadline dates for filing your application.
4. Please be advised that, at the hearing on your application, you will be **required** to demonstrate, by **clear and convincing evidence** placed in the record before the Planning Commission, at least one of the following:

That there was a mistake in the original zoning ("mistake" has been determined by the Mississippi Supreme Court to be a "mistake" of a clerical or an administrative nature, not a difference in judgment) OR

That the character of the neighborhood has changed to such an extent as to justify reclassification, AND that there is a public need for rezoning.

The following are types of proof that the Mississippi Supreme Court (*Board of Aldermen, City of Clinton v. Conerly*, 509 So.2d 877 (Miss. 1987) and *Thomas v. Board of Sup'rs of Panola County*, 45 So.3d 1173 (Miss. 2010)) has suggested would be appropriate to be placed in the record to demonstrate the required change to the character of the neighborhood and public need:

- 1) Map showing the circumstances of the area (Conerly)
- 2) The changes in the neighborhood (Conerly)
- 3) Statistics showing a public need (Conerly)
- 4) Maps showing a change or recent rezoning in the area (Thomas)
- 5) Statistics or other evidence of growth in the neighborhood (Thomas)
- 6) Charts showing the quantity of construction (Thomas)

The foregoing is not an exhaustive list and is provided merely for guidance. The City recommends that an applicant for rezoning seek legal counsel as to what evidence the applicant should place in the record, during the hearing before the Planning Commission, in support of the application for rezoning. Neither the City of Gulfport nor its employees can provide an applicant with any legal advice.

APPLICATION REQUIREMENTS

- A. **Page one (and two, if applicable) of this application, completed and signed.**
- B. **Proof of ownership** (Copy of deed or affidavit)
- C. If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.)
- D. The City of Gulfport Planning Division Staff may notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified.**

E. **Provide a written statement addressing the following reasons for your rezoning request:**

The Comprehensive Zoning and SmartCode Ordinances, including the zoning map, are based on comprehensive planning studies and are intended to carry out the object of sound, stable and desirable environment. It is recognized that casual amendment of the ordinances would be detrimental to the achievement of that objective. In order to change the zoning classification of a piece of real property, Mississippi law requires that one of the following be demonstrated by the applicant by **CLEAR AND CONVINCING EVIDENCE:**

- 1. That there was a **mistake** in the original zoning ("mistake" has been determined by the Mississippi Supreme Court to be a "mistake" of a clerical or an administrative nature)
OR
- 2. That the **character of the neighborhood has changed** to such an extent as to justify reclassification, AND that there is a **public need** for rezoning.

F. **The following items must be addressed in a written statement when you are requesting an amendment to the Comprehensive Zoning Ordinance or SmartCode Ordinance:**

1. **Interest:** The applicant's name, address and interest in the application, and the name, address and interest of every person, firm or corporation represented by the applicant in the application; the name of the owner or owners of the entire land area proposed to be changed in classification or to be included within the proposed district; the name of the owner or owners of all structures then existing thereon and sufficient evidence to establish that the applicant has the right of possession to the land area and structures; the names and addresses of all owners of adjacent property (exclusive of the width of intervening streets, alleys or bodies of water);

2. **Development Schedule:** The time schedule for the beginning and completion of development planned by the applicant in the area; if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage;

3. **Effect of Amendment:** A report giving the nature, description and effect of the proposed amendment; if the proposed amendment would require a change in the zoning map, a description of the probable effect on the surrounding land uses and properties; and

4. **Error:** The error in the zoning ordinance that would be corrected by the proposed amendment; if the intent is to correct an error.

G. **Cash or check** payable to the City of Gulfport in the amount of **\$175.00.**

FOR SMARTCODE LAND USE RECLASSIFICATIONS:

THERE IS NO MINIMAL SIZE REQUIREMENT. PROPERTIES LOCATED WITHIN SMARTCODE OF APPENDIX D TRANSECT ZONES CAN ONLY BE CONSIDERED FOR REZONING IN WHOLE OR IN PART TO THE SUCCESSIONAL (NEXT HIGHER NUMBERED) TRANSECT ZONE.

FOR TRADITIONAL ZONING:

THE MINIMAL SIZE REQUIREMENTS FOR REQUESTING A REZONING OF PROPERTY ARE AS FOLLOWS:

If you wish to change the zoning of a particular area and the area designated for the proposed change does not abut a district of the proposed classification created by amendment, the following size requirements must be met:

R-1, R-1-5, R-1-7.5, R-1-15, R-3 or R-4 Districts:

Four (4) acres, except where the proposed district would abut an existing district zoned the same as the proposed district.

R-2 District:

Four (4) acres, except where the proposed district would abut an existing R-2, R-O, or R-B district.

R-O District:

Four (4) acres, except where the proposed district would abut an existing R-O, R-B or B-1 district.

R-B District:

Four (4) acres, except where the proposed district would abut an existing R-B, B-1, B-2, B-3, or B-4 district.

B-1 District:

Two (2) acres, except where the proposed district would abut an existing B-1, B-2, B-3 I-1 or I-2.

B-2 District:

Four (4) acres, except where the proposed district would abut an existing B-2, B-3, I-1 or I-2 district.

B-3 District:

Twenty (20) acres, except where the proposed district would abut an existing B-3 district.

B-4 District:

Four (4) acres, except where the proposed district would abut an existing B-4 district.

E-G District:

Seven (7) acres of contiguous land, which minimum acreage is comprised of uplands or fastlands only and not bottomlands or tidelands, and is adjacent to and contiguous with U.S. Highway 90 or adjacent in some part to and contiguous with the Mississippi Sound or adjacent harbor areas.

I-1 or I-3 Districts:

Six (6) acres, except where the proposed district would abut an existing I-1, I-2 or I-3

district.

I-2 District:

Twenty (20) acres, except where the proposed district would abut an existing I-2 district.

A-1 District:

Twelve (12) acres, except where the proposed district would abut an existing A-1 district.

R-E District:

Four (4) acres, except where the proposed district would abut an existing R-E District.

T1 Zone:

Twelve (12) acres, except where the proposed district would abut an existing T1 or T2 district.

T2 Zone:

Twelve (12) acres, except where the proposed district would abut an existing T1 or T2 district.

T3 Zone:

Four (4) acres, except where the proposed district would abut an existing T3 district.

T4L Zone (Limited):

Four (4) acres, except where the proposed district would abut an existing T4L or T4+ district.

T4+ Zone (Plus):

Four (4) acres, except where the proposed district would abut an existing T4+ or T5 district.

T5 Zone:

Two (2) acres, except where the proposed district would abut an existing T5 or T6 district.

T6 Zone:

Four (4) acres, except where the proposed district would abut an existing T6 district.

Once you have ensured that you meet the size requirements, you must also show a need for uses. You must be able to show and demonstrate a need in the area for those uses permitted to the proposed district.

Reasons for us rezoning request.

E. As it can be shown on map, there are 3 lots that border each other, two of the 3 are T4+, and the other is T5, the adjacent lot to the southwest is also T4+, and those in front across the street to the south are also T4+.. Neighborhood does not call for commercial properties that will require T5 zoning.

Convincing Evidence.

The character of the neighborhood has changed and our neighboring lots are t4+

F.

1. Interest.

GIN INVESTMENTS, 51 EMERALD CV, Gulfport, MS 39503.

FELIPE MONTOYA, 51 EMERALD CV, Gulfport, MS 39503.

OWENER OF ADJACENTS PROPERTY.

GIBSON MELVIN D & JOANNE, 22509 RD 33, PASS
CHRISTIAN MS39571

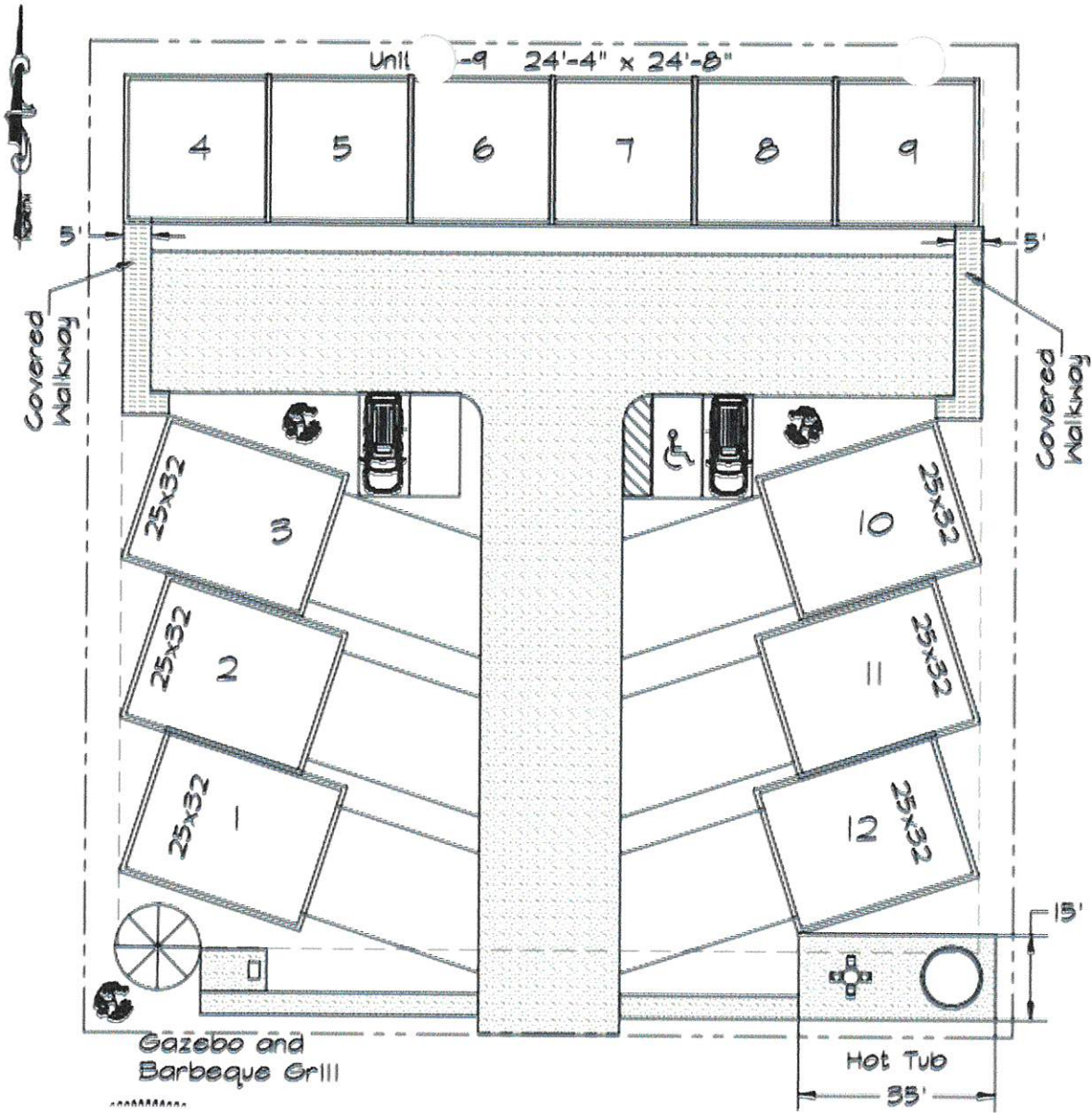
HUCKE BRYAN & DANG ANNY, 1022 SOUTH SHEPHERD DR,
HOUSTON TX77019.

610 Investments, 51 Emerald CV, Gulfport,
MS, 39503

2. The time schedule will be 18 months.

3. It will give more possibility to housing development and will limit the commercial in the area, being able to mobilize this traffic to areas of greater commercial growth such as Downtown and Cowan.

4. No mistake



Proposed Development
801-11 36th Ave



INDEXING INSTRUCTIONS: Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Block 11, EDGEWATER PARK SUBDIVISION, Harrison County, Mississippi

This instrument prepared by and return to:

Joel Blackledge, MSB 10606
Blackledge Law Firm
PO Box 8155
Gulfport, MS 39506
(228) 669-6254
File No.: 634.768

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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,

Fangting Liang aka Fanting Liang and Xiurong Li

225-288-8816

do(es) hereby sell, convey and warrant unto

Gin Investments, LLC

51 Emerald CV

Gulfport MS 39503

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

SEE EXHIBIT "A" ATTACHED HERETO

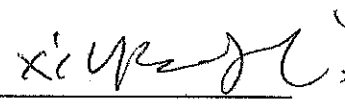
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the 2022 year have been pro-rated between the parties

WITNESS MY SIGNATURE, on this the 4th day of March, 2022.



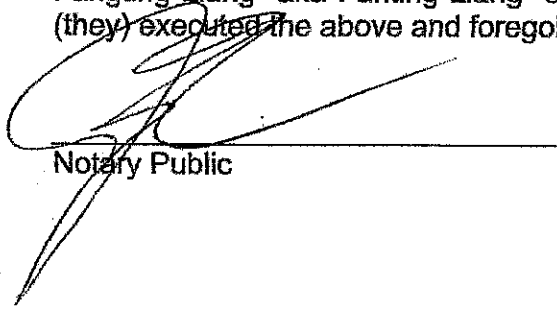
Fangting Liang aka Fanting Liang



Xiurong Li

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of March, 2022, within my jurisdiction, the within named Fangting Liang aka Fanting Liang and Xiurong Li, who acknowledged that (he) (she) (they) executed the above and foregoing instrument.



Notary Public



EXHIBIT "A"

Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Block 11, EDGEWATER PARK SUBDIVISION, 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 9 at Page 15 (Copy Book 4 at Page 286) thereof, reference to which is hereby made in aid of and part of this description.

PERMITS/INSP PAYMENT RECPT#: 11259322
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 04/29/22 TIME: 11:30
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 175.00

AMOUNT PAID: 175.00

PAID BY:

PAYMENT METH: CHECK
REFERENCE: 790

AMT TENDERED: 175.00
AMT APPLIED: 175.00
CHANGE: .00



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
GIN INVESTMENTS LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1186160
Status:	Good Standing
Effective Date:	08/15/2019
State of Incorporation:	Mississippi
Principal Office Address:	51 Emerald Cove Gulfport, MS 39503

Registered Agent

Name
FELIPE MONTTOYA HINCAPIE
51 EMERALD COVE
GULFPORT, MS 39503

Officers & Directors

Name	Title
FELIPE MONTTOYA HINCAPIE 51 Emerald Cove GULFPORT, MS 39503	Manager



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
GIN INVESTMENTS LLC	Legal

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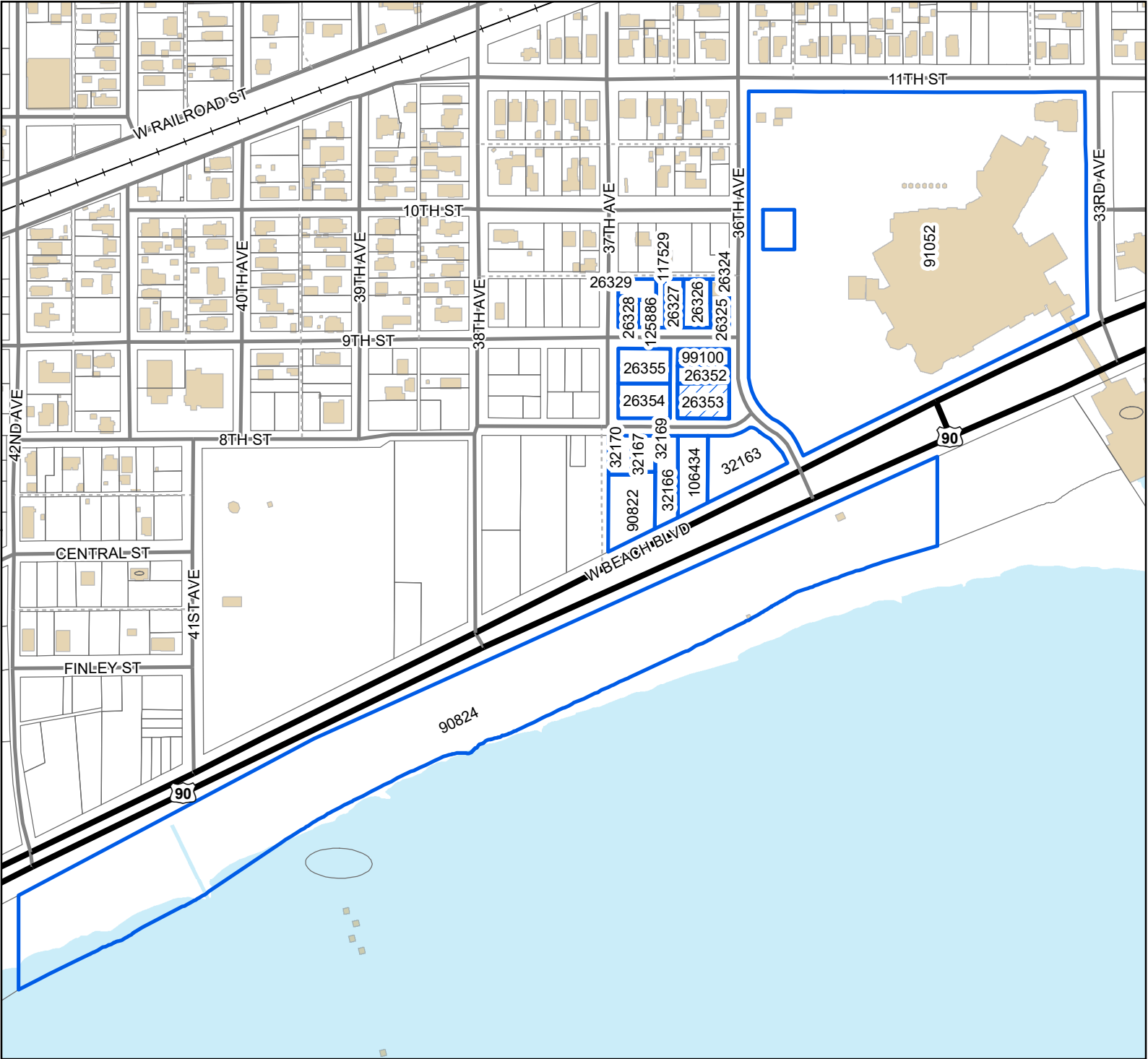
Registered Agent

Name
FELIPE MONTOYA HINCAPIE 51 EMERALD COVE GULFPORT, MS 39503

Officers & Directors

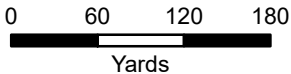
Name	Title
FELIPE MONTOYA HINCAPIE 51 Emerald Cove GULFPORT, MS 39503	Manager

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	26353	0711I-02-111.000	LIANG FANTING & XIURONG LI	4240 LAKE SHERWOOD AVE EAST	BATON ROUGE	LA	70816
N	26352	0711I-02-110.000	LIANG FANTING & XIURONG LI	4240 LAKE SHERWOOD AVE EAST	BATON ROUGE	LA	70816
N			Adjacent Property Owners				
	26327	0711I-02-106.000	BELL JAMES T	307 OLD POST RD	CHERRYVILLE	NC	28021
N	117529	0711I-02-106.001	BELL JAMES T	307 OLD POST RD	CHERRYVILLE	NC	28021
	106434	0711P-01-001.001	BERTUCCI GREGORY E MD	2330 ATKINSON RD	BILOXI	MS	39531
N	32163	0711P-01-001.000	BERTUCCI GREGORY E MD	2330 ATKINSON RD	BILOXI	MS	39531
	26326	0711I-02-107.000	CHATHAM KIMBERLY R & GLEN R	2003 BENT OAKS BLVD	BILOXI	MS	39531
	26328	0711I-02-105.000	COX ROBIN D BROILS	3622 9TH ST	GULFPORT	MS	39501
	26355	0711I-02-113.000	GIBSON MELVIN D & JOANNE	22509 RD 331	PASS CHRISTIAN	MS	39571
N	90824	0711P-02-001.000	GULFPORT CITY OF -BEACH-				0
	91052	0711I-02-074.000	GULFSIDE CASINO PARTNERSHIP	POST OFFICE BOX 1600	GULFPORT	MS	39502
	32167	0711P-01-003.000	HORTON LARRY C & RITA M	P O BOX 6330	GULFPORT	MS	39506
N	32169	0711P-01-004.000	HORTON LARRY C & RITA M	P O BOX 6330	GULFPORT	MS	39506
	26354	0711I-02-112.000	HUCKE BRYAN & DANG ANNY	1022 SOUTH SHEPHERD DR	HOUSTON	TX	77019
	90822	0711P-01-006.000	HUT MOBILE LLC	225 BUSH ST STE 1800	SAN FRANCISCO	CA	94104
	26329	0711I-02-105.001	LANDON HOMES LLC	9113 OLD CCC CAMP RD	OCEAN SPRINGS	MS	39564
N	125886	0711I-02-105.002	LANDON HOMES LLC	9113 OLD CCC CAMP RD	OCEAN SPRINGS	MS	39564
	99100	0711I-02-110.001	LITTLE JAMES O & PATRICIA	3905 QUEEN ELIZABETH DR	OCEAN SPRINGS	MS	39564
	32166	0711P-01-002.000	MIAZZA MARTIN -ESTATE-	1208 PASS RD	GULFPORT	MS	39501
	26325	0711I-02-109.000	PARSONS ARTHUR JOHN JR & ANGELA D	20112 MORGAN LANE RD	GULFPORT	MS	39503
	32170	0711P-01-005.000	PRIMO MAGGIO LLC & OATES CREEK LLC	P O BOX 54310	LEXINGTON	KY	40555
	26324	0711I-02-108.000	WEST LINDA THROWER	324 TUMBLEBROOK ST	SLIDELL	LA	70461



Legend

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



1 inch = 400 feet



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THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

RE: Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 0711I-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, 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, June 23, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, June 23, 2022**. 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: June 23, 2022

Re: **Zoning Map Amendment 2206PC108:**

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2206PC108

Hearing Date: June 23, 2022

Current Zoning/Use: T3 / Vacant (Home has been demolished)

Legal: Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 1.4 acres of property from T3 (Sub-Urban zone) to a T4+ (General Urban Zone "Plus") zone. Currently, the properties are vacant after the removal of the residential structure on site. This rezoning request is one of four to complete the block on the northeast side of West Pine Street and Monet Street. As the property is not large enough for a new district, to be rezoned to T4+ case 2206PC117 must be approved for this application to proceed under the current request.

According to the City's 2002 Comprehensive Plan, this area was intended to stay residential in the future land use plan. Specifically meaning, the proposed mixed-use zone is encroaching into single-family zones.

The applicant has chosen public need as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.
2. The applicant addresses public need by stating, "[housing] inventory is at an all time low with a continued sign of growth in our communities from all over."

Technical Report

Zoning Map Amendment

Character of the neighborhood was addressed by the applicant with photos of commercial growth and a listing of new businesses in the area.

EXECUTIVE SUMMARY

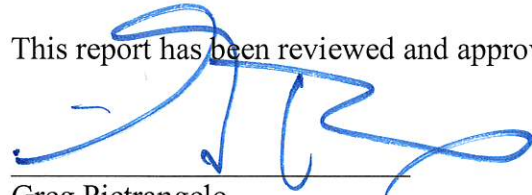
The future plan of the City's growth indicated medium density residential was intended to be the future of this area. Since then we have seen SmartCode and then hybrid code come to the area. Meanwhile, the city has this growth along the 605 corridor and the extra development pressure that comes with it.

With the proposed change allowing for anything permitted within the district, and T4+ is two tiers higher than T3, one could anticipate more intense uses abutting single-family homes. These include but are not limited to restaurants, parking structures, hardware stores, and others.

The Planning Commission could consider a lesser zoning if so desired. A T4L is within the realm of the advertisement and potential compromise to adjoining uses. If this rezoning is for housing, this potential zoning change will come at the cost of housing density as T4L allows 12 units per acre while T4+ allows 18.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

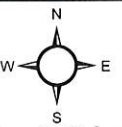
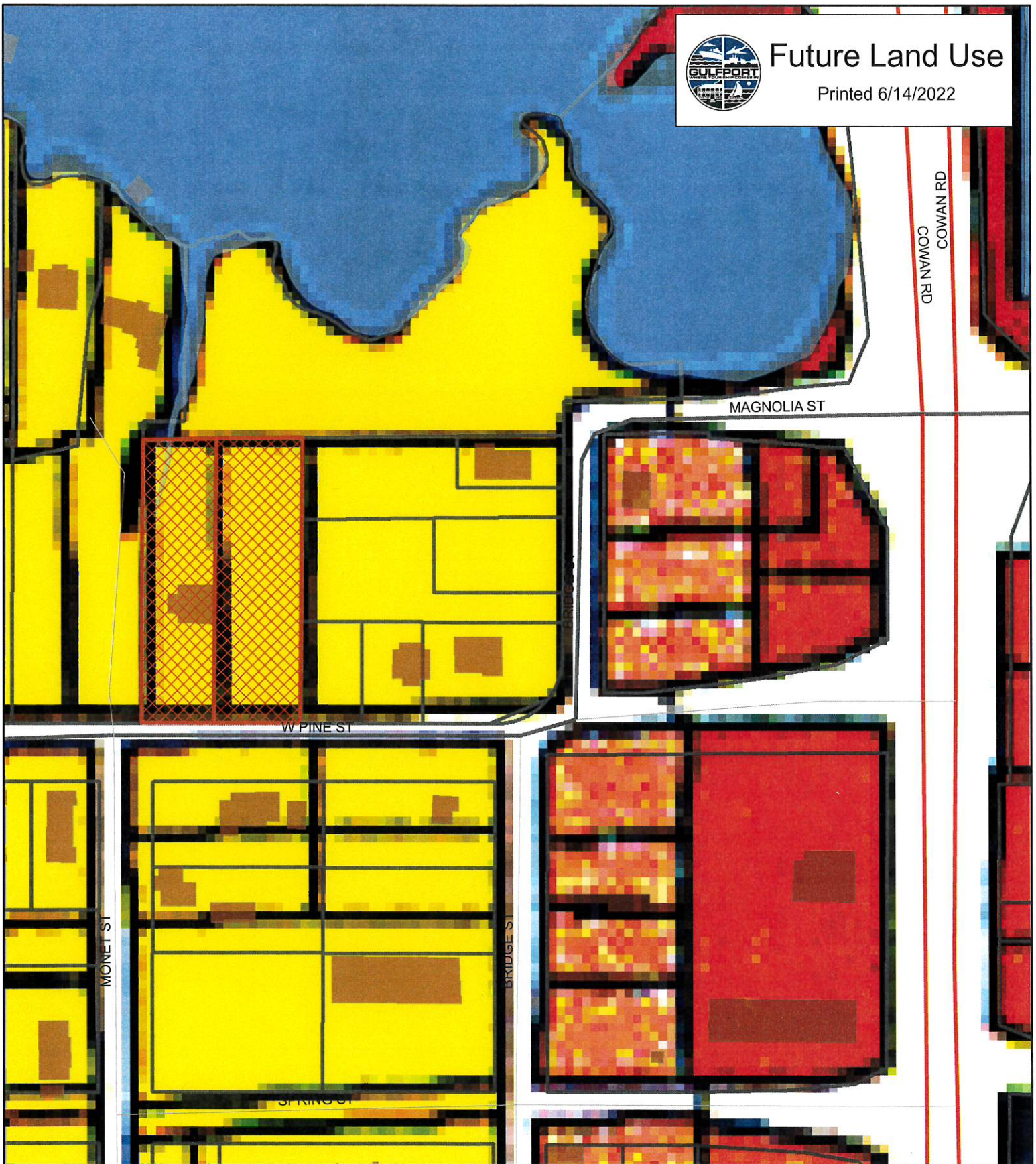


Greg Pietrangelo
Director of Urban Development Department



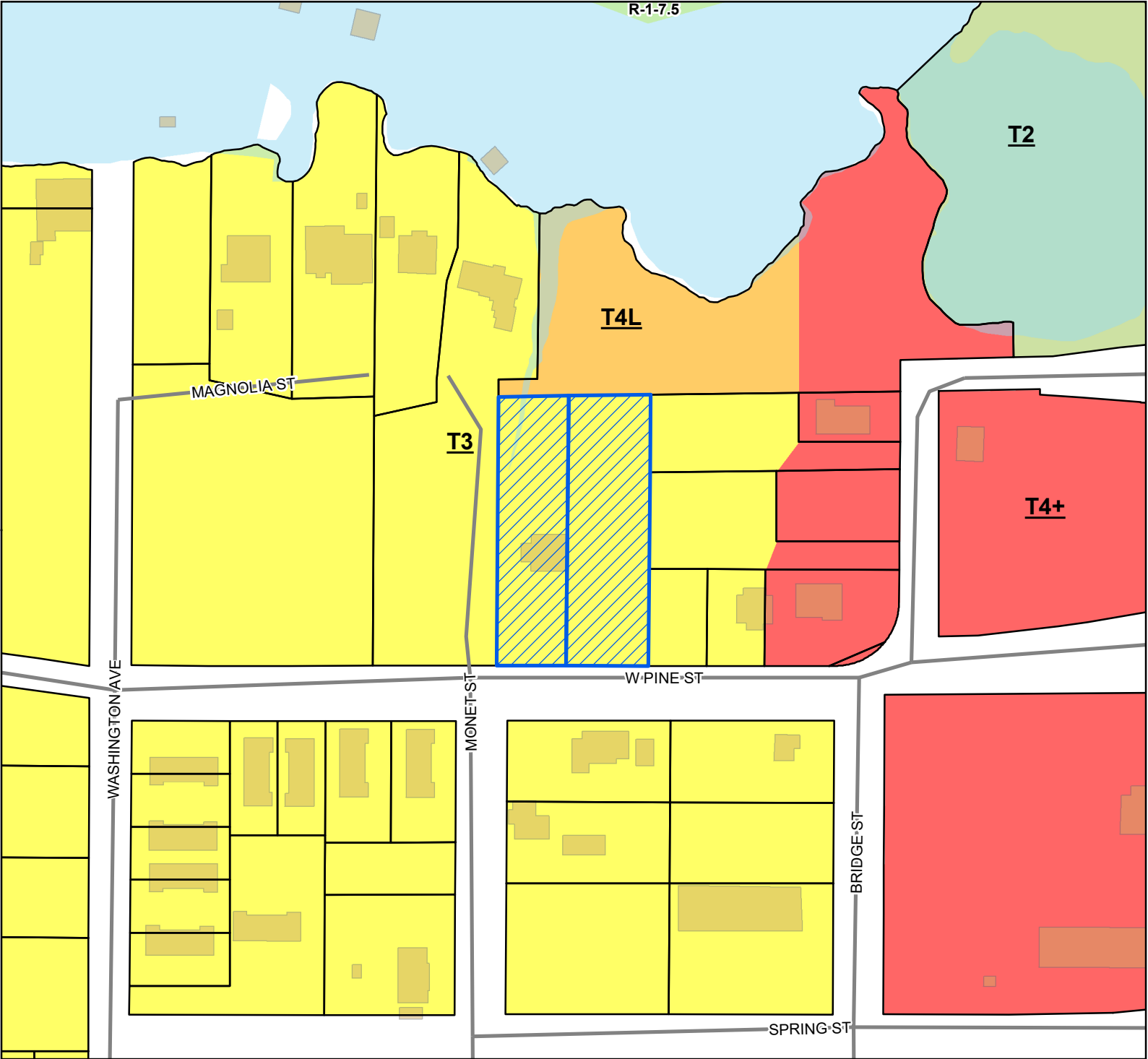
Future Land Use

Printed 6/14/2022



1 inch = 150 feet

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Site

Street

Parcels

Buildings

Water Features

Smart Code

T4+

T4L

T3

T2

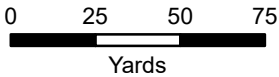
Zoning

R-1-7.5 - Single Family

Residence District (Low Density)

Site Information

1010E-01-012.000
1010E-01-011.000
Zoning: T3 (Sub-urban Zone)
Size: 1.41 acres
Flood: AE



1 inch = 170 feet



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

For Staff Use Only

Case File #: 2206PL108Date Received: 5-2-22

Receipt #: _____

Received By: D2

Zoning: _____

Ward: _____ Flood: _____

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

Property Information

TAX PARCEL #

1	0	1	0	E
1	0	1	0	E

 -

0	1
0	1

 -

0	1	2
0	1	1

 .

0	0	0
0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 1204 West Pine Street

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: Pine Street North Side about 400' west of Bridge street

GENERAL DESCRIPTION OF REQUEST:

Change zoning of property from T3 to T4+

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

IG Development, LLC
Printed Name Of Owner

9591 South Bayou Bend Dr
Mailing Address

Gulfport MS 39503
City State Zip code

228-324-2366
Home Phone Work/Cell Phone

lgtruckgroup@gmail.com
Email

[Signature]
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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

We looking to join parcel #'s 1010E-01-003.000, 1010E-01-012.000 and 1010E-01-011.000; and rezone parcel #1010E-01-012.000 and 1010E-01-011.000. We believe the character of the neighborhood is continually changing and gaining momentum which is becoming a great area for the city. We purchased 1204 West Pine to extend our development on the north and east parcels to increase the number of housing units while adding additional amenities such as small grass park area, pickle ball court, and boardwalk all the way from Bayou Benard to Pine Street.

1. Maps showing the circumstances of the area and change/progress
 - a. See Images 2017, 2020, Current April 2022
2. Changes In the neighborhood
 - a. Prior to 2017 Cowan and West Pine really had little to no growth. Since then we have seen multiple business coming in and now more demand. Since 2017 just on the South West Side of the Cowan Bridge we have the following either completed or in progress:
 - i. Dominos
 - ii. Memorial
 - iii. Paper Moon
 - iv. The Yoga Bar
 - v. Qdoba
 - vi. Office Complex
 - vii. Woody's
 - viii. Chilville Ice Cream
 - ix. Condo Building #1
 1. 21 Residential units with 16 presold prior to construction
 2. 2 Commercial units with both presold. (Brick and Spoon, VanKirk Wealth)
3. Statistics showing a public need
 - a. Looking back on last 12 months we have on housing inventory homes are selling faster than they can be built. Inventory is at an all time low with a continued sign of growth in our communities from all over. Our proposed continued new development will help contribute to providing this need with high quality and planned area development not just putting something in place that will later be an eye sore.
4. Maps/Change in recent rezoning in the area
 - a. Parcel 1010E-01-003.00 was recently rezoned from T4+ / T3 now to T4+/T4L
 - b. Parcel 1010F-01-021.00 was recently rezoned from T5 to now T6
5. Same answer for number 2 applies here also
6. Number of Permits on Cowan prior 2017 and after 2017

Development Schedule:

- This requested modification in zoning would allow for our phase 3 of construction. We would plan to start on or before January 1, 2023

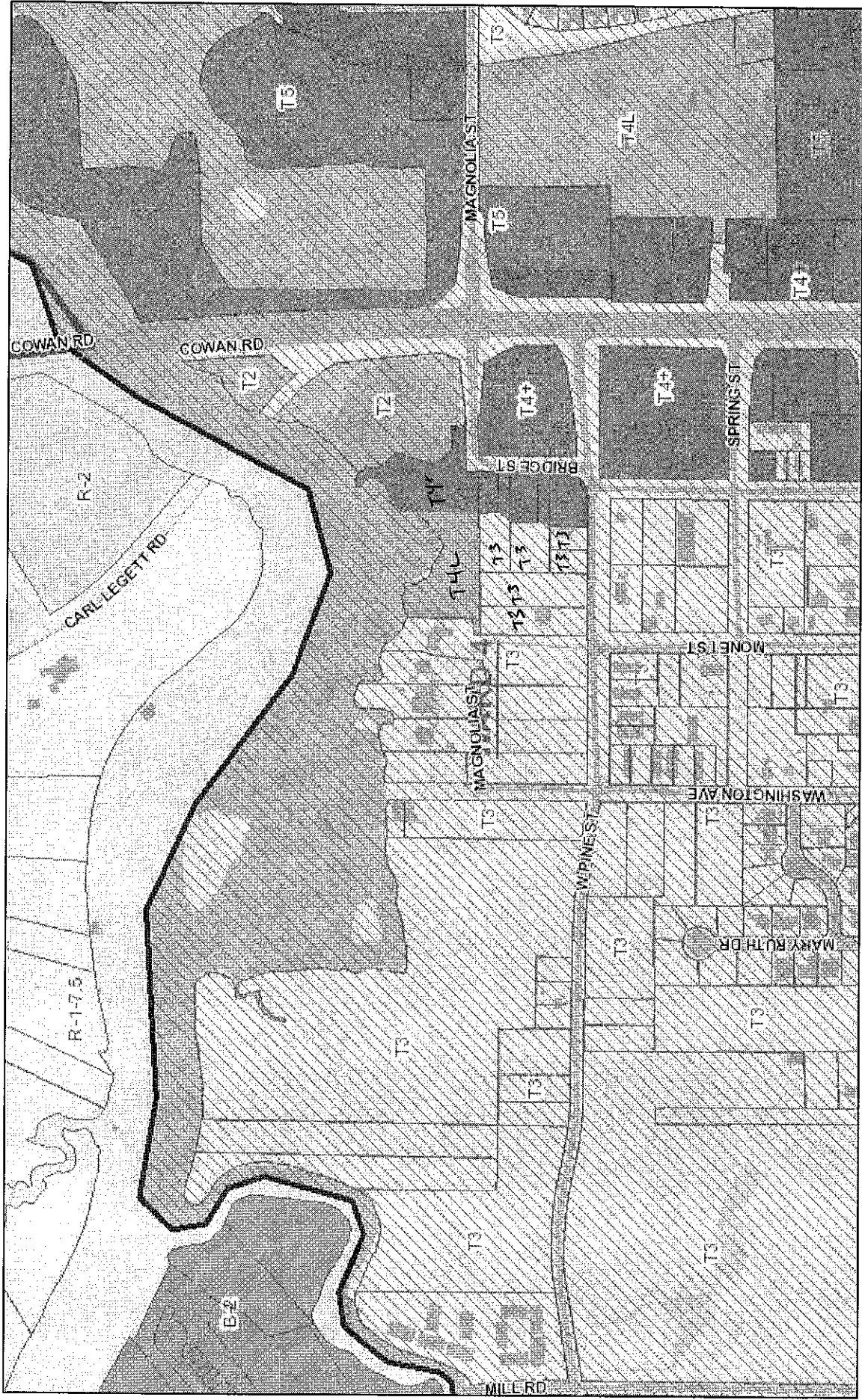
Effect of Amendment:

- Currently with the 2 parcels in this application and the 4 other parcels to the East side (separate application) you will notice that we are cleaning up the current zoning in the area to have a smooth transition of the property lines and working to remove multiple zoning on single parcels. There is a canal that comes from Benard Bayou all the way to West Pine Street that will be separating the proposed T4L and the property zoned T3 directly to the west. This natural water way feels like a good transition between zoning. This allows zoning to have proper decrease from T4+, to T4L, to T3 vs going from T4+ straight to T3.

Error

- I am not proposing that there was necessarily an error in zoning for these parcels. However, we are seeing a growing demand and a continued change in character of the area.

Gulfport Zoning Map



April 26, 2022

Streets

County Streets

```
<all other values>
```

Interstate Highway

Principal Arterial

Collector

Minor Arterial

Military

Address Points

Parcels

Buildings

Hybrid Zones

Hybrid

Wards

1:5,825

0.2 m

Support GIS

[Quick Search](#) [Hot Sheet](#) [Contact Management](#) [My Messages](#) [Market Summary](#) [My Unmapped](#) [Add Listing](#) [Change Listing](#)

Supply and Demand Report

For 4/26/2021 To 4/26/2022

Today's date: 4/26/2022

Price Range: 250,000 to 400,000

Property Type: Residential		Totals
Current Active Listings		
Number		541
List Price Volume		175,005,825
List Price Average		323,486
Average Days on Market		44
Average Cumulative Days on Market		48
Total Sold		
Number		6144
List Price Volume		1,919,615,119
List Price Average		312,437
Sale Price volume		1,907,969,213
Sale Price Average		310,542
Average Days on Market		24
Average Cumulative Days on Market		26
Under Contract Listings		
Number		6,407
List Price Volume		2,005,818,437
List Price Average		313,067
Average Days on Market		22
Average Cumulative Days on Market		23
Back On Market Listings		
Number		1,315
List Price Volume		410,806,783
List Price Average		312,400
Expired Listings		
Number		398
List Price Volume		125,852,368
List Price Average		316,212
Average Days on Market		158
Average Cumulative Days on Market		164
Hold Withdrawn Cancelled Listings		
Number		660
List Price Volume		211,726,339
List Price Average		320,797
Average Days on Market		73
Average Cumulative Days on Market		77

Supply and Demand Report

For 4/26/2021 To 4/26/2022
 Today's date: 4/26/2022
 Price Range: 250,000 to 400,000

Property Type: Residential	
Current Active Listings	
Number	Totals
List Price Volume	541
List Price Average	175,005,825
Average Days on Market	323,486
Average Cumulative Days on Market	44
Total Sold	48
Number	8144
List Price Volume	1,919,615,119
List Price Average	312,437
Sale Price volume	1,907,969,213
Sale Price Average	310,542
Average Days on Market	24
Average Cumulative Days on Market	26
Under Contract Listings	
Number	6,407
List Price Volume	2,005,818,437
List Price Average	313,067
Average Days on Market	22
Average Cumulative Days on Market	23
Back On Market Listings	
Number	1,315
List Price Volume	410,805,783
List Price Average	312,400
Expired Listings	
Number	398
List Price Volume	125,852,368
List Price Average	316,212
Average Days on Market	158
Average Cumulative Days on Market	164
Hold Withdrawn Cancelled Listings	
Number	660
List Price Volume	211,726,339
List Price Average	320,797
Average Days on Market	73
Average Cumulative Days on Market	77

My Map

2020



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY TAX ASSESSOR.

MAP DATE: April 26, 2022



My Map

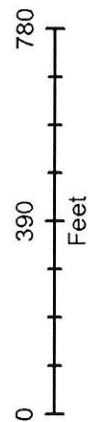
2017



HARRISON COUNTY, MISSISSIPPI

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TAL FLURRY, TAX ASSESSOR,
MAP DATE: April 26, 2022



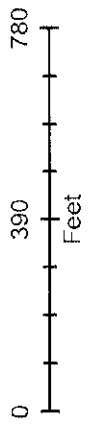
My Map



HARRISON COUNTY, MISSISSIPPI

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TAL FLURRY, TAX ASSESSOR.
MAP DATE: April 26, 2022



2017

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

File#220447

Indexing Instructions:
Pt of Section 30, T7S, R10W,
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,

**EMILY ANN BINGHAM ANDREWS and husband,
JOSHUA ANDREWS
1204 WEST PINE STREET
GULFPORT, MS 39507
NO PHONE**

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

**IG DEVELOPMENT, LLC
A MS Limited Liability Company
9591 BAYOU BEND
GULFPORT, MS 39503
(662) 954-3500**

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 located in the Northeast Quarter of the Southwest Quarter (NE 1/4 of the
SW 1/4) of Section 30, Township 7 South, Range 10 West, City of Gulfport, First
Judicial District of Harrison County, Mississippi. Said parcel being more
particularly described as:**

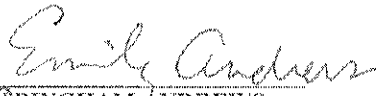
**Commencing at point where the West line of the Northeast Quarter of the
Southwest Quarter (NE 1/4 of the SW 1/4) of Section 30, Township 7 South,
Range 10 West, intersects the North margin of West Pine Street and run thence
East along the North margin of West Pine Street, a distance of 472 feet for a
point of beginning. Run thence North a distance of 330 feet more or less; run
thence East a distance of 86 feet; run thence South a distance of 330 feet more
or less to the North margin of West Pine Street, run thence West a distance of
86 feet to the point of beginning. Said parcel is bound on the South by West Pine
Street, on the East by property belonging to Hays, on the North by property
belonging to Zimmerman and on the West by property belonging to Hays.**

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 SIGNATURES of the Grantors on this the 7th day of March, 2022.



EMILY ANN BINGHAM ANDREWS



JOSHUA ANDREWS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **EMILY ANN BINGHAM ANDREWS and husband, JOSHUA ANDREWS**, who acknowledged that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 7th day of March, 2022.



NOTARY PUBLIC

(S E A L)

My Commission Expires:



Operating Agreement for IG Development LLC

1. Names

This operating agreement is made by IG Development, LLC, a Mississippi limited liability company (the "Company"), and Ivan Spinner and Garlon Pemberton Jr, (individually the "Member" and collectively the "Members").

2. Formation and Purpose

The Company was formed under the Mississippi statute authorizing the formation of Limited Liability Companies. The purpose of the Company is to engage in any lawful act or activity for which a Limited Liability Company may be formed within the State of Mississippi.

3. Term

The Company will begin on May 26th, 2021 and will continue for an indefinite period until it is terminated by: (1) the death of a Member, (2) the voluntary act of one of the Members, (3) the insolvency or bankruptcy of one of the Members, (4) an improper activity on the part of a Member, (5) or by other means. If a Member chooses to withdraw from the Company or if the Member should die, the remaining Member(s) has the right to purchase the company's ownership from that Member or from the Member's estate.

4. Ownership

Each Member to have equal ownership of 50%.

5. Management

Except as all of the Members may otherwise agree in writing, all actions and decisions respecting the management, operation, and control of the Company and its business require the consent and agreement of not less than 100% (percent) of the Company voting interest.

6. Contract Binding Authority

All actions and decisions with respect to binding the Company in contract requires the consent and agreement of not less than 100% (percent) of the company voting interest.

7. Financial Decisions

Decisions regarding the distribution of Profits, allocation of losses, and the requirement for additional capital contributions as well as all other financial matters will be determined by a unanimous vote of the Members.

8. Banking and Company Funds

The funds of the Company will be placed in such investments and banking accounts as will be designated by the Members. All withdrawals from these bank accounts will be made by the duly authorized agent or agents of the Company as agreed by unanimous consent of the Members. Company funds will be held in the name of the Company as will not be commingled with those of any other person or entity.

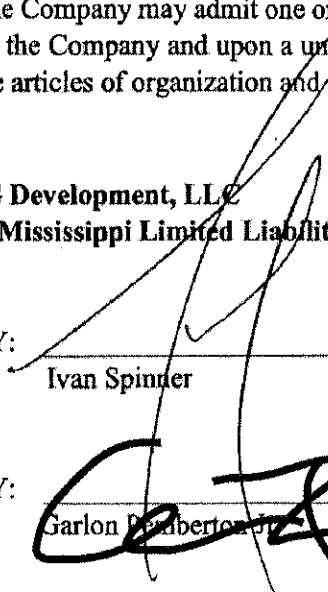
9. Taxes

For federal tax purposes, the Company will file a federal corporation tax return with each Member's individual forms. The Company will distribute its gains and losses to each Member. The Members will be taxed on their own proportionate interest in the Company's gains and losses.

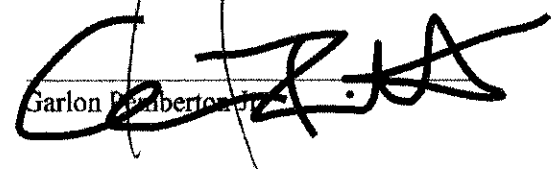
10. Additional Members

The Company may admit one or more additional Members upon such terms as are determined by the Company and upon a unanimous vote of the Members. If new Members are admitted, the articles of organization and the operating agreement will be appropriately amended.

IG Development, LLC
A Mississippi Limited Liability Company

BY: 
Ivan Spinner

DATE: 1/1/2022

BY: 
Garlon Deabert

DATE: 1/1/22

To whom it may concern,

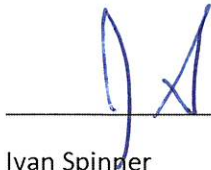
Garlon Pemberton is authorized to sing for any and all applications for IG Development, LLC. IG Development, LLC is owned as follows:

Garlon Pemberton 50%

Ivan Spinner 50%

A handwritten signature in blue ink, appearing to be 'G. Pemberton', written above a horizontal line.

Garlon Pemberton

A handwritten signature in blue ink, appearing to be 'I. Spinner', written above a horizontal line.

Ivan Spinner

PERMITS/INSP PAYMENT RECPT#: 11264077
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22 TIME: 16:23
CLERK: mcunningh DEPT:
CUSTOMER#: 0

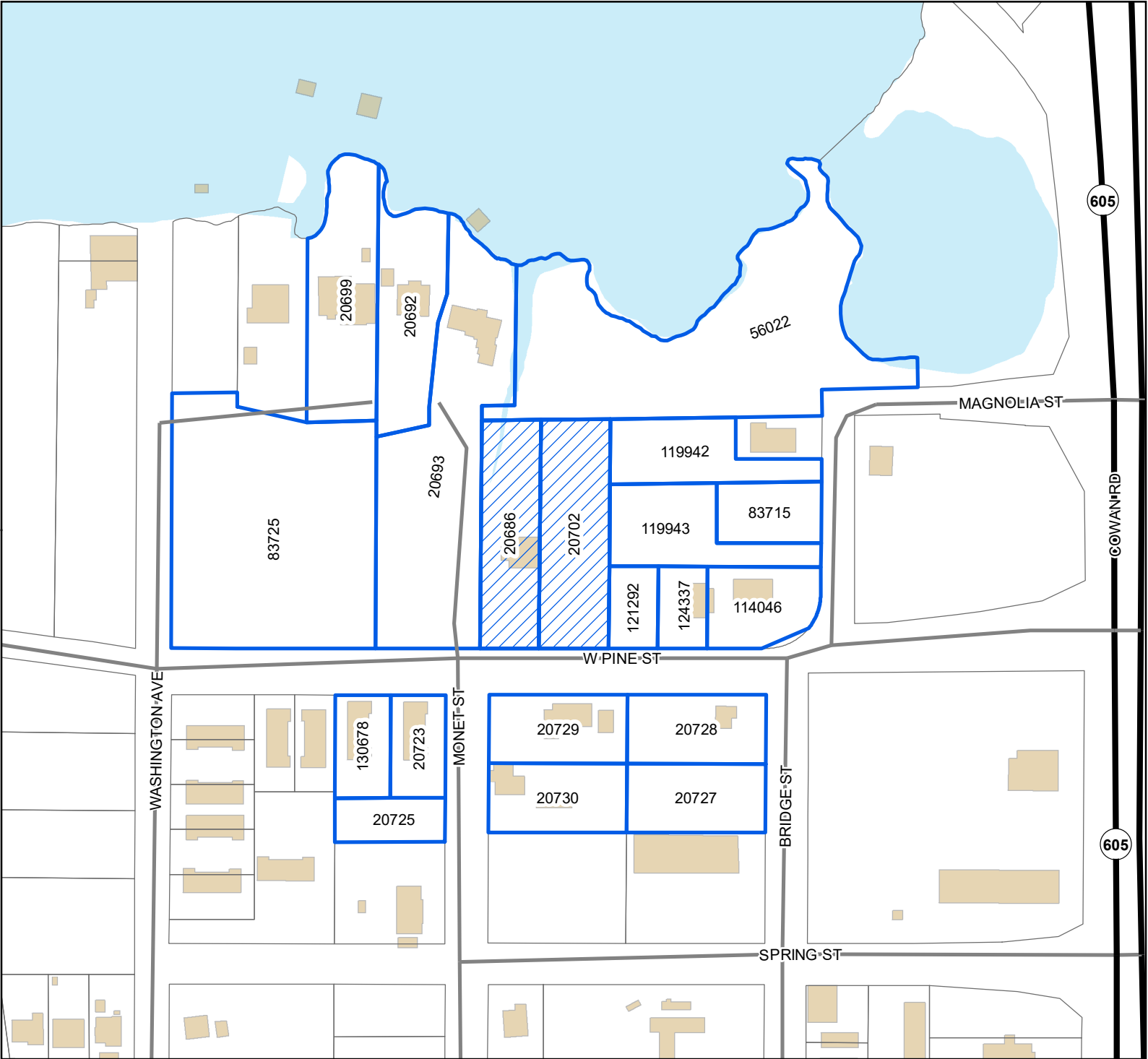
COMMENT:

CHG: PZD PLANNING AND ZO 175.00

AMOUNT PAID: 175.00

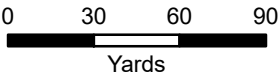
PAID BY:
PAYMENT METH: CHECK
REFERENCE: 1225

AMT TENDERED: 175.00
AMT APPLIED: 175.00
CHANGE: .00



Legend

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



1 inch = 201 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	20686	1010E-01-012.000	IG DEVELOPMENT LLC	9591 South Bayou Bend Driver	GULFPORT	MS	39503
	20702	1010E-01-011.000	IG DEVELOPMENT LLC	9591 South Bayou Bend Driver	GULFPORT	MS	39503
N			Adjacent Property Owners				
	20730	1010E-02-009.000	CUTRER SAMUEL E	P O BOX 7265	GULFPORT	MS	39507
	114046	1010E-01-010.001	DANIELS RIP MICHAEL	1230 W PINE ST	GULFPORT	MS	39507
	20728	1010E-02-006.000	DEFIBAUGH BEN	1123 BRIDGE ST	GULFPORT	MS	39501
	20699	1010E-01-016.000	DISMORE MATTHEW B	1119 MAGNOLIA STREET	GULFPORT	MS	39507
	20693	1010E-01-014.000	FAULK E WARD & CECIL C	1300 MONET ST	GULFPORT	MS	39507
	20725	1010E-02-012.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	20692	1010E-01-015.000	HAMILTON BETTY LOU	1125 MAGNOLIA DR	GULFPORT	MS	39501
	83725	1010E-01-019.000	HIGHTOWER JOHN C	1119 MAGNOLIA ST	GULFPORT	MS	39507
	56022	1010E-01-003.000	IG DEVELOPMENT LLC	9591 BAYOU BEND	GULFPORT	MS	39503
	20723	1010E-02-011.000	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507
	130678	1010E-02-011.001	MARONEY TIMOTHY P ETAL	1200 COUNTRY CLUB RD	GLADWYNE	PA	19035
	121292	1010E-01-010.005	MARSHALL ELIZABETH & JON BERRY ETAL	16 RIVERS BEND DR	GULFPORT	MS	39507
	20727	1010E-02-007.000	PETERS STEVEN D	37 COMPASS POINT WAY S #425	INLET BEACH	FL	32461
	20729	1010E-02-010.000	PETTEY WILLIAM H JR	P O BOX 1326	GULFPORT	MS	39502
	124337	1010E-01-010.006	WENTWORTH JUDY	1226 W PINE ST	GULFPORT	MS	39507
	119943	1010E-01-010.004	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
N	119942	1010E-01-010.003	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
N	83715	1010E-01-010.000	WJZD INC	P O BOX 6216	GULFPORT	MS	39507

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 0711I-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 0807I-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 0710O-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

RE: Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

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, June 23, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, June 23, 2022**. 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: June 23, 2022

Re: Zoning Map Amendment 2206PC109:

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2206PC109

Hearing Date: June 23, 2022

Current Zoning/Use: T3 / Vacant (Home has been demolished)

Legal: Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 8,400 square feet of property from T3 (Sub-Urban zone) to a T4+ (General Urban Zone "Plus") zone. Currently, the property contains an elevated single-family structure. This rezoning request is one of four to complete the block on the northeast side of West Pine Street and Monet Street. This property is adjacent to a T4+ zone and can be considered without the other projects.

According to the City's 2002 Comprehensive Plan, this area was intended to stay residential in the future land use plan. Specifically meaning, the proposed mixed-use zone is encroaching into single-family zones.

The applicant has chosen public need as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.
2. The applicant addresses public need by stating, "[housing] inventory is at an all time low with a continued sign of growth in our communities from all over."

Technical Report

Zoning Map Amendment

Character of the neighborhood was addressed by the applicant with photos of commercial growth and a listing of new businesses in the area.

EXECUTIVE SUMMARY

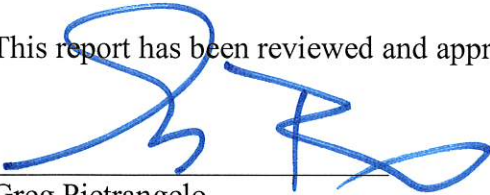
The future plan of the City's growth indicated medium density residential was intended to be the future of this area. Since then we have seen SmartCode and then hybrid code come to the area. Meanwhile, the city has this growth along the 605 corridor and the extra development pressure that comes with it.

With the proposed change allowing for anything permitted within the district, and T4+ is two tiers higher than T3, one could anticipate more intense uses abutting single-family homes. These include but are not limited to restaurants, parking structures, hardware stores, and others.

The Planning Commission could consider a lesser zoning if so desired. A T4L is within the realm of the advertisement and potential compromise to adjoining uses. If this rezoning is for housing, this potential zoning change will come at the cost of housing density as T4L allows 12 units per acre while T4+ allows 18.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

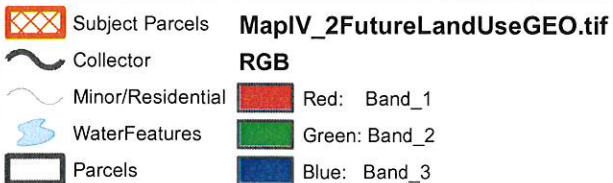


Greg Pietrangelo
Director of Urban Development Department



Future Land Use

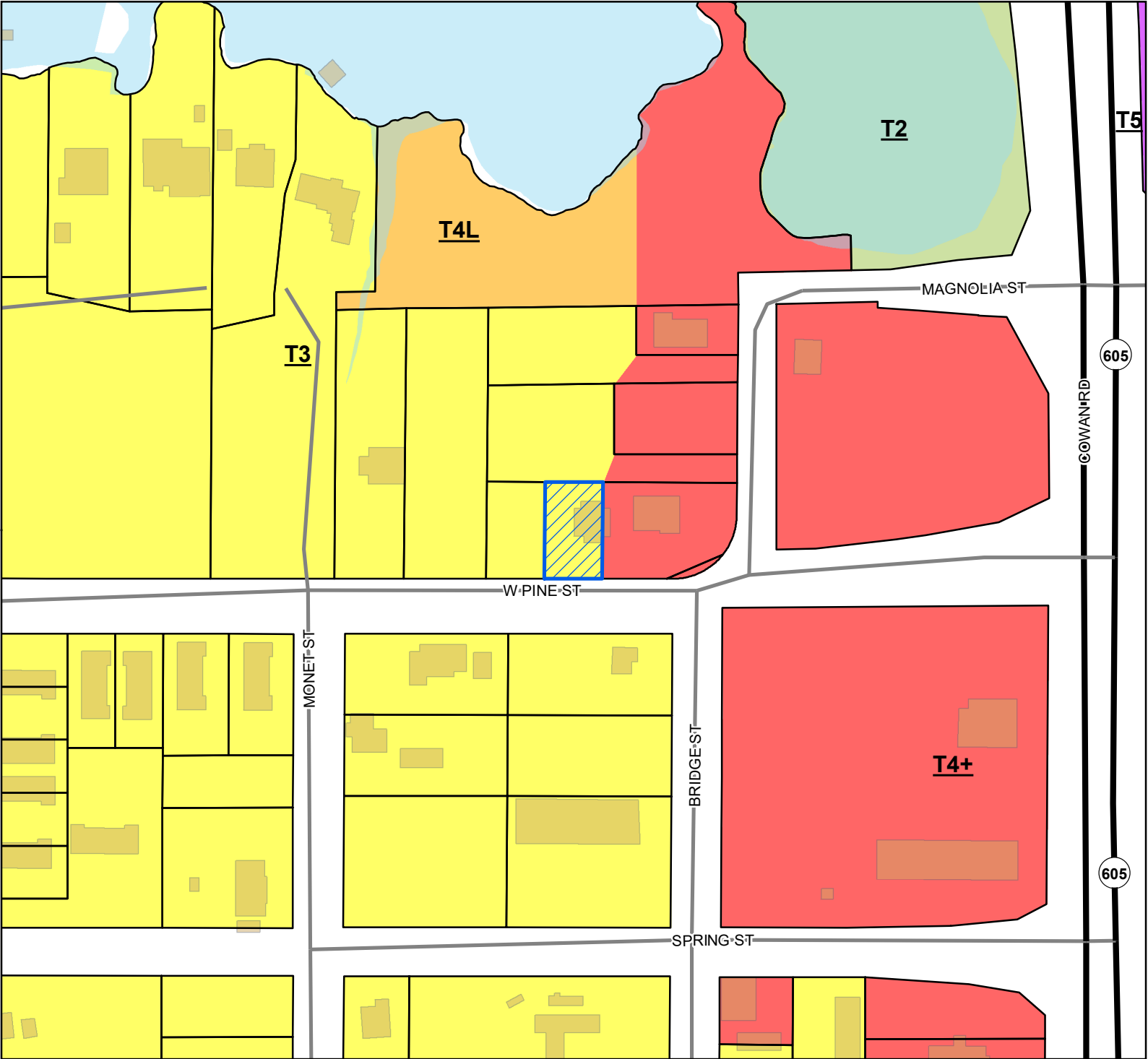
Printed 6/14/2022



1 inch = 150 feet

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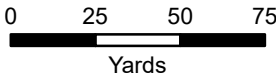
- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

Smart Code

- T5
- T4+
- T4L
- T3
- T2

Site Information

1010E-01-010.006
Zoning: T3 (Sub-urban Zone)
Size: 8,438 sqft.
Flood: AE



1 inch = 170 feet



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

For Staff Use Only

Case File #: 2206PL109Date Received: 5-2-22

Receipt #: _____

Received By: D2

Zoning: _____

Ward: _____ Flood: _____

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

Property Information

TAX PARCEL #

1	0	1	0	E	-	0	1	-	0	1	0	•	0	0	6
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 1226 West Pine St

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: ABOUT 150' WEST OF BRIDGE STREET, NORTH SIDE PINE

GENERAL DESCRIPTION OF REQUEST:

CHANGE ZONING OF PROPERTY FROM T3 TO T4+

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

Judy Wentworth
Printed Name Of Owner
1226 West Pine
Mailing Address
Gulfport MS 39507
City State Zip code
228-806-2664
Home Phone Work/Cell Phone
jwwentworth2@gmail.com
Email
Judy Wentworth
Signature Of Owner

AGENT

Ganlow Pemberton
Printed Name Of Agent
9591 South Bayou Bend Dr
Mailing Address
Gulfport MS 39503
City State Zip code
228-324-2366
Home Phone Work/Cell Phone
lgtruckgroup@gmail.com
Email
[Signature]
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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

We are looking to change zoning of parcel # 1010E-01-010.006: from T3 to T4L as this parcel is directly west and touching parcel #1010E-01-010.001 on east property line which is a T4+. It is a much more natural transition when stepping down in zoning to be going from T4+ to T4L then to a T3. In addition, I am also seeing the character of the neighborhood is continually changing and gaining momentum which is becoming a great area for the city.

1. Maps showing the circumstances of the area and change/progress
 - a. See Images 2017, 2020, Current April 2022
2. Changes In the neighborhood
 - a. Prior to 2017 Cowan and West Pine really had little to no growth. Since then we have seen multiple business coming in and now more demand. Since 2017 just on the South West Side of the Cowan Bridge we have the following either completed or in progress:
 - i. Dominos
 - ii. Memorial
 - iii. Paper Moon
 - iv. The Yoga Bar
 - v. Qdoba
 - vi. Office Complex
 - vii. Woody's
 - viii. Chilville Ice Cream
 - ix. Condo Building #1
 1. 21 Residential units with 16 presold prior to construction
 2. 2 Commercial units with both presold. (Brick and Spoon, VanKirk Wealth)
3. Statistics showing a public need
 - a. Looking back on last 12 months we have on housing inventory homes are selling faster than they can be built. Inventory is at an all time low with a continued sign of growth in our communities from all over. Our proposed continued new development will help contribute to providing this need with high quality and planned area development not just putting something in place that will later be an eye sore.
4. Maps/Change in recent rezoning in the area
 - a. Parcel 1010E-01-003.00 was recently rezoned from T4+ / T3 now to T4+/T4L
 - b. Parcel 1010F-01-021.00 was recently rezoned from T5 to now T6
5. Same answer for number 2 applies here also

Development Schedule:

- There is no current development schedule at this time. Upon receiving change in zoning a development schedule will be put together and submitted to the city.

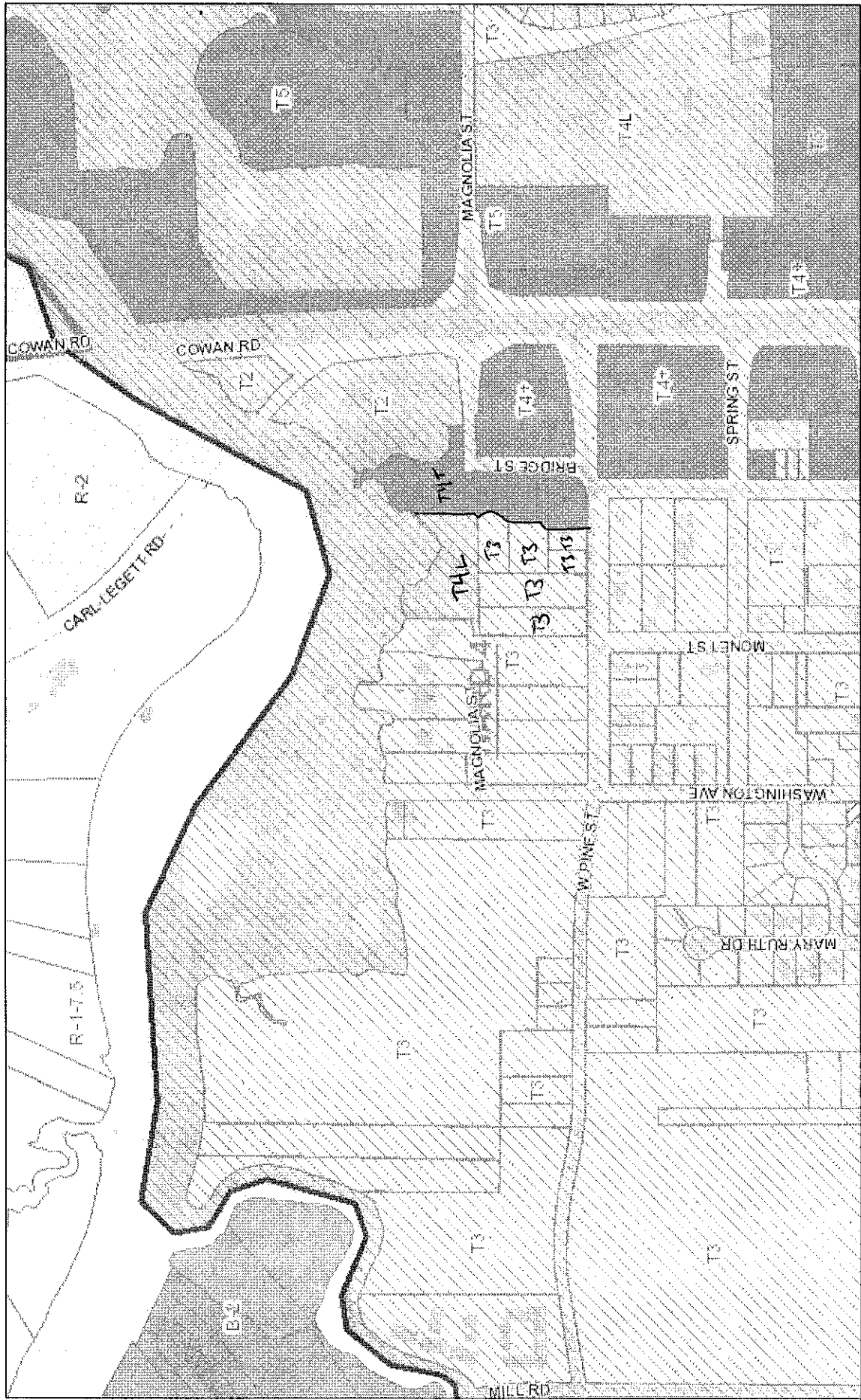
Effect of Amendment:

- Currently with this 1 parcel in this application and the 5 other parcels to the North and West side (separate applications) you will notice that we are cleaning up the current zoning in the area to have a smooth transition of the property lines and working to remove multiple zoning on single parcels. There is a canal that comes from Benard Bayou all the way to West Pine Street that will be separating the proposed T4L and the property zoned T3 directly to the west. This natural water way feels like a good transition between zoning. This allows zoning to have proper decrease from T4+, to T4L, to T3 vs going from T4+ straight to T3.

Error

- We not proposing that there was necessarily an error in zoning for these parcels. However, we are seeing a growing demand and a continued change in character of the area.

Gulfport Zoning Map



April 26, 2022

Streets

County Streets

```
...
<all other values>
```

Interstate Highway

Principal Arterial

creator

Minor Arterial

Military

Address Points

Parcels

Buildings

Hybrid Zones

Hybrid

Wards

1:5,825

Gulfport GIS

My Map

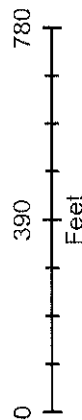
0202



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURY, TAX ASSESSOR.

MAP DATE: April 26, 2022



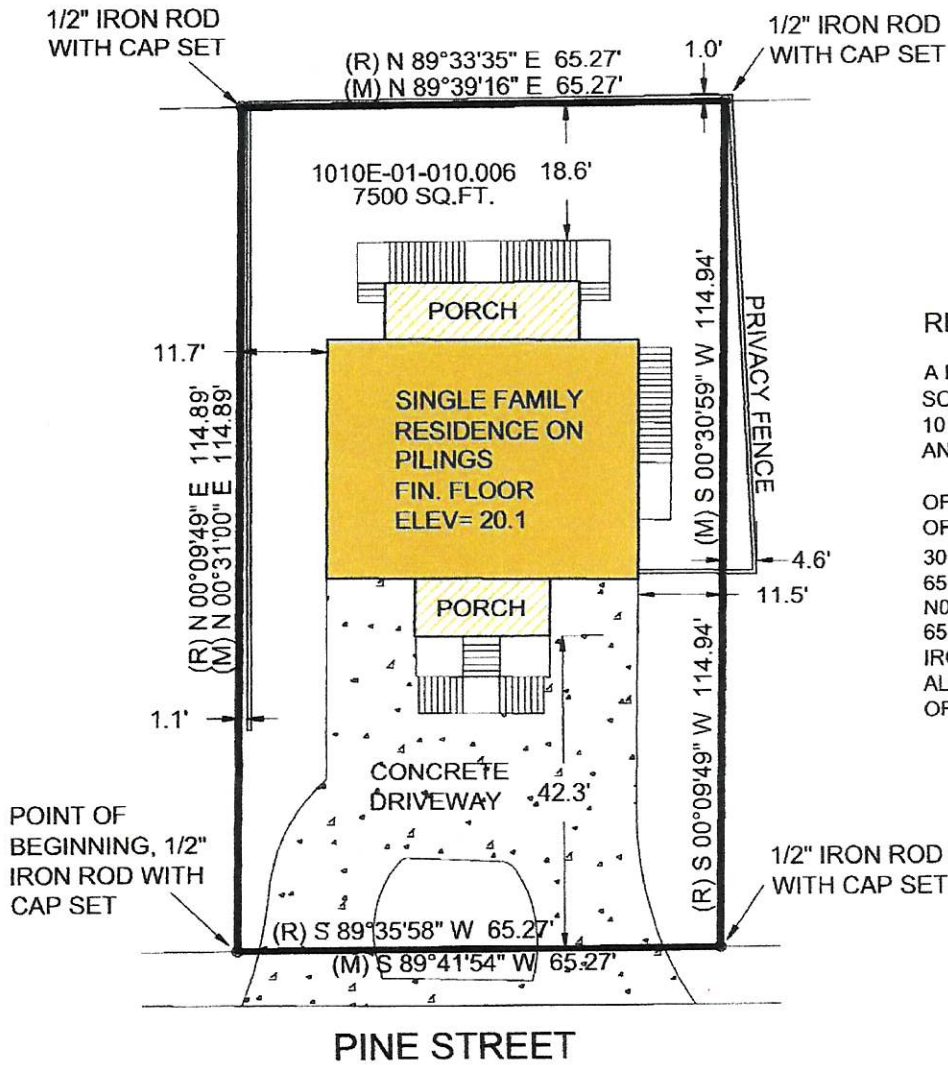
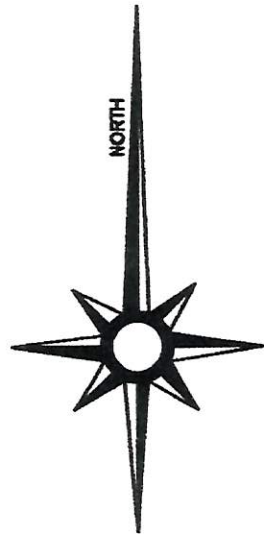


NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECIEVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

LEGEND:

- ⊗ -- IRON ROD FOUND
- -- IRON PIPE FOUND
- -- IRON ROD SET
- ⊗ -- SPIKE FOUND
- △ -- SPIKE SET
- ⊗ -- CONCRETE MONUMENT FOUND
- -- CONCRETE MONUMENT SET
- ⊗ -- LIGHTARD KNOT FOUND
- (M) -- AS MEASURED
- (R) -- AS PER RECORD
- APP -- AS PER PLAT
- IRF -- IRON ROD FOUND
- IRS -- IRON ROD SET



RECORD DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON ROD FOUND ON THE NORTH MARGIN OF PINE STREET WHICH IS 668 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG NORTH MARGIN OF PINE STREET, N89°35'58"E 65.30' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE N00°09'49"E 114.89' TO AN IRON ROD; THENCE N89°33'35"E 65.27' TO AN IRON ROD; THENCE S00°09'49"W 114.94' TO AN IRON ROD LYING ON THE NORTH MARGIN OF PINE STREET; THENCE ALONG SAID NORTH MARGIN S89°35'58"W 65.27' TO THE POINT OF BEGINNING, CONTAINING 7,500 SQUARE FEET.

REFERENCE MATERIALS:

- 1.) INSTRUMENT NO. 2008-2353-D-J1

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.

CLIFFORD A. CROSBY, P.L.S.

DATE

7/25/2020



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AE" BFE=14 ACCORDING TO
MAP NUMBER 28047C0269G DATED JUNE 16, 2009

SURVEY CLASS - "B"

SCALE: 1" = 30'

FOR:

JUDY WENTWORTH

BEARINGS SHOWN HEREON ARE DERIVED BY:
GPS OBSERVATION, STATE PLANE GRID, MS EAST



CROSBY SURVEYING

PROFESSIONAL LAND SURVEYING

716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649
FAX: 228-594-9427
EMAIL: cliffordcrosby@cableone.net

DATE OF FIELD WORK: 7/20/2020

PARTY CHIEF: PE

INSTRUMENT MAN: DJ

RODMAN: PE

DRAWN BY: CAC

DRAWING NUMBER: 20327

REVISED:



- Quick Search
- Hot Sheet
- Contact Management
- My Messages
- Market Summary
- My Unmapped
- Add Listing
- Change Listing

Supply and Demand Report

For 4/26/2021 To 4/26/2022
Today's date: 4/26/2022
Price Range: 250,000 to 400,000

Property Type: Residential	
Current Active Listings	
Number	Totals
List Price Volume	541
List Price Average	175,005.825
Average Days on Market	323.486
Average Cumulative Days on Market	44
Total Sold	48
Number	6144
List Price Volume	1,919,615.119
List Price Average	312.437
Sale Price volume	1,907,969.213
Sale Price Average	310.542
Average Days on Market	24
Average Cumulative Days on Market	26
Under Contract Listings	
Number	6,407
List Price Volume	2,005,818.437
List Price Average	313.067
Average Days on Market	22
Average Cumulative Days on Market	23
Back On Market Listings	
Number	1,315
List Price Volume	410,805.783
List Price Average	312.400
Expired Listings	
Number	398
List Price Volume	125,852.368
List Price Average	316.212
Average Days on Market	158
Average Cumulative Days on Market	164
Hold Withdrawn Cancelled Listings	
Number	660
List Price Volume	211,726.339
List Price Average	320.797
Average Days on Market	73
Average Cumulative Days on Market	77



Designation of Agent

I, Judy Wentworth, being owner of the property 1226 West Pine
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Garlon Pemberton 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.

Judy Wentworth
Signature

May 2, 2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of May, 20 22

Joycelyn D Phares
Notary Public



Sept 23, 2023
Commission Expiration

STATE OF MISSISSIPPI

COUNTY OF HARRISON



1st Judicial District

Instrument 2008 2354 D -J1
Filed/Recorded 3 18 2008 11 33
Total Fees 12.00

2 Pages Recorded



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 all of which is hereby acknowledged the undersigned L & L CONTRACTING AND DESIGN, LLC, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto JUDY WENTWORTH, the following described land and property situated and being in the City of Gulfport, First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at an iron rod found on the North margin of Pine Street which is 668 feet east of the west line of said Northeast 1/4 of the Southwest 1/4 of Section 30, thence along north margin of Pine Street, N 89° 35' 58" E 65.30 to an iron rod at the point of beginning, thence N 00° 09' 49" W 114.94' to an iron rod lying on the north margin of Pine Street, thence along said North margin S 89° 35' 58" W 65.27' to the point of beginning, containing 7,500 square feet.

AD VALOREM TAXES for the current year are prorated and assumed by the grantee herein.

THIS CONVEYANCE is subject to any and all restrictive covenants and conditions, easements, rights of way, and prior reservations of oil, gas and other minerals of record pertaining to the above described property.

WITNESS my signature on this the 18th day of MARCH, 2008.

L & L CONTRACTING AND DESIGN, LLC

BY: [Signature]
MATHEW LARMORE, MANAGING MEMBER

STATE OF MISSISSIPPI

COUNTY OF HARRISON

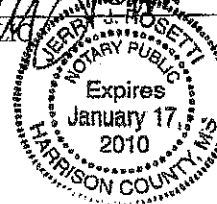
PERSONALLY appeared before me, the undersigned Notary Public in and for the above mentioned County and State, within my jurisdiction, the above named, MATHEW LARMORE, who acknowledges that he is the Managing Member of L & L CONTRACTING AND DESIGN, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said

limited liability company, and its act and deed, who acknowledged that he signed and delivered the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

WITNESS my official signature seal of office this the 18th day of MARCH, 2008.

My Commission Expires: 1/17/2010

NOTARY PUBLIC



GRANTOR:

L & L CONTRACTING AND DESIGN, LLC
P. O. Box 6708
Gulfport, MS 39506
(228) 518-0655

GRANTEE:

JUDY WENTWORTH
121 Canal Street
Gulfport, MS 39507
(228) 806-2664

PREPARED BY:

Jerry J. Rosetti
1720 22nd Ave.
P.O. Box 1078
Gulfport, MS 39502
(228) 863-8678

PERMITS/INSP PAYMENT RECPT#: 11264079
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22 TIME: 16:24
CLERK: mcunningh DEPT:
CUSTOMER#: 0

COMMENT:

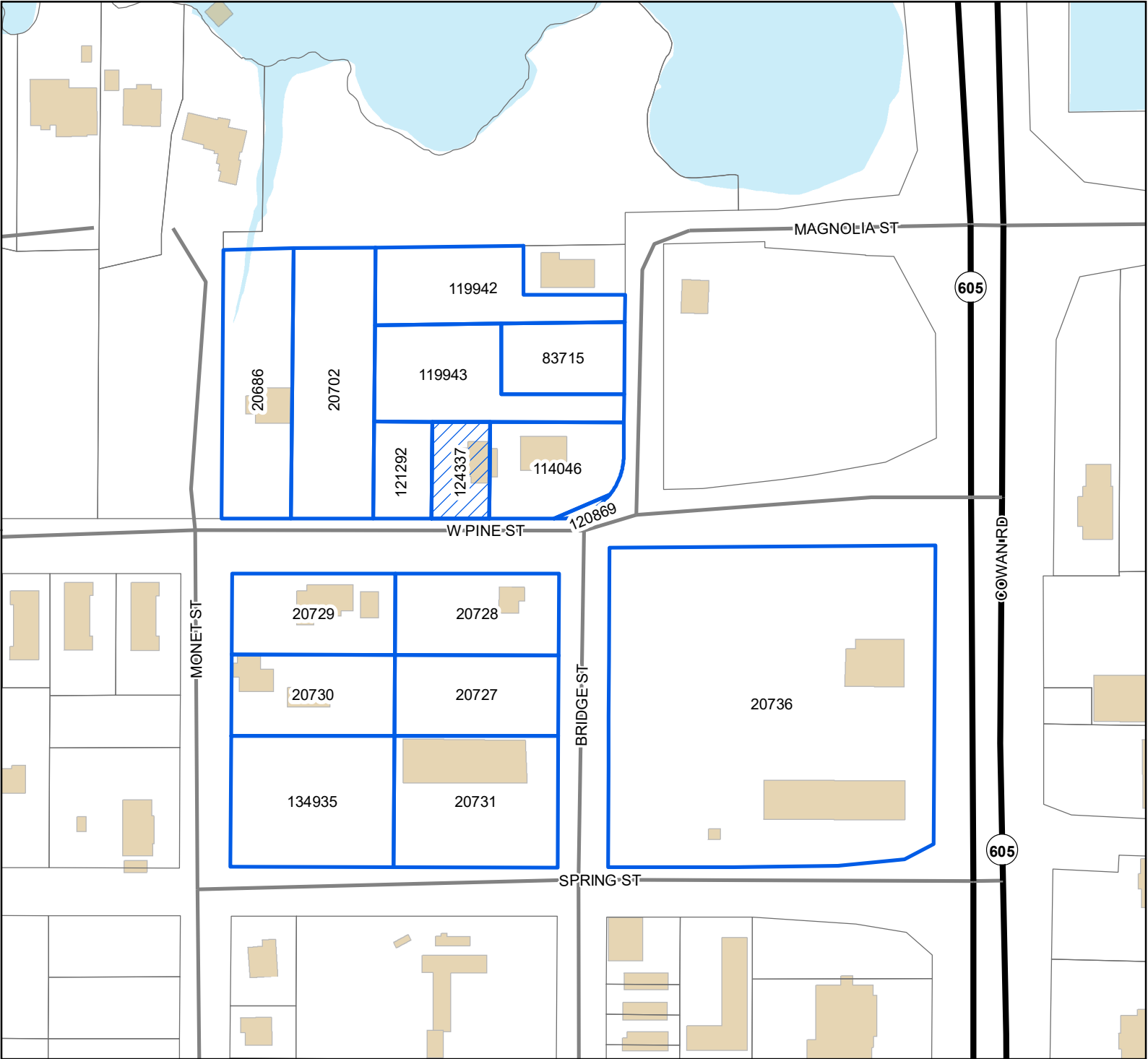
CHG: PZD PLANNING AND ZO 175.00

AMOUNT PAID: 175.00

PAID BY:
PAYMENT METH: CHECK
1225

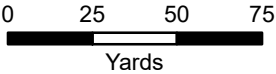
REFERENCE:

AMT TENDERED: 175.00
AMT APPLIED: 175.00
CHANGE: .00



Legend

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



1 inch = 170 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
	124337	1010E-01-010.006	WENTWORTH JUDY	1226 W PINE ST	GULFPORT	MS	39507
			GARLON PEMBERTON	9591 SOUTH BAYOU BEND DRIVE	GULFPORT	MS	39503
N			Adjacent Property Owners				
	20686	1010E-01-012.000	ANDREWS EMILY ANN BINGHAM	1204 W PINE ST	GULFPORT	MS	39507
	20730	1010E-02-009.000	CUTRER SAMUEL E	P O BOX 7265	GULFPORT	MS	39507
	114046	1010E-01-010.001	DANIELS RIP MICHAEL	1230 W PINE ST	GULFPORT	MS	39507
	20736	1010E-02-001.000	DEDEAUX UTILITY CO INC	1317 24TH AVE SUITE C	GULFPORT	MS	39501
	20728	1010E-02-006.000	DEFIBAUGH BEN	1123 BRIDGE ST	GULFPORT	MS	39501
N	120869	1010E-01-010.008	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	20731	1010E-02-008.000	HAMMOND HOLDINGS LLC	P O BOX 990	MONTROSE	AL	36559
	20702	1010E-01-011.000	HANSBORO YACHT CLUB LLC	P O BOX 29	GULFPORT	MS	39502
	121292	1010E-01-010.005	MARSHALL ELIZABETH & JON BERRY ETAL	16 RIVERS BEND DR	GULFPORT	MS	39507
	20727	1010E-02-007.000	PETERS STEVEN D	37 COMPASS POINT WAY S #425	INLET BEACH	FL	32461
	20729	1010E-02-010.000	PETTEY WILLIAM H JR	P O BOX 1326	GULFPORT	MS	39502
	134935	1010E-02-008.001	SPRINGBRIDGE PROPERTIES II LLC	2304 19TH ST	GULFPORT	MS	39501
	119943	1010E-01-010.004	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
N	119942	1010E-01-010.003	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
N	83715	1010E-01-010.000	WJZD INC	P O BOX 6216	GULFPORT	MS	39507

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

RE: Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

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, June 23, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, June 23, 2022**. 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

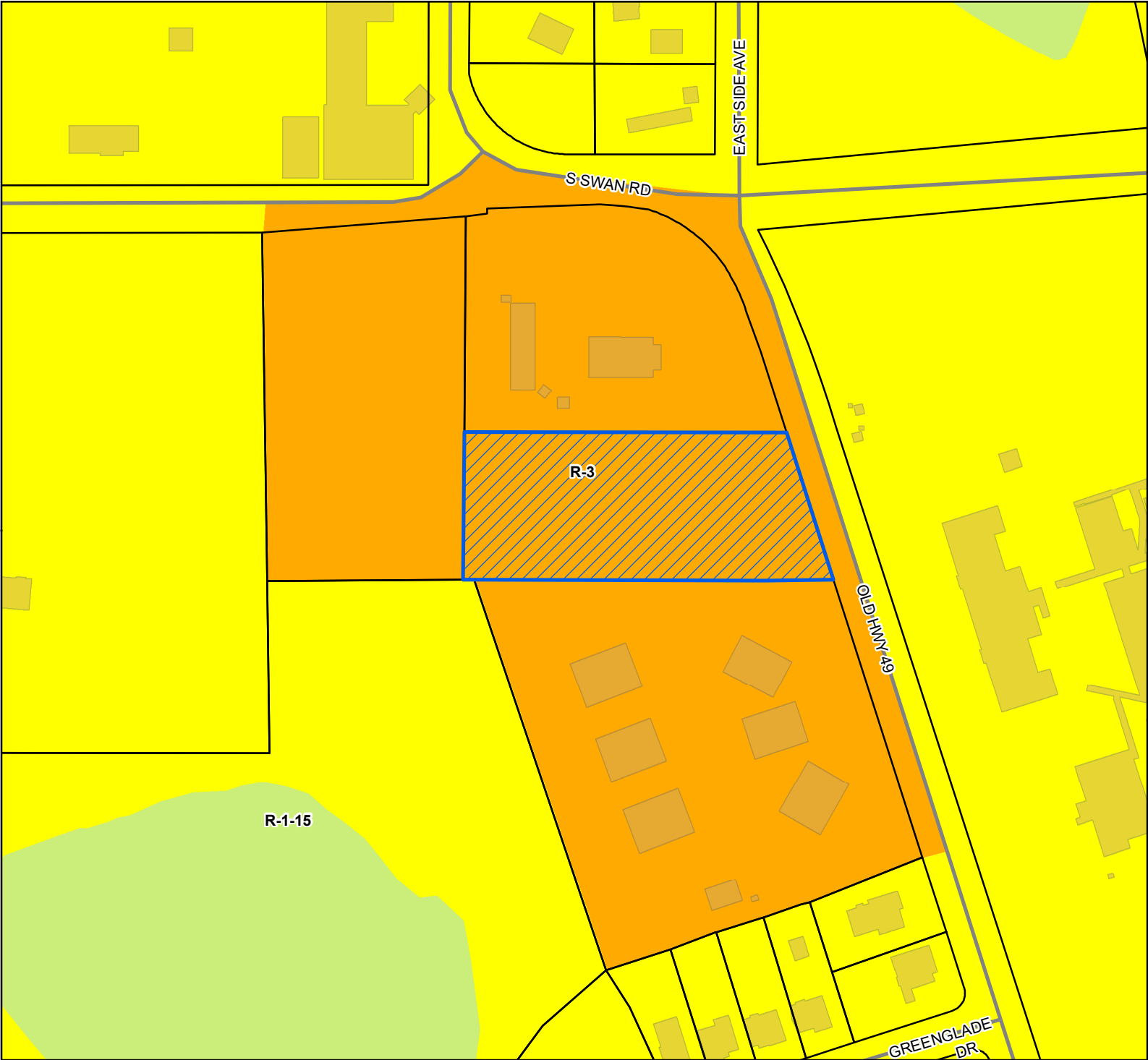
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Withdrawn by Applicant - Resubdivision 2206PC110:

Resubdivision 2206PC110, by agent Quail Creek Properties, tax parcel 0707G-01-001.002,
Divide into four new parcels, 0 Old Highway 49, Zoned R-3 (General residence), Ward 7



Site

Street

Parcels

Buildings

Water Features

Zoning

R-1-15 - Single Family

Residence District (Low Density)

R-3 - General Residence (High Density)

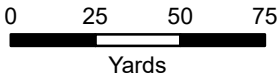
Site Information

0707G-01-001.002

Zoning: R-3 (General Residence)

Size: 1.76 acres

Flood: X



1 inch = 170 feet



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

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	7	0	7	9	-	0	1	-	0	6	1	•	0	0	2
					-			-				•			
					-			-				•			

For Staff Use Only
Case Number: 2206PC110
Date Received: _____
Receipt Number: _____
Received By: LE
Zoning: _____
Ward: _____ Flood: _____
Size: _____

(If necessary, use separate sheet of paper)

Address of Property Involved: Old Hwy 49 Gulfport MS 39503

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

To break up parcel into four 1/4.

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

New Light Missionary Baptist Church

Printed Name of Owner

14293 Old Hwy 49

Mailing Address

Gulfport MS 39503

City

State

Zip code

228-328-4469

Home Phone

Work/Cell Phone

Email

Willie G. Haywood

Signature of Owner

Anthony Shotwell

AGENT

Quail Creek Properties

Printed Name of Agent

15293 Camelot Dr

Mailing Address

D'Iberville MS 39532

City

State

Zip code

(228) 806 8195

Home Phone

Work/Cell Phone

Email

realpropertieswithvanessa@gmail.com

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Willie E Haywood

ADDRESS (STREET, CITY, STATE, ZIP CODE) 14273 Old Hwy 49 Gulfport MS 39503

PHONE # (H) _____ (W) (228) 328-4469

TAX PARCEL NUMBER(S) OWNED 07079-01-001.002

SIGNATURE: X Willie E Haywood

NAME OF OWNER (PRINT) Willie E. Haywood Anthony Shotwell

ADDRESS (STREET, CITY, STATE, ZIP CODE) 14273 Old Hwy 49, Gulfport MS 39503

PHONE # (H) _____ (W) (228) 328-4469

TAX PARCEL NUMBER(S) OWNED 07079-01-001.002

SIGNATURE: X Anthony Shotwell

NAME OF OWNER (PRINT) Anthony Shotwell

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

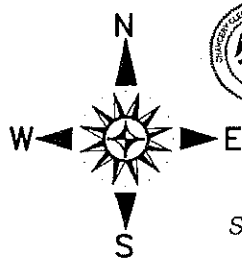
PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____



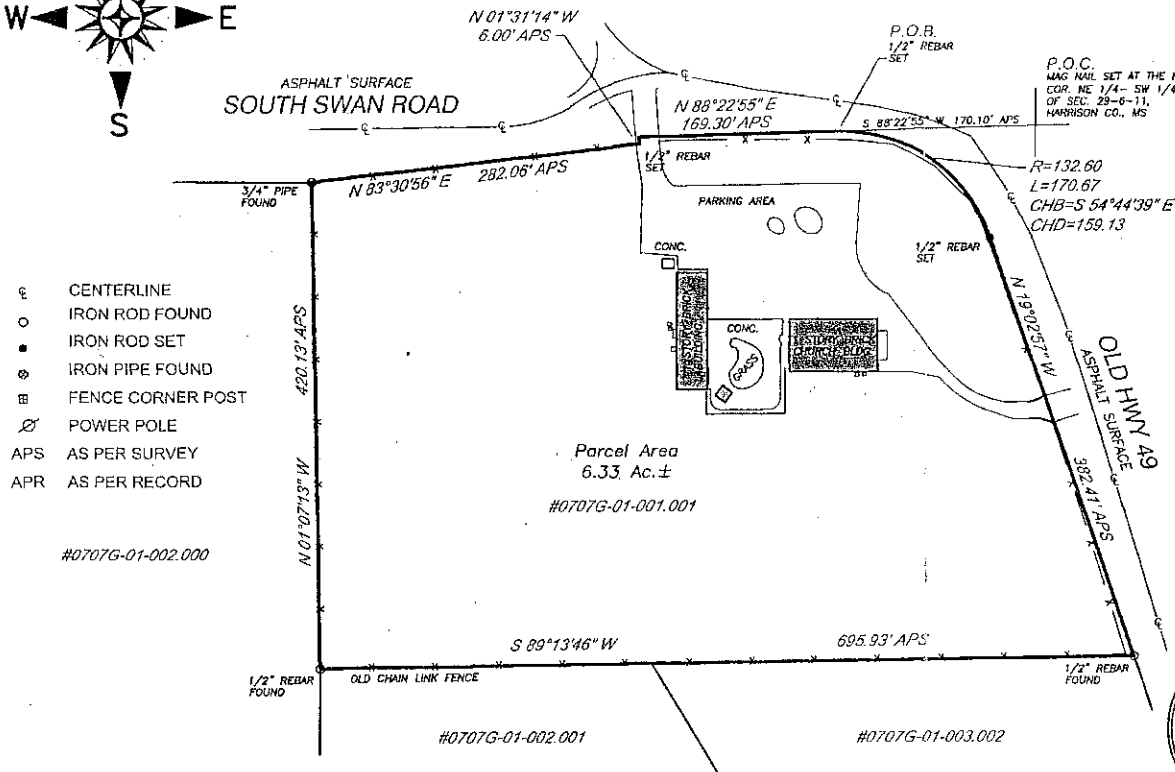
1st Judicial District
Instrument 2017 6183 D - J1
Filed/Recorded 9/7/2017 10:00 A
Total Fees \$ 12.00
4 Pages Recorded

RESUBDIVISION OF TAX PARCEL # 0707G-01-001.001 INTO PARCELS A, B, AND C

LEGAL DESCRIPTION: Tax Parcel # 0707G-01-001.001

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the northeast corner of said NE 1/4 of the SW 1/4 of Section 29; thence S 88°22'55" W 170.10 feet to a 1/2" rebar set on the south margin of Old Highway 49 and being the Point of Beginning; thence 170.67 feet along a curve to the right having a radius of 132.60 feet and also having a chord bearing and distance of S 54°44'39" E 159.13 feet along the westerly margin of said Old Highway 49 to a 1/2" rebar set; thence S 19°02'57" E 382.41 feet further along said westerly margin of Old Highway 49 to a 1/2" rebar set; thence S 89°13'46" W 695.93 feet to a 1/2" rebar found; thence N 01°07'13" W 420.13 feet to a 3/4" pipe found on the south margin of South Swan Road; thence N 83°30'56" E 282.06 feet to a 1/2" rebar set; thence N 01°31'14" W 6.00 feet to a 1/2" rebar set; thence N 88°22'55" E 169.30 feet to the Point of Beginning. Said parcel of land contains 6.33 acres, more or less.



- ⊕ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- ⊙ POWER POLE
- APS AS PER SURVEY
- APR AS PER RECORD

#0707G-01-002.000

Parcel Area
6.33 Ac.±
#0707G-01-001.001

#0707G-01-002.001

#0707G-01-003.002

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

- 1) DEED INSTRUMENT 2006-001210-D-J1
- 2) DEED INSTRUMENT 2006-001209-D-J1

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy
Duke Levy, RLS #1722



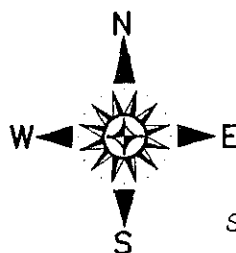
POTABLE WATER & SANITARY
SEWER PROVIDED BY THE CITY
OF GULFPORT, MISSISSIPPI

DUKE LEVY & ASSOCIATES, P.A.



1711 WAVELAND AVENUE
WAVELAND, MS 39576
(228) 467-5212 PHONE

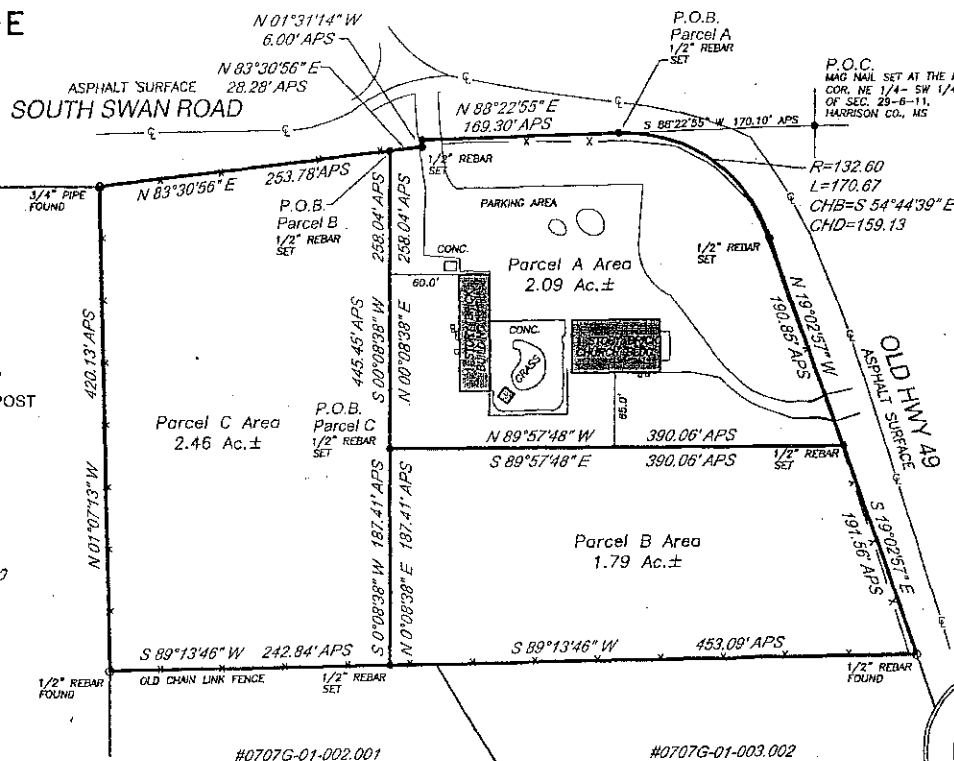
SCALE: 1" = 100'	DATE: 06-07-17
DRAWING: WO# 17-125	CLIENT: Missionary Baptist



RESUBDIVISION OF TAX PARCEL #
0707G-01-001.001 INTO PARCELS A, B, AND C

- LEGEND:**
- CENTERLINE
 - IRON ROD FOUND
 - IRON ROD SET
 - ⊙ IRON PIPE FOUND
 - ⊞ FENCE CORNER POST
 - ⊗ POWER POLE
 - APS AS PER SURVEY
 - APR AS PER RECORD

#0707G-01-002.000



#0707G-01-002.001

#0707G-01-003.002

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

REFERENCES:

- 1) DEED INSTRUMENT 2006-001210-D-J1
- 2) DEED INSTRUMENT 2006-001209-D-J1

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

LEGAL DESCRIPTION: Parcel "A"

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the northeast corner of said NE 1/4 of the SW 1/4 of Section 29; thence S 88°22'55" W 170.10 feet to a 1/2" rebar set on the south margin of Old Highway 49 and being the Point of Beginning; thence 170.57 feet along a curve to the right having a radius of 132.60 feet and also having a chord bearing and distance of S 54°44'39" E 159.13 feet along the westerly margin of said Old Highway 49 to a 1/2" rebar set; thence S 19°02'57" E 190.85 feet to a 1/2" rebar set; thence N 89°57'48" W 390.06 feet to a 1/2" rebar set; thence N 00°08'38" E 258.04 feet to a 1/2" rebar set on the south margin of South Swan Road; thence N 83°30'56" E 28.28 feet to a 1/2" rebar set; thence N 01°31'14" W 6.00 feet to a 1/2" rebar set; thence N 88°22'55" E 169.30 feet to the Point of Beginning. Said parcel of land contains 2.09 acres, more or less.

LEGAL DESCRIPTION: Parcel "B"

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the northeast corner of said NE 1/4 of the SW 1/4 of Section 29; thence S 88°22'55" W 170.10 feet to a 1/2" rebar set on the south margin of Old Highway 49; thence S 88°22'55" W 169.30 feet to a 1/2" rebar set; thence S 01°31'14" E 6.00 feet to a 1/2" rebar set; thence S 83°30'56" W 28.28 feet to a 1/2" rebar set and being the Point of Beginning; thence S 00°08'38" W 445.45 feet to a 1/2" rebar set; thence S 89°13'46" W 242.84 feet to a 1/2" rebar found; thence N 01°07'13" W 420.13 feet to a 3/4" pipe found on the south margin of South Swan Road; thence N 83°30'56" E 253.78 feet along said south margin of South Swan Road to the Point of Beginning. Said parcel of land contains 2.46 acres, more or less.

LEGAL DESCRIPTION: Parcel "C"

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the northeast corner of said NE 1/4 of the SW 1/4 of Section 29; thence S 88°22'55" W 170.10 feet to a 1/2" rebar set on the south margin of Old Highway 49; thence S 88°22'55" W 169.30 feet to a 1/2" rebar set; thence S 01°31'14" E 6.00 feet to a 1/2" rebar set; thence S 83°30'56" W 28.28 feet to a 1/2" rebar set; thence S 00°08'38" W 258.04 feet to a 1/2" rebar set and being the Point of Beginning; thence S 89°57'48" E 390.06 feet to a 1/2" rebar set on the west margin of Old Highway 49; thence S 19°02'57" E 191.56 feet along said west margin of Old Highway 49 to a 1/2" rebar found; thence S 89°13'46" W 453.09 feet to a 1/2" rebar set; thence N 00°08'38" E 187.41 feet to the Point of Beginning. Said parcel of land contains 1.79 acres, more or less.

IN ACCORDANCE WITH FEMA FIRM
MAP 28047C-0255G, EFFECTIVE
DATE JUNE 16, 2009, THIS
PROPERTY IS IN ZONE "X"



In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy
Duke Levy, RLS #1722

Page 2 of 4

DUKE LEVY & ASSOCIATES, P.A.

DA

1711 WAVELAND AVENUE
WAVELAND, MS 39576
(228) 467-5212 PHONE

SCALE: 1" = 100'

DATE: 06-07-17

DRAWING: WO# 17-125

CLIENT: Missionary Baptist

RESUBDIVISION OF TAX PARCEL #
0707G-01-001.001 INTO PARCELS A, B, AND C

3

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 Parcel 0707G-01-001.001 being a 6.33 acre tract of land in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, into parcels "A", "B" and "C" of said Section 29. The subject property is generally described as being located at the intersection of Old Hwy 49 and South Swan Road. The AD Valorum tax parcel number of the subject property is 0707G-01-001.001 (Deed Instrument 2006-001210-D-J1).

The Case File Number is 1707 PC 080

LEGAL DESCRIPTION: PARCEL 0707G-01-001.001 (PRIOR TO RECONFIGURATION)

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the northeast corner of said NE 1/4 of the SW 1/4 of Section 29; thence S 88°22'55" W 170.10 feet to a 1/2" rebar set on the south margin of Old Highway 49 and being the Point of Beginning; thence 170.67 feet along a curve to the right having a radius of 132.60 feet and also having a chord bearing and distance of S 54°44'39" E 159.13 feet along the westerly margin of said Old Highway 49 to a 1/2" rebar set; thence S 19°02'57" E 382.41 feet further along said westerly margin of Old Highway 49 to a 1/2" rebar found; thence S 89°13'46" W 695.93 feet to a 1/2" rebar found; thence N 01°07'13" W 420.13 feet to a 3/4" pipe found on the south margin of South Swan Road; thence N 83°30'56" E 282.06 feet to a 1/2" rebar set; thence N 01°31'14" W 6.00 feet to a 1/2" rebar set; thence N 88°22'55" E 169.30 feet to the Point of Beginning. Said parcel of land contains 6.33 acres, more or less.

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

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the northeast corner of said NE 1/4 of the SW 1/4 of Section 29; thence S 88°22'55" W 170.10 feet to a 1/2" rebar set on the south margin of Old Highway 49 and being the Point of Beginning; thence 170.67 feet along a curve to the right having a radius of 132.60 feet and also having a chord bearing and distance of S 54°44'39" E 159.13 feet along the westerly margin of said Old Highway 49 to a 1/2" rebar set; thence S 19°02'57" E 190.85 feet to a 1/2" rebar set; thence N 89°57'48" W 390.06 feet to a 1/2" rebar set; thence N 00°08'38" E 258.04 feet to a 1/2" rebar set on the south margin of South Swan Road; thence N 83°30'56" E 28.28 feet to a 1/2" rebar set; thence N 01°31'14" W 6.00 feet to a 1/2" rebar set; thence N 88°22'55" E 169.30 feet to the Point of Beginning. Said parcel of land contains 2.09 acres, more or less.

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

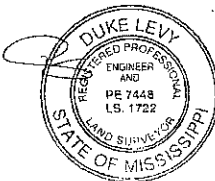
A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the northeast corner of said NE 1/4 of the SW 1/4 of Section 29; thence S 88°22'55" W 170.10 feet to a 1/2" rebar set on the south margin of Old Highway 49; thence S 88°22'55" W 169.30 feet to a 1/2" rebar set; thence S 01°31'14" E 6.00 feet to a 1/2" rebar set; thence S 83°30'56" W 28.28 feet to a 1/2" rebar set and being the Point of Beginning; thence S 00°08'38" W 445.45 feet to a 1/2" rebar set; thence S 89°13'46" W 242.84 feet to a 1/2" rebar found; thence N 01°07'13" W 420.13 feet to a 3/4" pipe found on the south margin of South Swan Road; thence N 83°30'56" E 253.78 feet along said south margin of South Swan Road to the Point of Beginning. Said parcel of land contains 2.46 acres, more or less.

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

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the northeast corner of said NE 1/4 of the SW 1/4 of Section 29; thence S 88°22'55" W 170.10 feet to a 1/2" rebar set on the south margin of Old Highway 49; thence S 88°22'55" W 169.30 feet to a 1/2" rebar set; thence S 01°31'14" E 6.00 feet to a 1/2" rebar set; thence S 83°30'56" W 28.28 feet to a 1/2" rebar set; thence S 00°08'38" W 258.04 feet to a 1/2" rebar set and being the Point of Beginning; thence S 89°57'48" E 390.06 feet to a 1/2" rebar set on the west margin of Old Highway 49; thence S 19°02'57" E 191.56 feet along said west margin of Old Highway 49 to a 1/2" rebar found; thence S 89°13'46" W 453.09 feet to a 1/2" rebar set; thence N 00°08'38" E 187.41 feet to the Point of Beginning. Said parcel of land contains 1.79 acres, more or less.



DUKE LEVY & ASSOCIATES, P.A.



1711 WAVELAND AVENUE
WAVELAND, MS 39576
(228) 467-5212 PHONE

SCALE: 1" = 100' DATE: 06-07-17

DRAWING: WO# 17-125 CLIENT: Missionary Baptist

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:

PLANNING COMMISSION

4

Submitted to and approved by the Gulfport City Planning Commission on the 25 day of July, 2017.

Ratified and Approved by:

[Signature]
Signature of Owner

STEVE Mc DANIEL JR.
Print Name

[Signature]
Planning Commission Chairman

[Signature]
Planning Division Administrator

This 7th day of JUNE 2017.

[Signature]
Signature of Owner

ANTHONY SHOTWELL
Print Name

This 7th day of JUNE 2017.

APPROVAL

Submitted to and approved by the City of Gulfport City Council at the regular meeting of said Council held on the 22nd day of August, 2017.

ATTEST:

ADOPT:

[Signature]
CLERK OF COUNCIL, Rhonda S. Cole

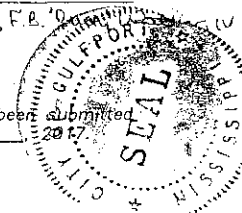
[Signature]
PRESIDENT, F.B. O'Connell

Signature of Owner

Print Name

This _____ day of _____ 2017.

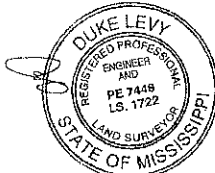
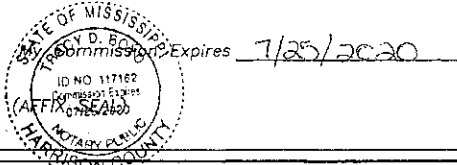
This Resubdivision Plot and Certificate of Resubdivision, having been submitted and approved by the Mayor, this 23rd day of August, 2017.



ACKNOWLEDGE

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

[Signature]
NOTARY PUBLIC



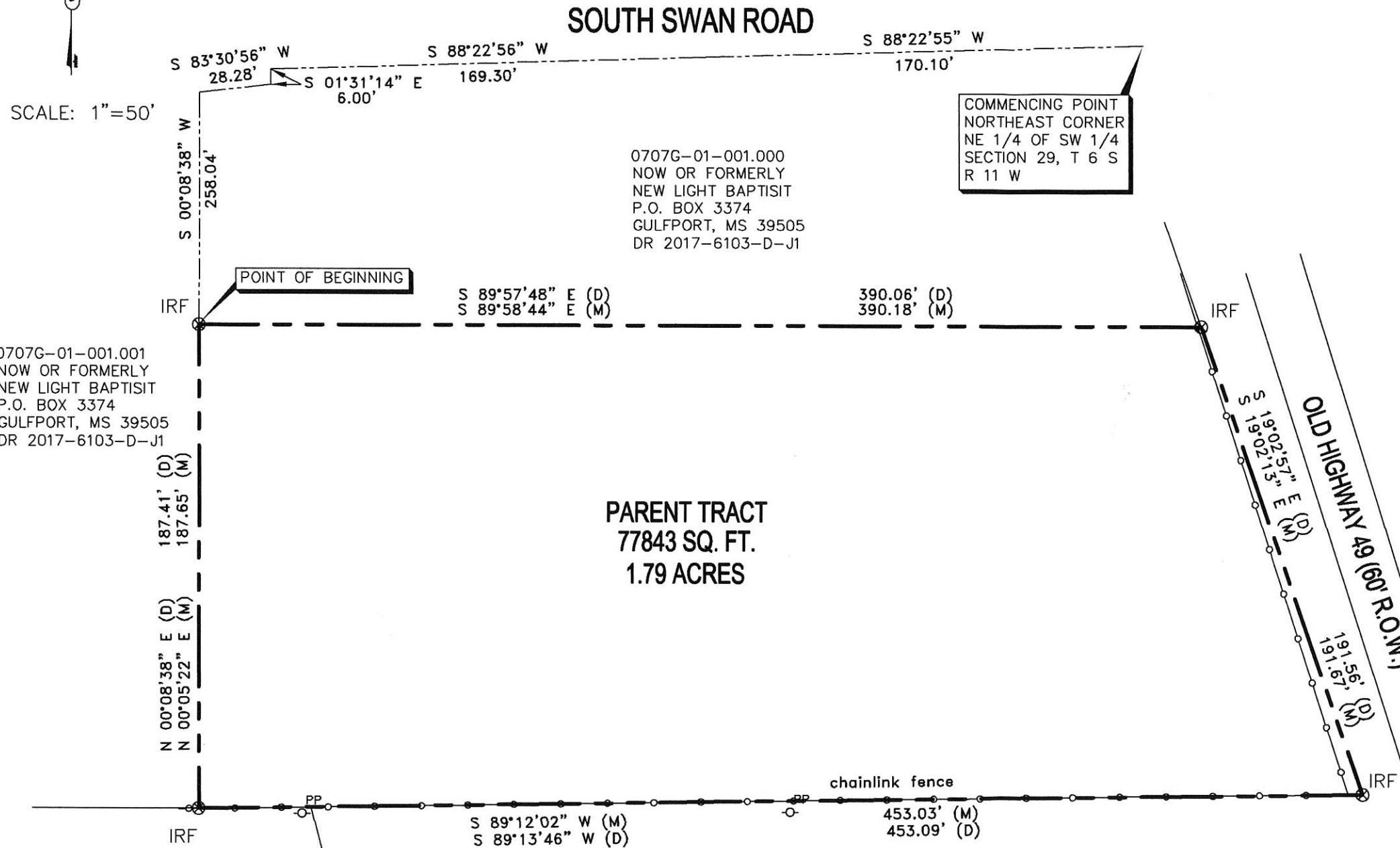
RESUBDIVISION OF TAX PARCEL #
0707G-01-001.001 INTO PARCELS A, B, AND C

[Signature]
Billy Grewes, MAYOR

DUKE LEVY & ASSOCIATES, P.A.	
1711 WAVELAND AVENUE WAVELAND, MS 39576 (228) 467-5212 PHONE	
SCALE: 1" = 100'	DATE: 06-07-17
DRAWING: WO# 17-125	CLIENT: Missionary Baptist

CERTIFICATE OF RESUBDIVISION
RESUBDIVISION OF PARCEL
#0707G-01-001.002
SECTION 29, TOWNSHIP 6 SOUTH, RANGE 11 WEST

OLD HIGHWAY 49
SECTION 29, T 6 S, R 11 W
GULFPORT, MISSISSIPPI
PARCEL #0707G-01-001.002



OVERALL LEGAL DESCRIPTIONS OF LAND PRIOR TO RESUBDIVISION

LEGAL DESCRIPTION
(2017-6103-D-J1)

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE 1/4 of the SW 1/4 of Section 29, thence S 88°22'55" W 170.10 feet to an iron rod on the south margin of Old Highway 49, thence S 88°22'55" W 169.30 feet to an iron rod, thence S 01°31'14" E 6.00 feet to an iron rod, thence S 83°30'56" W 28.28 feet to an iron rod, thence S 00°08'38" W 258.04 feet to an iron rod and the Point of Beginning, thence S 89°57'48" E 390.06 feet to an iron rod on the west margin of Old Highway 49, thence S 19°02'57" E 191.56 feet along said west margin of Old Highway 49 to an iron rod, thence S 89°13'46" W 453.09 feet to an iron rod, thence N 00°08'38" E 187.41 feet to the Point of Beginning. Said parcel contains 1.79 acres, more or less.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the West margin of Old Highway 49, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0255-H, Revised: 12/21/17.

This is to CERTIFY that this plat or map and the survey on which it is based were made by myself in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi", and that monuments shown exist as located and that the dimensional and other data are correct to the best of my knowledge and belief. This survey meets the closure requirements as prescribed by law.



Gary A. Durbin, P.L.S. 2401
Class "B" Survey
April 14, 2022

SHEET 1 OF 4 10955

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

REFERENCE:
SURVEY BY DUKE LEVY,
P.L.S. DATED 10/30/17

P=PLAT OF RECORD
M=MEASURED
D=DEED

IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

BUILDING SETBACKS

ZONE R-3

FRONT 25'
SIDE 8'
REAR 8'

SCALE: 1"=50'

0707G-01-001.001
NOW OR FORMERLY
NEW LIGHT BAPTIST
P.O. BOX 3374
GULFPORT, MS 39505
DR 2017-6103-D-J1

0707G-01-002.000
NOW OR FORMERLY
JULIANA BOND
16383 SWAN ROAD
GULFPORT, MS 39503
DR 2016-1377-D-J1

REFERENCE:
SURVEY BY DUKE LEVY,
P.L.S. DATED 10/30/17

P=PLAT OF RECORD
M=MEASURED
D=DEED

0707G-01-001.000
NOW OR FORMERLY
NEW LIGHT BAPTIST
P.O. BOX 3374
GULFPORT, MS 39505
DR 2017-6103-D-J1

N: 360876.35
E: 896237.90

PARCEL "A"

COMMENCING POINT
NORTHEAST CORNER
NE 1/4 OF SW 1/4
SECTION 29, T 6 S
R 11 W

PARCELS "D"

POINT OF BEGINNING

PARCEL "D"
19268 SQ. FT.

PARCEL "C"

POINT OF BEGINNING

PARCEL "C"
19268 SQ. FT.

PARCEL "B"

POINT OF BEGINNING

PARCEL "B"
21103 SQ. FT.

N: 360785.69
E: 896452.33

N: 360691.66
E: 896237.61

0707G-01-001.002
NOW OR FORMERLY
BIG BAY LP
723 HOWARD AVE
BILOXI, MS 39530
DB 1358 PG 19

IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET
ALL RODS 1/2 " IRON RODS SET
UNLESS OTHERWISE NOTED

LEGAL DESCRIPTIONS OF PARCEL CREATED BY THIS RESUBDIVISION

SEE SHEET 3 OF 4

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the West margin
of Old Highway 49, NAD 83, MS East Zone, convergence
angle -0.130449 , scale factor 0.999960 .

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0255-H, Revised: 12/21/17.

This is to CERTIFY that this plat or map and the survey on which it is based were made by myself in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi", and that monuments shown exist as located and that the dimensional and other data are correct to the best of my knowledge and belief. This survey meets the closure requirements as prescribed by law.

Gary A. Durbin, P.L.S. 2401
Class "B" Survey
April 14, 2022
Revised: April 19, 2022



SHEET 2 OF 4 10955

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
 13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
 PH. (228) 365-3832 Teelokgd@aol.com

**CERTIFICATE OF RESUBDIVISION
RESUBDIVISION OF PARCEL
#0707G-01-001.002
SECTION 29, TOWNSHIP 6 SOUTH, RANGE 11 WEST**

LEGAL DESCRIPTIONS OF LAND CREATED BY RESUBDIVISION

LEGAL DESCRIPTION
(PARCEL A).

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE 1/4 of the SW 1/4 of Section 29, thence S 88°22'55" W 170.10 feet to an iron rod on the south margin of Old Highway 49, thence S 88°22'55" W 169.30 feet to an iron rod, thence S 01°31'14" E 6.00 feet to an iron rod, thence S 83°30'56" W 28.28 feet to an iron rod, thence S 00°08'38" W 258.04 feet to an iron rod, thence S 89°58'44" E 207.00 feet to an iron rod and the Point of Beginning, thence continue S 89°58'44" E 183.18 feet to an iron rod on the west margin of Old Highway 49, thence S 19°02'13" E 95.83 feet along said west margin of Old Highway 49 to an iron rod, thence S 89°33'03" W 214.59 feet to an iron rod, thence N 00°11'38" E 92.34 feet to the Point of Beginning. Said parcel contains 18203 square feet or 0.41 acres.

LEGAL DESCRIPTION
(PARCEL B)

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE 1/4 of the SW 1/4 of Section 29, thence S 88°22'55" W 170.10 feet to an iron rod on the south margin of Old Highway 49, thence S 88°22'55" W 169.30 feet to an iron rod, thence S 01°31'14" E 6.00 feet to an iron rod, thence S 83°30'56" W 28.28 feet to an iron rod, thence S 00°08'38" W 258.04 feet to an iron rod, thence S 89°58'44" E 207.00 feet to an iron rod, thence S 00°11'38" W 92.34 feet to an iron rod and the Point of Beginning, thence N 89°33'03" E 214.59 feet to an iron rod on the west margin of Old Highway 49, thence S 19°02'13" E 95.83 feet along said west margin of Old Highway 49 to an iron rod, thence S 89°12'02" W 246.01 feet to an iron rod, thence N 00°11'38" E 92.34 feet to the Point of Beginning. Said parcel contains 21103 square feet or 0.48 acres.

LEGAL DESCRIPTION
(PARCEL C)

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE 1/4 of the SW 1/4 of Section 29, thence S 88°22'55" W 170.10 feet to an iron rod on the south margin of Old Highway 49, thence S 88°22'55" W 169.30 feet to an iron rod, thence S 01°31'14" E 6.00 feet to an iron rod, thence S 83°30'56" W 28.28 feet to an iron rod, thence S 00°08'38" W 258.04 feet to an iron rod, S 00°05'22" W 93.82 feet to an iron rod and the Point of Beginning, thence N 89°36'39" E 207.01 feet to an iron rod, thence S 00°11'38" W 92.34 feet to an iron rod, thence, S 89°12'02" W 207.02 feet to an iron rod, thence N 00°05'22" E 93.82 feet to the Point of Beginning. Said parcel contains 19268 square feet or 0.44 acres.

LEGAL DESCRIPTION
(PARCEL D)

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE 1/4 of the SW 1/4 of Section 29, thence S 88°22'55" W 170.10 feet to an iron rod on the south margin of Old Highway 49, thence S 88°22'55" W 169.30 feet to an iron rod, thence S 01°31'14" E 6.00 feet to an iron rod, thence S 83°30'56" W 28.28 feet to an iron rod, thence S 00°08'38" W 258.04 feet to an iron rod and the Point of Beginning, thence S 89°58'44" E 207.00 feet to an iron rod, thence S 00°11'38" W 92.34 feet to an iron rod, thence S 89°36'39" W 207.01 feet to an iron rod, thence N 00°05'22" E 93.82 feet to the Point of Beginning. Said parcel contains 19268 square feet or 0.44 acres.

SHEET 3 OF 4 10955

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

CERTIFICATE OF RESUBDIVISION
RESUBDIVISION OF PARCEL
#0707G-01-001.002
SECTION 29, TOWNSHIP 6 SOUTH, RANGE 11 WEST

In accordance with Section 9-48 of the Code of Ordinance (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 Parcel #0707G-01-001.002 of land in Section 29, Township 6 South, Range 11 West in the City of Gulfport into Parcels A, B, C and D, City of Gulfport, First Judicial District of Harrison County, Mississippi. The subject property is generally described as being located at West side of OLD HIGHWAY 49 south of South Swan Road. The ad valorem tax parcel number of the subject property is 0707G-01-001.002. The case file number is _____.

LEGAL DESCRIPTION OF PARCEL PRIOR TO RESUBDIVISION

A parcel of land situated and being located in the NE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE 1/4 of the SW 1/4 of Section 29, thence S 88°22'55" W 170.10 feet to an iron rod on the south margin of Old Highway 49, thence S 88°22'55" W 169.30 feet to an iron rod, thence S 01°31'14" E 6.00 feet to an iron rod, thence S 83°30'56" W 28.28 feet to an iron rod, thence S 00°08'38" W 258.04 feet to an iron rod and the Point of Beginning, thence S 89°57'48" E 390.06 feet to an iron rod on the west margin of Old Highway 49, thence S 19°02'57" E 191.56 feet along said west margin of Old Highway 49 to an iron rod, thence S 89°13'46" W 453.09 feet to an iron rod, thence N 00°08'38" E 187.41 feet to the Point of Beginning. Said parcel contains 1.79 acres, more or less.

LEGAL DESCRIPTIONS OF PARCEL CREATED BY THIS RESUBDIVISION

SEE SHEET 3 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 and 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 described herein.

Ratified and Approved by:

HOC TRAN

THUY TRAN

This 27th day of April, 2022.

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, personally appeared the aforementioned HOC TRAN and THUY TRAN, who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth. This 27th day of April, 2022.

Tracy D. Boyd
Notary Public

My Commission Expires: 3-22-2025



PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2022.

Keith Williams, Chairman
Gulfport City Planning Commission

Gregory Holmes
Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2022.

ATTEST:

ADOPT:

Brittany Rodgers, Clerk of Council

F.B. "Rusty" Walker, IV, President

Clerk of Council

President

This resubdivision plat and certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2022

Billy Hewes, Mayor

SHEET 4 OF 4 10955

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com



Designation of Agent

I, New Light Missionary Baptist Church, being owner of the property 0707g-01-001.002
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Quail Creek Properties 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.

Anthony Shortwell
Signature Willie J. [unclear]

4-18-22
11-18-22

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 18th day of Apr, 2022

[Signature]

Notary Public



2-28-23

Commission Expiration



Covenant Affidavit

I, New Light Missionary being owner or agent of the property 0707G-01-001.002
PRINT NAME PRIMARY ADDRESS OR PARCEL
Baptist Church

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

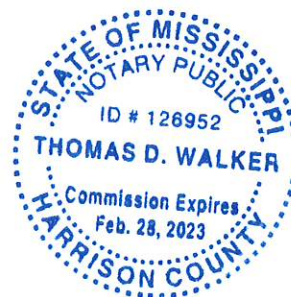
Willie F. Haywood 4-28-22 Anthony Shotwell 4-28-22
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28th day of Apr, 2022

[Signature]
Notary Public

4-28-23
Commission Expiration



Greater New Light M.B. Church

P.O. Box 3374
Gulfport, MS 39505



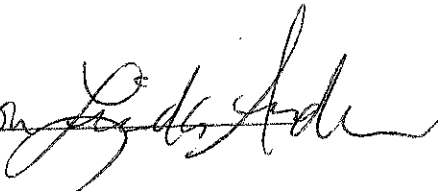
Pastor: Rev. Steve McDaniel, Jr.
Office: (228) 832-3488
Church Phone: (228) 328-4469

New Light Missionary Baptist Church authorizes Anthony R. Shotwell and Willie E. Haywood to negotiate the sale of parcel #: 0707G-01-001.002 and to jointly sign any Contracts of Sale and any related documents to the sale to include signing of documents related to re-subdivision of said property by the City of Gulfport on behalf of New Light Missionary Baptist Church.

STEVE MCDANIEL JR. 

Print Name

4/27/2022
Date

Linda Anderson 

Print Name

04/27/2022
Date



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Quail Creek Properties, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1185288
Status:	Good Standing
Effective Date:	08/06/2019
State of Incorporation:	Mississippi
Principal Office Address:	15293 Camelot DR. D'Iberville, MS 39540

Registered Agent

Name
Thuy Tran 15293 Camelot Drive D'Iberville, MS 39540

Officers & Directors

Name	Title
Hoc V Tran 15293 Camelot Drive D'Iberville, MS 39540	Manager
Thuy Tran 15293 Camelot Drive D'Iberville, MS 39540	Manager

STATE OF MISSISSIPPI

COUNTY OF HARRISON



J. Parsons
1st Judicial District
Instrument 2006 1210 D -J1
Filed/Recorded 2 15 2006 8 48 A
Total Fees 12.00
3 Pages Recorded



WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, JEAN L. PARSONS, Grantor, does hereby sell, convey and warrant unto NEW LIGHT MISSIONARY BAPTIST CHURCH, INC., Grantee, the following described land and property being located in Harrison County, Mississippi, more particularly described as follows, to-wit:

A parcel of land commencing at the Northeast corner of the Southwest Quarter of Section 29, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi; thence South 89 degrees 15 minutes West a distance of 135.0 feet to a point of beginning; thence South 89 degrees 15 minutes West a distance of 170.00 feet; thence South 30.0 feet; thence South 89 degrees 15 minutes West 281.0 feet; thence South 420.0 feet; thence East 739.35 feet to a point on the West margin of Old Highway 49; thence North 17 degrees 6 minutes West along the West margin of Old Highway 49 a distance of 382.33 feet to a point; thence North 26 degrees 6 minutes West 48.03 feet to a point and the P. C. of a curve (said curve having an internal angle of 25 degrees 15 minutes, a radius of 198.24 feet, and a length of 174.68 feet), thence North and Westerly along this curve the distance of 174.68 feet to a point and the point of beginning.

The Grantor herein is the surviving joint tenant of James R. Parsons, deceased, a copy of his death certificate being attached hereto and made a part hereof, the same as if copied herein.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantee. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-

of-way, easements, and mineral reservations and any other rights now of record which effect the above described property.

WITNESS MY SIGNATURE, this the 24 day of January, 2006.

Jean L. Parsons
JEAN L. PARSONS

STATE OF NORTH CAROLINA

COUNTY OF

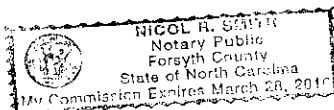
Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, JEAN L. PARSONS, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 24th day of January, 2006.

Nicol R. Smith
NOTARY PUBLIC

My Commission Expires:

3-28-10



INDEX AS FOLLOWS:

GRANTOR ADDRESS:
1025 Reynolds Price Drive
Kernersville, NC 27284
336-996-5261

GRANTEE ADDRESS:
P. O. Box 3374
Gulfport, MS 39505
228-832-34888

PREPARED BY:
Law Offices of
LAURA F. PAULK, PLLC
16127 ORANGE GROVE ROAD
GULFPORT, MS 39503
228-831-1818
LFP FILE NO.: 0502067

STATE OF MISSISSIPPI											
MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS											
TYPE OR PRINT WITH BLACK INK		FILING DATE AUG 17 2005		CERTIFICATE OF DEATH STATE OF MISSISSIPPI				STATE FILE NUMBER 123-05-016951			
DECEASED		1. NAME James Roscoe Parsons			2. SEX Male		3a. HOUR OF DEATH 6:52 p.m.		3b. DATE OF DEATH (Month, Day, Year) August 6, 2005		
		4. RACE (Specify White, Black, American Indian, etc.) white		5a. AGE AT LAST BIRTHDAY 83		5b. MOS 54		5c. DAYS 54		5d. HOURS 54	
		6. DATE OF BIRTH (Month, Day, Year) August 20, 1921		7a. COUNTY OF DEATH Harrison		7b. IF IN HOSP. OR INST. SPECIFY INPT., OUTPT., EMER. RM. OR DOA Inpatient		7c. STATE OF BIRTH Pennsylvania			
		8. DECEASED'S EDUCATION (Specify only highest grade completed) Elementary School, College		9. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED married		10. SURVIVING SPOUSE (If wife, give maiden name) Jean Louise Darr		11. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) yes			
		12. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.) American		13. SOCIAL SECURITY NUMBER 177 18 6716		14. USUAL OCCUPATION (Kind of work done most of working life) district manager		15. KIND OF BUSINESS OR INDUSTRY insurance			
16a. RESIDENCE—STATE Mississippi		16b. COUNTY Harrison		16c. CITY OR TOWN Gulfport		16d. INSIDE CITY LIMITS (Specify Yes or No) yes		16e. STREET AND NUMBER OR RURAL LOCATION 14273 Old Hwy 49			
		17. FATHER—NAME William Lee Parsons		18. MOTHER—NAME Lena Mae Eskew							
INFORMANT		19a. INFORMANT—NAME (Type or print) Jean Parsons			19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 14273 Old Hwy 49, Gulfport, MS 39503						
DISPOSITION		20a. BURIAL, CREMATION, REMOVAL (Specify) burial		20b. CEMETERY, CREMATORY—NAME National Cemetery		20c. LOCATION (City and State) Biloxi, MS		21a. EMBALMER—SIGNATURE AND NUMBER Ley Austin			
		21b. FUNERAL HOME—NAME AND MISSISSIPPI I.D. NUMBER Riemann Funeral Home 24 R		21c. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) P.O. Drawer 1750, Gulfport, MS 39502							
PRONOUNCEMENT		22a. PERSON WHO PRONOUNCED DEATH—NAME AND TITLE (Type or print) Charlene Lathan, R.N.				22b. PRONOUNCED DEAD (Month, Day, Year) ON August 6, 2005		22c. PRONOUNCED DEAD (Hour) AT 6:52 p.m.			
CERTIFIER		23a. CERTIFIER—NAME (Type or print) Purushottam Pande, M.D.			23b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 1110 Broad Ave., Gulfport, MS 39501						
MISSISSIPPI STATE BOARD OF HEALTH Form No. 511 Revised 1-1-99		24a. To the best of my knowledge, death occurred due to the cause(s) and manner as stated. SIGNATURE P. Pande		24b. DATE SIGNED (Month, Day, Year) 08/09/05		24c. STATE LICENSE NUMBER 11683		24d. On the basis of examination and/or investigation, in my opinion, death occurred due to the cause(s) and manner as stated. SIGNATURE J. Moulder		24e. DATE SIGNED (Month, Day, Year) 08/09/05	
		24f. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print)		24g. DATE SIGNED (Month, Day, Year)		24h. TITLE		24i. DATE SIGNED (Month, Day, Year)			
CAUSE OF DEATH		25. PART I: DEATH CAUSED BY (a) Advanced Non Small Cell Lung (b) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only): (c) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only):		Interval between onset and death 4 Mos.		Interval between onset and death		Interval between onset and death			
Had Decedent been Pregnant Within 90 Days Prior to Death? ☐ Yes ☒ No		26. PART II: OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in PART I				27. AUTOPSY (Yes or No) No		28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) NO			
		29a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) due to natural causes		29b. DATE OF INJURY (Month, Day, Year)		29c. HOUR OF INJURY (m.)		29d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED			
		29e. INJURY AT WORK (Yes or No)		29f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)		29g. LOCATION		Street or route number City or town State			
THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE											
MISSISSIPPI STATE BOARD OF HEALTH		Brian W. Amy, MD, MHA, MPH STATE HEALTH OFFICER				AUG 17 2005		Judy Moulder STATE REGISTRAR		MISSISSIPPI STATE BOARD OF HEALTH	
WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.											
THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER. THIS IS WATERMARKED PAPER. DO NOT ACCEPT UNLESS THE WATERMARK IS VISIBLE.											

PERMITS/INSP PAYMENT RECPT#: 11261680
CITY OF GULFPORT
GULFPORT MS 39501

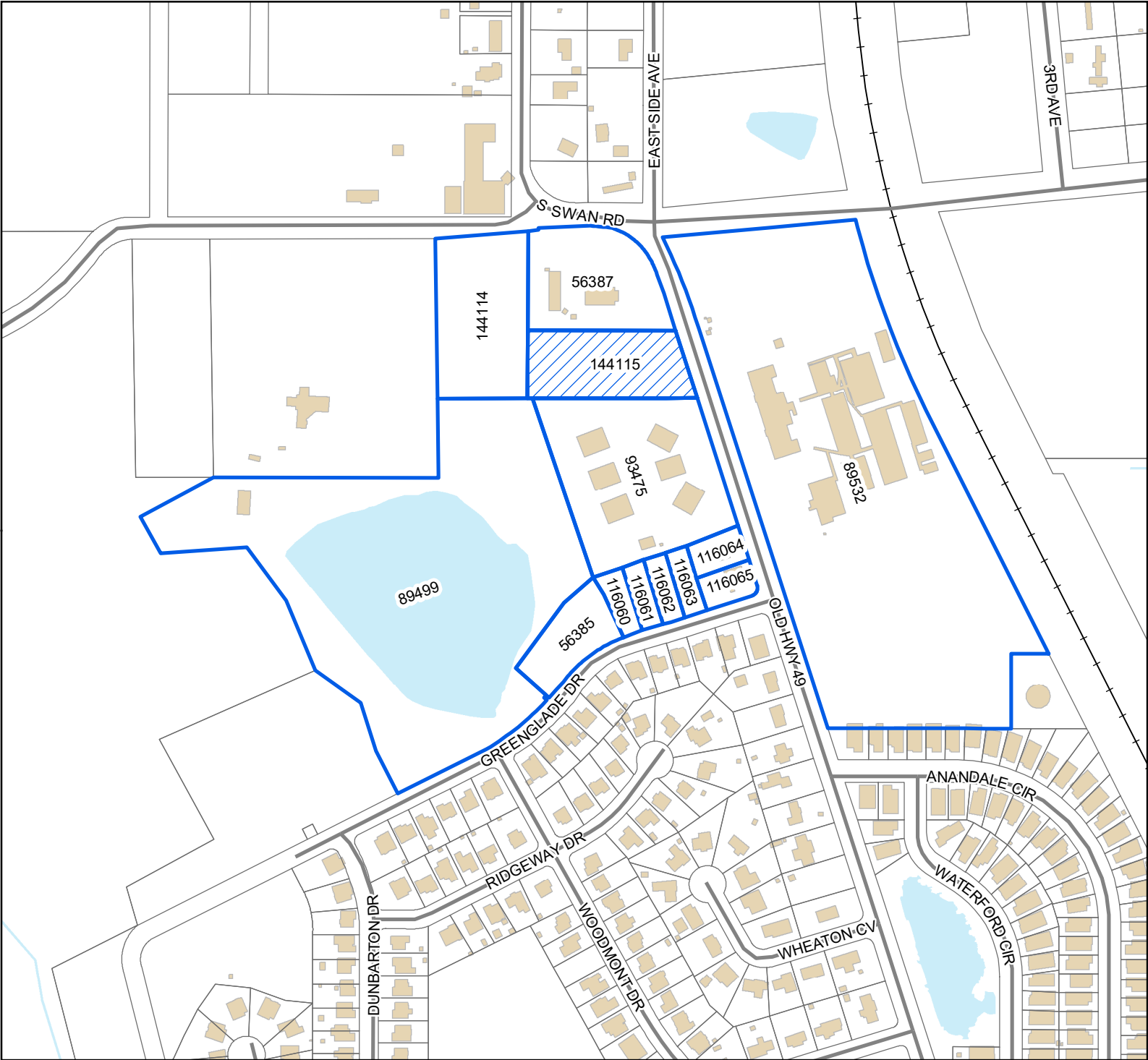
DATE: 05/02/22 TIME: 12:37
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 185.00
AMOUNT PAID: 185.00

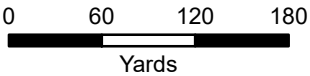
PAID BY:
PAYMENT METH: CHECK
REFERENCE: 176

AMT TENDERED: 185.00
AMT APPLIED: 185.00
CHANGE: .00



Legend

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



1 inch = 370 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
	144115	0707G-01-001.002	NEW LIGHT MISSIONARY BAPTIST CHURCH	PO BOX 3374	GULFPORT	MS	39505
	144115	0707G-01-001.002	QUAIL CREEK PROPERTIES	15293 CAMELOT DRIVE	D'IBERVILLE	MS	39532
N			Adjacent Property Owners				
	93475	0707G-01-003.002	BIG BAY LP	723 HOWARD AVE	BILOXI	MS	39530
	56385	0707G-01-004.000	BOND JULIANA	16383 S SWAN ROAD	GULFPORT	MS	39505
N	89499	0707G-01-002.001	BOND JULIANA	16383 S SWAN RD	GULFPORT	MS	39503
	116062	0707G-01-004.003	CASTILLO DANIEL J & CASEY DALE	2615 LEJUENE #3303	BILOXI	MS	39531
	116060	0707G-01-004.001	DYE CANDACE M	19520 CURTIS RD	SAUCIER	MS	39574
	116065	0707H-03-062.000	GOLD DUSTIN MICHAEL & AMBER LEE	14176 OLD HWY 49	GULFPORT	MS	39503
N	89532	0707H-02-001.000	LYMAN SCHOOL				0
N	56387	0707G-01-001.000	NEW LIGHT MISSIONARY BAPTIST CHURCH	PO BOX 3374	GULFPORT	MS	39505
N	144114	0707G-01-001.001	NEW LIGHT MISSIONARY BAPTIST CHURCH	PO BOX 3374	GULFPORT	MS	39505
	116064	0707H-03-063.000	POLZER STEPHEN	14182 OLD HWY 49	GULFPORT	MS	39503
	116061	0707G-01-004.002	ROUSE COURTNEY N	16270 GREENGLADE DR	GULFPORT	MS	39503
	116063	0707H-03-061.000	SEYMOUR ROBERT A RAS TRUST - SETTLOR	16258 GREENGLADE DR	GULFPORT	MS	39503

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Planning Commission Approval 2206PC111:

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 0807I-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2206PC111

Hearing Date: June 23, 2022

Current Zoning/Use: R-1-15 / Single Family Home

Legal: Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 0807I-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

TECHNICAL DETAILS

The applicant requests to operate a home occupation mobile phlebotomy (Stick With US Mobile Phlebotomy Specialist) business located at 14060 Winchester Lane. As stated by the applicant, "the goal is to provide the highest quality service in the safest way possible to all patients that are unable to get to the doctor office and hospitals for blood draws." Once specimen has been collected from the patients the blood is tagged and prepped for delivery to the laboratory for testing. The applicant will keep sharps container sealed until the container is full, and then will drop off container to the lab for disposal.

Further, there will be no patients coming to the home and services are by appointment only. Thus, the applicant will meet patients at their home or office. In addition, the applicant is certified in phlebotomy from a recognized program and hours of operation will be from 7:30 a.m. to 5:00 p.m.

EXECUTIVE SUMMARY

The applicant will provide mobile phlebotomy services to patients at their homes or business. There will be no customers coming to the applicants home, therefore, there will be no undue traffic congestions caused by the applicant. In addition, the applicant is certified in phlebotomy and has a system in place to discard sharp objects through keeping needles in sealed sharps containers. The containers will be dropped off to the lab for disposal at the end of the day.

Any approval should consider these conditions:

1. Subject to all codes and regulations.
2. No customers coming to the home.
3. Approval allows the applicant to conduct a mobile phlebotomy service.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 6/13/22.

Public Works: No conditions. Memo dated 6/13/22.

Technical Report
PLANNING COMMISSION APPROVAL

Traffic and Safety: No conditions. Memo dated 6/13/22.

Building Code Services: No conditions. Memo dated 6/6/22.

GIS: No conditions. Memo dated 6/8/22.

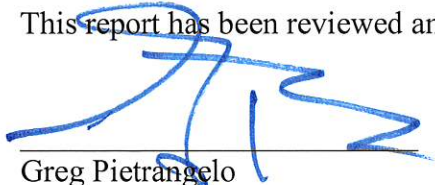
Police Department: No comment as of 6/13/22.

Fire Department: No conditions. Memo dated 6/8/22.

City Arborist: No comment as of 6/13/2022.

DIRECTOR APPROVAL

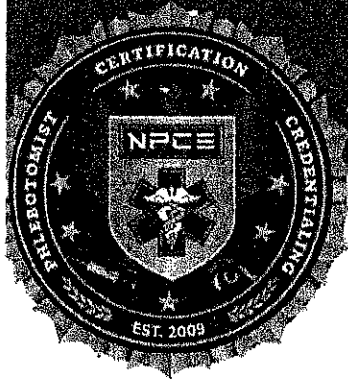
This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

PHLEBOTOMY TECH

NATIONALLY CERTIFIED



NPCE
ACCREDITED

NPCE

National Phlebotomy Certification Examination
BOARD CERTIFIED

**Chandra ,
Smith**

CPT

PHLEBOTOMIST

CERTIFIED TECHNICIAN

ISSUE DATE
2022APR27
EXP. DATE
2026APR27



SCAN TO VERIFY

NPCE.ORG | (888) 240-8440

ID#: 22-1688



How to Become a Phlebotomist in Mississippi

[Home / Phlebotomist / How to Become a Phlebotomist in Mississippi](#)

Search Phlebotomy Technician Programs

Get information on
Phlebotomy Technician
programs by entering
your zip code and
request enrollment
information.

Starting any career in life is a moment of a very important decision that can affect your future and if you have decided that phlebotomy training in Mississippi is a perfect choice for you, then you are at the right place, as we have gathered all the information that you will need to know, prior to determining which school to enroll in a phlebotomy program and what to expect after finishing it.

First, let's speak about many colleges and vocational schools that offer phlebotomy training in Mississippi and what the certification requirements are.

As you are reading this, you are probably interested in enrolling in one of them, and we would like to provide you with information related to some prerequisites that many educational organizations will require of you.

So as to be allowed to participate in the course, you must meet the following:

An applicant should be 18 years old, or older

He/she must have completed high school education, or have completed the equivalency exam.

They should have a valid CPR certification from the American Red Cross.

Their immunizations should be up to date, and proof of this needs to be provided to the college.

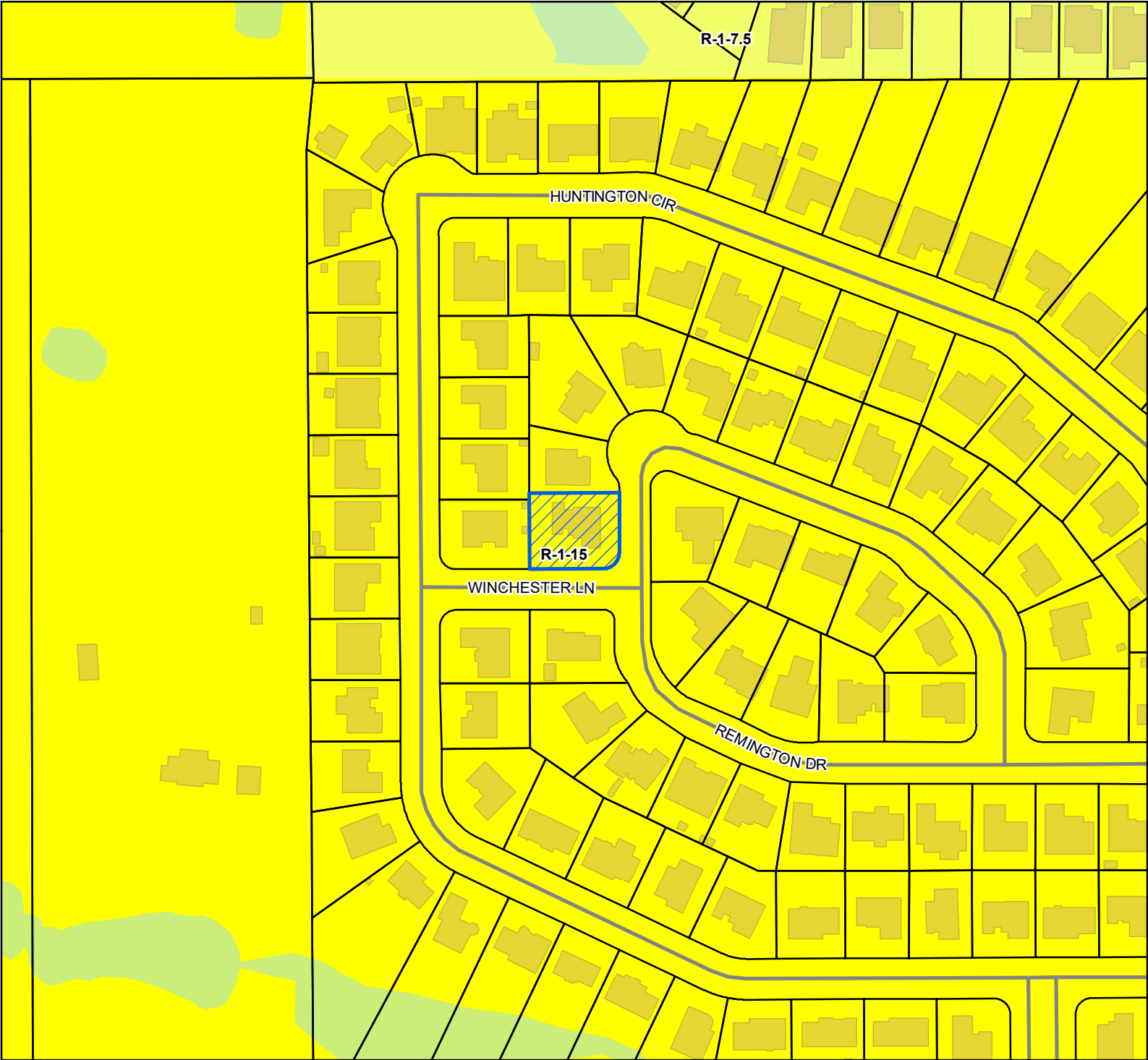
There will be schools that require that applicants undergo a background check, as it will also be required by medical facilities prior to hiring an applicant.

Aspiring phlebotomy students should have good basic computer skills, and be able to read, write, and communicate in English.

The reason for getting these certifications is not related to state's regulations, as Mississippi does not require that phlebotomists get their certification so as to practice phlebotomy, but it is the fact that a license adds a lot of professional value and can improve a person's job prospects and potential salary.

Required Skills

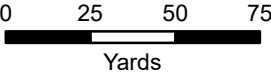
Excellent knowledge of human anatomy and physiology, blood collection techniques, and laboratory practices are a must when we speak about phlebotomist's skills, but there are other personal qualities that make a good phlebotomist, such as friendliness, compassion, calmness, and patience.



- Site
- Street
- Parcels
- Buildings
- Water Features

- Zoning**
- R-1-15 - Single Family Residence District (Low Density)
 - R-1-7.5 - Single Family Residence District (Low Density)

Site Information
0807I-01-001.27
Zoning: R-1-15 (Single-Family Residence)
Size: 10,132 sqft.
Flood: X



1 inch = 170 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.



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

**APPLICATION FOR
PLANNING COMMISSION APPROVAL
FOR A HOME OCCUPATION**

Property Information

TAX PARCEL #

0	8	0	7	I

 -

0	1

 -

0	0	1

 •

0	2	7

For Staff Use Only
Case Number: 2206PG111
Date Received: 5-2-22
Receipt Number: _____
Received By: D2
Zoning: R-1-15
Ward: 7 Flood: X
Size: 10,132

(If necessary, use separate sheet of paper)

Address of Property Involved: 14060 Winchester lane Apt ms. 39503

Lot(s) 102, Block(s) _____, Subdivision _____

General Location: 14060 Winchester lane - going out to patients home.

GENERAL DESCRIPTION OF REQUEST:

home base business license to operate my business for mobile phlebotomy.

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

Chandra Smith
Printed Name of Owner
14060 Winchester Lane
Mailing Address
Apt. ms. 39503
City State Zip code
228-596-8714
Home Phone Work/Cell Phone
Xraycode33@aol.com
Email
Chandra Smith
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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT)

Chandra Smith

ADDRESS (STREET, CITY, STATE, ZIP CODE)

14060 Winchester Lane Apt. MS 3903

PHONE # (H)

228-596-8714

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

Chandra Smith

NAME OF OWNER (PRINT)

Leonard McNair

ADDRESS (STREET, CITY, STATE, ZIP CODE)

14060 Winchester Lane Apt. MS 3903

PHONE # (H)

228-697-8714

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

Leonard McNair

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Chandra Smith
 Address: 14060 Winchester Lane Apt. MS 39503
 Phone: (Home) 228-596-8714 (Work/Cell) _____

If rented, then the name of owner or manager is required, along with a letter of approval from same: N/A

Name of business or service to be used as home occupation: Stick with US mobile Phle

Nature of business: Our goal is to provide the highest quality service in the safest way possible to all patients that are unable to get to the doctors' office and hospitals for blood draws.
 (Phlebotomy service, ...)

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. _____

Earlier than 8:00 a.m. 7:30 am

Give hours: 9 1/2 hours.

Later than 5:00 p.m.: _____

Give hours: _____

Method of conducting business:

Telephone: X

Mail order: _____

Personal computer: _____

Appointment: X

Traffic generation:

Is there any delivery of goods or products to the residence? Yes

If so, specify the number and frequency of deliveries: 1^{or 2} weekly sometimes

Describe size of vehicle making deliveries: UPS truck
or USPS van

Is service by appointment only or are there drop-by visits by customers or clientele? _____

Appointment only

Specify number and frequency of visits by clients and customers: None

Is everything made, manufactured, or provided on site? no

Is special equipment required in production? no

If so, described it, giving size of motor, etc. _____

Are sales made from the premises? no

If sales are made from other places, indicate on what basis:

Local stores on consignment: N/A

Arts and crafts or flea markets: N/A

Trade shows: N/A

Other: _____

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No X

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Chandra Smith

Signature: Chandra Smith

Date: 5/2/22

Chandra Smith 14060 Winchester Lane

Business Detail:

Our phlebotomist will come out to patients' home or office for a hassle-free blood draw. No wait times, no crowds all done in the comfort of your home or office. **Stick With Us Mobile Phlebotomy Specialist** (S.W.U.M.P.S) our goal is to provide the highest quality service in the safest way possible to all patients that are unable to get to the doctor's office or hospital for blood draws. Once specimen has been collected from the patient the blood is tagged and prepped for delivery to the laboratory for testing.

Phlebotomist

What is a phlebotomist is a person that holds certification in phlebotomy from a recognized program.

- ability to successfully draw blood from patients with minimal or no complications
- empathy and interpersonal skills for working with patients
- detail oriented and committed to ensuring patient confidentiality

Mobile Phlebotomist Responsibilities:

- Drive a vehicle to a specified patient or client locations
- Traveling to specified locations to draw blood samples as required.
- Gathering mandatory information from patients and verifying their identities.
- Disinfecting extraction sites using alcohol swabs.
- Locating suitable veins and extracting blood samples using clean needles.
- Take blood samples from patients and properly label, seal and transport specimens to a laboratory
- Prepare and maintain the sterilization of all equipment
- Maintain sanitary work area
- Comply with all medical standards and procedures of phlebotomy
- Help nervous or frightened patients remain calm during blood draws
- Gather, inventory, and maintain blood draw instruments and supplies

Site Plan

Workday

- Once an appointment is requested
- I will verify the orders of the patient, all labs will have to have a physician order
- Once pt. has passed that process, pt. will be guided to set up their appointment time
- I will travel to patients' location of choice
- Once I arrive patients is greeted, Identity is confirm to make sure all the documentation matches
- Pt will sign consent for treatment if not signed via computer
- I will setup in an area that is most comfortable for the patient
- Once pt. is comfortable, I will pull out my supplies to draw blood, securing a sanitized area
- My hands or than sanitized with hand sanitizer, gloves or placed on my hands
- I begin the prep and sanitizing of the pts arm
- Blood is extracted from the vein using a sterile needle and inserted into blood collection tube that is required for testing
- Once I'm done needle is placed into a small sharps' container, all trash is placed in my biohazard bag.
- Pt arm is wrapped up
- Blood is labeled and bagged for transport
- If patient shows no sign of any issues, I will exit patient home or office.
- Back to my vehicle
- Blood is placed in a cooler designated, just for blood collection only.
- I sanitized my hands or wash them
- I depart from patients' home or office
- I will go the lab of patient's network to drop off the specimens, so the lab can perform testing on the blood
- Once I leave the lab after dropping off blood sample
- I will return to my home/office for the next patients prep or take lunch, bathroom break, etc.
- I will restock my supplies for the next patient
- Repeat steps listed previous, till all the appointment for that day are done
- At the end of day, I will dump trash in my trash at home, I will keep my sharps container sealed till the container is full, then I will drop off at the lab for disposal.

Section F

Transportaion and access

- I will be driving my vehicle to the patients' home, No patients will EVER come to my house for business.

Water supply

- I will use hand sanitizer during this time while I'm at the patient's home or I will use their water supply if necessary

Waste disposal

- I will take all my trash with me to put in my trash bin located in my vehicle. All needles will be discarded into the sharp container provided by the laboratory

Fire and Police protection

- Is not needed for the services that I will be providing

Other public facilities

- The only public facility will be the laboratory that I will be dropping the blood specimen too.

Why the proposal will not cause undue traffic congestion or create a traffic hazard.

- There will be no cause in traffic congestion or create traffic hazard due to the fact, I will not allow any patients to come to my home. And once I go the patient's home, I will park in the designated area on their property.

Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located.

- The proposed land use will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare. I will not cause any traffic issue on Winchester Lane in Gulfport. Since I will be going out to the patients' homes to provide them services. I will use my home address as an administrative office ONLY.



Covenant Affidavit

I, Chandra Smith, being owner or agent of the property 14060 Winchester Lane
PRINT NAME PRIMARY ADDRESS OR PARCEL
Apt MS 39503

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

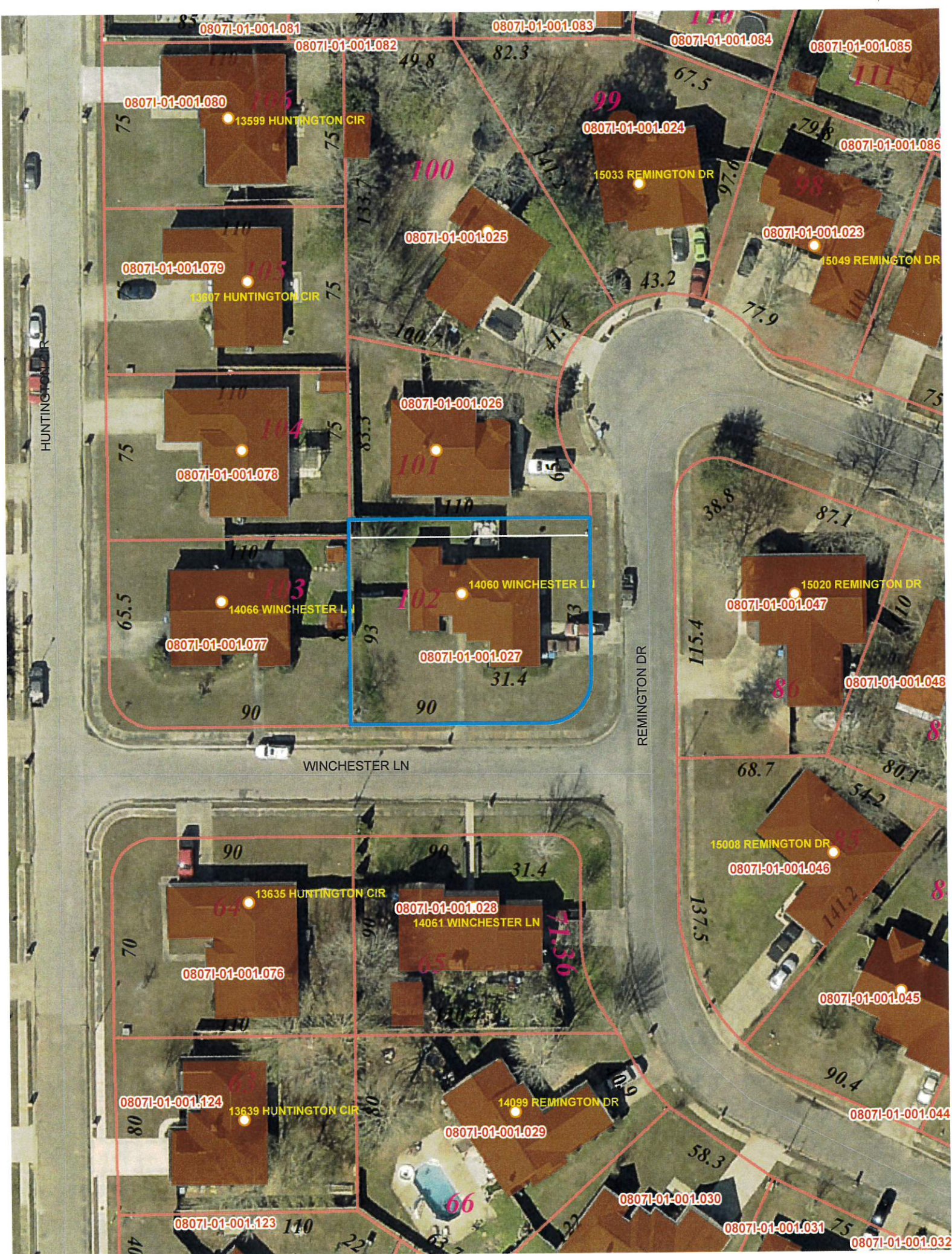
Chandra Smith 4/22/22
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22nd day of April, 2022

Matilda Welch
Notary Public







1st Judicial District
 Instrument 2006 9468 T -J1
 Filed/Recorded 5 8 2006 9 4 A
 Total Fees 18.00
 11 Pages Recorded

Return to:
 Law Offices of Laura F. Paulk, P.L.L.C.
 16127 Orange Grove Road
 Gulfport, MS 39503
 (228) 831-1818

LFP: R0602244 [Space Above This Line For Recording Data]
 State of Mississippi **DEED OF TRUST**

FHA Case No.
 2891-3240411-70

Loan Number: 06A332689

THIS DEED OF TRUST ("Security Instrument") is made on APRIL 28TH, 2006
 The Grantor is
 CHANDRA T SMITH-MCNAIR, A MARRIED WOMAN AND LEONARD R MCNAIR, HER
 HUSBAND, JOINT TENANTS W/ RIGHTS OF SURVIVORSHIP

("Borrower"). The Trustee is M ANDREW REMSON ("Trustee").
 The beneficiary is

AMERICA'S MORTGAGE RESOURCE, INC.
 which is organized and existing under the laws of THE STATE OF LOUISIANA, and
 whose address is 3317 NORTH I -10 SERVICE RD. SUITE 200, METAIRIE, LA
 70002 ("Lender"). Borrower

owes Lender the principal sum of
 ONE HUNDRED FORTY-SEVEN THOUSAND SIX HUNDRED EIGHTY-TWO AND NO/100
 dollars (U.S. \$147,682.00). This debt is evidenced by Borrower's note dated the same date
 as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
 paid earlier, due and payable on MAY 1ST, 2036. This Security Instrument
 secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,
 extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced
 under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of
 Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose,
 Borrower irrevocably grants and conveys to the Trustee, in trust, with power of sale, the following
 described property located in HARRISON County, Mississippi:

SEE ATTACHED LEGAL DESCRIPTION

ITEM #: 0807I-01-001.027

which has the address of 14060 WINCHESTER LANE, GULFPORT, MISSISSIPPI
39503

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal, Interest and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by

[Handwritten initials]

the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installment items (a), (b), and (c).

3. Application of Payments. All payments under paragraph 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and

Fifth, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by flood to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to

LRM cm

the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application, Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

7. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever

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is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in paragraph 2.

Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

8. **Fees.** Lender may collect fees and charges authorized by the Secretary.

9. **Grounds for Acceleration of Debt.**

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary, in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
- (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including Section 341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and
- (ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclosure if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) **Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this

[Handwritten signature]

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Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9(b). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the Borrower's consent.

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other

[Handwritten signature]

provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

16. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by this Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 17.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

LRM/asm

18. **Foreclosure Procedure.** If Lender requires immediate payment in full under paragraph 9, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give Borrower, in the manner provided in paragraph 13, notice of Lender's election to sell the Property. Trustee shall give notice of sale by public advertisement for the time and in the manner prescribed by Applicable Law. Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder for cash at the time and place in **HARRISON** County as Trustee designated in the notice of sale in one or more parcels and in any order Trustee determines. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph 18 or applicable law.

19. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall cancel this Security Instrument without charge to Borrower. If Trustee is requested to cancel this Security Instrument, all notes evidencing debt secured by this Security Instrument shall be surrendered to Trustee. Borrower shall pay any recordation costs.

20. **Substitute Trustee.** Lender, at its option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder by an instrument recorded in the county in which this Security Instrument is recorded. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

21. **Riders to this Security Instrument.** If one or more rides are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)].

- | | | |
|---|--|--|
| ☐ Condominium Rider | ☐ Growing Equity Rider | ☐ Other [specify] |
| ☐ Planned Unit Development | ☐ Graduated Payment Rider | |



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

CHANDRA T SMITH-MCNAIR (Seal) -Borrower

LEONARD R MCNAIR (Seal) -Borrower

(Seal) -Borrower

STATE OF MISSISSIPPI,

HARRISON

County ss:

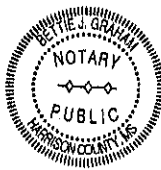
On this 28TH day of APRIL, 2006 personally appeared before me, the undersigned authority in and for said County and State, the within named CHANDRA T SMITH-MCNAIR, A MARRIED WOMAN AND LEONARD R MCNAIR, HER HUSBAND, JOINT TENANTS W/ RIGHTS OF SURVIVORSHIP

who acknowledged that THEY signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal of office.

My Commission Expires:

(Seal)



Bettie J. Graham
Notary Public

This instrument was prepared by APRIL PALACIOS
COMMISSION EXPIRES February 19, 2009

AMERICA'S MORTGAGE RESOURCE, INC.
3317 NORTH I -10 SERVICE RD. SUITE 200
METAIRIE, LA 70002

When recorded return to:
AMERICA'S MORTGAGE RESOURCE, INC.
3317 NORTH I -10 SERVICE RD. SUITE 200
METAIRIE, LA 70002

Handwritten initials: JRM

EXHIBIT A
LEGAL DESCRIPTION

Lot One Hundred Two (102), and the South Eight Feet (8') of Lot One Hundred One (101), THE HUNTINGTON, PHASE ONE, 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 40 at Page 10 thereof, reference to which is hereby made in aid of and as a part of this description.

LA M, Bm

MISSISSIPPI HOME CORPORATION
MORTGAGE ADDENDUM
FOR FHA INSURED LOAN ONLY

THIS TAX-EXEMPT FINANCING RIDER is made this 28th day of April, 20 06, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, Deed to Secure Debt or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note to America's Mortgage Resource ("Lender") of the same date and covering the property described in the Security Instrument and located at:

2713 Athalia Parkway Metairie, LA 70002

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

Lender, or such of its successors or assigns as may by separate instrument assume responsibility for assuring compliance by the Borrower with the provisions of this Tax Exempt Financing Rider, may require immediate payment in full of all sums secured by this Security Instrument if:

(a) All or part of the Property is sold or otherwise transferred (other than by devise, descent or operation of law) by Borrower to a purchaser or other transferee:

- (1) Who cannot reasonably be expected to occupy the property as a principal resident within a reasonable time after the sale or transfer, all as provided in Section 143 (c) and (i) (2) of the Internal Revenue Code; or
- (2) Who has had a present ownership interest in a principal residence during any part of the three year period ending on the date of the sale or transfer, all as provided in Section 143 (d) and (i) (2) of the Internal Revenue Code (except that "100 percent" shall be substituted for "95 percent or more" where the latter appears in Section 143 (d)(1); or
- (3) At an acquisition cost which is greater than 90 percent of the average area purchase price (greater than 110 percent for targeted area residences), all as provided in Section 143 (e) and (i) (2) of the Internal Revenue Code; or
- (4) Who has a gross monthly income in excess of 115 percent of the applicable median income (140 percent of the applicable median family income for a purchaser or transferee of a residence in a targeted area), except that 100 percent and 120 percent shall be substituted for 115 percent and 140 percent, respectively, if the purchaser or other transferee has a family of fewer than three (3) individuals, all as provided in Sections 143 (f) and (i) (2) of the Internal Revenue Code; or

(b) Borrower fails to occupy the property described in the Security Instrument without prior written consent of Lender or its successors or assigns described at the beginning of this Tax Exempt Financing Rider; or

(c) Borrower omits or misrepresents a fact that is material with respect to the provisions of Section 143 of the Internal Revenue Code in an application for the loan secured by this Security Instrument.

References are to the Internal Revenue Code of 1986 as in effect of the date of execution of the Security Instrument and are deemed to include the implementing regulations.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions in this Tax Exempt Financing Rider.

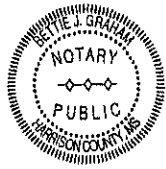
Candace M. Dye
Witness

Charles M. Dye
Borrower
Co-Borrower

Sworn and subscribed before me this 28th day of April, 20 06.

Betty J. Graham
Notary Public

My Commission Expires



Seal

MY COMMISSION EXPIRES:
February 19, 2009

MRB 008 Rev. 09/04

PERMITS/INSP PAYMENT RECPT#: 11261706
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/02/22 TIME: 13:18
CLERK: cbrown DEPT:
CUSTOMER#: 0

COMMENT:

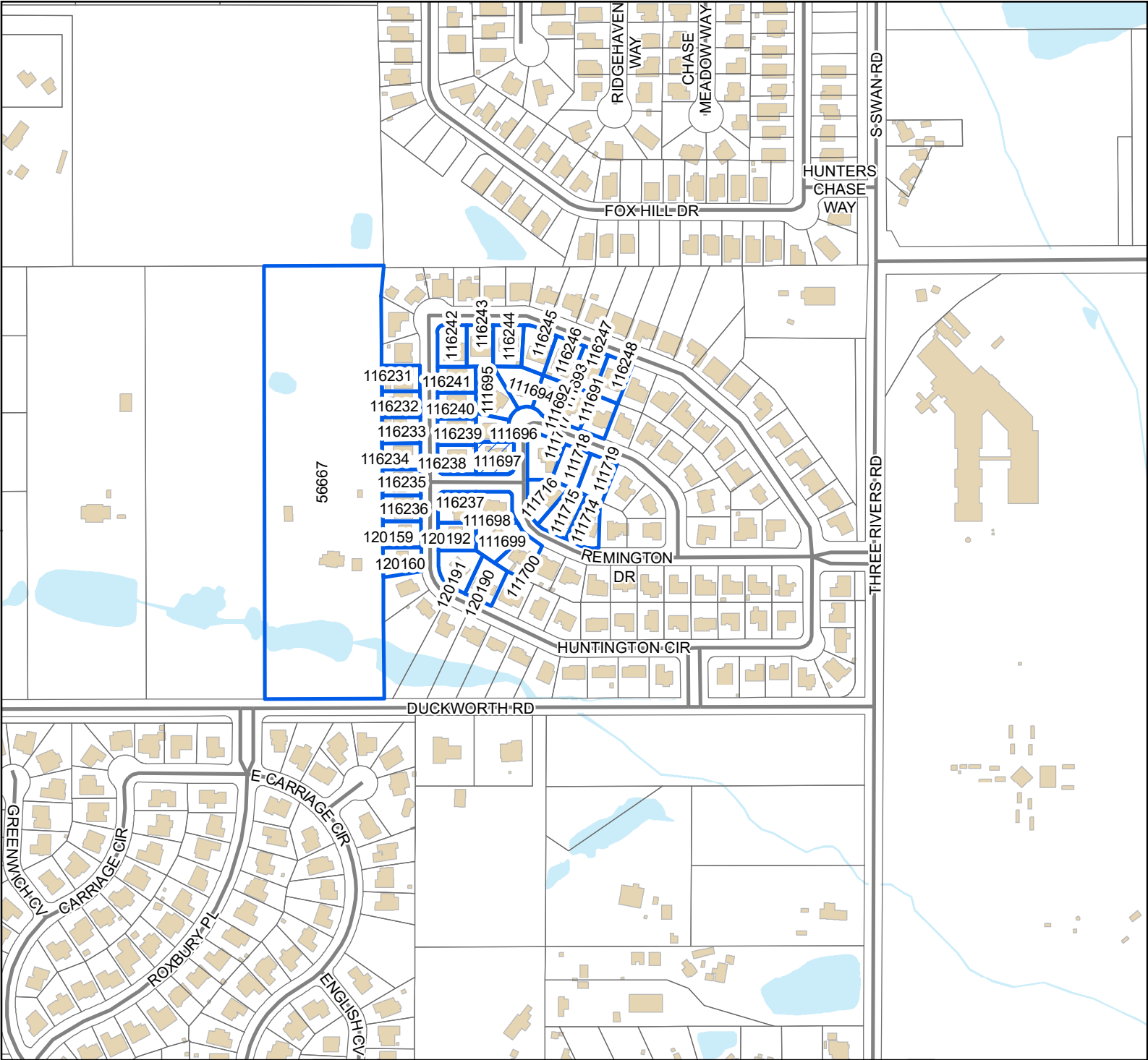
CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY: CHANDRA SMITH
PAYMENT METH: CHECK
1081

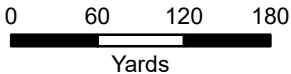
REFERENCE:

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00



Legend

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



1 inch = 400 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
N	111697	0807I-01-001.027	MCNAIR CHANDRA T SMITH & LEONARD R	15019 REMINGTON DR	GULFPORT	MS	39503
	Adjacent Property Owners						
	116246	0807I-01-001.085	BEN KRYSTAL K & GREGORY M	13543 HUNTINGTON CIR	GULFPORT	MS	39503
	111719	0807I-01-001.049	BERGMAN TIMOTHY J & SUSAN S	15058 REMINGTON DRIVE	GULFPORT	MS	39503
	111698	0807I-01-001.028	BIRD CHRIS BRYAN	14061 WINCHESTER LANE	GULFPORT	MS	39503
	120190	0807I-01-001.122	BLACK SHELDON A & MELISSA A	13659 HUNTINGTON CIR	GULFPORT	MS	39503
	116241	0807I-01-001.080	BURDETTE CLAUDIA A -L/E-	13599 HUNTINGTON CIRCLE	GULFPORT	MS	39503
	116245	0807I-01-001.084	CARRINGTON SUNNI	13551 HUTINGTON CIRCLE	GULFPORT	MS	39503
	111694	0807I-01-001.024	CAVALIER WENDELL F JR & ROXANNE C	15033 REMINGTON DR	GULFPORT	MS	39503
	56667	0807I-01-002.000	CONNELL TONIMARIE & ROBERT TRAVERS	14158 DUCKWORTH RD	GULFPORT	MS	39503
	116235	0807I-01-001.074	CRAWFORD ANTHONY R	13628 HUNTINGTON CIRCLE	GULFPORT	MS	39503
	111715	0807I-01-001.045	DORSEY KEVIN L & JERRELYN Y	14094 REMINGTON DR	GULFPORT	MS	39503
	116231	0807I-01-001.070	EAVENSON FRANCISCO X	13598 HUNTINGTON CIR	GULFPORT	MS	39503
	116242	0807I-01-001.081	ELLIS LESLEY N & CINDY L	13577 HUNTINGTON CIR	GULFPORT	MS	39503
	116240	0807I-01-001.079	ELLSWORTH LEEMOND & MICHELLE	13607 HUNTINGTON CIRCLE	GULFPORT	MS	39503
	111714	0807I-01-001.044	FARVE SALISHA M & PAUL F SR	14082 REMINGTON DRIVE	GULFPORT	MS	39503
	116234	0807I-01-001.073	GARDNER DAVID L & JOY N	13620 HUNTINGTON CIR	GULFPORT	MS	39503
	111692	0807I-01-001.022	GOMEZ BETTY F -L/E-	15041 REMINGTON DR	GULFPORT	MS	39503
	111717	0807I-01-001.047	GOMEZ CINDY & BRAY QUINTIN L	15020 REMINGTON DRIVE	GULFPORT	MS	39503
	120160	0807I-01-001.092	GONZALEZ VICTOR D	3140 POPLAR BLVD	ALHAMBRA	CA	91803
	120192	0807I-01-001.124	HANNA CHRISTINE MARIE	13639 HUNTINGTON CIRCLE	GULFPORT	MS	39503
	120159	0807I-01-001.091	HANNA SHERRON C REVOCABLE TRUST	13638 HUNTINGTON CIR	GULFPORT	MS	39503
	116236	0807I-01-001.075	HARTFIELD PATRICIA	13634 HUNTINGTON CIRCLE	GULFPORT	MS	39503
	111699	0807I-01-001.029	HUTSON ARIEL & BRANDI BUFFORD	14099 REMINGTON DR	GULFPORT	MS	39503
	111718	0807I-01-001.048	JOHNSON JOHN	15050 REMINGTON DR	GULFPORT	MS	39503
	116247	0807I-01-001.086	LADEHOFF STACEY L & RITA L	13535 HUNTINGTON CIRCLE	GULFPORT	MS	39503
	111695	0807I-01-001.025	MARINI DAVID M & SANDY L	15029 REMINGTON DR	GULFPORT	MS	39503
	116239	0807I-01-001.078	MCMANUS DAWN M	13613 HUNTINGTON CIRCLE	GULFPORT	MS	39503
	116243	0807I-01-001.082	MUSIAL TED F -TRUSTEE-	13571 HUNTINGTON CIRCLE	GULFPORT	MS	39503
	111700	0807I-01-001.030	PARKS STEVEN O	14097 REMINGTON RD	GULFPORT	MS	39503
	111696	0807I-01-001.026	PEARSON ERIK W	15025 REMINGTON DR	GULFPORT	MS	39503
	120191	0807I-01-001.123	PRICE GERRARD C & LASHANA	13643 HUNTINGTON CR	GULFPORT	MS	39503
	116248	0807I-01-001.087	PRINCIPE LINNEA M & WILLIAM E	13529 HUNTINGTON CIR	GULFPORT	MS	39503
	116238	0807I-01-001.077	RODRIGUEZ JOSHUA	14066 WINCHESTER LANE	GULFPORT	MS	39503
	116237	0807I-01-001.076	ROSE RICHARDSON D	13635 HUNINGTON CIRCLE	GULFPORT	MS	39503
	111693	0807I-01-001.023	SAARI BERNHARD	15049 REMINGTON DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	116232	0807I-01-001.071	SBF2019-1 PROPERTIES LLC	4145 POWELL RD	POWELL	OH	43065
	111691	0807I-01-001.021	SBF2019-1 PROPERTIES LLC	4145 POWELL RD	POWELL	OH	43065
	116244	0807I-01-001.083	THOMAS BARVIS J & JANICE L	13563 HUNTINGTON CIR	GULFPORT	MS	39503
	111716	0807I-01-001.046	WADE CRAIG A	15008 REMINGTON DR	GULFPORT	MS	39503
	116233	0807I-01-001.072	WALLACE KENDALL SR & TANGANT R	13614 HUNTINGTON CIRCLE	GULFPORT	MS	39503

mw

RE: Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 0807I-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

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, June 23, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, June 23, 2022**. 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.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Planning Commission Approval 2206PC112:

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2206PC112

Hearing Date: June 23, 2022

Current Zoning/Use: R-1-10 / Single-family home

Legal: Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

TECHNICAL DETAILS

The applicant requests a home occupation for hobby sales of homemade crafts such as t-shirts, blankets, and tumblers to be sold via distribution from the post office. Within the application, it is stated that there will be no visits of customers to their home and that all orders are received online.

It is important to mention that the city ordinance does allow a home occupation with Planning Commission approval; however, this residence resides in Northwood Hills and Northwood Hills covenants Article VII states, "...no type of business shall be operated from any of the buildings located in said subdivision."

EXECUTIVE SUMMARY

The Planning Commission typically approves these types of home occupations in various neighborhoods throughout the city. While the application meets the requirements for a home occupation, statements provided by the applicant indicate no restrictive covenants for a home occupation at this proposed location, which is incorrect.

Any approval should consider these conditions:

1. Cannot have customers on site in home.
2. Approval allows a home occupation for hobby sales use and covenant issues must be pursued by the Home Owners Association.

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 6/14/2022.

Public Works: No conditions. Memo dated 6/13/2022.

Traffic and Safety: No conditions. Memo dated 6/13/2022.

Building Code Services: Cannot have customers on site in home. Memo dated 6/8/2022.

Technical Report
PLANNING COMMISSION APPROVAL

GIS: No conditions. Memo dated 6/8/2022.

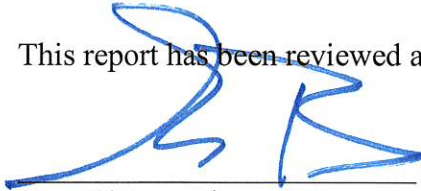
Police Department: No comments as of 6/14/2022.

Fire Department: No conditions. Memo dated 6/8/2022.

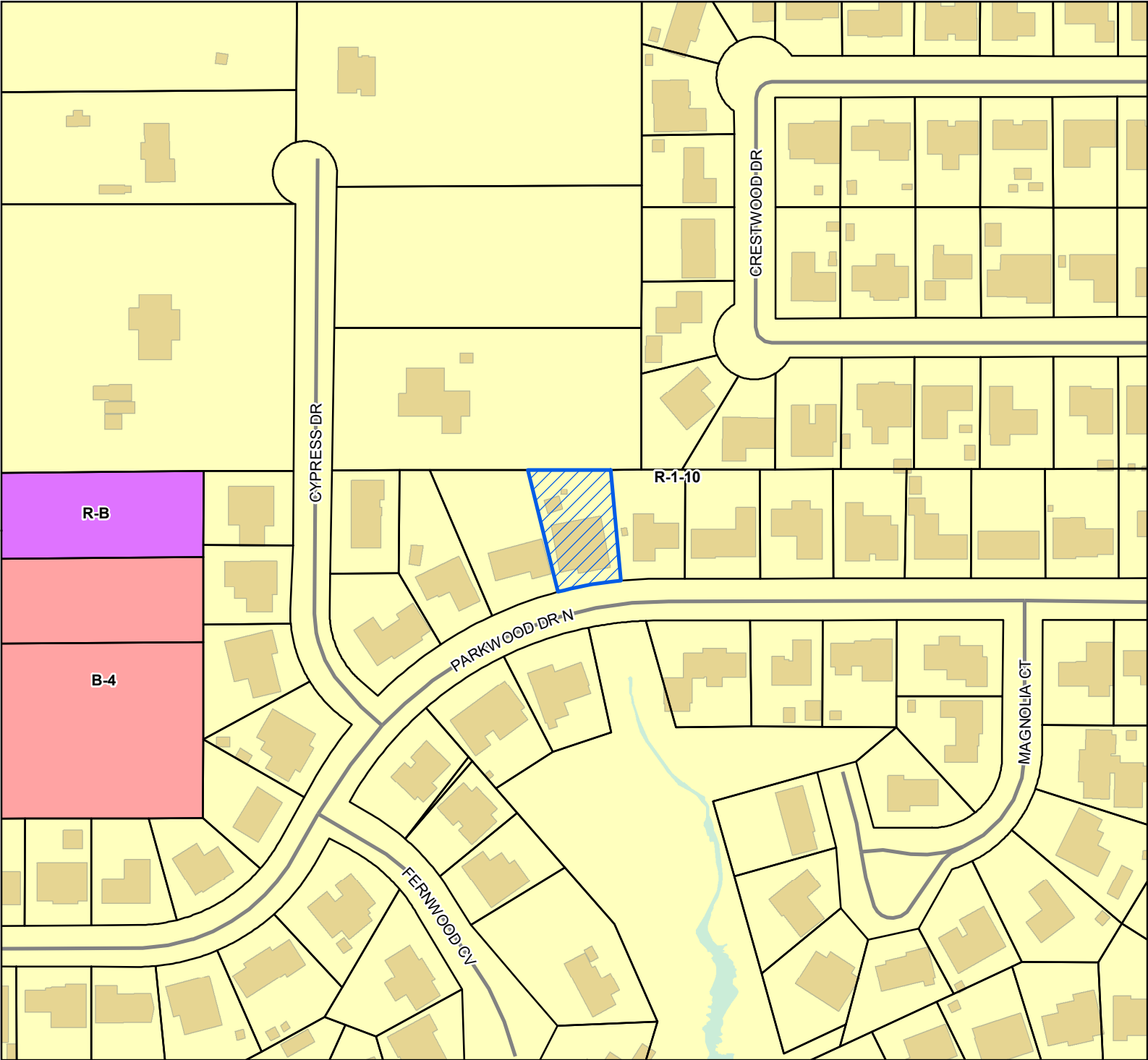
City Arborist: No conditions. Memo dated 3/5/2018.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



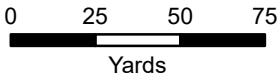
Legend

- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

- B-4 - Highway Business District
- R-1-10 - Single Family Residence (Low Density)
- R-B - Residence-Business District

Site Information
0808D-02-061.000
Zoning: R-1-10 (Single-Family Residence)
Size: 12,833 sqft.
Flood: X



1 inch = 170 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.



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

APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

Property Information

TAX PARCEL #

0	8	0	8	D

 -

0	2

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0	6	1

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0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 15348 PARKWOOD DR NLot(s) 10, Block(s) 1, Subdivision NORTHWOOD HILLS

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Homebase business t-shirts, blankets, tumblers

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

Tina L. HARRIS

Printed Name of Owner

15348 PARKWOOD DR N

Mailing Address

GULFPORT, MS. 39503

City

State

Zip code

228-731-3233 228-383-3550

Home Phone

Work/Cell Phone

tinnaharris3550@att.net

Email

Tina L. Harris

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT)

Tina L. Harris

ADDRESS (STREET, CITY, STATE, ZIP CODE)

15348 PARKWOOD DR. N.

PHONE # (H)

(228) 383-3550

(W)

(228) 731-3233

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

Tina L. Harris

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU

IMPORTANT NOTICE

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Planning Commission will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. Please see reverse of this sheet to determine the deadline dates for filing your application.

SUBMISSION REQUIREMENTS

- A. Page one of this application, completed and signed.
- B. Site plan. Please note that approval of your request, in part, is based on your site plan.
 - The property lines and dimensions have been provided on the drawing.
 - All buildings and structures located on the property have been identified.
 - All dimensions of buildings and structures have been noted on the site plan.
 - All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
 - Street names have been provided which abut the property.
 - Traffic flow, parking and driveways have been identified.
 - Required buffer strips have been identified.
 - Site plan will be no larger than 11" x 17".
 - Other pertinent information has been included.

- C. Proof of ownership (Copy of deed or affidavit)
- D. If applicable, notarized proof of authority to act as agent for owner (board resolution, etc.)
- E. The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of additional persons to be notified.

F. Your supplemental application must address the following issues in a written statement:

Explain how the site plan is appropriate with regard to:

- Transportation and access
- Water supply
- Waste disposal
- Fire and Police protection
- Other public facilities
- Why the proposal will not cause undue traffic congestion or create a traffic hazard.
- Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located.

G. Complete the Home Occupation Checklist (See pages 5 & 6 attached)

- If the property in which the Home Occupation is to be conducted is rented, a notarized letter from the property owner must be provided giving applicant permission to operate such Home Occupation on the premises.

H. Cash or check payable to the City of Gulfport in the amount of \$75.00.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Tina Harris

Address: 15348 Parkwood Dr. N

Phone: (Home) (228) 731-3233 (Work/Cell) 228-383-3550

If rented, then the name of owner or manager is required, along with a letter of approval from same: _____

Name of business or service to be used as home occupation: My Props Crafts

Nature of business: Homemade crafts

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. _____

Earlier than 8:00 a.m. _____

Give hours: _____

Later than 5:00 p.m.: _____

Give hours: 3:30 pm to 10 pm

Method of conducting business:

Telephone: ✓

Mail order: N/A

Personal computer: ✓

Appointment: N/A

Traffic generation:

Is there any delivery of goods or products to the residence? yes

If so, specify the number and frequency of deliveries: 1 A month

Describe size of vehicle making deliveries: Fedex truck

Is service by appointment only or are there drop-by visits by customers or clientele? NO

Specify number and frequency of visits by clients and customers: 0

Is everything made, manufactured, or provided on site? yes

Is special equipment required in production? yes, heat press, tumbler machine

If so, described it, giving size of motor, etc. palm size

Are sales made from the premises? yes by phone or computer

If sales are made from other places, indicate on what basis: NO

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

Other: _____

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No X

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Tina Harris

Signature: Tina Harris

Date: 5/2/22

To: Planning Commission

From: Tina Harris

Subject: Application for Planning Commission Approval

This letter addresses the information required for section F of the application.

- The site plan is appropriate for transportation and access for there will not be any transportation or access required. All goods made are mailed to the individual via the post office. I, Tina Harris, will be mailing the goods to the customer.
- My house has its own water supply. Water is not required for the producing of the handmade products.
- The only waste associated with the products is paper and yarn. Yarn scraps and paper will be disposed of via the normal trash pickup.
- My home is equipped with an alarm system and fire detection equipment and extinguishers.
- There are no public facilities for customers. No customer will visit the premises. All orders are taking via Facebook or telephone and mailed to the customer.
- There is no chance of congestion or traffic due to the fact orders are taking via the internet and delivered via the USPS. Customer even views preview of the product via their cell phone.
- The proposal is in harmony with the orderly for the handmade goods do not require a customer presence or any hazardous material of any kind. The material being made are crochet blankets, tumbler, and t-shirts.

Sincerely,


Tina Harris 5/2/22



0808D-02-057.000

12482 CRESTWOOD DR

0808D-02-079.000

0808D-02-078.000

374.45

120

100

46.62

11

10

9

0808D-02-060.000

0808D-02-061.000

0808D-02-062.000

100.88

15356 PARKWOOD DR N

15348 PARKWOOD DR N

15342 PARKWOOD DR N

0808D-02-059.000

84.45

76.72

50.4

26.3

PARKWOOD DR N

73.45

74.61

19.63

109.96

109.96

0808D-03-008.000

15357 PARKWOOD DR N

0808E-01-036.000

0808D-03-007.001

0808D-03-009.000

15369 PARKWOOD DR N

130



1st Judicial District
Instrument 2005 13555 D -J1
Filed/Recorded 3 23 2005 11 19 A
Total Fees 12.00
2 Pages Recorded

PREPARED BY AND RETURN TO:

Schwartz, Orgler & Jordan, PLLC
2355- B Pass Road
Biloxi, MS 39531
(228) 388-7441

FILE# B050188

WARRANTY DEED

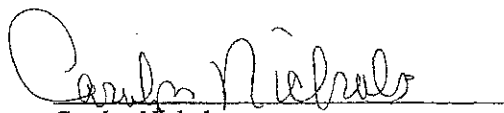
FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Carolyn Nichols, a married person, Grantor, does hereby grant, bargain, sell, convey and warrant unto Tina L. Harris, the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot Ten (10), Block One (1), NORTHWOOD HILLS SUBDIVISION, as per 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 26 at Page 19 thereof; reference to which is hereby made in aid of and as a part of this description.

This conveyance is made subject to any and all restrictive covenants, easements, restrictions and other matters of record and being further subject to taxes and assessments for the current year and subsequent years, which are not yet due and payable, zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

IT IS AGREED and acknowledged that the ad valorem taxes for the current year are prorated as of the date of this conveyance upon an estimated basis and are assumed by the Grantee. When said taxes are actually determined, the Grantor agrees to pay the Grantee the amount of any deficit due and the Grantee agrees to pay Grantor the amount of any excess paid, based on actual prorations.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 21st day of March, 2005.


Carolyn Nichols

STATE OF MISSISSIPPI
COUNTY OF HARRISON

2

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Carolyn Nichols, a married person, who acknowledged that she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 21st day of March, 2005.



Donna M. Thomas
NOTARY PUBLIC

ADDRESS OF GRANTOR:
2720 Eula Rd
Biloxi, MS 39531
Home:228-547-0087
Work:

ADDRESS OF GRANTEE:
15348 N Parkwood
Gulfport, MS 39503
Home:228-831-5859
Work:

PERMITS/INSP PAYMENT RECPT#: 11262484
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/02/22 TIME: 15:05
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:

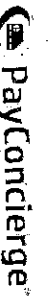
PAYMENT METH: CREDIT CARD

REFERENCE:

AMT TENDERED: 75.00

AMT APPLIED: 75.00

CHANGE: .00



Gulfport Urban Dev
1410 24th Ave
Gulfport, MS 39501
(228) 868-5715

05/02/2022 14:55

Sale

Trans #: 8 Batch #: 394

Merchant #: 1
Merchant Name: Urban Dev
OTC

MASTERCARD CHIP
*****5805 **/**
Invoice #: 8

AMOUNT: \$75.00

AMS Service Fee \$2.63
TOTAL AMT: \$77.63

Resp: APPROVAL 06619P
Code: 06619P
Ref #: 212220202185
TransID: 0502MWB1KZM1Z
Resp: APPROVAL 06754P
Code: 06754P
Ref #: 212220000030
APP Name: CAPITAL ONE
AID: A000000041010
TVR: 0000008800
TSI: E800

We impose a Surcharge: 0
0.00% plus \$0.00 on the
total purchase transac-
tion amount on credit
card products, which is
not more than our cost
of acceptance.

ATTENTION CARDHOLDER
The BASE AMOUNT and
NON-REFUNDABLE
SERVICE FEE
will appear as separate
line items on your
Cardholder Statement

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	51866	0808D-02-061.000	HARRIS TINA L	15348 N PARKWOOD	GULFPORT	MS	39503
	Adjacent Property Owners						
	51997	0808D-03-037.000	12344 MAGNOLIA CT LLC	P O BOX 10567	GULFPORT	MS	39505
	48060	0808E-02-040.000	ABSHIRE TINA JENNINGS	15304 NORTHWOOD DR	GULFPORT	MS	39503
	52103	0808D-02-096.000	ALLEN XZAVIER DEVERELL & AREILLE	15508 DALLAS COVE	GULFPORT	MS	39503
	51983	0808D-03-048.000	ANDERSEN ROBERT W	15298 BAYWOOD CIR	GULFPORT	MS	39503
	51951	0808E-01-012.000	ANDERSON BRITTANY NICOLE & KOREY V	15287 DOGWOOD CV	GULFPORT	MS	39503
	48056	0808E-02-045.000	ARNETT JANE DIANE	15297 NORTHWOOD DRIVE	GULFPORT	MS	39503
	52076	0808E-01-048.000	ATEN RICHARD D & KIMBERLY D COLLINS	15366 CEDAR CT	GULFPORT	MS	39503
	51998	0808D-03-036.000	BARNES FRANKLIN T	12340 MAGNOLIA CT	GULFPORT	MS	39503
	51981	0808D-03-050.000	BEATTY AMBER E	15314 BAYWOOD CIR	GULFPORT	MS	39503
	51924	0808E-02-004.000	BOGERS RONNY J	7602 SEQUOIA DRIVE	NEW PORT RICHEY FL		34653
	51930	0808E-01-033.000	BRIGHTMAN WALTER WILLIAM	15795 PARKWOOD SOUTH DRIVE	GULFPORT	MS	39503
	52098	0808D-02-077.000	BURDICK FELICIA TOMIKO	12472 CRESTWOOD DR	GULFPORT	MS	39503
	51944	0808E-01-019.000	BURDICK RINCHIRO	15314 OAKWOOD CT	GULFPORT	MS	39503
	52102	0808D-02-095.000	BURDICK RINICHIRO L	12492 CRESTWOOD DR	GULFPORT	MS	39503
	51945	0808E-01-018.000	BURKE MYRTLE S -L/E-	15304 OAKWOOD CT	GULFPORT	MS	39503
	51999	0808D-03-035.000	CAPUANO JOSEPH N	12336 MAGNOLIA COURT	GULFPORT	MS	39503
	52011	0808D-03-032.000	CAREY DEBORAH & ROBERT	12334 FERNWOOD CV	GULFPORT	MS	39503
	52122	0808D-02-093.000	CARTER DAVID H & SARAH M	12525 CRESTWOOD DR	GULFPORT	MS	39503
	52119	0808D-02-082.000	COLBURN KARA J ETAL C/O MULTI FNANCIAL	2580 CARE DRIVE #2	TALLAHASSEE	FL	32308
	52071	0808E-01-053.000	CONN RONALD K & SUSAN S	15345 WILLOW CIR	GULFPORT	MS	39503
	51929	0808E-01-034.000	COOKE PAMELA & PATRICK SNELL	15789 S PARKWOOD DR	GULFPORT	MS	39503
	52034	0808D-03-076.000	DAVILA RUSSELL A & ROBERTS MARIE F	15377 MIMOSA DR	GULFPORT	MS	39503
	52058	0808D-03-068.000	DEAN KIMBERLY DELORIS	15385 PINWOOD CT	GULFPORT	MS	39503
	51867	0808D-02-060.000	DEDEAUX SHANA M	15356 N PARKWOOD DRIVE	GULFPORT	MS	39503
	52054	0808D-03-072.000	DILL RYAN S	15360 PINWOOD CT	GULFPORT	MS	39503
	51962	0808E-01-001.000	DUBUISSON HERBERT SR	P O BOX 2159	BAY SAINT LOUIS	MS	39520
	51942	0808E-01-021.000	DUGGAN GEORGE JR & JUDY K -TRUSTEES	15307 OAKWOOD CT	GULFPORT	MS	39503
	51923	0808E-02-005.000	EDENS BENNY R	9155 WOOLMARKET RD	BILOXI	MS	39532
	57092	0808D-02-056.000	EILERMANN JANET M	14352 CHESTWOOD CV	GULFPORT	MS	39503
	52052	0808D-03-074.000	EILERMANN KEITH -EST- & JANET ETAL	14352 CHESTWOOD COVE	GULFPORT	MS	39503
	51865	0808D-02-062.000	ELLIS DOYLE E & JULIE L	15342 PARKWOOD DR N	GULFPORT	MS	39503
	48055	0808E-02-046.000	ETTER CHRISTOPHER L & TUCKER RACHEL	15305 NORTHWOOD DR	GULFPORT	MS	39503
	52069	0808E-01-055.000	EUBANKS JEANNIE ETAL	2800 19TH AVE	GULFPORT	MS	39502
	51870	0808D-02-057.001	FALLS KAREN E -EST-	12394 CYPRESS DR	GULFPORT	MS	39503

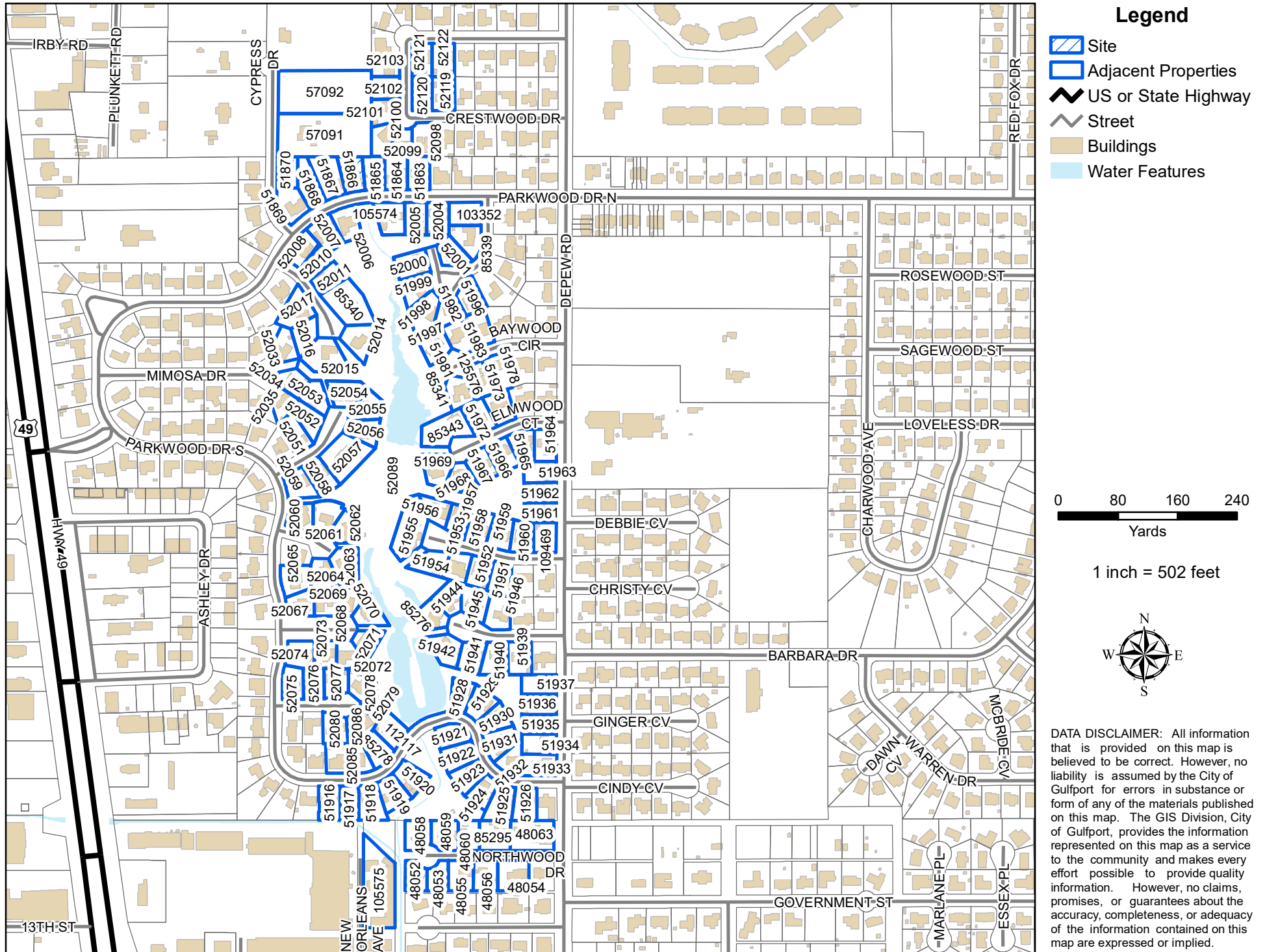
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	85341	0808D-03-051.000	FERRIS JONATHAN D & MEGAN JOY RINES	15313 BAYWOOD CIR	GULFPORT	MS	39503
	52007	0808D-03-009.000	FERRY ROBERT	15369 PARKWOOD DR NORTH	GULFPORT	MS	39503
	52014	0808D-03-030.000	FIORANELLI SANDRA H	12308 FERNWOOD CV	GULFPORT	MS	39503
	52056	0808D-03-070.000	FITCH CHRISTOPHER	15369 PINEWOOD CT	GULFPORT	MS	39503
	51996	0808D-03-038.000	FORD MADELYN E	12348 MAGNOLIA CT	GULFPORT	MS	39503
	48058	0808E-02-038.000	FORE MARIE M A	15324 NORTHWOOD DR	GULFPORT	MS	39503
	52063	0808E-01-061.000	FRANCIS LEROY & VIOLA J	15351 DELLWOOD CV	GULFPORT	MS	39503
	48063	0808E-02-042.000	FRETENBOROUGH SAMUEL J & TAMMY	15274 NORTHWOOD DR	GULFPORT	MS	39503
	52005	0808D-03-007.000	FRISANCHO JULIO & ELIZABETH	15327 PARKWOOD DRIVE NORTH	GULFPORT	MS	39503
	52121	0808D-02-094.000	GARNER XANDRA A	12515 CRESTWOOD DR	GULFPORT	MS	39503
	51863	0808D-02-064.000	GATEWAY UNITED METHODIST CHURCH	16020 SOUTH SWAN RD	GULFPORT	MS	39503
	51946	0808E-01-017.000	GRANT JAMES EDWARD III	15290 OAKWOOD CT	GULFPORT	MS	39503
	52059	0808D-03-067.000	GRAVES TOMMY C & LYNNE M G	308 REGATTA DRIVE	NICEVILLE	FL	32578
	51964	0808D-03-056.000	GREEN ROBERT E	15273 ELMWOOD COURT	GULFPORT	MS	39503
	57091	0808D-02-057.000	GRIFFITH ERIC WAYNE	15372 PARKWOOD DR N	GULFPORT	MS	39503
	51864	0808D-02-063.000	GUTHRIE JOSEPH & DESTI	15334 PARKWOOD DR N	GULFPORT	MS	39503
	52101	0808D-02-080.000	HABERMAN ALAN M SR & DROKE MARY E	12488 CRESTWOOD DR	GULFPORT	MS	39503
	51941	0808E-01-022.000	HALES ANTHONY JR & SHARI	3700 HANSBERRY CT NE	WASHINGTON	DC	20018
	51869	0808D-02-058.000	HANSEN DOROTHY -TRUSTEE-	15372 PARKWOOD DR N	GULFPORT	MS	39503
	52073	0808E-01-051.000	HARRINGTON GARY D & RUTH PITRE	15361 WILLOW CIR	GULFPORT	MS	39503
	52120	0808D-02-081.000	HARRINGTON JOHN W & AUDETTE	12473 CRESTWOOD DR	GULFPORT	MS	39503
	51931	0808E-01-032.000	HEARN DONIA G	15803 PARKWOOD DR S	GULFPORT	MS	39503
	52065	0808E-01-058.000	HENSLEY DAVID ORA	15627 PARKWOOD DR	GULFPORT	MS	39503
	52061	0808E-01-063.000	HINTON JUANITA H	15362 DELLWOOD COVE	GULFPORT	MS	39503
	51937	0808E-01-026.000	HOERLER JOHN J & MARGARET R	701 N PARK STREET	MCLEANSBORO	IL	62859
	52068	0808E-01-056.000	HOUILLON PENNY D & ORTEGA YVETTE M	15360 WILLOW CIR	GULFPORT	MS	39503
	51921	0808E-02-007.000	HUBER RANDAL R	15792 PARKWOOD DR S	GULFPORT	MS	39503
	51959	0808E-01-004.000	JACKSON PATRICIA A	15292 DOGWOOD COVE	GULFPORT	MS	39503
	52085	0808E-01-039.000	JOHNSON BRUCE G & MILDRED B	15729 PARKWOOD DR SOUTH	GULFPORT	MS	39503
	103352	0808D-03-005.001	JOHNSON JOHNNY L & ERIKA R	12375 MAGNOLIA CT	GULFPORT	MS	39503
	85339	0808D-03-005.000	JONES JEDEDIAH P & DANIELLE E	12365 MAGNOLIA CT	GULFPORT	MS	39503
	52062	0808E-01-062.000	KELLER CHERYL & HARRIS	15354 DELLWOOD COVE	GULFPORT	MS	39503
	125576	0808D-03-051.001	KING CHARLIE J & KASEY	15307 BAYWOOD CIRCLE	GULFPORT	MS	39503
	52015	0808D-03-029.000	KING LEVI C & TRESHERRA L	12309 FERNWOOD CV	GULFPORT	MS	39503
	51919	0808E-02-010.000	KMJB LLC	13440 WOODLAND DR	GULFPORT	MS	39503
	105575	0808E-02-037.001	KROL ALEXANDER G JR & MELISSA B	12090 NEW ORLEANS AVE	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	52055	0808D-03-071.000	LABOY JUAN C & FANNY	15361 PINWOOD CT	GULFPORT	MS	39503
	48059	0808E-02-039.000	LANDRY-FAYARD LLC	15314 NORTHWOOD DR	GULFPORT	MS	39503
	48053	0808E-02-047.000	LANDRY FAYARD LLC	15317 NORTHWOOD DR	GULFPORT	MS	39503
	85340	0808D-03-031.000	LATHAM TYLER BROOKS	12320 FERNWOOD CV	GULFPORT	MS	39503
	51973	0808D-03-060.000	LAWSON COMALISA	15290 ELMWOOD CT	GULFPORT	MS	39503
	52074	0808E-01-050.000	LEUENBERGER GLORIA L	15371 WILLOW CIRCLE	GULFPORT	MS	39503
	51934	0808E-01-029.000	LINSCOMB ROLAND HOMER & CYNTHIA RIC	12161 DEPEW RD	GULFPORT	MS	39503
	51868	0808D-02-059.000	LLOYD DELLA M	15364 PARKWOOD DR N	GULFPORT	MS	39503
	51958	0808E-01-005.000	LOLLEY CHARLENE C	15300 DOGWOOD CV	GULFPORT	MS	39503
	52035	0808D-03-077.000	LUCY KURT VOHN & BETTY JEAN	15381 MIMOSA DR	GULFPORT	MS	39503
	85278	0808E-01-037.000	LYONS SARAH	15749 PARKWOOD DRIVE S	GULFPORT	MS	39501
	52099	0808D-02-078.000	MADDOX ARTHUR	12478 CRESTWOOD DR	GULFPORT	MS	39503
	51925	0808E-02-003.000	MANNING KELLY	15820 PARKWOOD DR S	GULFPORT	MS	39503
	52006	0808D-03-008.000	MAREK BARBARA	15357 PARKWOOD DR N	GULFPORT	MS	39503
	52016	0808D-03-028.000	MARTIN ISIAH DWIGHT JR & VANESSA F	12319 FERNWOOD COVE	GULFPORT	MS	39503
	51957	0808E-01-006.000	MAXCEY JAMES AARON	15310 DOGWOOD CV	GULFPORT	MS	39503
	51965	0808D-03-058.000	MCDANIEL DAMON J & SHANA R	1325 SQUIRES LANE	AUBREY	TX	76227
	51926	0808E-02-002.000	MCDANIEL KEVIN M & KIMBERLY J	14619 JOHN CLARK RD	GULFPORT	MS	39503
	52077	0808E-01-047.000	MCNEAL COZY D & AUNGELET J	15358 CEDAR CT	GULFPORT	MS	39503
	52004	0808D-03-006.000	MCQUEEN WAYNE D & MARY CLEO	15317 PARKWOOD DR N	GULFPORT	MS	39503
	52033	0808D-03-026.000	MEINTS DONALD J	15380 MIMOSA DR	GULFPORT	MS	39503
	52078	0808E-01-046.000	MERCER CHERYL D	15348 CEDAR CT	GULFPORT	MS	39503
	52080	0808E-01-044.000	MERRITT HAL A & DOROTHY J	18385 ROBINWOOD DR	SAUCIER	MS	39574
	51968	0808D-03-065.000	MILLER LARRY L	15313 ELMWOOD CT	GULFPORT	MS	39503
	52100	0808D-02-079.000	MILLER WILLIAM P & LINDA C	12482 CRESTWOOD DR	GULFPORT	MS	39503
	51961	0808E-01-002.000	MINGO VANDUS C & SALINDA G	3749 SE 127TH PLACE	PORTLAND	OR	97236
	51940	0808E-01-023.000	MITTON GLORIA J	15291 OAKWOOD COURT	GULFPORT	MS	39503
	109469	0808E-01-003.001	MORAN PERRY A & DEBORAH A	15270 DOGWOOD COVE	GULFPORT	MS	39503
	85343	0808D-03-063.000	MORILLON LEAH	15308 ELMWOOD CT	GULFPORT	MS	39503
	51956	0808E-01-007.000	MURRAY ERIC R	15318 DOGWOOD CV	GULFPORT	MS	39503
	51933	0808E-01-030.000	MYERS DAVID R & JENNIFER C	15541 OLD OAK CT	GULFPORT	MS	39503
	52053	0808D-03-073.000	NEAL WILLIAM R -ESTATE-	P O BOX 808	GULFPORT	MS	39502
	52089	0808E-01-036.000	NORTHWOOD HILLS HOME OWNERS ASSO	P O BOX 1862	GULFPORT	MS	39501
	51952	0808E-01-011.000	PANZICA JOE E -ESTATE-	15297 DOGWOOD COVE	GULFPORT	MS	39503
	51978	0808D-03-052.000	PATTEN ROBERT C & BRITTNEY N	15297 BAYWOOD CIRCLE	GULFPORT	MS	39503
	51969	0808D-03-066.000	PATTON DOMINIQUE R & JOHNNY R	15321 ELMWOOD CT	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	51922	0808E-02-006.000	PERKINS JERRY B & JACKSON BARBARA J	15800 S PARKWOOD DRIVE	GULFPORT	MS	39503
	51920	0808E-02-009.000	POPE RUBY W	15752 S PARKWOOD DR	GULFPORT	MS	39503
	51966	0808D-03-061.000	PRYOR CHRISTOPHER C	15293 ELMWOOD CT	GULFPORT	MS	39503
	52067	0808E-01-057.000	RABALAIS KENNETH J JR	620 NORTHLINE ST	METAIRIE	LA	70005
	52070	0808E-01-054.000	REED ANDREW C & DONNA G	15344 WILLOW CIR	GULFPORT	MS	39503
	51955	0808E-01-008.000	REED CORA ANN & SYKES ADOLPH	15325 DOGWOOD COVE	GULFPORT	MS	39503
	52075	0808E-01-049.000	RHODES MONICA	15374 CEDAR ST	GULFPORT	MS	39503
	51918	0808E-02-011.000	RICE ALYSSA NICOLE	15738 PARKWOOD DR S	GULFPORT	MS	39503
	51954	0808E-01-009.000	RICH DOROTHY ANN	15315 DOGWOOD CV	GULFPORT	MS	39503
	52001	0808D-03-004.000	RIEMANN JANE M	12345 MAGNOLIA CT	GULFPORT	MS	39503
	51917	0808E-02-012.000	ROSE JEAN BALE -TRUSTEE- ETAL	369 E VAN KOEVERING ST	RIALTO	CA	92376
	48052	0808E-02-048.000	SAMAYOA WALTER J	15325 NORTHWOOD DR	GULFPORT	MS	39503
	52000	0808D-03-034.000	SAMS GARY W & JUDITH ELAINE	9511 CHAMPIONS COVE DR	SPRING	TX	77379
	51960	0808E-01-003.000	SLOAN TIMOTHY D & TRACY L	15282 DOGWOOD CV	GULFPORT	MS	39503
	52060	0808E-01-064.000	SMITH CANDACE L	15372 DELLWOOD CV	GULFPORT	MS	39503
	52086	0808E-01-038.000	SPEARS BRENDA	15737 PARKWOOD DR S	GULFPORT	MS	39503
	52057	0808D-03-069.000	STEVENSON CALVIN & MISTY	15377 PINWOOD CT	GULFPORT	MS	39503
	51932	0808E-01-031.000	STEWART GREGORY L & PHYLLIS OWENS	15819 PARKWOOD DR S	GULFPORT	MS	39503
	51939	0808E-01-024.000	STRAHAN TOLBERT J & BARBARA H	15281 OAKWOOD COURT	GULFPORT	MS	39503
	51972	0808D-03-062.000	SWACKHAMER NORMA	15298 ELMWOOD CT	GULFPORT	MS	39503
	51928	0808E-01-035.000	TADEJ SHARON L	15783 PARKWOOD DRIVE S	GULFPORT	MS	39503
	51982	0808D-03-049.000	TAYLOR CARL R JR	15306 BAYWOOD CIRCLE	GULFPORT	MS	39503
	51935	0808E-01-028.000	THOMPSON JERRY D	12169 DEPEW RD	GULFPORT	MS	39503
	48054	0808E-02-044.000	TODD MICHAEL W	15285 NORTHWOOD DRIVE	GULFPORT	MS	39503
	85276	0808E-01-020.000	TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
N	52064	0808E-01-060.000	TOLAR TERRY L & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	51936	0808E-01-027.000	TROTTER GEORGE E JR	12179 DEPEW RD	DAYTON	OH	45458
	52079	0808E-01-045.000	VANDENHEUVEL WILLIAM J	15347 CEDAR CT	GULFPORT	MS	39503
	85295	0808E-02-041.000	WATT MELVA J	15292 NORTHWOOD DR	GULFPORT	MS	39503
	105574	0808D-03-007.001	WEIHER TIMOTHY L	15335 PARKWOOD DRIVE NORTH	GULFPORT	MS	39503
	51916	0808E-02-013.000	WELCH ZACHARY S & ALEXIS L	7642 STAGECOASH RD	PENSACOLA	FL	32526
	52010	0808D-03-033.000	WHEATON LAWRENCE & PATRICIA	12340 FERNWOOD CV	GULFPORT	MS	39503
	51963	0808D-03-057.000	WILBORN ZACHARY L & HANNAH	12271 DEPEW RD	GULFPORT	MS	39503
	52051	0808D-03-075.000	WILLIAM P SCHROEDER REVOCABLE TRUST	14619 JOHN CLARK RD	GULFPORT	MS	39503
	112117	0808E-01-037.002	WILLIAMS ELIZABETH MICHELLE	1309 MACFARLAND ST	LEANDER	TX	78641
	52017	0808D-03-027.000	WILLIAMS OKI RAGINS & GEORGE III	12329 FERNWOOD COVE	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
51967	0808D-03-064.000	WILLISTON ROBERT B & CINDY C	15303 ELMWOOD CT	GULFPORT	MS	39503	
52008	0808D-03-010.000	WILSON MICHAEL & TERRI J	15381 PARKWOOD DR N	GULFPORT	MS	39503	
51953	0808E-01-010.000	WINTERS PATSY	15305 DOGWOOD CV	GULFPORT	MS	39503	
52072	0808E-01-052.000	ZDZIEMBORSKI RICHARD & PATRICIA	15353 WILLOW CIR	GULFPORT	MS	39503	

Planning Commission Approval



THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

SB

RE: Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

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, June 23, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, June 23, 2022**. 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: June 23, 2022

Re: **Zoning Map Amendment 2206PC115:**

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 0710O-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1



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

For Staff Use Only

Case File #: 2206PC115Date Received: 5-3-22

Receipt #: _____

Received By: D2Zoning: B-1Ward: 1 Flood: X24,500 sq. ft.

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**

Property Information

TAX PARCEL # 07100-02-038.000
0000-0000-0000.0000
0000-0000-0000.0000

(If necessary, use separate sheet of paper)

Address of Property Involved: 4628 28th Street Gulfport MS 39501Lot(s) 26,27,28,29,30 Block(s) 20, Subdivision Gulfport HeightsGeneral Location: 28th and 48th corner lot**GENERAL DESCRIPTION OF REQUEST**

- want to rezone from B1 to RB
to become a conforming structure.

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

Owen J. Unsworth
 Printed Name Of Owner
1001 Wallace Ct.
 Mailing Address
Slidell LA 70461
 City State Zip code
985-515-0697
 Home Phone Work/Cell Phone
 Email
offshore060@hotmail.com
 Signature Of Owner

AGENT

Joyce Unsworth
 Printed Name Of Agent
4628 28th Street
 Mailing Address
Gulfport MS 39501
 City State Zip code
985-515-9661
 Home Phone Work/Cell Phone
1realjoyce@gmail.com
 Email
Joyce Unsworth
 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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Owen J. Unsworth

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4628 28th Street Gulfport, MS 39501

PHONE # (H) 985-515-0697 (W) _____

TAX PARCEL NUMBER(S) OWNED 07100-02-038.000

SIGNATURE: Owen J. Unsworth

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: Joyce Unsworth

5-3-22

E.) rezoning request

The Single Family Residence having an address 4628 28th ST. Gulfport MS. is now in a nonconforming status. The zone for this property currently is B1 Industrial Commercial.

I'm requesting a zone change to RB Residential Business this will bring the property into a current conforming status.

Thank you

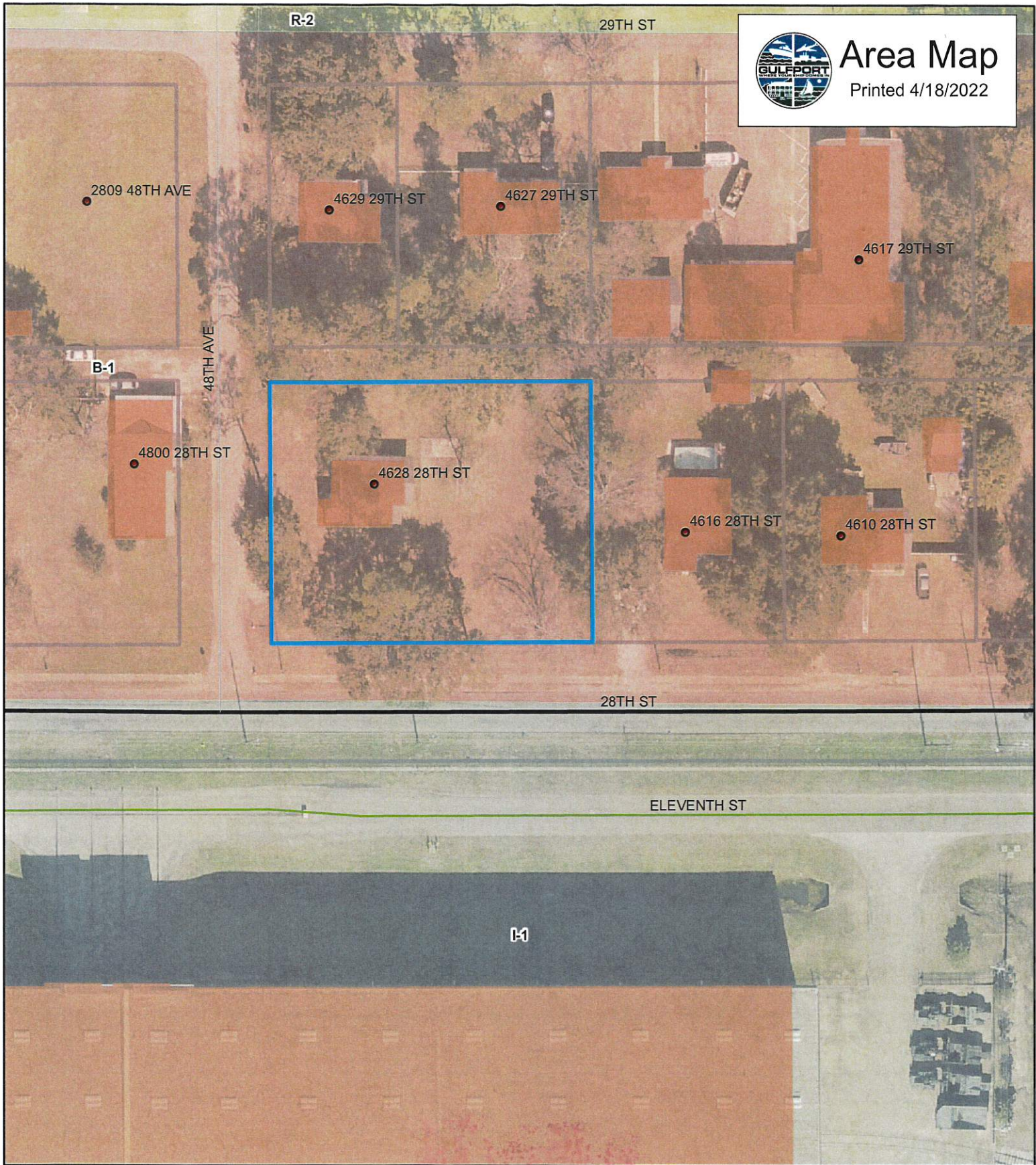
Joyce Unsworth agent for

F.)

Owner Owen I. Unsworth
1001 Wallace CT
Slidell, LA 70461
Cell 985-515-0697

Owner - Owen I Unsworth purchased this home for his daughter Molly K. Unsworth. Who currently lives in 4628 28ST the home. Gulfport, MS 39501
Cell 985-335-5855

There is NO ERROR.



Area Map

Printed 4/18/2022

Harrison_HughRes_2020.sid

RGB

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

Red: Band_1
Green: Band_2
Blue: Band_3



1 inch = 70 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.

CALS FILE: 2019/19-02-222/19-02-222.dwg

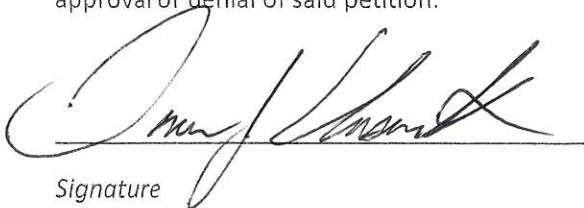


Designation of Agent

I, OWEN J. UNSWORTH PRINT NAME, being owner of the property 4628 28TH ST. Gulfport MS 39501 PRIMARY ADDRESS OR PARCEL, which is the subject of this application hereby authorize Joyce UNSWORTH 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.

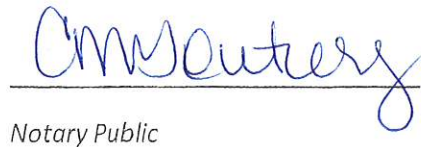
The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.


Signature

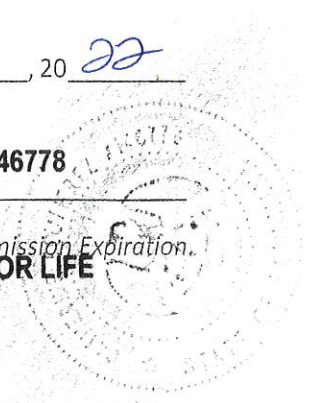
4/28/22
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28 day of April, 20 22


Notary Public

CATHERINE GOUTIEREZ #146778
NOTARY PUBLIC
STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE



SCANNED



[Signature] 1st Judicial District
Instrument 2018 2421 D - J1
Filed/Recorded 4/23/2018 11:46 A
Total Fees \$ 16.00
2 Pages Recorded

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

Grantor:
**Rebecca James and
Eric L. James**
24403 Hwy 53
Saucier, Ms 39574
Telephone: (228) 332-0509



Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011
File No. Z186433S

Grantee:
Owen J. Unsworth
1001 Wallace Ct.
Slidell, LA 70461
Telephone: (985) 515-0697

INDEXING INSTRUCTIONS: Lots 26 to 30, Inc 30, Blk 20, Gulfport Heights, 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, **Rebecca James and Eric L. James**, do hereby sell, convey and warrant unto **Owen J. Unsworth**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots Twenty Six (26), Twenty Seven (27), Twenty Eight (28), Twenty Nine (29), and Thirty (30), in Block Twenty (20), Gulfport Heights, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of in the First Judicial District of Harrison County, MS, in Plat Book 3, at Page 13, 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 Rebecca McCaffrey, by instrument recorded in Instrument No. 2005-16061-D-J1, Land Deed Records of Harrison County, Mississippi. Rebecca McCaffrey is now known as Rebecca James.

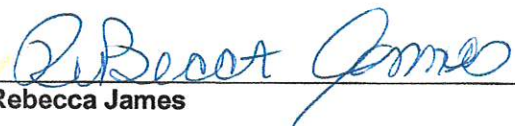
If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is 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 Grantee. 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 19th day of April, 2018.


Rebecca James


Eric L. James

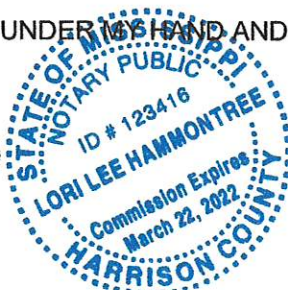
ACKNOWLEDGEMENT

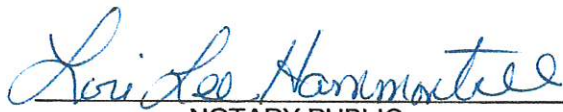
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Rebecca James and Eric L. James**, 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 19th day of April, 2018.

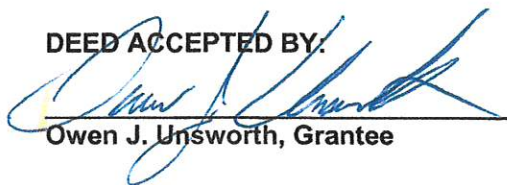
(AFFIX SEAL)




NOTARY PUBLIC

My commission expires: _____

DEED ACCEPTED BY:


Owen J. Unsworth, Grantee

PERMITS/INSP PAYMENT RECPT#: 11263473
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22 TIME: 12:42
CLERK: lbarefoot DEPT:
CUSTOMER#: 0

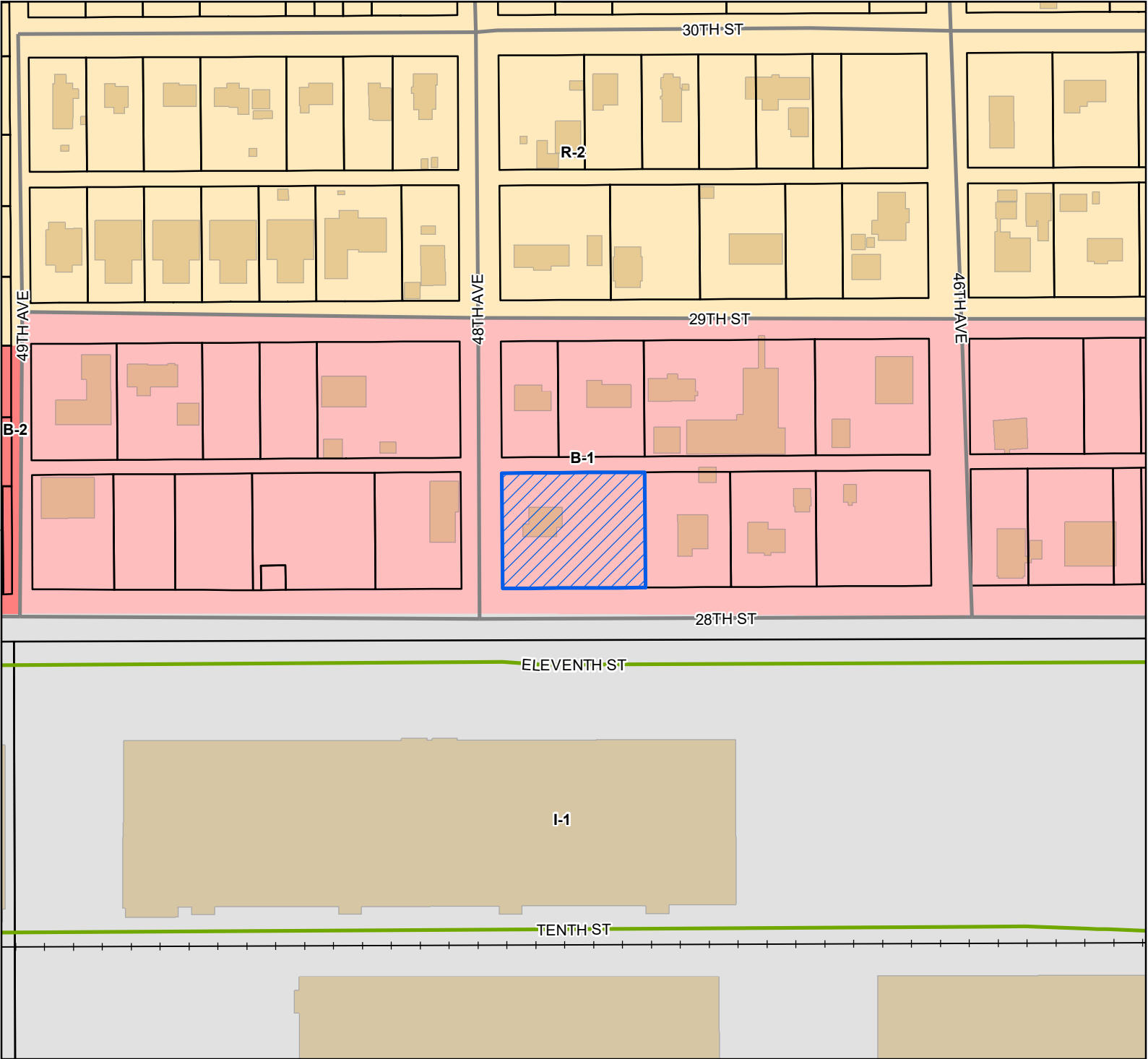
COMMENT:

CHG: PZD PLANNING AND ZO 175.00

AMOUNT PAID: 175.00

PAID BY: JOYCE UNSWORTH
PAYMENT METH: CHECK
REFERENCE: 0000024096

AMT TENDERED: 175.00
AMT APPLIED: 175.00
CHANGE: .00



Site

Street

Military Street

Railroad

Parcels

Buildings

Zoning

- B-1 - Neighborhood Business District
- B-2 - General Business District
- I-1 - Light Industry District
- R-2 - Single Family Residence District (Medium Density)

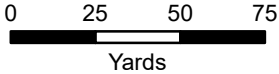
Site Information

07100-02-038.000

Zoning: B-1 (Neighborhood Business)

Size: 24,500 sqft.

Flood: X



1 inch = 170 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
N	90764	07100-02-038.000	UNSWORTH OWEN J	1001 WALLACE CT	SLIDELL	LA	70461
			Adjacent Property Owners				
	29788	07100-02-046.000	CLARK CARMEN H	4626 29TH ST	GULFPORT	MS	39501
	29816	07100-02-036.000	COLLUMS CHUCK R & SUZANNE A	4610 28TH ST	GULFPORT	MS	39501
	90767	07100-02-044.000	ERICKSON ERIKA & MICHAEL JAY LEE	4612 29TH ST	GULFPORT	MS	39501
	29803	07100-02-104.000	GORDON BOYD W & PAMELA R	6462 SIMMONS DR	LONG BEACH	MS	39560
	90766	07100-02-041.000	GULF COAST BAPTIST ASSOCIATION INC	11201 OLD HIGHWAY 49	GULFPORT	MS	39503
	29810	07100-02-039.000	HANSON KIRK	11195 WOODLEY CV	GULFPORT	MS	39503
	29775	07100-02-098.000	JACKSON KIMBERLY HANKS	2408 BROADMOOR PLACE	GULFPORT	MS	39501
	29787	07100-02-045.000	KNIGHT GEORGE K	4616 29TH ST	GULFPORT	MS	39507
	29799	07100-02-102.000	MAGNUSEN BETTY	3774 ROUTE 31 APT 602	LIVERPOOL	NY	13090
	100027	07100-02-105.001	NECAISE KEVIN D ETAL	7490 CAESAR-NECAISE RD	PERKINSTON	MS	39573
	90781	07100-02-105.000	PETERSON KAREN K & MIRIAM GRAVES	7490 CAESAR-NECAISE RD	PERKINSTON	MS	39573
N	29800	07100-02-102.001	PETERSON KAREN K & MIRIAM GRAVES	7490 CAESAR-NECAISE RD	PERKINSTON	MS	39573
	29773	07100-02-096.000	PHELPS MARGIE AUGESTINE -ESTATE-GULFPORT	26 PASS RD	GULFPORT	MS	39501
	29817	07100-02-037.000	ROBERSON BRANDY L & DEREK L	4616 - 28TH ST	GULFPORT	MS	39501
	29811	07100-02-040.000	RUSSELL LINDA A & CHUTER RICKEY P	4627 29TH STREET	GULFPORT	MS	39501
	29807	07100-02-106.000	TRAN TONY PHU	307 FERGUSON AVE	LONG BEACH	MS	39560
	88109	0711B-01-002.000	U S NAVAL CONST BATTALION CTR	28TH ST	GULFPORT	MS	39501
	29774	07100-02-097.000	WEIS JOSEPH SCOTT	4810- 29TH STREET	GULFPORT	MS	39501
	29801	07100-02-102.002	YOUNG HARVEY V & BERNICE E	4809-29TH STREET	GULFPORT	MS	39501

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2206PC115

Hearing Date: June 23, 2022

Current Zoning/Use: B-1 / Single-family

Legal: Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 24,500 square feet of property from B-1 (Neighborhood business) to R-B (Residence-business). Constructed in 1950, according to Harrison County land roll records, the property has a single-family house. If approved the use would become conforming.

According to the City's 2002 Comprehensive Plan, this area was intended to become general commercial. The proposed zoning would allow for a commercial use that is not as intensive as the industrial zoning to the south but it does not eliminate residential.

The applicant has not addressed change in the character of the neighborhood or public need as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.

EXECUTIVE SUMMARY

The future plan of the City's growth indicated that continuing with commercial along 28th Street was in the future. Although the applicant has not proven with clear and convincing evidence for a zoning change as required by the state, the staff notes that there are more single-family homes

Technical Report

Zoning Map Amendment

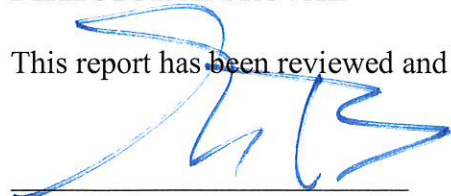
in the surrounding neighborhood than commercial uses. A lesser zoning of the R-B (Residence-business) would still keep with commercial zoning and would make the house conforming.

Any approval should consider these conditions:

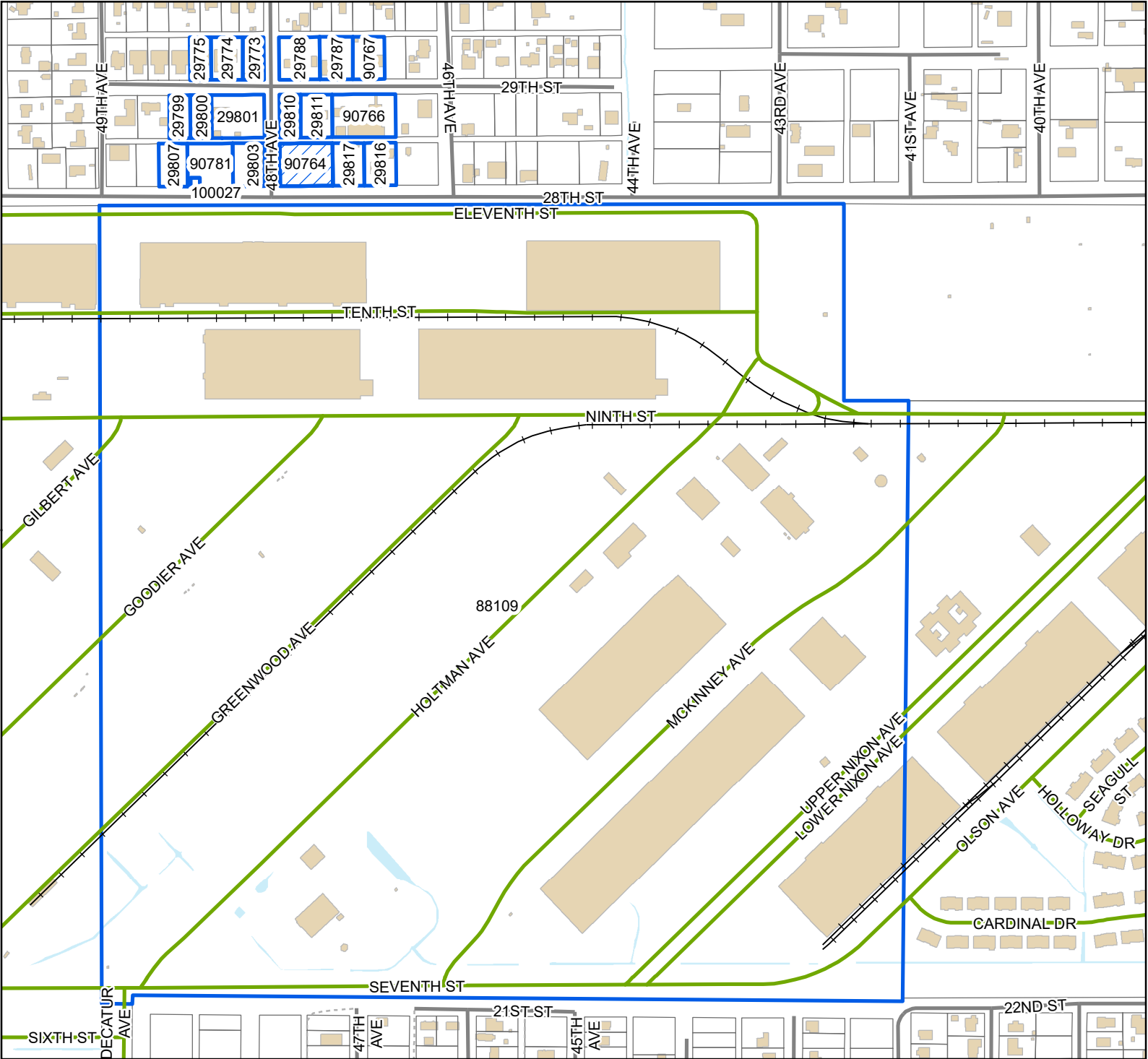
1. An R-B zoning would keep in harmony the commercial zoning intended along this corridor and would bring the single-family home into conformity.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

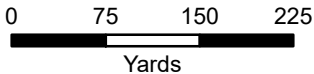


Greg Pietrangelo
Director of Urban Development Department



Legend

- Site
- Adjacent Properties
- Street
- Military Street
- Alley
- Railroad
- Buildings
- Water Features



1 inch = 460 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.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 0710O-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

SB

RE: Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 0710O-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, 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, June 23, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, June 23, 2022**. 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: June 23, 2022

Re: **Zoning Map Amendment 2206PC117:**

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2206PC117

Hearing Date: June 23, 2022

Current Zoning/Use: T3 and T4+ / Vacant property

Legal: Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 1.04 acres of property from T3 (Sub-Urban zone) and T4+ (General Urban Zone "Plus") to entirely T4+ zone. Currently, the properties are vacant. This rezoning request is one of four to complete the block on the north of West Pine Street and Bridge Street. These properties are split zoned and can be considered without the other projects.

According to the City's 2002 Comprehensive Plan, this area was intended to stay residential in the future land use plan. Specifically meaning, the proposed mixed-use zone is encroaching into single-family zones.

The applicant has chosen public need as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.
2. The applicant addresses public need by stating, "[housing] inventory is at an all time low with a continued sign of growth in our communities from all over." Character of the neighborhood was addressed by the applicant with photos of commercial growth and a list of new businesses in the area.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

The future plan of the City's growth indicated medium density residential was intended to be the future of this area. Since then we have seen SmartCode and then hybrid code come to the area. Meanwhile, the city has this growth along the 605 corridor and the extra development pressure that comes with it.

With the proposed change allowing for anything permitted within the district, and T4+ is two tiers higher than T3, one could anticipate more intense uses abutting single-family homes. These include but are not limited to parking structures, restaurants, seafood retail, hardware stores, and others.

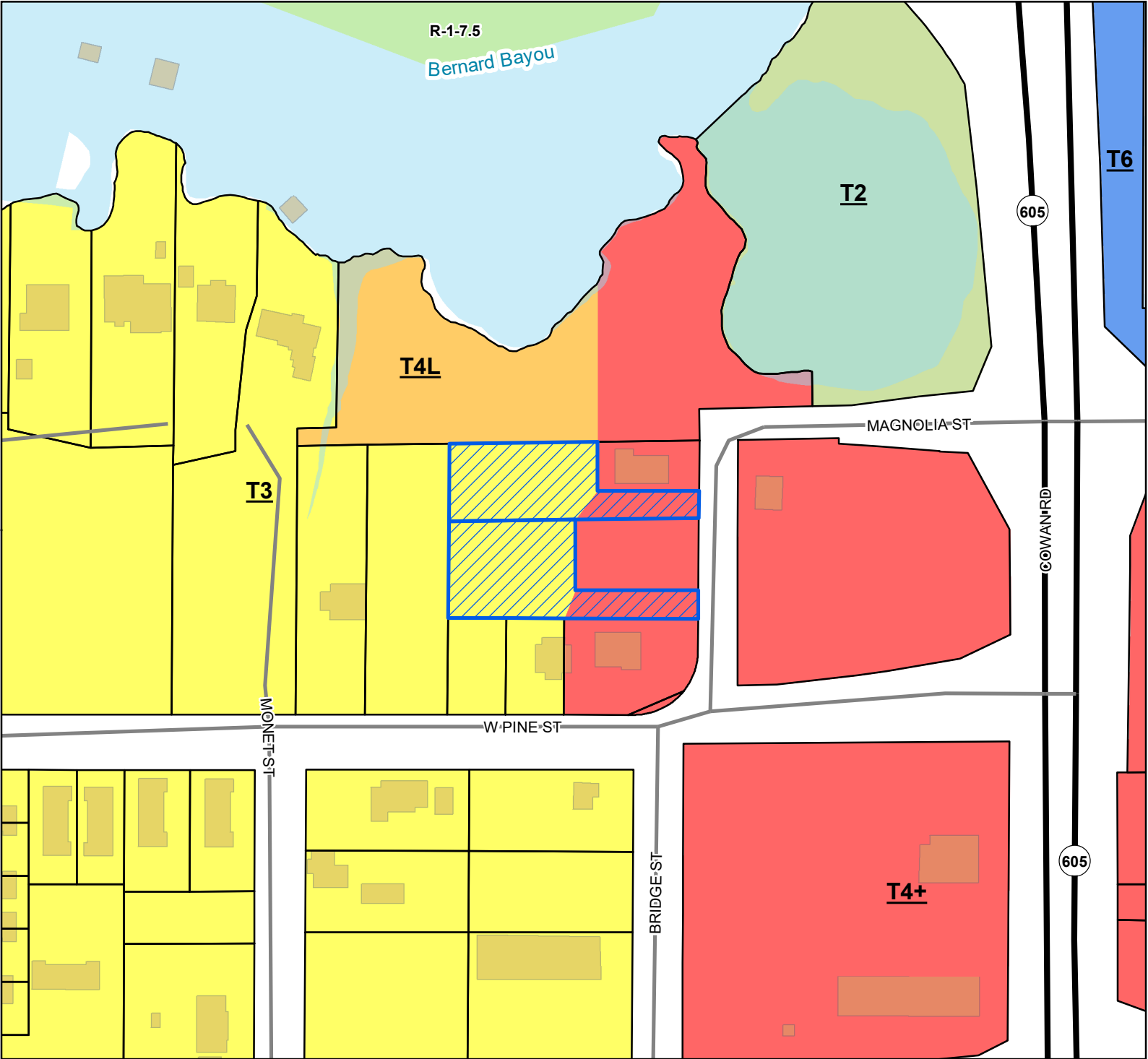
The Planning Commission could consider a lesser zoning if so desired. A T4L is within the realm of the advertisement and potential compromise to adjoining uses. If this rezoning is for housing, this potential zoning change will come at the cost of housing density as T4L allows for 12 units per acre while T4+ allows 18.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



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

Smart Code

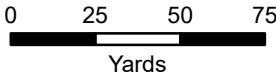
- T6
- T4+
- T4L
- T3
- T2

Zoning

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

Site Information

1010E-01-010.003
1010E-01-010.004
Zoning: R-1-10 (Single-Family Residence)
Size: 10,916 sqft.
Flood: X



1 inch = 170 feet



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Ward: _____ Flood: _____

TAX PARCEL #

1	0	1	0	E
1	0	1	0	E

 -

0	1
0	1

 -

0	1	0
0	1	0

 ●

0	0	3
0	0	4

Page 1 of 7

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

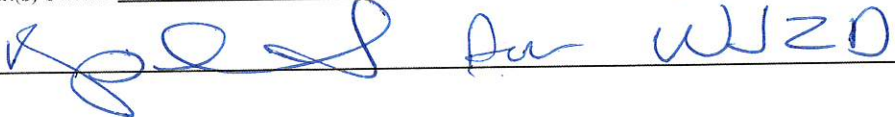
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) WJZD inc 1

ADDRESS (STREET, CITY, STATE, ZIP CODE) P.O. Box 6216 Gpt Ms. 39506

PHONE # (H) 228-806-7477 (W) 228-896-5307

TAX PARCEL NUMBER(S) OWNED 1010E-01-010.003

SIGNATURE:  WJZD

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 1010E-01-010.004

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: Rip Daniels

We looking modify zoning of parcel #'s 1010E-01-010.003 AND 1010E-01-010.004: These two parcels are split zoned and going from T4+ to T3. It makes much more sense when down zoning to drop from T4+, to T4L, then to T3. In additions we also are seeing the character of the neighborhood is continually changing and gaining momentum which is becoming a great area for the city.

1. Maps showing the circumstances of the area and change/progress
 - a. See Images 2017, 2020, Current April 2022
2. Changes In the neighborhood
 - a. Prior to 2017 Cowan and West Pine really had little to no growth. Since then we have seen multiple business coming in and now more demand. Since 2017 just on the South West Side of the Cowan Bridge we have the following either completed or in progress:
 - i. Dominos
 - ii. Memorial
 - iii. Paper Moon
 - iv. The Yoga Bar
 - v. Qdoba
 - vi. Office Complex
 - vii. Woody's
 - viii. Chilville Ice Cream
 - ix. Condo Building #1
 1. 21 Residential units with 16 presold prior to construction
 2. 2 Commercial units with both presold. (Brick and Spoon, VanKirk Wealth)
3. Statistics showing a public need
 - a. Looking back on last 12 months we have on housing inventory homes are selling faster than they can be built. Inventory is at an all time low with a continued sign of growth in our communities from all over. Our proposed continued new development will help contribute to providing this need with high quality and planned area development not just putting something in place that will later be an eye sore.
4. Maps/Change in recent rezoning in the area
 - a. Parcel 1010E-01-003.00 was recently rezoned from T4+ / T3 now to T4+/T4L
 - b. Parcel 1010F-01-021.00 was recently rezoned from T5 to now T6
5. Same answer for number 2 applies here also

Development Schedule:

- There is no current development schedule at this time. Upon receiving change in zoning a development schedule will be put together and submitted to the city.

Effect of Amendment:

- Currently with the 2 parcels in this application and the 4 other parcels to the West side (separate application) you will notice that we are cleaning up the current zoning in the area to have a smooth transition of the property lines and working to remove multiple zoning on single parcels. There is a canal that comes from Benard Bayou all the way to West Pine Street that will be separating the proposed T4L and the property zoned T3 directly to the west. This natural water way feels like a good transition between zoning. This allows zoning to have proper decrease from T4+, to T4L, to T3 vs going from T4+ straight to T3.

Error

- We not proposing that there was necessarily an error in zoning for these parcels. However, we are seeing a growing demand and a continued change in character of the area.

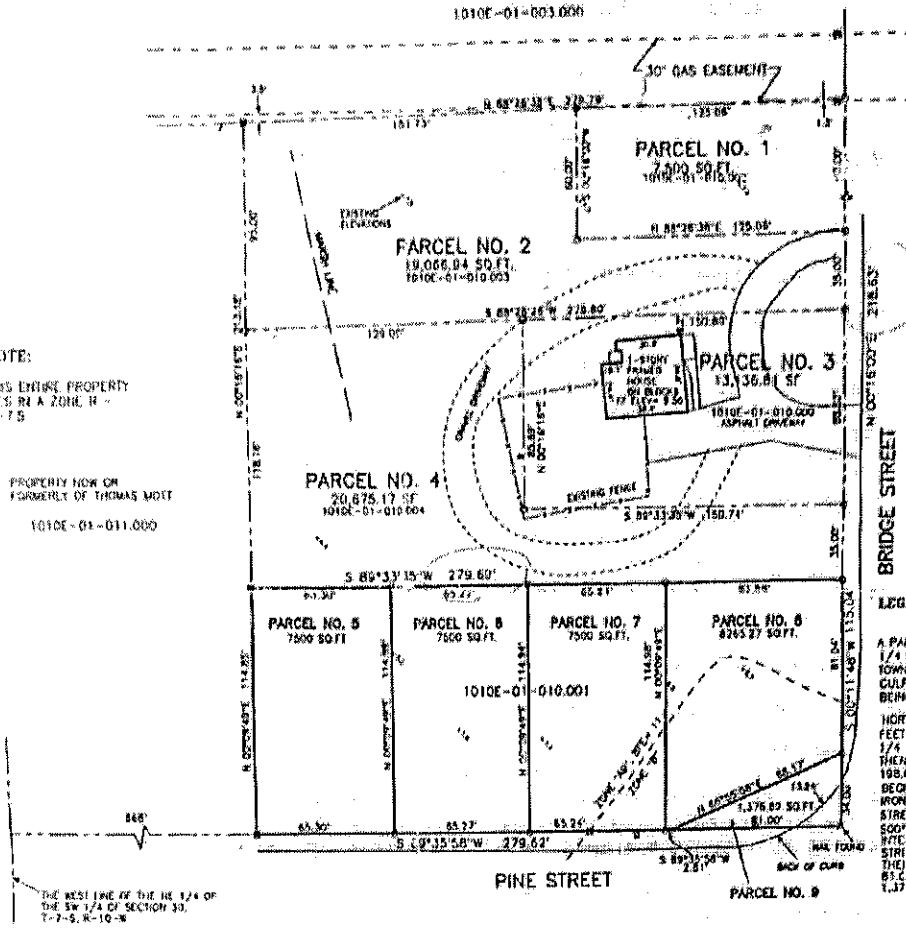
PROPERTY NOW OR
FORMERLY OF AARON R.
BOHANN

1010E-01-003.000

NOTE:

AS ENTIRE PROPERTY
IS IN A ZONE, R-
7.5

PROPERTY NOW ON
FORMERLY OF THOMAS MOIT
1010E-01-011.000



LEGAL DESCRIPTION FOR PARCEL NO. 5

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD FOUND ON THE NORTH MARGIN OF PINE STREET WHICH IS 666 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG PINE STREET, 114.82' TO AN IRON ROD FOUND; THENCE S89°35'58\"/>

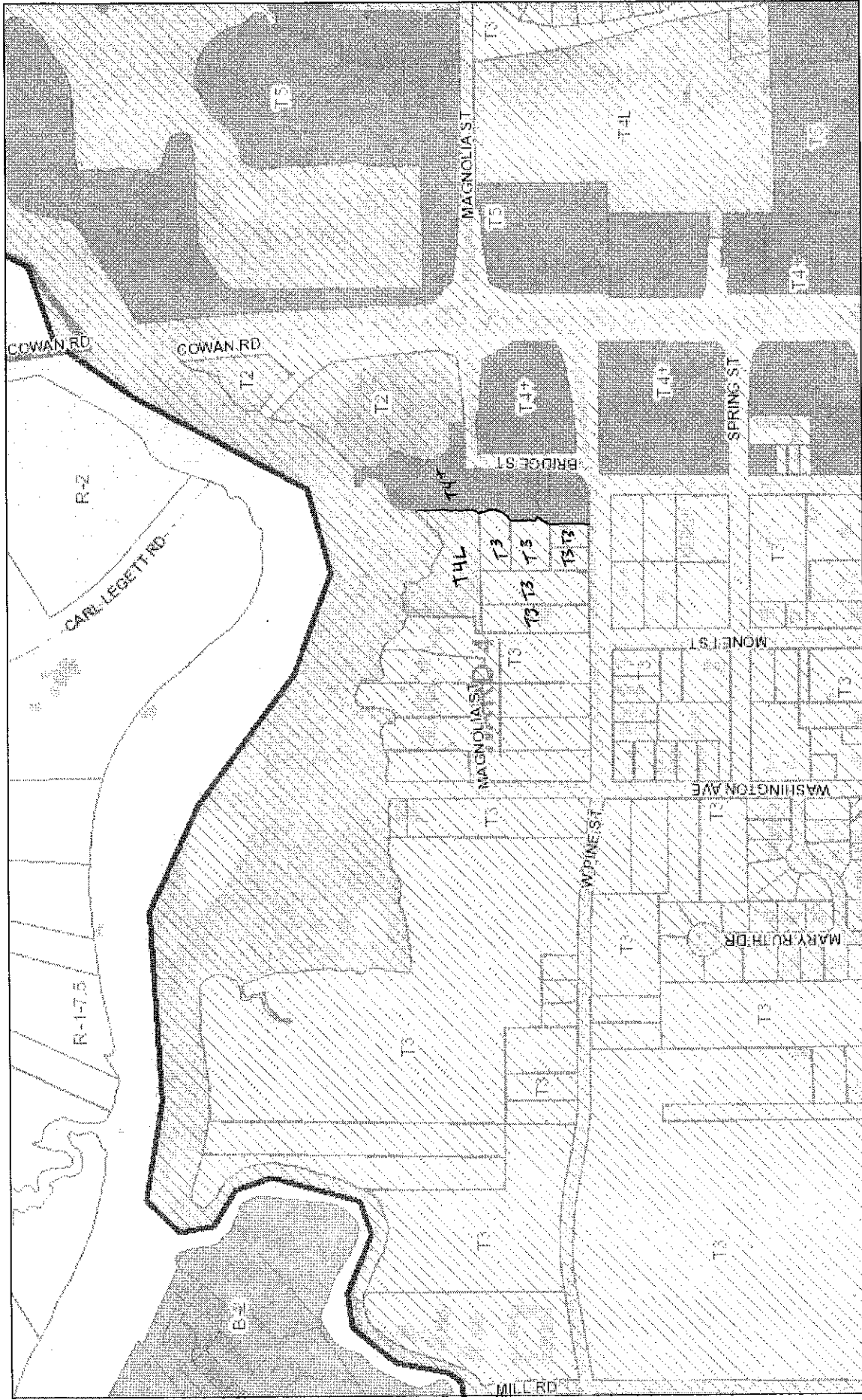
LEGAL DESCRIPTION FOR PARCEL NO. 6

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD FOUND ON THE NORTH MARGIN OF PINE STREET WHICH IS 666 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG NORTH MARGIN OF PINE STREET, 114.82' TO AN IRON ROD FOUND; THENCE S89°35'58\"/>

LEGAL DE

A PARCEL C
SOUTHWEST
WEST, CITY
BEING MORE
COMMENCE
PINE STREET
NORTHEAST
ALONG NOR
IRON ROD /
TO AN IRON
THENCE SO
NORTH MAR
S89°35'58\"/>

Gulfport Zoning Map



April 26, 2022

Streets
County Streets
<all other values>

Interstate Highway
Principal Arterial
Collector

Minor Arterial
Military
Address Points

Parcels
Buildings
Hybrid Zones

Hybrid
Wards

1:5,825
0 0.05 0.1 0.15 0.2 mi
0 0.075 0.15 0.3 km

Supply and Demand Report

For 4/26/2021 To 4/26/2022

Today's date: 4/26/2022

Price Range: 250,000 to 400,000

Property Type: Residential

Current Active Listings

Number	Totals
List Price Volume	541
List Price Average	175,005,825
Average Days on Market	323,486
Average Cumulative Days on Market	44
Total Sold	48

Number	6144
List Price Volume	1,919,615,119
List Price Average	312,437
Sale Price Volume	1,907,969,213
Sale Price Average	310,542
Average Days on Market	24
Average Cumulative Days on Market	26

Under Contract Listings

Number	6,407
List Price Volume	2,005,818,437
List Price Average	313,067
Average Days on Market	22
Average Cumulative Days on Market	23

Back On Market Listings

Number	1,315
List Price Volume	410,805,783
List Price Average	312,400

Expired Listings

Number	398
List Price Volume	125,852,368
List Price Average	316,212
Average Days on Market	158
Average Cumulative Days on Market	164

Hold Withdrawn Cancelled Listings

Number	660
List Price Volume	211,726,339
List Price Average	320,797
Average Days on Market	73
Average Cumulative Days on Market	77

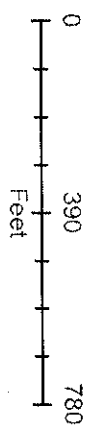
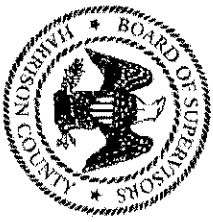
7102



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: April 26, 2022





2017

STATE OF MISSISSIPPI
COUNTY OF HARRISON



1st Judicial District
Instrument 2007 4405 D -J1
Filed/Recorded 4 27 2007 12 36 N
Total Fees 12.00
7 Pages Recorded

REVIEWED

SCANNED

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 all of which is hereby acknowledged, I, the undersigned, JUDY I. WENTWORTH, a single person, do hereby sell, convey and warrant unto WJZD, INC., a Mississippi Corporation, the following described land and real property being located in the First Judicial District of Harrison County, Mississippi, together with all improvements situated thereon, and being more particularly described as follows, to-wit:

A parcel of land situated in the northeast 1/4 of the southwest 1/4 of Section 30, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at an iron rod found on the north margin of Pine Street which is 668 feet east of the west line of said northeast 1/4 of the southwest 1/4 of Section 30; thence N 00 degrees 09'49" E 114.85' to an iron rod found at the point of beginning; thence N 00 degrees 16'16" E 213.18' to an iron rod found; thence N 88 degrees 26'36" E 279.79' to the west margin of Bridge Street; thence along said west margin S 00 degrees 16'00" W 218.63' to an iron rod found; thence S 89 degrees 33'35" W 279.69' to the point of beginning, containing 1.386 acres.

The above described property is conveyed subject to any restrictive covenants, mineral reservations and easements of record.

Ad valorem taxes are pro-rated and assumed by the Grantee herein.

WITNESS MY SIGNATURE, on this the 26th day of April, 2007.

JUDY I. WENTWORTH

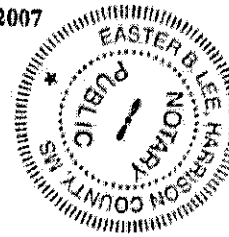
STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named JUDY I. WENTWORTH, who after being by me first duly sworn on oath acknowledged that she signed and delivered the foregoing Warranty Deed as her voluntary act and deed on the day and the year therein mentioned.

Judy I. Wentworth
JUDY I. WENTWORTH

SWORN to and subscribed before me, this the 26th day of April, 2007

Easter L Lee
NOTARY PUBLIC



MY COMMISSION EXPIRES DEC. 14, 2010

My Commission Expires

GRANTOR

Judy I. Wentworth
121 Canal Street
Gulfport, MS 39507
228-806-2664

GRANTEE

WJZD, INC., A Mississippi Corporation
P. O. Box 6216
Gulfport, MS 39507
228-896-5307

INDEXING INSTRUCTIONS

Section 30-7-10
N margin of Pine St.; W margin
of Bridge St.; Harrison Co., MS - 1" JD

PREPARED BY:

JOSEPH P. HUDSON
HUDSON & SMITH, ATTORNEYS
P. O. Box 908
Gulfport, MS 39502
228-863-3095

deed STANLEY DANIELS - WJZD - Judy Wentworth
(B)



1st Judicial District
Instrument Number 2001 1365 D
Filed 2/21/2001 3:41 P
Total Fees \$ 00
Book 1531 Page 219-222-01

MB 419
PG 206-01
2-6 01



GULFPORT CITY PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Code of Ordinance (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 the attached Final Plat. The following property has been subdivided from parcel 1010E-01-010.000 into four (4) parcels. The subject property is generally described as being located north of Pine Street, east of Washington Avenue Extension, south of Bayou Bernard, and west of and adjacent to Bridge Street. The ad valorem tax parcel number of the subject property is 1010E-01-010.000. The Case File Number is 0101PC014.

OVERALL DESCRIPTION

A parcel of land situated in the northeast ¼ of the southwest ¼ of Section 30, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at an iron rod found on the north margin of Pine Street which is 668 feet east of the west line of said northeast ¼ of the southwest ¼ of Section 30; thence N 00°09'49" E 114.85' to an iron rod found at the point of beginning; thence N 00°16'16" E 213.18' to an iron rod found; thence N 88°26'36" E 279.79' to the west margin of Bridge Street; thence along said west margin S 00°16'00" W 218.63' to an iron rod found; Thence S 89°33'35" W 279.69' to the point of beginning, containing 1.386 acres.

THE LEGAL DESCRIPTIONS OF THE FOUR (4) PROPOSED PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION FOR PARCEL No. 1

A parcel of land situated in the northeast ¼ of the northeast ¼ of the southwest ¼ of Section 30, Township 7, South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at an iron rod found on the north margin of Pine Street which is 668 feet east of the west line of said northeast ¼ of the southwest ¼ of section 30; thence N 00°09'49" E 114.85' to an iron rod found; thence N 00°16'16" E 213.18' to an iron rod found; thence N 88°26'36" E 154.73' to the point of beginning; thence S 00°16'00" W 60.00'; thence N 88°26'36" E 125.06 to the West Margin of Bridge Street; thence along said west margin, N 00°16'00" E 60.00'; thence S 88°26'36" W 125.06' to the point of beginning, containing 7,500 square feet.

LEGAL DESCRIPTION FOR PARCEL No. 2

A parcel of land situated in the northeast ¼ of the northeast ¼ of the southwest ¼ of Section 30, Township 7, South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at an iron rod found on the north margin of pine Street which is 668 feet east of the west line of said northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 30, thence N 00°09'49" E 114.85' to an iron rod found; thence N 00°16'16" E 110.18' to the point of beginning; thence N 00°16'16" E 95.00' to an iron rod found; thence N 88°26'36" E 154.73'; thence S 00°16'00" W 60.00'; thence N 88°26'36" E 125.06' to the west margin of Bridge Street; thence along said west margin, S 00°16'00" W 35.00'; thence S 88°26'36" W 270.80' to the point of beginning, containing 19,066.94 square feet.

LEGAL DESCRIPTION FOR PARCEL No. 3

A parcel of land situated in the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 30, Township 7, South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at an iron rod found on the north margin of Pine Street which is 668 feet east of the west line of said northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 30; thence N 00°09'49" E 114.85' to an iron rod found; thence N 89°33'35" E 279.69' to an iron rod found on the west margin of Bridge Street; thence along said west margin, N 00°16'00" E 35.00' to the point of beginning; thence further along said west margin, N 00°16'00" E 88.63'; thence S 88°26'36" W 150.80'; thence S 00°16'16" W 85.69'; thence N 89°33'35" E 150.74' to the point of beginning, containing 13,136.84 square feet.

LEGAL DESCRIPTION FOR PARCEL No. 4

A parcel of land situated in the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 30, Township 7, South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at an iron rod found on the north margin of Pine Street which is 668 feet east of the west line of said northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 30, thence N 00°09'49" E 114.85' to an iron rod found at the point of beginning; thence N 00°16'16" E 118.18'; thence N 88°26'36" E 129.00'; thence S 00°16'16" W 85.69'; thence N 89°33'35" E 150.74' to the west margin of Bridge Street; thence along said west margin, S 00°16'00" W 35.00' to an iron rod found; thence S 89°33'35" W 279.69' to the point of beginning, containing 20,675.17 square feet.

SEE ATTACHED SURVEY BY CLIFFORD S. CROSBY DATED 01/01/01.

You are hereby advised to investigate and determine the allowable uses as provided by the restrictive covenant, if any, which effect the subject property. Further, 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 action of whatever nature which may arise as a result of the action of the Planning Commission, its agents servants, and/or employees concerning the petition for subdivision of the real property described herein.

INDEXING INSTRUCTIONS:

A parcel of land situated in the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 30, Township 7, South, Range 10 West, City of Gulfport, Harrison County, Mississippi.

Recified and Approved

Judy Wentworth Judy Wentworth
Petitioner

This the 29th day of January, 2001.

ACKNOWLEDGE

Before me, the undersigned, authority in and for the State of Mississippi, County Harrison, personally appeared the forenamed Judy L. Wentworth who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Cecelia T. McCaffray
NOTARY PUBLIC

My Commission Expires: My Commission Expires June 21, 2004

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the 29th day of January, 2001.

D. P. DeNicola George Carbo
D. P. DeNicola, Chairman George Carbo
Gulfport City Planning Commission Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the 6th day of February, 2001.

ATTEST:

ADOPT

Ornel Peterson
CLERK OF THE COUNCIL

Jimmy Jackson
PRESIDENT

The above and foregoing Certificate of Resubdivision, having been submitted and approved by the Mayor, this the 7th day of February, 2001.

Bob Short
BOB SHORT, MAYOR

Prepared by:

Urban Development Planning Division
1410 24th Avenue, Room 206
Gulfport, MS 39501
(228) 868-5710

HGPT_PLANNING\BARBER\0101PC014 CERT OF RESUB.DOC



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
WJZD, INC.	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	629311
Status:	Good Standing
Effective Date:	04/22/1996
State of Incorporation:	Mississippi
Principal Office Address:	10211 Southpark Dr. GULFPORT, MS 39503

Registered Agent

Name
STANLEY DANIELS
10211 SOUTHPARK DRIVE, P O BOX 6216
GULFPORT, MS 39506

Officers & Directors

Name	Title
Stanely Daniels 10211 Southpark Dr Po Box 6216, P O Box 6216 Gulfport, MS 39506	Incorporator
Tabari Daniels 1331 Magnolia Gulfport, MS 39506	Incorporator
Stanley Daniels PO Box 6216 Gulfport, MS 39506	Director, President
Tabari Daniels 10211 Southpark Dr. Gulfport, MS 39503	Vice President
Michael Daniels 557 Commerce St	Secretary, Treasurer

PERMITS/INSP PAYMENT RECPT#: 11264080
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22 TIME: 16:25
CLERK: mcummingh DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 175.00
AMOUNT PAID: 175.00

PAID BY:
PAYMENT METH: CHECK
REFERENCE: 1225

AMT TENDERED: 175.00
AMT APPLIED: 175.00
CHANGE: .00



WJZD 94.5 FM
P.O. Box 6216
Gulfport, MS 39506
office: (228) 896-5307 • fax: (228) 896-5703

WHEREAS, WJZD Inc is determined to grant signing and authority to certain person(s) described hereunder.

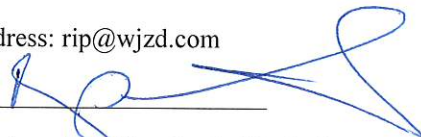
RESOLVED, that the Board of Directors is hereby authorized and approved to authorize and empower the following individual to make, execute, endorse and deliver in the name of and on behalf of WJZD Inc, but shall not be limited to, any and all written instruments, agreements, documents, execution of deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates and other instruments of whatever nature entered into by this Corporation.

Name: Stanley "Rip" Daniels

Position/Title: CEO

Telephone Number: 228-896-5307

Email Address: rip@wjzd.com

Signature: 

The undersigned certifies that he/she is the properly elected and qualified Secretary of the books, records and seal of WJZD Inc, a corporation duly conformed pursuant to the laws of the state of Mississippi, and that said meeting was held in accordance with state law and with the Bylaws of the above-named corporation.

This resolution has been approved by the Board of Directors of WJZD Inc on 6/16, 2022.

I, as authorized by the Company, hereby certify and attest that all the information above is true and correct.



Title Sec

State of Mississippi

County of Harrison

On the 16th day of June in the year 2022 before me, the undersigned notary public, personally appeared Michael Daniels, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

My Commission Expires: July 12, 2023



WWW.WJZD.COM

e-mail: INFO@WJZD.COM

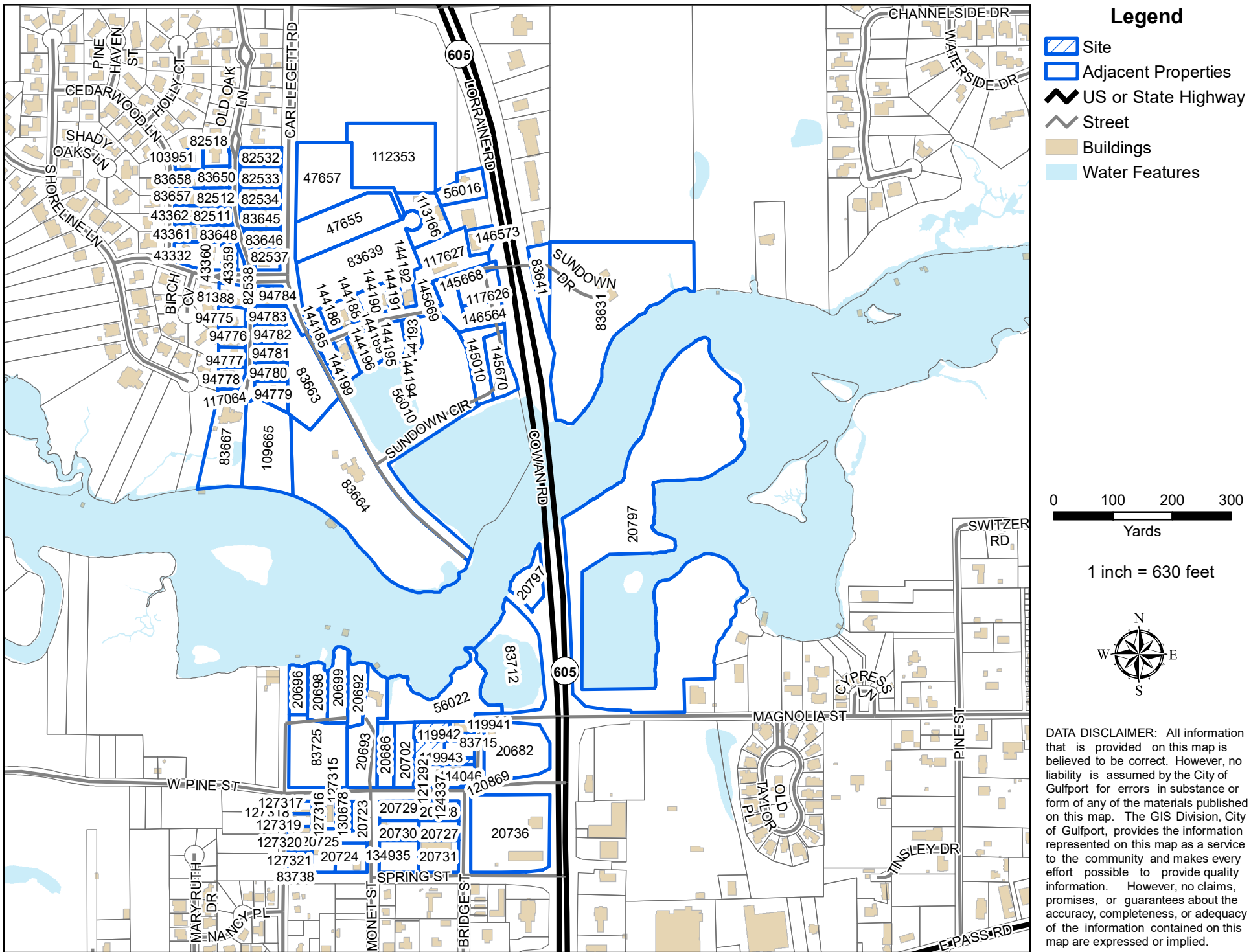
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	119943	1010E-01-010.004	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
N	119942	1010E-01-010.003	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
N			Adjacent Property Owners				
	113166	1010D-01-009.002	5P EXEQUY HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	83639	1010D-01-004.000	5P EXEQUY HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	47657	1010D-01-002.000	5P EXEQUY HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	47655	1010D-01-003.000	5P EXEQUY HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	112353	1010D-01-009.001	5P EXEQUY HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
	146573	1010D-01-009.009	9P HOLDING INC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	56010	1010D-01-007.000	9P HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	144191	1010D-01-005.007	9P HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	117626	1010D-01-008.001	9P HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	145668	1010D-01-008.003	9P HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	146564	1010D-01-008.006	9P HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
N	56016	1010D-01-009.000	9P HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
	20686	1010E-01-012.000	ANDREWS EMILY ANN BINGHAM	1204 W PINE ST	GULFPORT	MS	39507
	94775	1010D-03-003.004	BAUGHMAN ROBERT DAVID & LAURIE V	15 OLD OAK LN	GULFPORT	MS	39503
	82532	1010D-02-001.007	BERTUCCI CAROL FERGUSON	30 OLD OAK LANE	GULFPORT	MS	39503
	144190	1010D-01-005.006	BLAKENEY STEVEN P	8764 SUNDOWN LN	GULFPORT	MS	39503
	83631	1010C-01-003.000	BOND MARGARET K REV TRUST	11272 SUNDOWN DR	GULFPORT	MS	39503
	83657	1010D-02-003.000	BOURGEOIS LAWRENCE P JR & LESLIE	8 CEDARWOOD LN	GULFPORT	MS	39503
	83648	1010D-02-001.015	BYRD BRETT C & LINDSEY F	21 OLD OAK LANE	GULFPORT	MS	39503
	94777	1010D-03-003.006	CROCKETT JUSTIN L & CHERISH B	11 OLD OAK LN	GULFPORT	MS	39503
	127316	1010E-02-014.002	CUEVAS HEATH	323 E SECOND ST	LONG BEACH	MS	39560
	20730	1010E-02-009.000	CUTRER SAMUEL E	P O BOX 7265	GULFPORT	MS	39507
	114046	1010E-01-010.001	DANIELS RIP MICHAEL	1230 W PINE ST	GULFPORT	MS	39507
	20696	1010E-01-018.000	DAVIS SHERMON F & NANCY P EDENFIELD	P O BOX 1436	WIGGONS	MS	39466
	20736	1010E-02-001.000	DEDEAUX UTILITY CO INC	1317 24TH AVE SUITE C	GULFPORT	MS	39501
	20728	1010E-02-006.000	DEFIBAUGH BEN	1123 BRIDGE ST	GULFPORT	MS	39501
	94784	1010D-03-003.013	DELCAMBRE PAUL J JR & CHARLOTTE	18 OLD OAK LN	GULFPORT	MS	39503
	20699	1010E-01-016.000	DISMORE MATTHEW B	1119 MAGNOLIA STREET	GULFPORT	MS	39507
	83738	1010E-02-014.000	DUET CHRIS	633 ANALII ST	DIAMONDHEAD	MS	39525
	127318	1010E-02-014.004	DUET CHRISTOPHER	633 ANALII ST	DIAMONDHEAD	MS	39525
N	127319	1010E-02-014.005	DUET CHRISTOPHER	633 ANALII ST	DIAMONDHEAD	MS	39525
	43361	1010D-02-002.002	EDWARDS REGINA GANDOUR-TRUSTEE-	1656 8TH AVE	SACRAMENTO	CA	95818
N	43362	1010D-02-002.003	EDWARDS REGINA GANDOUR -TRUSTEE-	1656 8TH AVE	SACRAMENTO	CA	95818

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	83641	1010D-01-008.000	ELLIS GEORGE MICHAEL C/O MARGARET BO	11272 SUNDOWN DR	GULFPORT	MS	39503
	20693	1010E-01-014.000	FAULK E WARD & CECIL C	1300 MONET ST	GULFPORT	MS	39507
	83645	1010D-02-001.010	FAVROT WILLIAM E	24 OLD OAK LANE	GULFPORT	MS	39503
N	83663	1010D-03-001.000	GULFPORT CITY OF	C/O HANDSBORO CEMETERY			0
N	120869	1010E-01-010.008	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	20725	1010E-02-012.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	20692	1010E-01-015.000	HAMILTON BETTY LOU	1125 MAGNOLIA DR	GULFPORT	MS	39501
	20731	1010E-02-008.000	HAMMOND HOLDINGS LLC	P O BOX 990	MONTROSE	AL	36559
	20702	1010E-01-011.000	HANSBORO YACHT CLUB LLC	P O BOX 29	GULFPORT	MS	39502
	94781	1010D-03-003.010	HARRAL MARJORIE V	12 OLD OAK LN	GULFPORT	MS	39503
	83725	1010E-01-019.000	HIGHTOWER JOHN C	1119 MAGNOLIA ST	GULFPORT	MS	39507
	144186	1010D-01-005.002	HULETT JAMES J	18457 ROBINSON ROAD	GULFPORT	MS	39503
	56022	1010E-01-003.000	IG DEVELOPMENT LLC	9591 BAYOU BEND	GULFPORT	MS	39503
	20723	1010E-02-011.000	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507
	43332	1010D-02-002.001	JURASZEK AMBER SUE & STEVEN JAMES	10 BAYOU OAKS LN	GULFPORT	MS	39503
	145670	1010D-01-008.004	KELSPIN HOLDINGS LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
	82533	1010D-02-001.008	KENERLY PATRICK B & GRACE M	28 OLD OAK LANE	GULFPORT	MS	39503
	94779	1010D-03-003.008	LADNER CHRISTOPHER G & SHARON K	8 OLD OAK LN	GULFPORT	MS	39503
	103951	1010D-02-003.002	LADNER DALE S & ANN B	12 CEDARWOOD LN	GULFPORT	MS	39503
	144188	1010D-01-005.004	LEACH ROBERT & GERARDINE J FRANS	8776 SUNDOWN LANE	GULFPORT	MS	39503
	43360	1010D-02-002.000	LETONOFF ERIC JUDE & AMANDA LOUISE	8 BAYOU OAKS LN	GULFPORT	MS	39503
	20724	1010E-02-013.000	LIZANA ANGELYN K M & OREN -TRUSTEES	2290 WESTWIND WAY	SIGNAL HILL	CA	90755
	20682	1010E-01-006.000	MAGNOLIA PLEX LLC	2208 18TH ST STE B	GULFPORT	MS	39501
N	83712	1010E-01-002.000	MAGNOLIA PLEX LLC	1414 25TH AVE	GULFPORT	MS	39501
	130678	1010E-02-011.001	MARONEY TIMOTHY P ETAL	1200 COUNTRY CLUB RD	GLADWYNE	PA	19035
	121292	1010E-01-010.005	MARSHALL ELIZABETH & JON BERRY ETAL	16 RIVERS BEND DR	GULFPORT	MS	39507
	83664	1010D-03-002.000	MAVAR GERALD MICHAEL SR & DIANNE	8001 CARL LEGETT RD	GULFPORT	MS	39503
	83658	1010D-02-003.001	MCCABE MATTHEW & MORGAN	10 CEDARWOOD LANE	GULFPORT	MS	39507
	83650	1010D-02-001.018	MCCABE MICHAEL C & CYNTHIA B	27 OLD OAK LN	GULFPORT	MS	39507
	144185	1010D-01-005.001	MCMAHON JAMES R & LAURA K	8794 SUNDOWN LANE	GULFPORT	MS	39507
	144199	1010D-01-005.015	MURRAY JOHN M	2916 CONWAY DR	BATON ROUGE	LA	70809
	83646	1010D-02-001.011	NEWTON PAUL M JR & VIRGINIA S	22 OLD OAK LN	GULFPORT	MS	39503
	20727	1010E-02-007.000	PETERS STEVEN D	37 COMPASS POINT WAY S #425	INLET BEACH	FL	32461
	20729	1010E-02-010.000	PETTEY WILLIAM H JR	P O BOX 1326	GULFPORT	MS	39502
	94776	1010D-03-003.005	PLOTT ERIC V & KATHRYN K	5323 DANCING RABBIT RD	MERIDIAN	MS	39301
	94778	1010D-03-003.007	POKALLUS KEVIN L & FELECIA A	#9 OLD OAK LN	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	43359	1010D-02-001.014	PRINGLE MATTHEW WILLIAM & SHAYLAH L	6 BAYOU OAKS LANE	GULFPORT	MS	39503
N	82538	1010D-02-001.013	PRINGLE MATTHEW WILLIAM & SHAYLAH L	6 BAYOU OAKS LANE	GULFPORT	MS	39503
	145669	1010D-01-008.005	PUCHEU JACQUES HENRI	12152 KENCREST DR	GULFPORT	MS	39503
	117627	1010D-01-009.004	RENAISSANCE INVESTMENTS LLC	8917 LORRAINE RD	GULFPORT	MS	39503
	144193	1010D-01-005.009	RILEY J KEVIN	3125 25TH AVE	GULFPORT	MS	39501
N	144194	1010D-01-005.010	RILEY J KEVIN	3125 25TH AVE	GULFPORT	MS	39501
	144189	1010D-01-005.005	ROBERTSON RONALD WADE JR & AIMEE	406 CARIBE PLACE N	GULFPORT	MS	39507
	82518	1010D-02-001.019	ROSS-FIELD DIANE E DR	29 OLD OAK LN	GULFPORT	MS	39501
	144195	1010D-01-005.011	RUIZ LEE D & HALEY	8769 SUNDOWN LN	GULFPORT	MS	39507
	20698	1010E-01-017.000	SCHLOEGEL MICHAEL J & ASHELY D	1113 MAGNOLIA ST	GULFPORT	MS	39507
	82511	1010D-02-001.016	SMITH JAMES ATTISON & ALYSON MARIE	23 OLD OAK LANE	GULFPORT	MS	39503
	82534	1010D-02-001.009	SMITH SYDNEY A	26 OLD OAK LN	GULFPORT	MS	39501
	145010	1010D-01-008.002	SPINNER REAL ESTATE HOLDINGS LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
	134935	1010E-02-008.001	SPRINGBRIDGE PROPERTIES II LLC	2304 19TH ST	GULFPORT	MS	39501
	144196	1010D-01-005.012	STAFFORD DONALD & DEE ANN	8775 SUNDOWN LN	GULFPORT	MS	39503
	82512	1010D-02-001.017	STEWART JENNIFER RATCLIFF & RICHARD	25 OLD OAK LN	GULFPORT	MS	39503
	81388	1010D-03-003.001	VLAHOS KOSTA N & KALLY	5 BAYOU OAKS LN	GULFPORT	MS	39503
	82537	1010D-02-001.012	WALKER BRETT E & JESSICA K	20 OLD OAK LANE	GULFPORT	MS	39503
	94780	1010D-03-003.009	WEBB JAMES P & SANDRA B	10 OLD OAK LN	GULFPORT	MS	39503
	20797	1010F-01-021.000	WEIN-AIR HOLDINGS LLC	315 S COURT ST	OPELOUSAS	LA	70570
	124337	1010E-01-010.006	WENTWORTH JUDY	1226 W PINE ST	GULFPORT	MS	39507
	94782	1010D-03-003.011	WESSON LISA D	14 OLD OAK LANE	GULFPORT	MS	39503
	127320	1010E-02-014.006	WEST PINE APARTMENTS LLC	1106 WASHINGTON AVE UNIT B	GULFPORT	MS	39507
N	127321	1010E-02-014.007	WEST PINE APARTMENTS LLC	1106 WASHINGTON AVE UNIT B	GULFPORT	MS	39507
N	127317	1010E-02-014.003	WEST PINE APARTMENTS LLC	1106 WASHINGTON AVE UNIT B	GULFPORT	MS	39507
N	127315	1010E-02-014.001	WEST PINE APARTMENTS LLC	1106 WASHINGTON AVE UNIT B	GULFPORT	MS	39507
	109665	1010D-03-003.014	WILEM FRANK J JR & MARY C	7 OLD OAK LN	GULFPORT	MS	39503
N	117064	1010D-03-003.029	WILEM FRANK J JR & MARY C	#7 OLD OAK LANE	GULFPORT	MS	39503
N	83667	1010D-03-003.003	WILEM FRANK J JR & MARY C	7 OLD OAK LN	GULFPORT	MS	39503
	94783	1010D-03-003.012	WILSON PERRY J & KELLI M	16 OLD OAK LANE	GULFPORT	MS	39503
N	119941	1010E-01-010.002	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
N	83715	1010E-01-010.000	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
	144192	1010D-01-005.008	YOUNG STEPHANIE H & DAVID M	8752 SUNDOWN LN	GULFPORT	MS	39503

2206PC117

Zoning Map Amendment



THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Zoning Map Amendment 2206PC118:

Zoning Map Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2206PC118

Hearing Date: June 23, 2022

Current Zoning/Use: T3 / Vacant

Legal: Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 8,464 square feet of property from T3 (Sub-Urban zone) to a T4+ (General Urban Zone "Plus") zone. Currently, the property is vacant after the removal of the residential structure on site. This rezoning request is one of five to complete the block on the northeast side of West Pine Street and Monet Street. As the property is not large enough for a new district, to be rezoned to T4+ case 2206PC117 must be approved for this application to proceed under the current request. The applicant further states that "they would like to help create a much more natural transition when stepping down in zoning to be going from T4+ to T4L then to a T3 zoning district." However, the statement made by the applicant is incorrect when referring to the stepping down of the zoning district, due to T4+ zoning district is actually two tiers higher than the T3 zoning district, one could anticipate more intense uses abutting single-family homes. Rezoning to a T4L (General Urban Zone "Limited") would be a step down from the T3 zoning district.

The applicant has chosen character of the neighborhood has changed as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.

Technical Report

Zoning Map Amendment

2. Change of the character of the neighborhood is addressed by the applicant stating that prior to 2017 Cowan and West Pine really had little to no growth. Since then they have been multiple businesses coming in and now more demand. Since 2017, just on the South West Side of the Cowan Bridge we have the following either completed or in progress are Dominos, Memorial Clinic, Paper Moon in The Yoga Bar, Qdoba, Woody's, Chilville Ice Cream, and newly approved condominiums. If the property was rezoned as residential mixed use, the potential to increase the growth of the surrounding area is exponential.
3. Statistics showing a public need as stated by the applicant, "Looking back on the last 12 months we have on housing inventory homes are selling faster than they can be built. Inventory is at an all-time low with a continued sign of growth in our communities from all over." "The proposed new development will help contribute to providing this need with high quality and planned area development. The applicant further states that they will not put something in place that will later be an eye sore."

EXECUTIVE SUMMARY

The rezoning of this particular location, to rezone property from T-3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus") (Mixed use) would be in harmony with the commercial and residential nature of the surrounding area. The T4+ zoning district would still allow for residential use as well as some commercial uses as well.

A site visit was conducted by staff on June 14, 2022 and found a growing use of residential and light commercial in the immediate surrounding area. Currently, there are mixed uses in the area such as single-family, duplexes, newly approved condominiums, restaurants, Gulf Coast Pediatrics, Sibery, Pitre & Friedman Law Firm, and Stifel Investment Services.

However, the future plan of the City's growth indicated medium density residential was intended to be the future of this area. Since then we have seen SmartCode and then hybrid code come to the area. Meanwhile, the city has this growth along the 605 corridor and the extra development pressure that comes with it.

With the proposed change, allowing for anything permitted within the district, and T4+ is two tiers higher than T3, one could anticipate more intense uses abutting single-family homes. These include but are not limited to Orthopedic Brace or Artificial limb manufacture, Parking lot, water and sewage pumping station, auto part store, seafood store, and fix it shops including small appliance repairs, car audio and window tinting which would be intrusive to the existing single-family uses once approved.

The Planning Commission could consider a lesser zoning if so desired. A T4L (General Urban Zone "Limited") is within the realm of the advertisement and potential compromise to adjoining uses.

Any approval should consider these conditions:

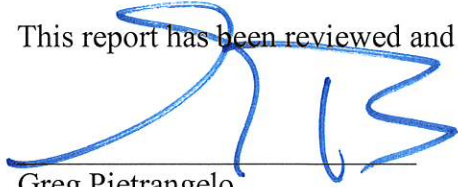
1. Approval would allow property to be rezoned from T3 zoning district to T4+ zoning district.

Technical Report

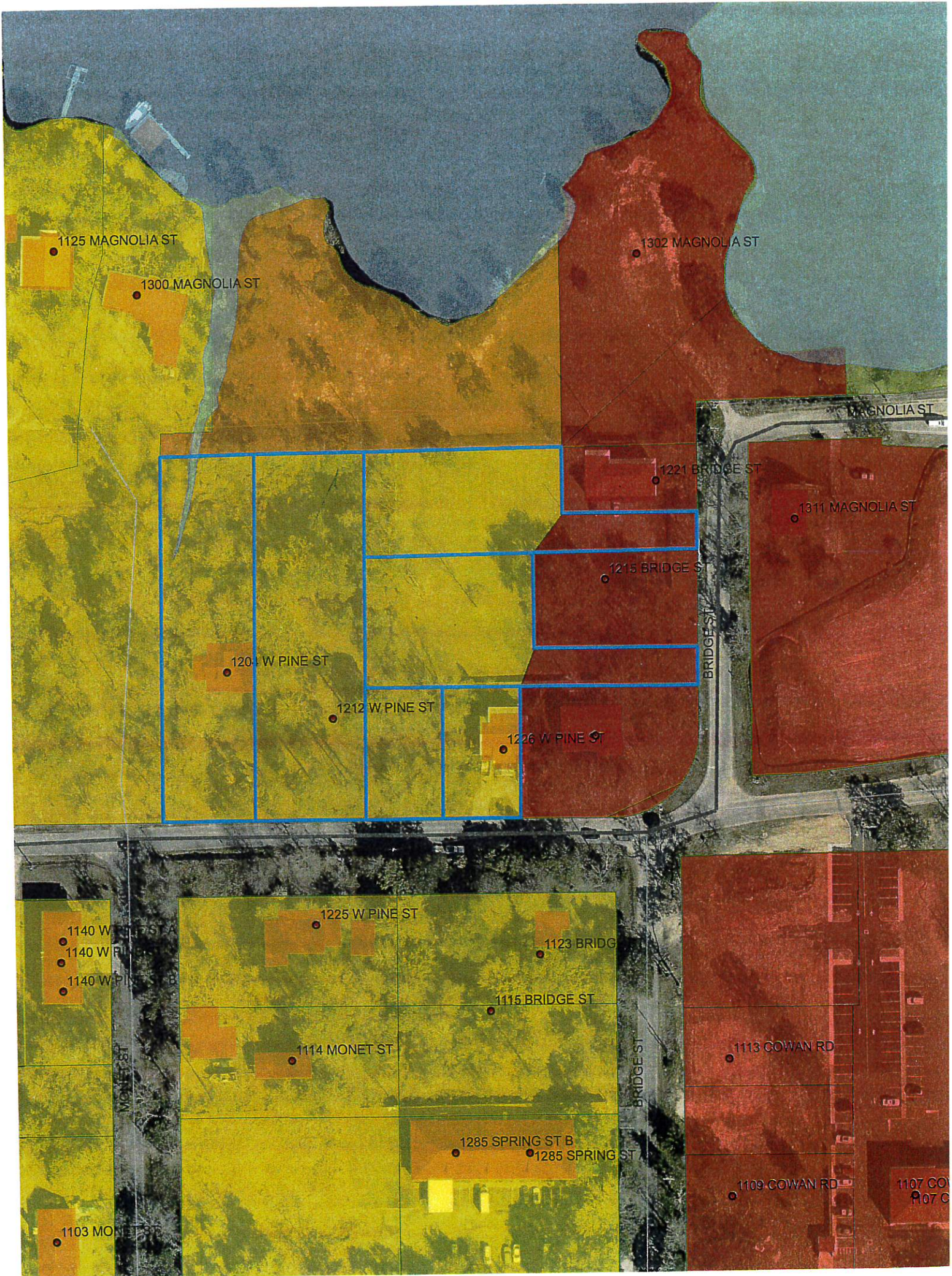
Zoning Map Amendment

DIRECTOR APPROVAL

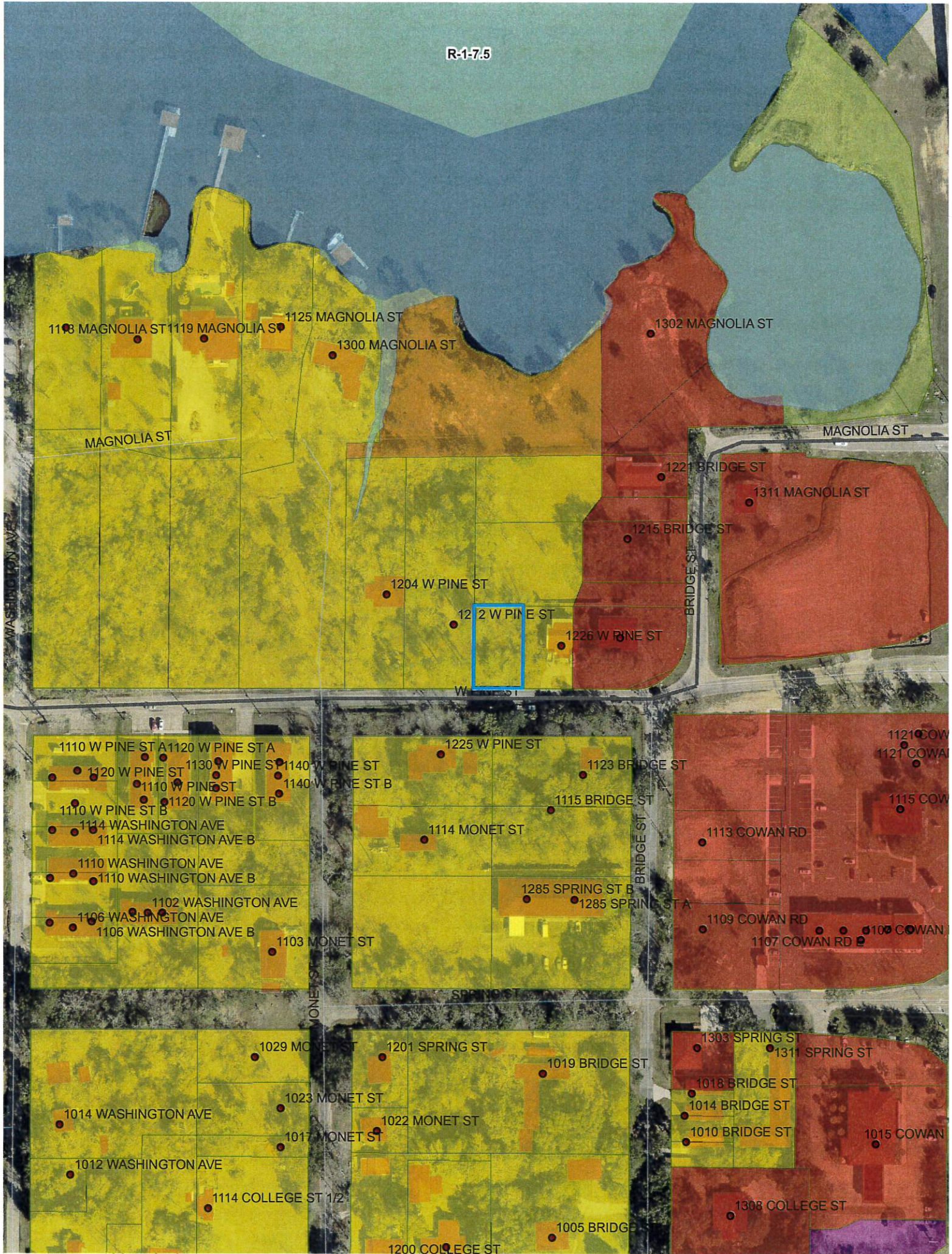
This report has been reviewed and approved by:

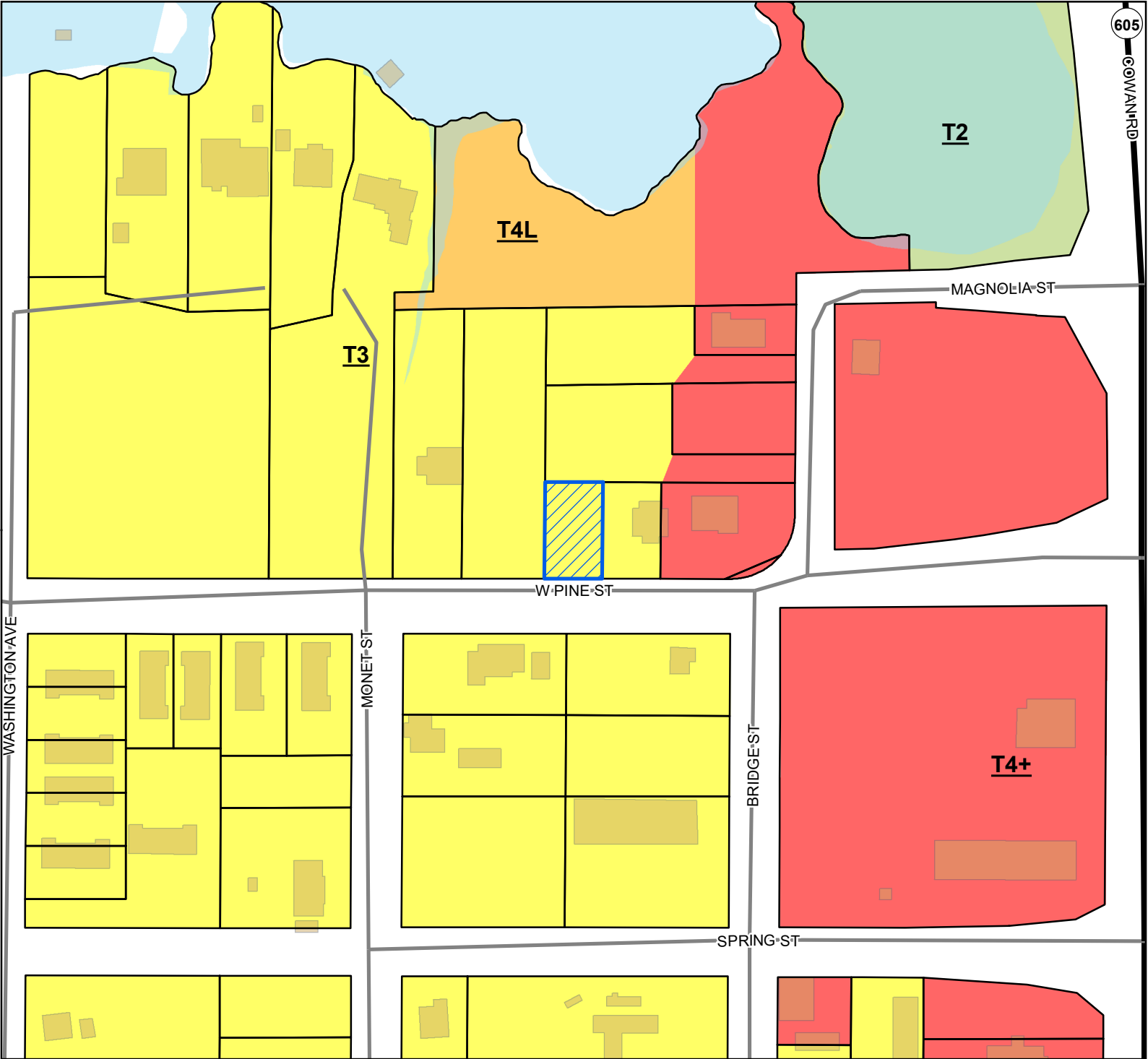


Greg Pietrangelo
Director of Urban Development Department



R-1-7.5





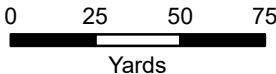
- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

Smart Code

- T4+
- T4L
- T3
- T2

Site Information

1010E-01-010.005
Zoning: T3 (Sub-urban Zone)
Size: 8,464 sqft.
Flood: AE



1 inch = 170 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.



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

For Staff Use Only

Case File #: 2206PC/18Date Received: 5-3-22

Receipt #: _____

Received By: D2

Zoning: _____

Ward: _____ Flood: _____

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

Property Information

TAX PARCEL #

1	0	1	0	E

 -

0	1

 -

0	1	0

 .

0	0	5

(If necessary, use separate sheet of paper)

Address of Property Involved: TBD

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: ABOUT 150' WEST OF BRIDGE STREET, NORTH SIDE PINE

GENERAL DESCRIPTION OF REQUEST:

CHANGE ZONING OF PROPERTY FROM T3 TO T4+

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

Elizabeth Marshall II

Printed Name Of Owner:

16 Rivers Bend Dr

Mailing Address

Gulfport MS 39507

City

State

Zip code

228-697-7105

Home Phone

Work/Cell Phone

marshallbetty91@gmail.com

Email

Elizabeth Marshall

Signature Of Owner

AGENT

GARION PEMBERTON

Printed Name Of Agent

9591 South Bayou Bend Dr

Mailing Address

Gulfport MS 39503

City

State

Zip code

228-324-2366

Home Phone

Work/Cell Phone

lgtruckgroup@gmail.com

Email

L PLS

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Catherine R. Slaughter

ADDRESS (STREET, CITY, STATE, ZIP CODE) 17 Kimball Drive

PHONE # (H) 228-896-5856 (W) _____

TAX PARCEL NUMBER(S) OWNED 1010E-01-010.005

SIGNATURE: Catherine R Slaughter

NAME OF OWNER (PRINT) Jon Barry Marshall

ADDRESS (STREET, CITY, STATE, ZIP CODE) 11600 Stanton Circle Gulfport MS 39503

PHONE # (H) 228-604-2184 (W) _____

TAX PARCEL NUMBER(S) OWNED 1010E-01-010.005

SIGNATURE: Jon Barry Marshall

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

We are looking to change zoning of parcel # 1010E-01-010.005: from T3 to T4L to help in the cleaning up and removing spot zoning. Again if the other parcels in question before us today get approved this will help complete a much more natural transition when stepping down in zoning to be going from T4+ to T4L then to a T3. In addition, I am also seeing the character of the neighborhood is continually changing and gaining momentum which is becoming a great area for the city.

1. Maps showing the circumstances of the area and change/progress
 - a. See Images 2017, 2020, Current April 2022
2. Changes In the neighborhood
 - a. Prior to 2017 Cowan and West Pine really had little to no growth. Since then we have seen multiple business coming in and now more demand. Since 2017 just on the South West Side of the Cowan Bridge we have the following either completed or in progress:
 - i. Dominos
 - ii. Memorial
 - iii. Paper Moon
 - iv. The Yoga Bar
 - v. Qdoba
 - vi. Office Complex
 - vii. Woody's
 - viii. Chilville Ice Cream
 - ix. Condo Building #1
 1. 21 Residential units with 16 presold prior to construction
 2. 2 Commercial units with both presold. (Brick and Spoon, VanKirk Wealth)
3. Statistics showing a public need
 - a. Looking back on last 12 months we have on housing inventory homes are selling faster than they can be built. Inventory is at an all time low with a continued sign of growth in our communities from all over. Our proposed continued new development will help contribute to providing this need with high quality and planned area development not just putting something in place that will later be an eye sore.
4. Maps/Change in recent rezoning in the area
 - a. Parcel 1010E-01-003.00 was recently rezoned from T4+ / T3 now to T4+/T4L
 - b. Parcel 1010F-01-021.00 was recently rezoned from T5 to now T6
5. Same answer for number 2 applies here also

Development Schedule:

- There is no current development schedule at this time. Upon receiving change in zoning a development schedule will be put together and submitted to the city.

Effect of Amendment:

- Currently with this 1 parcel in this application and the 5 other parcels to the North, East and West side (separate applications) you will notice that we are cleaning up the current zoning in the area to have a smooth transition of the property lines and working to remove multiple zoning on single parcels. There is a canal that comes from Benard Bayou all the way to West Pine Street that will be separating the proposed T4L and the property zoned T3 directly to the west. This natural water way feels like a good transition between zoning. This allows zoning to have proper decrease from T4+, to T4L, to T3 vs going from T4+ straight to T3.

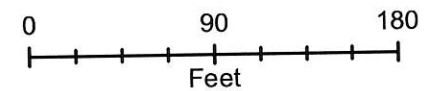
Error

- We not proposing that there was necessarily an error in zoning for these parcels. However, we are seeing a growing demand and a continued change in character of the area.

[illegible]

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: April 29, 2022



SURVEYED FOR: L & L Contracting & Design LLC

RECORD DESCRIPTION FOR PARCEL NO. 5

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE NORTH MARGIN OF PINE STREET WHICH IS 668 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE N00 09'49"E 114.85' TO AN IRON ROD FOUND; THENCE N89 33'35"E 65.30' TO AN IRON ROD; THENCE S00 09'49"W 114.89' TO AN IRON ROD LYING ON THE NORTH MARGIN OF PINE STREET; THENCE ALONG SAID NORTH MARGIN OF PINE STREET, S89 35'58"W 65.30' TO THE POINT OF BEGINNING, CONTAINING 7,500 SQUARE FEET.

CERTIFICATE: THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE ABOVE DESCRIBED PROPERTY, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KENNY L. ALSTON
PROFESSIONAL LAND SURVEYOR INC.
4602 KENDALL AVE.
GULFPORT, MS 39507
(228) 864-2645 VOICE AND FAX
NO. PLS-2529
STATE OF MISSISSIPPI



DATE OF FIELD SURVEY: 12/08/2004

This property is subject to all local subdivision planning and zoning ordinances that could affect the above described property.

This survey does not reflect the existence or nonexistence of wetlands.

This property is subject to any and all recorded restrictive covenants, rights-of-ways and easements applicable to subject property that would be shown by a current title report.

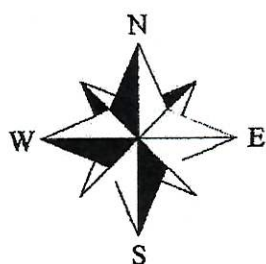
NOTE: This survey prepared without the benefit of a current title report.

The above described property lies in firm zone AE, community panel # 285253-0044-D of the F.E.M.A. flood zone maps revised October 4, 2002

All bearings on this plat were based on a solar observation by the hour-angle method.

X = Existing Elevation
A.P.S. = As Per Surveyed
A.P.R. = As Per Record

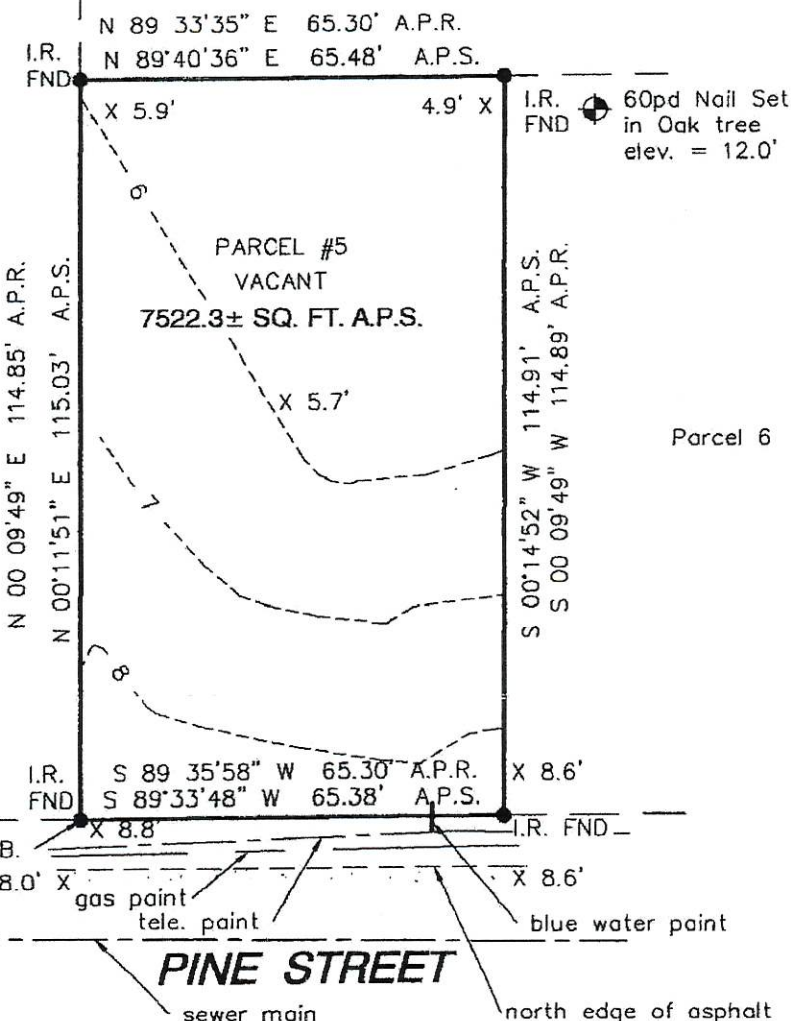
I.R. = Iron Rod I.P. = Iron Pipe



1" = 30'
CLASS "B"
DWG.#04-5109A

Property now or formerly of Lambert

Property now or formerly of Wentworth



The West line of the N.E.1/4 of the S.W. 1/4 of Section 30, T-7-S, R-10-W.

Gulfport Zoning Map



April 26, 2022

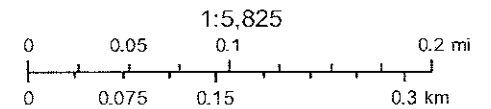
Streets
County Streets
<all other values>

Interstate Highway
Principal Arterial
Collector

Minor Arterial
Military
Address Points

Parcels
Buildings
Hybrid Zones

Hybrid
Wards



Quick Search Hot Sheet Contact Management My Messages Market Summary My Unmapped Add Listing Change Listing

Supply and Demand Report

For 4/26/2021 To 4/26/2022

Today's date: 4/26/2022

Price Range: 250,000 to 400,000

Property Type: Residential

Current Active Listings

Totals

Number	541
List Price Volume	175,005,825
List Price Average	323,486
Average Days on Market	44
Average Cumulative Days on Market	48

Total Sold

Number	6144
List Price Volume	1,919,615,119
List Price Average	312,437
Sale Price volume	1,907,969,213
Sale Price Average	310,542
Average Days on Market	24
Average Cumulative Days on Market	26

Under Contract Listings

Number	6,407
List Price Volume	2,005,818,437
List Price Average	313,067
Average Days on Market	22
Average Cumulative Days on Market	23

Back On Market Listings

Number	1,315
List Price Volume	410,805,783
List Price Average	312,400

Expired Listings

Number	398
List Price Volume	125,852,368
List Price Average	316,212
Average Days on Market	158
Average Cumulative Days on Market	164

Hold Withdrawn Cancelled Listings

Number	660
List Price Volume	211,726,339
List Price Average	320,797
Average Days on Market	73
Average Cumulative Days on Market	77

My Map



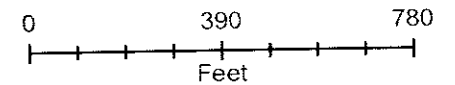
2020



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: April 26, 2022





2022



J. Henderson

1st Judicial District

Instrument 2005 16959 D -J1

Filed/Recorded 7 8 2005 1 54 P

Total Fees 12.00

2 Pages Recorded

Index Information:

NE 1/4 of SW 1/4 of Section 30, Township 7 South
Range 10 West, Harrison County, MS

SCANNED



STATE OF MISSISSIPPI
COUNTY OF HARRISON
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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **MATTHEW LARMORE AND WIFE, FARRAH LARMORE**, do hereby sell, convey and warrant unto, **ELIZABETH MARSHALL, JON BARRY MARSHALL AND CATHERINE R. SLAUGHTER**, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property located and being situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi and being more particularly described as follows:

Beginning at an iron rod found on the North margin of Pine Street which is 668 feet East of the West line of said Northeast 1/4 of the Southwest 1/4 of Section 30; thence North 00 degrees 09 minutes 49 seconds East 114.85 feet to an iron rod found; thence North 89 degrees 33 minutes 35 seconds East 65.30 feet to an iron rod; thence South 00 degrees 09 minutes 49 seconds West 114.89 feet to an iron rod lying on the North margin of Pine Street; thence along said North margin of Pine Street, South 89 degrees 35 minutes 58 seconds West 65.30 feet to the Point of Beginning, containing 7,500 square feet.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals

246
WITNESS the signature of the above Grantors, this the 5th day of July, 2005.

Matthew Larmore
Matthew Larmore

Farrah Larmore
Farrah Larmore

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named MATTHEW LARMORE AND WIFE, FARRAH LARMORE, who acknowledged to and before me that they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official seal of office, this the 5th day of July, 2005.

Jennifer L. Taylor
Notary Public

My Commission Expires:

June 5, 2008

Prepared by:

Alfred R. Koenenn
Perry, Murr, Teel & Koenenn, P.A.
Post Office Box 7158
Gulfport, MS 39506
228-896-2900

Grantors Address:

413 Kahler Street #20
Gulfport, MS. 39507
(228) 239-6334

Grantees Address:

17 Rivers Bend Drive
Gulfport, MS 39507
(228) 896-7141

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAMO.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use:	
BUILDING OWNER'S NAME L & L Contracting and Design LLC			Policy Number:	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. Pine Street			Company NAIC Number	
CITY Gulfport	STATE MS	ZIP CODE 39507		
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Harrison County tax parcel #1010E-01-010.005 (Survey parcel #5)				
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) residential				
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ###" or ###.####)		HORIZONTAL DATUM: ☐ NAD 1927 ☐ NAD 1983		SOURCE: ☐ GPS (Type): ☐ USGS Quad Map ☒ Other: survey

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER City of Gulfport, 285253		B2. COUNTY NAME Harrison		B3. STATE MS	
B4. MAP AND PANEL NUMBER 285253-0044	B5. SUFFIX D	B6. FIRM INDEX DATE 10/04/2002	B7. FIRM PANEL EFFECTIVE/REVISED DATE 10/04/2002	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 11'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe):B11. Indicate the elevation datum used for the BFE in B9: ☐ NGVD 1929☐ NAVD 1988 ☒ Other (Describe): 1982B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARAE, ARIA1-A30, ARAH, AR/AO

Complete items C3-a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.

Datum _____ Conversion/Comments

Elevation reference mark used yes Does the elevation reference mark used appear on the FIRM? ☐ Yes ☒ No

- ☐ a) Top of bottom floor (including basement or enclosure) 12. ± ft.(m)
- ☐ b) Top of next higher floor n/a. ft.(m)
- ☐ c) Bottom of lowest horizontal structural member (V zones only) n/a. ft.(m)
- ☐ d) Attached garage (top of slab) 12. ± ft.(m)
- ☐ e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 12. ± ft.(m)
- ☐ f) Lowest adjacent (finished) grade (LAG) 4.9 ft.(m)
- ☐ g) Highest adjacent (finished) grade (HAG) 8.8 ft.(m)
- ☐ h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade n/a
- ☐ i) Total area of all permanent openings (flood vents) in C3.h n/a sq. in. (sq. cm)

License Number, Embossed Seal,
Signature, and Date

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.

I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.

I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME KENNY L. ALSTON

LICENSE NUMBER PLS-2529

TITLE PROFESSIONAL LAND SURVEYOR		COMPANY NAME KENNY L. ALSTON LAND SURVEYOR INC.	
ADDRESS 4602 KENDALL AVENUE	CITY GULFPORT	STATE MS	ZIP CODE 39507
SIGNATURE	DATE 12/08/2004	TELEPHONE 228-864-2645	

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. Pine Street			Policy Number
CITY Gulfport	STATE MS	ZIP CODE 39507	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

COMMENTS

☐ Check here if attachments

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

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

E1. Building Diagram Number __ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

E2. The top of the bottom floor (including basement or enclosure) of the building is __ ft.(m) __ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).

E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is __ ft.(m) __ in.(cm) above the highest adjacent grade. Complete Items C3.h and C3.i on front of form.

E4. The top of the platform of machinery and/or equipment servicing the building is __ ft.(m) __ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).

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

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

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	
COMMENTS			

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

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

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

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
-------------------	------------------------	---

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

38. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____

39. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE
COMMENTS	

☐ Check here if attachments

Elizabeth Marshall
16 Rivers Bend Drive
Gulfport, MS 39507

April 29, 2022

City of Gulfport Planning Department
Attention: Greg Holmes
24th Ave, Hardy Building
Gulfport, MS 39501

Re: Variance request to Parcel ID 1010E-01-010.005.

Dear Greg,

Please be advised, Garland Pemberton shall act as Agent(s) on our behalf to the Planning & Zoning Board and City Council request for rezoning.

Attached: Warranty Deed

If you have any questions, please let me know.

Sincerely,



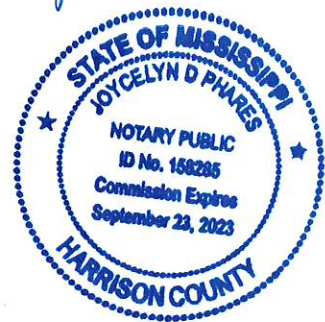
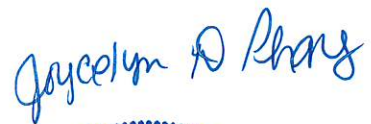
Elizabeth Marshall



Jon Barry Marshall



Catherine Slaughter





Tax Rolls - Real Property

2021 Landroll Information

MARSHALL ELIZABETH & JON BERRY ETAL
16 RIVERS BEND DR GULFPORT, MS 39507

Physical Street Address:
1215 BRIDGE ST

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
1010E-01-010.005	121292	2G		1

Supervisor District:	Subdivision:
2	

Exemption Code

Non-Exempt

Section	Township	Range
30	07	10

Instrument Number(s)

2005-0016959-D-J1, 1660/0455, 1352/0294

Acres	Land Value	Improvements	Total Value	Assessed Value
0	12402	0	12402	1860 1860.3 / 0

Legal Description

COM AT INTER OF N MAR OF PINE ST & E MAR OF WASHINGTON AVE EXT ELY ALONG PINE ST 633 FT M/L TO POB N 114.9 FT E 65.3 FT S 114.9 FT TO PINE ST W ALONG RD 65.3 FT TO POB PART OF NE1/4 OF SW1/4 OF SEC 30-7-10

PERMITS/INSP PAYMENT RCPT#: 11264078
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22 TIME: 16:24
CLERK: mcunningh DEPT:
CUSTOMER#: 0

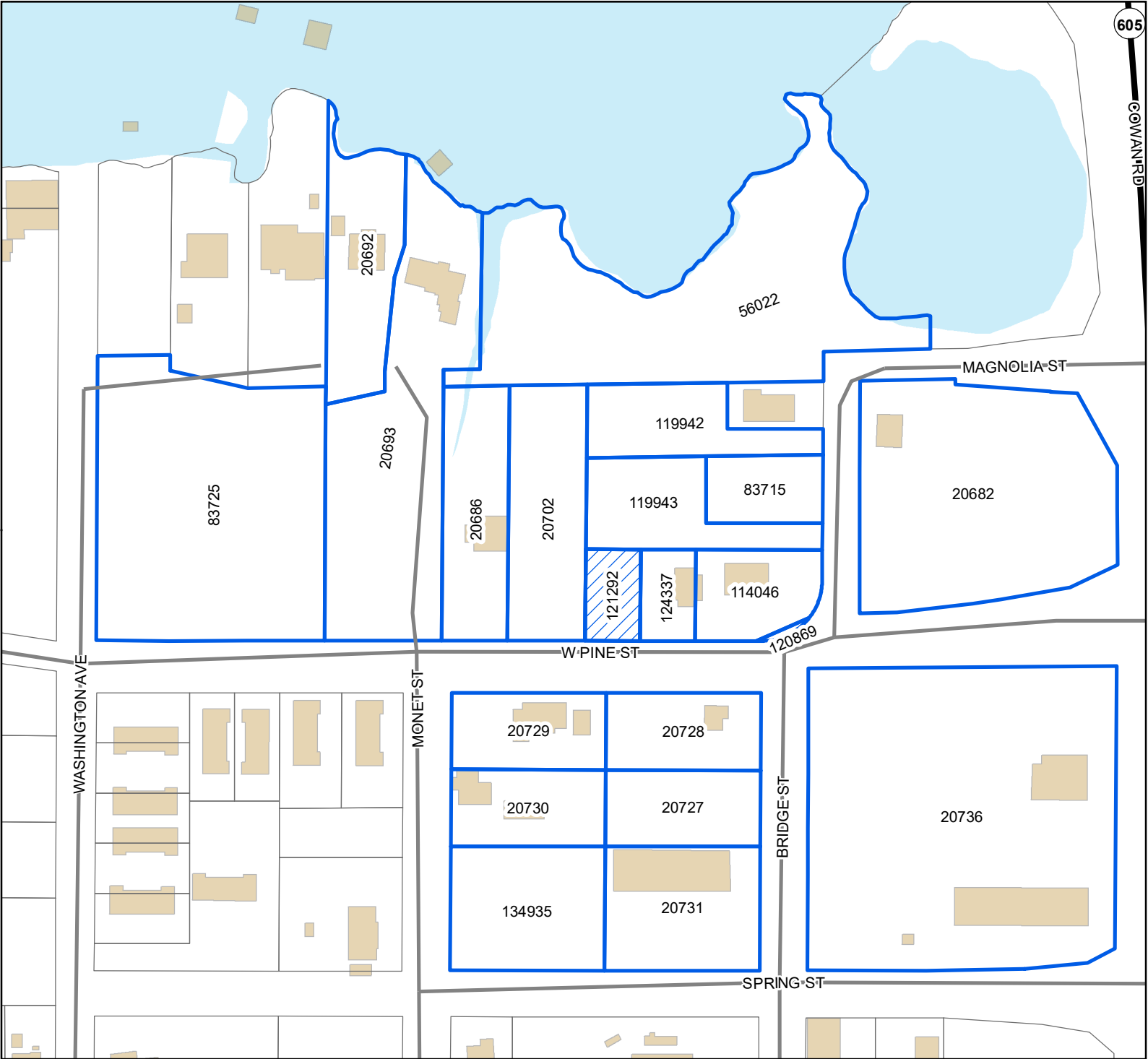
COMMENT:

CHG: PZD PLANNING AND ZO 175.00

AMOUNT PAID: 175.00

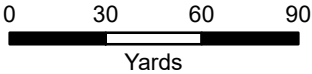
PAID BY:
PAYMENT METH: CHECK
REFERENCE: 1225

AMT TENDERED: 175.00
AMT APPLIED: 175.00
CHANGE: .00



Legend

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



1 inch = 180 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: Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

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, June 23, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, June 23, 2022**. 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
	121292	1010E-01-010.005	ELIZABETH MARSHALL	16 RIVERS BEND DR	GULFPORT	MS	39507
	121292	1010E-01-010.005	GARLON PEMBERTON	9591 SOUTH BAYOU BEND DR	GULFPORT	MS	39503
			JON BARRY MARSHALL	11600 STANTON CIRCLE	GULFPORT	MS	39503
			CATHERINE R. SLAUGHTER	17 KIMBALL DRIVE	GULFPORT	MS	39507
N			Adjacent Property Owners				
	20686	1010E-01-012.000	ANDREWS EMILY ANN BINGHAM	1204 W PINE ST	GULFPORT	MS	39507
	20730	1010E-02-009.000	CUTRER SAMUEL E	P O BOX 7265	GULFPORT	MS	39507
	114046	1010E-01-010.001	DANIELS RIP MICHAEL	1230 W PINE ST	GULFPORT	MS	39507
	20736	1010E-02-001.000	DEDEAUX UTILITY CO INC	1317 24TH AVE SUITE C	GULFPORT	MS	39501
	20728	1010E-02-006.000	DEFIBAUGH BEN	1123 BRIDGE ST	GULFPORT	MS	39501
	20693	1010E-01-014.000	FAULK E WARD & CECIL C	1300 MONET ST	GULFPORT	MS	39507
N	120869	1010E-01-010.008	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	20692	1010E-01-015.000	HAMILTON BETTY LOU	1125 MAGNOLIA DR	GULFPORT	MS	39501
	20731	1010E-02-008.000	HAMMOND HOLDINGS LLC	P O BOX 990	MONTROSE	AL	36559
	20702	1010E-01-011.000	HANSBORO YACHT CLUB LLC	P O BOX 29	GULFPORT	MS	39502
	83725	1010E-01-019.000	HIGHTOWER JOHN C	1119 MAGNOLIA ST	GULFPORT	MS	39507
	56022	1010E-01-003.000	IG DEVELOPMENT LLC	9591 BAYOU BEND	GULFPORT	MS	39503
	20682	1010E-01-006.000	MAGNOLIA PLEX LLC	2208 18TH ST STE B	GULFPORT	MS	39501
	20727	1010E-02-007.000	PETERS STEVEN D	37 COMPASS POINT WAY S #425	INLET BEACH	FL	32461
	20729	1010E-02-010.000	PETTEY WILLIAM H JR	P O BOX 1326	GULFPORT	MS	39502
	134935	1010E-02-008.001	SPRINGBRIDGE PROPERTIES II LLC	2304 19TH ST	GULFPORT	MS	39501
	124337	1010E-01-010.006	WENTWORTH JUDY	1226 W PINE ST	GULFPORT	MS	39507
	119943	1010E-01-010.004	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
N	119942	1010E-01-010.003	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
N	83715	1010E-01-010.000	WJZD INC	P O BOX 6216	GULFPORT	MS	39507

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Zoning Map Amendment 2206PC119:

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2206PC119

Hearing Date: June 23, 2022

Current Zoning/Use: R-1-10 / Vacant land

Legal: Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 18.8 acres of property from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus") zone. At present, the property is vacant land and as stated by the applicant, "the property was previously part of SmartCode Overlay (T4L and T3) zoning district." According to Florence Gardens Development schedule, construction will start September 5, 2022 and finish December 2, 2022.

The applicant has chosen that the character of the neighborhood has changed as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.
2. It is mentioned by the applicant a change in condition is justification for this change in zoning due to the desire to create a denser populated area compared to the current zoning. In addition, this also allows the area to be similar in appearance to the T4+ layout to the adjacent south of the proposed rezoning area, helping with the overall appearance and master plan goal of Florence Gardens. Per ordinance as required by the state, an applicant must prove by clear and convincing evidence that the character of the neighborhood has

Technical Report

Zoning Map Amendment

changed. Although this was not stated, upon staff review of the application, the staff believes that is referenced by the applicant as a change in condition.

3. Public need is not addressed by the applicant.

EXECUTIVE SUMMARY

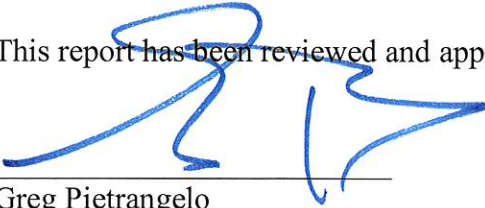
The area is currently zoned R-1-10 (Single-family) and is adjacent to T4+ zoning. Therefore, the rezoning would be in harmony with the existing area.

Any approval should consider these conditions:

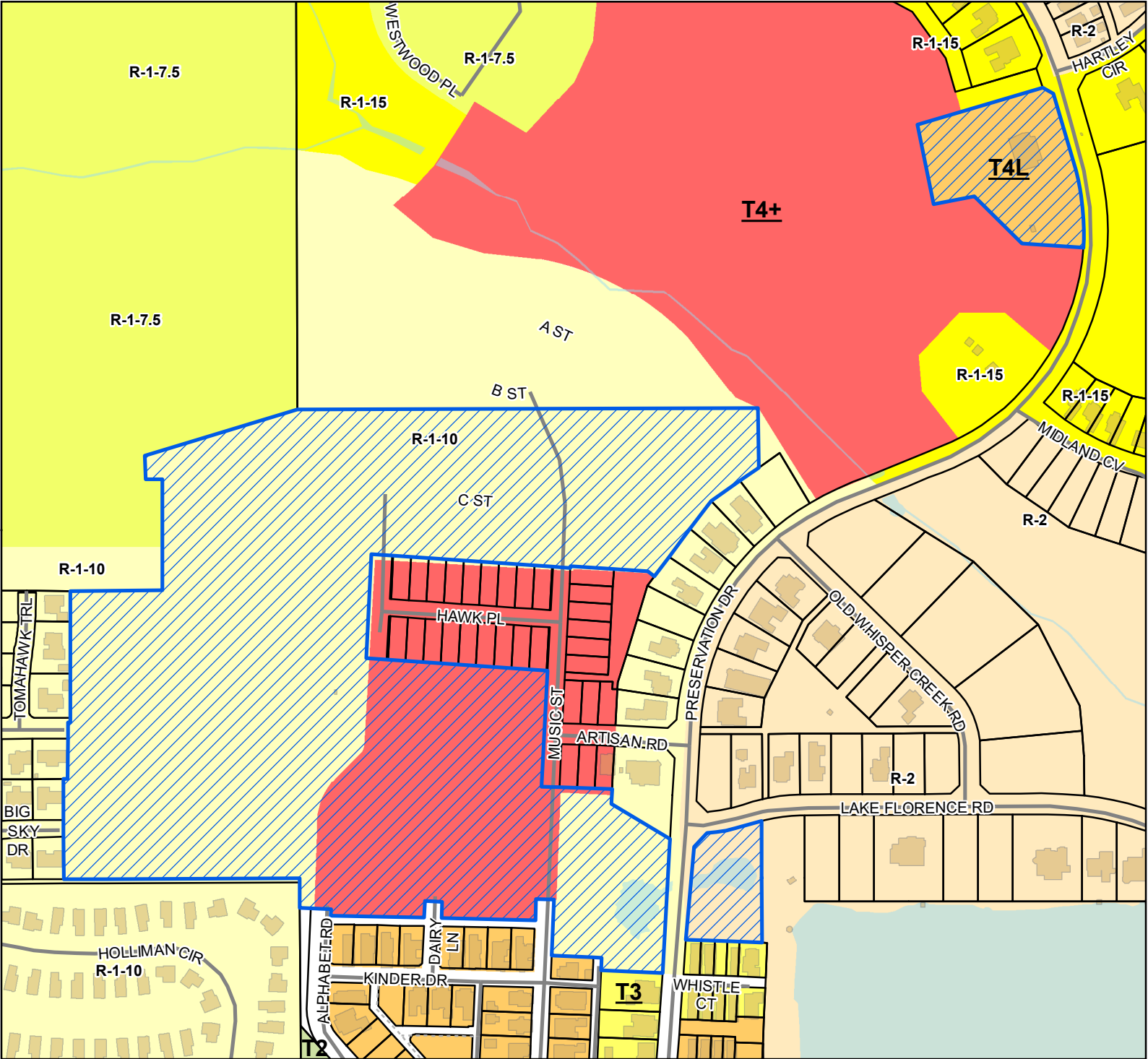
1. Approval would grant the applicant to rezone property from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus").

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Legend

- Site
- Street
- Alley
- Parcels
- Buildings
- Water Features

Smart Code

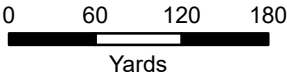
- T4+
- T4L
- T3
- T2

Zoning

- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)

Site Information

0908E-01-001.001
0908C-01-001.001
Zoning: R-1-10 (Single-Family Residence)
Size: 47.9 acres
Flood: X



1 inch = 400 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.



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

For Staff Use Only

Case File #: 2206PC119

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

Property Information

TAX PARCEL #	0	9	0	8	E	-	0	1	-	0	0	1	●	0	0	1
	0	9	0	8	C	-	0	1	-	0	0	1	●	0	0	1
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: _____

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: West of Preservation Dr., East of Alphabet Rd.; North of Hawk Place; South of Fritz Creek

GENERAL DESCRIPTION OF REQUEST:

Rezone approximately 18.8 acres of property currently zoned R-1-10 to T4+

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

Florence Gardens, LLC

Printed Name Of Owner

12321 Preservation Drive

Mailing Address

Gulfport MS 39503

City State Zip code

n/a (228) 575-7738

Home Phone Work/Cell Phone

ryan@florencegardens.com

Email

Signature Of Owner

Brown, Mitchell & Alexander, Inc.

Printed Name Of Agent

131 Rue Magnolia

Mailing Address

Biloxi MS 39530

City State Zip code

n/a (228) 436-7612

Home Phone Work/Cell Phone

nick@bmaengineers.com

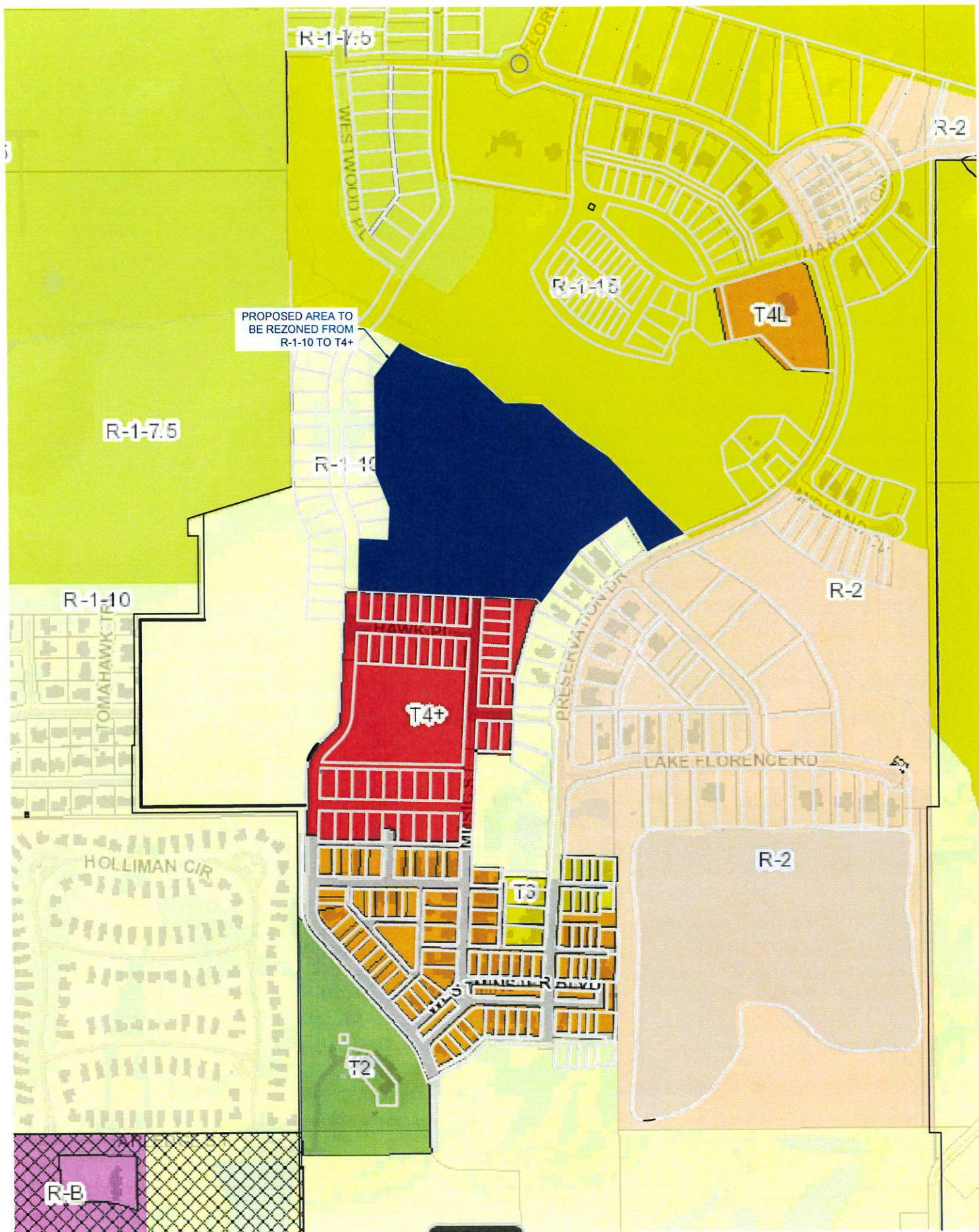
Email

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2005 13959 D J1
Filed/Recorded 4 4 2005 3 53 P
Total Fees 14.00
5 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, SEAWAY DEVELOPMENT COMPANY, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto FLORENCE GARDENS, LLC, a Mississippi limited liability company, the following described real property situated and being located in the First Judicial District, Harrison County, State of Mississippi, as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any and all recorded restrictive covenants, easements, rights of way, and oil, gas and mineral reservations of record.

The taxes for the current year are assumed by the Grantee.

WITNESS THE SIGNATURE of the duly authorized member of said company this the 1st day of November, 2004.

SEAWAY DEVELOPMENT COMPANY, LLC

BY: Martin C. Goldin
Martin C. Goldin, Member

3405H-09

~~3262-4~~

0908C-01-0001000
0908B-01-0006000

EXHIBIT A
Page 1

PARCEL I

Being one and the same as that parcel acquired by Warranty Deed from William Russell Love and Amanda Collins Love dated January 22, 1999, and recorded in Deed Book 1439 at Page 11:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP FOUND AT THE NORTHWEST CORNER OF SECTION 1, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S00°24'10"W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH MARGIN, N89°12'31"E 344.74' TO AN IRON ROD FOUND; THENCE S01°10'15"W 871.18' TO AN IRON ROD FOUND; THENCE S89°08'57"E 149.99' TO AN IRON ROD FOUND; THENCE S01°10'45"W 442.60' TO AN IRON ROD LYING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG SAID SOUTH LINE, S89°50'03"W 477.00' TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG THE WEST LINE OF SECTION 1, N00°24'10"E 1312.39' TO THE POINT OF BEGINNING, CONTAINING 11.661 ACRES.

EXHIBIT A

Page 2

PARCEL II

Being one and the same as that parcel acquired by Warranty Deed from Adrian O'Neal, et al, Trustees of the Edon Family Trust, dated September 28, 1998, and recorded in Deed Book 1426 at Page 205:

A PARCEL OF LAND BEING THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, LYING SOUTH OF THE SOUTH MARGIN OF O'NEAL ROAD, AND ALSO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP LOCATED AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE EAST LINE OF SAID SECTION 2, $500^{\circ}13'23''$ W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST SECTION LINE, $500^{\circ}24'10''$ W 2649.82' TO A FENCE CORNER FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE FURTHER ALONG SAID EAST SECTION LINE, $500^{\circ}08'28''$ E 1319.91' TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, $N89^{\circ}53'59''$ W 1346.42' TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, $N00^{\circ}11'30''$ W 1327.36' TO A LIGHTARD KNOT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, $S89^{\circ}46'21''$ W 1329.38' TO A WOOD FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, $N00^{\circ}35'03''$ W 1343.79' TO AN IRON ROD FOUND AT A FENCE CORNER POST, BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, $N00^{\circ}37'03''$ W 838.84' TO AN IRON PIPE FOUND; THENCE $N00^{\circ}24'31''$ E 451.93' TO AN IRON PIPE FOUND ON THE SOUTH MARGIN OF O'NEAL ROAD; THENCE ALONG SAID SOUTH MARGIN OF O'NEAL ROAD, $N89^{\circ}46'18''$ E 2715.42' TO THE POINT OF BEGINNING, CONTAINING 204.433 ACRES. SAID PROPERTY BEING SUBJECT TO A 5 ACRE SOUTHERN NATURAL GAS CORP. RIGHT-OF-WAY LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AND DESCRIBED IN DEED BOOK 187, PAGE 530.

EXHIBIT A
Page 3

PARCEL III

Being one and the same as that parcel acquired by Alan H. Goldin, et al., by Warranty Deed from Lewis N. Vance and Jeff Vance dated July 15, 1998, and recorded in Deed Book 1416 at Page 417:

All of the NW 1/4 of the SE 1/4, all of the SW 1/4 of the SE 1/4, a portion of the NE 1/4 of the SW 1/4, Section 2, Township 7 South, Range 11 West; also a portion of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West; City of Gulfport, First Judicial District of Harrison County, Mississippi; said parcels of land being more particularly described as follows: For the Point Of Beginning, Commence at a light wood post located at the northeast corner of the NW 1/4 of the SE 1/4 of said Section 2; thence S 00°08'18" W 2667.72 feet along the east line of the W 1/2 of the SE 1/4 of said Section 2; thence continue S 00°08'18" W 1217.01 feet along the east line of the NW 1/4 of the NE 1/4 of said Section 11, to a point located on the southeast right-of-way of a 100-foot wide easement to Mississippi Power Company; thence S 67°22'17" W 258.00 feet along said southeast right-of-way of a 100-foot wide easement to Mississippi Power Company, to a point located on the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence S 89°27'02" W 642.21 feet along the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°02'19" W 842.38 feet; thence N 89°35'47" W 444.55 feet to a point located on the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°03'04" W 489.69 feet along the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°26'34" E 1324.71 feet along the west line of the SW 1/4 of the SE 1/4 of said Section 2; thence S 89°59'19" W 687.38 feet along the south line of the NE 1/4 of the SW 1/4 of said Section 2, to a point located on the east line of Reservation Estates, Unit 2 Part 3, said point being located 11.26 feet northerly from an iron rod located at the southeast corner of Lot 10, Reservation Estates, Unit 2 Part 3; thence N 00°30'22" E 277.36 feet; thence S 89°32'05" E 11.39 feet; thence N 00°46'55" E 116.81 feet; thence N 00°23'29" E 59.78 feet to an iron rod located at the southeast corner of Lot 43, Reservation Estates, Unit 2 Part 3; thence N 00°28'23" E 365.20 feet to an iron rod located at the northeast corner of Lot 46, Reservation Estates, Unit 2 Part 3; thence S 89°31'51" E 269.51 feet; thence N 00°28'09" E 320.00 feet; thence N 89°31'51" W 45.00 feet; thence N 00°28'09" E 70.00 feet; thence N 73°39'43" E 464.44 feet; thence S 89°50'48" E 1329.30 feet along the north line of the NW 1/4 of the SE 1/4 of said Section 2, to the said Point Of Beginning.

Together with a non-exclusive, perpetual easement for ingress and egress more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4, Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence South 89°57'10" East a distance of 334.29 feet to a point of beginning; thence Northeasterly along the arch of a curve to the right whose radius is 110.57 feet and delta angle is 89°35'04", a distance of 172.88 feet to a point; thence South 0°22'06" East a distance of 50 feet to a point; thence Southwesterly along the arch of a curve to the right whose radius is 60.57 feet and delta angle is 89°35'04" a distance of 94.57 feet to a point; thence North 89°57'10" West a distance of 50 feet to the point of beginning.

AND ALSO, the following parcel which is conveyed by quitclaim, without warranty and may be subject to claims of others:

A parcel of land within the SW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, lying North of the Mississippi Power Company easement and described as starting at the SE corner of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West and run West a distance of 465.6 feet for the point of beginning; thence continue West a distance of 203.9 feet; thence run South 84.3 feet; run thence Northeast along the Southern boundary of the Mississippi Power Company easement a distance of 220.6 feet to the point of beginning.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

I, Ryan Goldin, attest that there are no restrictive or prohibitive covenants prohibiting the rezoning of property associated with Tax Parcel # 0908E-01-001.001 & 0908C-01-001.000.


FLORENCE GARDENS, LLC

DATE: 5-3-22

VICE PRESIDENT
TITLE

SWORN TO AND SUBSCRIBED TO ME before this 3rd day of May, 2022.


NOTARY PUBLIC



April 27, 2022

City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Rezoning Submittal
Florence Gardens (Tax Parcels: 0908E-01-001.001 & 0908C-01-001.001)
Gulfport, Mississippi**

To Whom It May Concern:

This is to advise that Florence Gardens, LLC, currently owns property, more specifically located West of Preservation Drive; East of Alphabet Road; North of Hawk Place, Gulfport, Mississippi (also being tax parcels: 0908E-01-001.001 & 0908C-01-001.001).

With this letter, Florence Gardens, LLC, appoints Brown, Mitchell & Alexander, Inc., as its agents for the purpose of obtaining Rezoning approval with the City of Gulfport.

Sincerely,



Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503
(228) 575-7738



NOTARY PUBLIC



May 3, 2022

Mr. Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Statement for Rezoning Request
Florence Gardens, LLC
Gulfport, Mississippi**

Dear Mr. Holmes:

Brown, Mitchell & Alexander, Inc. (BMA) hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 18.8 acres of property (Parcel Nos. 0908E-01-001.001 & 0908C-01-001.000) that was previously part of Smart Code Overlay (T4L & T3) and currently zoned R-1-10 to T4+.

We are submitting this request due to a **Change in Condition**. The condition which warrants this change in zoning is due to the desire to create a denser populated area compared to the current zoning. This also allows the area to be similar in appearance to the T4+ layout to the adjacent south of the proposed rezoning area, helping with the overall appearance and master plan goal for Florence Gardens.

Please see attached proposed development schedule detailing the anticipated time schedule for beginning and completion and any successive stages in the development.

BMA will represent the applicant / owner in all matters involving this request for re-zoning in the above mentioned parcel. Owner: Florence Gardens, LLC, 12321 Preservation Drive, Gulfport, MS 39503.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,



Nicholas Gant, P.E.
Project Engineer

Attachments

May 3, 2022

Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Application for Zoning Map Amendment
Florence Gardens, LLC
Gulfport, Mississippi**

Dear Mr. Holmes:

Enclosed is a complete Application for Zoning Map Amendment for Tax Parcel No(s). 0908E-01-001.001 & 0908C-01-001.000. Please find attached the following:

- Zoning Map Amendment application,
- Proof of ownership,
- Notarized authority to act as agent for owner,
- Proposed site plan and
- Written statement for rezoning request.

BMA hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 18.8 acres of property that was previously part of Smart Code Overlay (T4L & T3) and currently zoned R-1-10 to T4+.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,



Nicholas Gant, P.E.

Attachments

Florence Gardens, Development Schedule

ACTIVITY	START	FINISH	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN
			2 9 16 23 30	6 13 20 27 4	11 18 25	1 8 15 22 29	5 12 19 27	3 10 17 24 31	7 14 21 28	5 12 19 26	2 9 16 23 30
Submit Rezoning Request	3-May	3-May									
Submit General Plan Application	3-May	7-Jun									
Planning Commission Rezoning Approval	3-May	23-Jun									
Planning Commission General Plan Approval	7-Jun	28-Jul									
Construction	5-Sep	2-Dec									
Final Plat Approval	6-Dec	26-Jan									

PERMITS/INSP PAYMENT RECPT#: 11264097
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22 TIME: 16:44
CLERK: cbrown DEPT:
CUSTOMER#: 0

COMMENT:

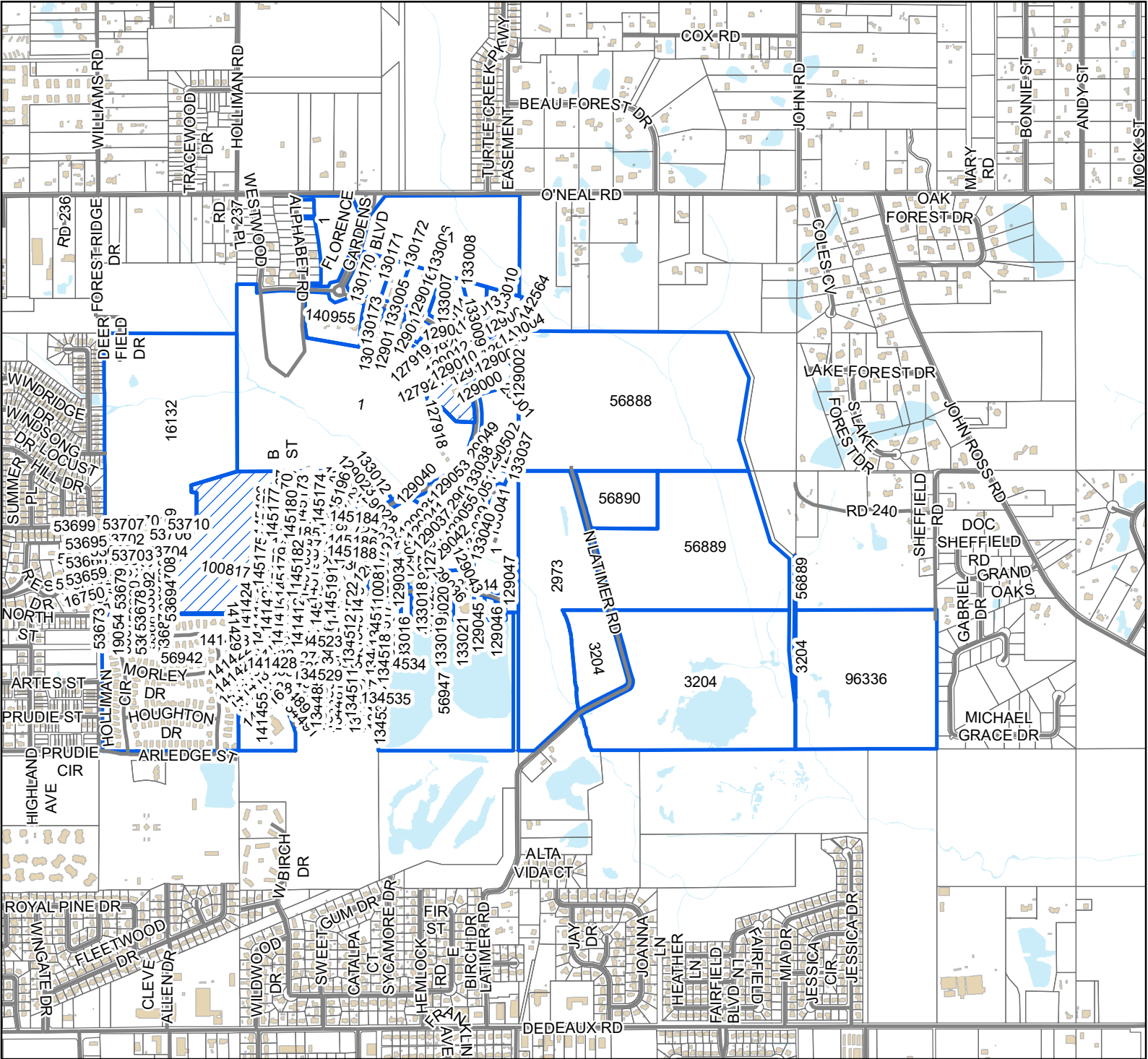
CHG: PZD PLANNING AND ZO 175.00

AMOUNT PAID: 175.00

PAID BY:
PAYMENT METH: CHECK
22561

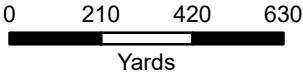
REFERENCE:

AMT TENDERED: 175.00
AMT APPLIED: 175.00
CHANGE: .00



Legend

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



1 inch = 1,325 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
	127918	0908C-01-001.001	FLORENCE GARDENS LLC	12271 PRESERVATION DRIVE	GULFPORT	MS	39503
N	1	0908C-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
			BROWN, MITCHELL & ALEXANDER, INC.	131 RUE MAGNOLIA	BILOXI	MS	39530
N			Adjacent Property Owners				
	129037	0908F-01-024.000	ABULIEL ANGELA CHRISTIANA	9 GAINSWOOD DRIVE E	MARRERO	LA	70072
	53695	0908E-01-030.000	ACEVEDO DANIELLA	100 EAGLE FEATHER LANE	GULFPORT	MS	39503
	53691	0908E-01-060.000	ANDERSON KELLY & NOLA	108 BIG SKY DR	GULFPORT	MS	39503
	53681	0908E-01-056.000	ASHLEY FREDDIE JR & TAMMY Y	100 BIG SKY DR	GULFPORT	MS	39503
	129006	0908C-01-001.011	BAKER DONALD G & MARY A -TRUSTEES-	13059 HARTLEY CIR	GULFPORT	MS	39503
	53688	0908E-01-063.000	BALDWIN CLAUDIA V	113 BIG SKY DR	GULFPORT	MS	39503
	129036	0908F-01-023.000	BARBAY JORDAN & JORDAN ABULIEL	12179 OLD WHISPER CREEK DR	GULFPORT	MS	39503
	129031	0908F-01-018.000	BARBAY TROY & JILL JOIA	12366 THREE RIVERS RD	GULFPORT	MS	39503
	129045	0908F-01-032.000	BENTZ JULIE	13095 LAKE FLORENCE DR	GULFPORT	MS	39503
	141419	0908F-01-066.000	BERRY LUKE A & RACHEL WALKLET	1213 ALPHABET RD	GULFPORT	MS	39503
	141424	0908F-01-071.000	BLACKMORE PAUL HOWARD & CHERIE LYNN	13337 KINDER DR	GULFPORT	MS	39503
	129050	0908C-01-001.024	BORMANN LEAANN	13058 MIDLAND COVE	GULFPORT	MS	39503
	134532	0908F-01-002.057	BOYD BRIAN D & ALLISON N	11985 MUSIC ST	GULFPORT	MS	39503
	134509	0908F-01-002.034	BRECKENRIDGE ROBERT D & FRANCES A	13138 DAYBREAK CT	GULFPORT	MS	39503
	129010	0908C-01-001.015	BRODSKY ELIA & KAYCI A SLAGEL	12444 PRESERVATION DR	GULFPORT	MS	39503
	130173	0908C-01-001.028	BROSIG THOMAS J & ROBIN MIDCALF	12485 PRESERVATION DR	GULFPORT	MS	39503
	129044	0908F-01-031.000	BURRELL ANDREW C & ASHLEY	12562 LAKE VILLIAGE DRIVE	GULFPORT	MS	39507
	53689	0908E-01-062.000	CAMPBELL JOHNATHON	610 PALM COURT	GULFPORT	MS	39501
	53661	0908E-01-052.000	CARTAGENA JULIO & MARY R	130 RESERVATION DR	GULFPORT	MS	39503
	53700	0908E-01-037.000	CHALOULT ROSEMARY B ROUSSEAU	102 EAGLE LN	GULFPORT	MS	39503
	129003	0908C-01-001.008	CHAPUIS WILLIAM LYNN & BRENDA S	P O BOX 3121	GULFPORT	MS	39505
	53694	0908E-01-049.000	CLIFTON ROBERT VINCENT	136 RESERVATION DRIVE	GULFPORT	MS	39503
	129051	0908F-01-036.000	CLOWER JOHN ROBBINS JR & BARBARA C/O	2003 BOTTS DR	ARLINGTON	TX	76012
	53679	0908E-01-058.000	COAST PROPERTIES LLC	1447 EAST PASS RD	GULFPORT	MS	39507
	134515	0908F-01-002.040	COBB DAPHNE	13141 WHISTLE COURT	GULFPORT	MS	39503
	134521	0908F-01-002.046	CREEL JAMES E & NANCY A	13146 WHISTLE COURT	GULFPORT	MS	39503
	129002	0908C-01-001.007	CROMWELL JASON & JOANIE	P O BOX 3597	GULFPORT	MS	39505
	145188	0908E-01-001.107	DAINES JUDY & KENNETH	12208 MUSIC ST	GULFPORT	MS	39503
	53707	0908E-01-045.000	DAVISON MICHAEL A & LAKISHA T	104 TOMAHAWK TRAIL	GULFPORT	MS	39503
	129038	0908F-01-025.000	DEGEORGE DOUGLASS DON & APRIL JOY	12191 OLD WHISPER CREEK	GULFPORT	MS	39503
	53666	0908E-01-029.000	DEMAGGIO WANDA F	127 RESERVATION DRIVE	GULFPORT	MS	39503
	141416	0908F-01-063.000	DEMAREST JULIE MARIE	567 ALPHABET RD	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	134530	0908F-01-002.055	DEMOLA MICHAEL C & SUZANNE	11993 MUSIC ST	GULFPORT	MS	39503
	129016	0908C-01-001.021	DENNIS PADRICK D & MARY M	12473 PRESERVATION DR	GULFPORT	MS	39503
	133013	0908F-01-043.000	DILTS BRENT C	12187 PRESERVATION DR	GULFPORT	MS	39503
	129000	0908C-01-001.005	DOUGLAS DAVID EUGENE & GRACE ELAINE	13024 HARTLEY CIR	GULFPORT	MS	39503
	134478	0908F-01-002.003	DRENNEN CHARLOTTE	13141 WESTMINISTER BLVD	GULFPORT	MS	39503
	53710	0908E-01-046.000	EDWARDS SANDRA M	103 TOMAHAWK TRAIL	GULFPORT	MS	39503
	141420	0908F-01-067.000	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	141421	0908F-01-068.000	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145185	0908E-01-001.104	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145189	0908E-01-001.108	ELLIOTT HOMES LLC	1402 PASS ROAD	GULFPORT	MS	39501
N	145183	0908E-01-001.102	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145180	0908E-01-001.099	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145181	0908E-01-001.100	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
	134525	0908F-01-002.050	ENGLISH OTIS J JR & PATRICIA A	11987 PRESERVATION DR	GULFPORT	MS	39503
	129004	0908C-01-001.009	ENNIS BRADLEY A	13051 HARTLEY CIRCLE	GULFPORT	MS	39503
	127924	0908F-01-003.000	EPPERT MELAINE S	12212 PRESERVATION DR	GULFPORT	MS	39503
	145187	0908E-01-001.106	ERICKSON MATTHEW EDWARD -ETAL-	12212 MUSIC ST	GULFPORT	MS	39503
	53693	0908E-01-050.000	EVANS VIRGINIA H	134 RESERVATION DR	GULFPORT	MS	39503
	130174	0908C-01-001.029	FAIRLEY CLAYTON & REBECA	19219 ROAD 223	SAUCIER	MS	39574
	134487	0908F-01-002.012	FARRIS DANIEL L	13225 WESTMINISTER BLVD	GULFPORT	MS	39503
	134519	0908F-01-002.044	FERREIRA ALEJANDRO E	13138 WHISTLE CT	GULFPORT	MS	39503
N	129035	0908F-01-022.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	130171	0908C-01-001.026	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129048	0908F-01-035.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	130170	0908C-01-001.025	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133010	0908C-01-001.035	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133006	0908C-01-001.031	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133007	0908C-01-001.032	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133008	0908C-01-001.033	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129013	0908C-01-001.018	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129012	0908C-01-001.017	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133039	0908F-01-040.002	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	129055	0908F-01-040.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129042	0908F-01-029.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133020	0908F-01-050.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129040	0908F-01-027.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	133015	0908F-01-045.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133016	0908F-01-046.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133041	0908F-01-040.004	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	129043	0908F-01-030.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133012	0908F-01-042.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133009	0908C-01-001.034	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133040	0908F-01-040.003	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	133038	0908F-01-040.001	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	133019	0908F-01-049.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	16132	0908E-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	56947	0908F-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	141429	0908F-01-002.061	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	100817	0908E-01-001.001	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	141428	0908F-01-057.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	145194	0908E-01-001.113	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145196	0908E-01-001.115	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145166	0908E-01-001.085	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145167	0908E-01-001.086	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145169	0908E-01-001.088	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145171	0908E-01-001.090	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145172	0908E-01-001.091	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145173	0908E-01-001.092	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145186	0908E-01-001.105	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145175	0908E-01-001.094	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145176	0908E-01-001.095	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145177	0908E-01-001.096	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145178	0908E-01-001.097	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145179	0908E-01-001.098	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
	134535	0908F-01-002.060	FLORENCE GARDENS RES NEIGHBORHOOD C C/O	12321 PRESERVATION DR	GULFPORT	MS	39503
N	134534	0908F-01-002.059	FLORENCE GARDENS RES NEIGHBORHOOD C C/O	12321 PRESERVATION DR	GULFPORT	MS	39503
	134533	0908F-01-002.058	FLOWERS R LEE & DAPHNE N	11981 MUSIC ST	GULFPORT	MS	39503
	2973	0908G-01-003.000	FORE WALLACE C	14270 CREOSOTE RD	GULFPORT	MS	39503
N	3204	0908G-01-005.000	FORE WALLACE C	14270 CREOSOTE RD	GULFPORT	MS	39503
	56889	0908G-01-001.000	FORE WALLACE C ETAL	P O BOX 3058	GULFPORT	MS	39501
	129008	0908C-01-001.013	FOX DUNCAN	12396 PRESERVATION DRIVE	GULFPORT	MS	39503
	141425	0908F-01-072.000	FREEMAN JUDY E	13333 KINDER DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	129027	0908F-01-014.000	FREITAG JOE & MARLA	P O BOX 2277	BAY ST LOUIS	MS	39521
	145191	0908E-01-001.110	FRIPP MATTHEW W & DENEKE	13230 ARTISAN RD	GULFPORT	MS	39503
	129009	0908C-01-001.014	GADDY BRYAN & HANNAH	12440 PRESERVATION DRIVE	GULFPORT	MS	39503
	141422	0908F-01-069.000	GAGNON MARK & SUSAN	13568 WINDROSE CIRCLE	GULFPORT	MS	39503
	134491	0908F-01-002.016	GARRETT BRITTANY K & DUSTIN G	13317 WESTMINISTER BLVD	GULFPORT	MS	39503
	129014	0908C-01-001.019	GIBSON JASON & ERIN L	12469 PERSEVTION DR	GULFPORT	MS	39503
	129015	0908C-01-001.020	GIBSON JASON THOMAS & ERIN LYNN	12469 PRESERVATION DR	GULFPORT	MS	39503
	134517	0908F-01-002.042	GIBSON TOM & PAM	13129 WHISTLE CT	GULFPORT	MS	39503
	141335	0908F-01-055.000	GILREATH MICHAEL H & CYNTHIA	13307 KINDER DR	GULFPORT	MS	39503
	141418	0908F-01-065.000	GODDARD JOSEPH J & SPATES DESTINEE	1011 ALPHABET RD	GULFPORT	MS	39503
	129028	0908F-01-015.000	GOFF JOHN R & CYNTHIA L	12224 PRESERVATION DR	GULFPORT	MS	39503
	129024	0908F-01-011.000	GOLDIN ALAN H & HOPE U	12223 PRESERVATION DR	GULFPORT	MS	39503
	129030	0908F-01-017.000	GOLDIN FLORENCE	12200 PRESERVATION DRIVE	GULFPORT	MS	39503
	133021	0908F-01-051.000	GOLDIN JASON	13099 LAKE FLORENCE RD	GULFPORT	MS	39503
	140955	0908C-01-001.037	GOLDIN MARTIN C	12503 PRESERVATION DR	GULFPORT	MS	39503
	127927	0908F-01-007.000	GOLDIN MICHAEL & RUSSELL -TRUSTEES-	13124 LAKE FLORENCE RD	GULFPORT	MS	39503
	134483	0908F-01-002.008	GOLDIN NAOMI	13209 WESTMINSTER BLVD	GULFPORT	MS	39507
	141415	0908F-01-062.000	GOLDIN RYAN M	12503 PRESERVATION DRIVE	GULFPORT	MS	39503
	127922	0908F-01-005.000	GOLDIN SCOTT LEE	12207 PRESERVATION DRIVE	GULFPORT	MS	39503
	127928	0908F-01-008.000	GOLDIN STEVEN L & DEBORAH H	13123 LAKE FLORENCE RD	GULFPORT	MS	39503
N	133018	0908F-01-048.000	GOLDIN STEVEN L & DEBORAH H	13123 LAKE FLORENCE RD	GULFPORT	MS	39503
	53677	0908E-01-066.000	GRAVES RANDY L & POWELL CHRISTOPHER	107 BIG SKY DRIVE	GULFPORT	MS	39503
	134476	0908F-01-002.001	GRAY ELLERY F & ELAINE R -TRUSTEES-HUMI	13131 WESTMINSTER BLVD	GULFPORT	MS	39503
	134484	0908F-01-002.009	GRAY MARY JANE	13213 WESTMINSTER BLVD	GULFPORT	MS	39503
	134528	0908F-01-002.053	GRAY PHILLIP W & LILLIAN K	11990 MUSIC ST	GULFPORT	MS	39503
	127921	0908C-01-001.004	GUIROLA LOUIS JR & STEPHANIE	12453 PRESERVATION DR	GULFPORT	MS	39503
	53675	0908E-01-068.001	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39501
	133037	0908F-01-037.001	HAGWOOD TERESA W	18534 DEER DR	SAUCIER	MS	39574
N	129052	0908F-01-037.000	HAGWOOD TERESA W	18534 DEER DR	SAUCIER	MS	39574
	53673	0908E-01-069.000	HAMMOND MONICA R & DONALD JR	101 BIG SKY DR	GULFPORT	MS	39503
	134531	0908F-01-002.056	HARWELL WILLIAM D IV & MELISSA	18294 WILD TURKEY COVE	SAUCIER	MS	39574
	129039	0908F-01-026.000	HATTEN W EDWARD JR & KAREN D	980 COURTHOUSE RD APT 1401	GULFPORT	MS	39507
	53680	0908E-01-057.000	HAYWOOD WILLIE E & ROMA J	102 BIG SKY DR	GULFPORT	MS	39503
	134524	0908F-01-002.049	HERBERT ARTHUR J III & ELLEN G	11991 PRESERVATION DR	GULFPORT	MS	39503
	134480	0908F-01-002.005	HERBERT BERNARD F & JENNIFER J	28722 TARA RIDGE CT	FULSHEAR	TX	77441
	53692	0908E-01-051.000	HILL ANTHONY M & CAROL A ROBINSON	132 RESERVATION DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	53678	0908E-01-059.000	HILL DORIS MARIE	106 BIG SKY DR	GULFPORT	MS	39503
	141334	0908F-01-054.000	HINES OWEN CLARK JR & KELLY FLYNN	13311 KINDER DRIVE	GULFPORT	MS	39503
	145184	0908E-01-001.103	HODA BRENDA	12224 MUSIC ST	GULFPORT	MS	39503
	145193	0908E-01-001.112	HODO DEVIN K & SARAH E JAMES	13233 ARTISAN RD	GULFPORT	MS	39503
	56942	0908E-02-001.000	HOLLIMAN PLACE LLC	P O BOX 349	OXFORD	MS	38655
	129034	0908F-01-021.000	HOLMAN JAMES M & MELISSA A	13134 LAKE FLORENCE RD	GULFPORT	MS	39503
	129023	0908F-01-010.000	HOPE TIM R & BETTY A	12227 PRESERVATION DR	GULFPORT	MS	39503
	141427	0908F-01-074.000	JACKSON AVERY & LAUREN	13323 KINDER DR	GULFPORT	MS	39503
	141423	0908F-01-070.000	JOHNSON ROSALIND D	2021 ALPHABET RD	GULFPORT	MS	39503
	129054	0908F-01-039.000	JOHNSON STEVEN MICHAEL	14095 RIDGEWAY DR	GULFPORT	MS	39503
N	129053	0908F-01-038.000	JOHNSON STEVEN MICHAEL	14095 RIDGEWAY DR	GULFPORT	MS	39503
	130175	0908F-01-041.000	KATSIS KAYE ANNE	12199 PRESERVATION DR	GULFPORT	MS	39503
	53702	0908E-01-039.000	KENNEDY JOHN & RUTHIE N	1815 22ND AVE	GULFPORT	MS	39501
	53708	0908E-01-048.000	KIRCH LINDA & PROCTOR ALAN -TRUSTEE	133 RESERVATION DR	GULFPORT	MS	39503
	53686	0908E-01-065.000	KIRSTEIN CHRISTOPHER & ELLEN	109 BIG SKY DR	GULFPORT	MS	39503
	134477	0908F-01-002.002	KISH KYLE L & SHELLEY H	13137 WESTMINSTER BLVD	GULFPORT	MS	39503
	134527	0908F-01-002.052	KROLL DONALD A & MARLENE B	11994 MUSIC STREET	GULFPORT	MS	39503
	134513	0908F-01-002.038	LAWSON DAVID W & ANN G	13149 WHISTLE CT	GULFPORT	MS	39503
	141417	0908F-01-064.000	LEIGH KELLEY L & JUSTIN K	789 ALPHABET ROAD	GULFPORT	MS	39503
	129025	0908F-01-012.000	LIEBERMAN STACY RESIDENCE TRUST	14231 SEAWAY RD STE 7000	GULFPORT	MS	39503
	134489	0908F-01-002.014	LIZANA DESIREE A	13309 WESTMINISTER BLVD	GULFPORT	MS	39503
	141455	0908K-01-002.001	LORD OF THE HARVEST INC	14231 SEAWAY RD STE 7010	GULFPORT	MS	39503
	134514	0908F-01-002.039	LOVE GREG Z & PAM JO	807 S RIVERSIDE HARBOR RD	POST FALLS	ID	83854
	130172	0908C-01-001.027	LOVELL FRANK A & NANCY D	40 54TH ST	GULFPORT	MS	39507
	19054	0908E-01-067.000	MADDOX VIVIAN	105 BIG SKY DR	GULFPORT	MS	39507
	134526	0908F-01-002.051	MALONE RICHARD A	11998 MUSIC STREET	GULFPORT	MS	39503
	145174	0908E-01-001.093	MANAS KENNETH SALVADOR & MICKI LE	13304 HAWK PLACE	GULFPORT	MS	39503
	141413	0908F-01-060.000	MARSHALL CHAD E & JARRID HILL	13318 KINDER DR	GULFPORT	MS	39503
	134520	0908F-01-002.045	MASCARO ALEJANDRO E FERREIRA	13138 WHISTLE CT	GULFPORT	MS	39503
	141414	0908F-01-061.000	MASSEY CHARLES P	13322 KINDER DR	GULFPORT	MS	39503
	127920	0908C-01-001.003	MCCULLOUGH MICHAEL S & JENNIFER	12457 PRESERVATION DRIVE	GULFPORT	MS	39503
	145170	0908E-01-001.089	MCFARLAND JAMES A & SARAH O	13320 HAWK PLACE	GULFPORT	MS	39503
	53687	0908E-01-064.000	MCKINNEY JOHNNY F	111 BIG SKY DR	GULFPORT	MS	39503
	129041	0908F-01-028.000	MCVAY LARRY C II & EDIRNE A	12190 OLD WHISPER CREEK DR	GULFPORT	MS	39503
	134488	0908F-01-002.013	MCVAY LARRY CLIFFORD II & EDIRNE A	12504 CRYSTAL WELLS CT	GULFPORT	MS	39503
	141412	0908F-01-059.000	MICHELLI MADELEINE	13314 KINDER DRIVE	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
53699	0908E-01-036.000		MIGLIACCIO JAMES A & YOLANDA W	101 WARPATH TRL	GULFPORT	MS	39503
145192	0908E-01-001.111		MIRICK CAROLYN	13226 ARTISAN RD	GULFPORT	MS	39503
129007	0908C-01-001.012		MITCHELL ROBERT ARTHUR	13063 HARTLEY CIR	GULFPORT	MS	39503
53705	0908E-01-043.000		MOODY ARTIES JONES JR & SHARON L	100 TOMAHAWK TRAIL	GULFPORT	MS	39503
53665	0908E-01-028.000		MOORE CHRISTOPHER M	125 RESERVATION DRIVE	GULFPORT	MS	39503
134510	0908F-01-002.035		MORA JANET	13142 DAYBREAK COURT	GULFPORT	MS	39503
53704	0908E-01-042.000		NOERNBERG WILLIAM E II & ASHLIE RENEE V	131 RESERVATION DR	GULFPORT	MS	39503
129029	0908F-01-016.000		NORRIS JACK R & STEPHANIE D	12216 PRESERVATION DR	GULFPORT	MS	39503
127919	0908C-01-001.002		OTERO MICHAEL & STACEY L	12461 PRESERVATION DR	GULFPORT	MS	39503
53659	0908E-01-054.000		PASSMAN ROBIN	12487 WINDANCE DR	GULFPORT	MS	39503
134529	0908F-01-002.054		PICKLE CATHERINE & JOLLY EUGENE	11986 MUSIC ST	GULFPORT	MS	39503
141333	0908F-01-053.000		PIZZETTA DANETTE SHAW	13315 KINDER DR	GULFPORT	MS	39503
129033	0908F-01-020.000		POOLE CRYSTAL DANIEL & MARCUS	13140 LAKE FLORENCE ROAD	GULFPORT	MS	39503
96336	0908H-01-011.000		PRESTON LON EDWARD	12219 SHEFFIELD RD	GULFPORT	MS	39507
134522	0908F-01-002.047		RAGLAND JOHN D & SHELLEY	13150 WHISTLE CT	GULFPORT	MS	39503
53690	0908E-01-061.000		RAY MARK STEVEN & DARI STARLING	145 GARY ST	GULFPORT	MS	39503
141336	0908F-01-056.000		REGISTER MARK A & JANICE M	13303 KINDER DR	GULFPORT	MS	39503
141426	0908F-01-073.000		RICE SIDNEY EARL JR & SHELLY	13327 KINDER DR	GULFPORT	MS	39503
134516	0908F-01-002.041		RIDDLE DONALD S & KATHLEEN M	13137 WHISTLE COURT	GULFPORT	MS	39503
145182	0908E-01-001.101		RIVERS SHELIA L	13309 HAWK PL	GULFPORT	MS	39503
127929	0908F-01-009.000		ROGERS JOHN M & CATHERINE	13310 WESTMINISTER BLVD	GULFPORT	MS	39503
16750	0908E-01-055.000		ROSETTI SCOTTY R & DENISE M	124 RESERVATION DR	GULFPORT	MS	39503
129017	0908C-01-001.022		SERNA MARVIN JR	12477 PRESERVATION DRIVE	GULFPORT	MS	39503
134508	0908F-01-002.033		SHAW SUSAN S & PIZZETTA DANETTE S	13205 WESTMINISTER BLVD	GULFPORT	MS	39503
134482	0908F-01-002.007		SHAW SUSAN STEPHANIE	13205 WESTMINSTER BLVD	GULFPORT	MS	39503
134485	0908F-01-002.010		SHERMAN RENNY & LINDA F	13217 WESTMINSTER BLVD	GULFPORT	MS	39503
53696	0908E-01-031.000		SIMMONS HARVEY G -L/E-	100 WARPATH TRAIL	GULFPORT	MS	39503
53703	0908E-01-040.000		SMITH FREDDIE M	101 EAGLE FEATHER LN	GULFPORT	MS	39503
134512	0908F-01-002.037		SMITH JOHNATHAN H & JAMES C BARNES	13150 DAYBREAK CT	GULFPORT	MS	39503
129005	0908C-01-001.010		SMITH RONNIE J & JESSICA ANNE	13055 HARTLEY CIRCLE	GULFPORT	MS	39503
19055	0908E-01-068.000		SOLOMON TERESA	318 KIMBERLY DR	GULFPORT	MS	39503
133005	0908C-01-001.030		STANICH CHARLES A & ROXANNE Q	3505 FORREST PRESERVE CIR	GAUTIER	MS	39553
127925	0908F-01-004.000		SUROWIEC WALTER J & CARTER KRISTINE	12208 PRESERVATION DRIVE	GULFPORT	MS	39503
129047	0908F-01-034.000		SUROWIEC WALTER JOSEPH	13081 LAKE FLORENCE RD	GULFPORT	MS	39503
134481	0908F-01-002.006		SYKES STEVEN D & DORINDA	15828 PARKWOOD DR S	GULFPORT	MS	39503
53709	0908E-01-047.000		TATE BARBARA E & TURNER CARLOTTA	101 TOMAHAWK TRAIL	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	134486	0908F-01-002.011	THRASH JUSTIN K & HOLLY D	13221 WESTMINSTER BLVD	GULFPORT	MS	39503
	134511	0908F-01-002.036	TODD LEVI C & RACHELLE	13146 DAYBREAK COURT	GULFPORT	MS	39503
	53668	0908E-01-041.000	TOLAR TERRY & JANET EILERMANN	2620 RUE PALAFOX	BILOXI	MS	39531
	145190	0908E-01-001.109	TOMKO CAROLYN	765 WEST MCHENRY RD	MCHENRY	MS	39561
	134479	0908F-01-002.004	TOOTLE HOMES LLC	12500 VILLAGE AVE EAST	BILOXI	MS	39532
	129026	0908F-01-013.000	TRAN JOHN H & TRAN H NGUYEN-TRUSTEE	12215 PRESERVATION DR	GULFPORT	MS	39503
	129032	0908F-01-019.000	VANN MICHAEL A & THERESA	13144 LAKE FLORENCE RD	GULFPORT	MS	39503
	129001	0908C-01-001.006	VO SANG & HONG-AN NGUYEN	10219 BELLE VUE RD	D'IBERVILLE	MS	39540
	56890	0908G-01-002.000	W C FORE TRUCKING CO INC	14270 CREOSOTE RD	GULFPORT	MS	39503
N	56888	0908B-01-008.000	W C FORE TRUCKING CO INC	14270 CREOSOTE RD	GULFPORT	MS	39503
	53701	0908E-01-038.000	WALDROP FORREST T & MARY C	105 EAGLE LN	GULFPORT	MS	39503
	53660	0908E-01-053.000	WALLS RICHARD L & SHARON L	128 RESERVATION DR	GULFPORT	MS	39503
	129046	0908F-01-033.000	WALTZ ROBERT D & BRENDA M	13087 LAKE FLORENCE DRIVE	GULFPORT	MS	39503
	53706	0908E-01-044.000	WANZO VICTORIA L & WILLIE JR	102 TOMAHAWK TRAIL	GULFPORT	MS	39503
	145195	0908E-01-001.114	WARD DORIS DUNCAN	13225 ARTISAN RD	GULFPORT	MS	39503
	129049	0908C-01-001.023	WARD PHILLIP	13062 MIDLAND COVE	GULFPORT	MS	39503
	134490	0908F-01-002.015	WESSLER ZACHARY S & LAUREN B	13313 WESTMINISTER BLVD	GULFPORT	MS	39503
	142564	0908C-01-001.038	WESSON AUGUSTUS & ASHLEY	13050 HARTLEY CIRCLE	GULFPORT	MS	39503
	134523	0908F-01-002.048	WETZEL RAUN JOSEPH & VICTORIA R	11995 PRESERVATION DR	GULFPORT	MS	39503
	134518	0908F-01-002.043	WHITEMAN BRIDGET M & RALPH ANDREW	13130 WHISTLE COURT	GULFPORT	MS	39503
	145168	0908E-01-001.087	WOLD ROBIN L & GREGORY E	13328 HAWK PLACE	GULFPORT	MS	39503

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

Zoning Text Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: General Plan 2207PC126:

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report
General Plan
(The Great Southern Subdivision)

GENERAL INFORMATION

Case File Number: 2207PC126

Hearing Date: June 23, 2022

Current Zoning/Use: R-1-7.5 / Golf course

Legal: General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 177-lot, 9-outparcel, 50.56-acre residential subdivision, named The Great Southern Subdivision. This new subdivision is a redevelopment of The Great Southern Golf Course located in the Great Southern and College Park Neighborhoods.

Regulations state that the minimum property size for new single-family home in this zoning district is 7,500 square feet with a front yard setback of 25 feet and a side and rear yard setback of 8 feet. This particular proposal has properties ranging from 7,500 to 17,952 square feet. Without running statistics, it appears the vast majority of the lots are less than 8,500 square feet.

Conversations with the City Tree Advisor (who is unavailable for written comment at the time of the report) indicated that the protected trees on lots 111-112 and 118-119 are going to be in the way of home construction and this location may be better preserved with a park.

Subdivision regulations require a multitude of items for development and this project meets and does not meet several of them.

A. Meets:

- a. Lot sizes
- b. Lot access to planned public roads

B. Does not meet:

- a. Street names not consistent with standards. Article III (9-50)(A)(8)
 - i. Change Arbor Lane Drive has double suffix similar to Arbor Street Avenue. Correct to a singular ending. Possibilities include:
 - 1. Arbor Way
 - 2. Arbor Avenue
 - 3. Arbor Trail.
 - ii. The north end of Arbor Land Drive heading east needs a separate name.
- b. Street layout does not provide for future projection into un-subdivided lands to provide convenient circulation to the northern property. Article III (9-50)(B)(1)
- c. Right-of-way width not 60 feet. Article III (9-50)(B)(13)

Technical Report
General Plan
(The Great Southern Subdivision)

- d. Private Clubhouses and parks are not allowed by chart of permitted uses in R-1-7.5. Appendix A. Sec III (D)(3)
- e. Setbacks shown as typical do not meet city standards or corner lots. Appendix A. Sec IV (K)(2)
- f. This project does not incorporate natural features and trees preservation into the project development. Supplementary Design Standards Appendix A Sec. IV (E) (2)

The proposed parcels are located adjacent to city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant provides draft covenants for this development.

EXECUTIVE SUMMARY

With this project having a great historical presence in the city and surrounding neighborhoods, it is understandable to have reservations about the redevelopment proposal for a new subdivision. Between the subdivision regulations and the zoning regulations, this property is allowed to be redeveloped with specific conditions being met. Further, the Planning Commission can grant waivers to specific subdivision requirements on the basis of a hardship. Review of this project found several conditions that conflict with the subdivision requirements with no submitted substantial justification for hardship when compared to the proposal and site. Additionally, there are several issues with the zoning regulations that need to be addressed to satisfy the proposed project. The Planning Commission should proceed with caution when reviewing this project, and let the applicant substantiate their hardships to the Commission before approving or tabling for revisions.

Any approval should consider these conditions:

- 1. Show lot width at the building setback line for lots less than 60 feet wide. Specific examples include lots 41-43, 99-102, and 118
- 2. Street names not consistent with standards. Article III (9-50)(A)(8)
 - a. Change Arbor Lane Drive has double suffix similar to Arbor Street Avenue. Correct to a singular ending. Possibilities include:
 - i. Arbor Way
 - ii. Arbor Avenue
 - iii. Arbor Trail
 - b. The north end of Arbor Land Drive heading east needs a separate name.
- 3. Consideration for tree preservation on lots 111-112 and 118-119 with a public park or other approvable amenity.
- 4. All signage & striping shall meet the current City of Gulfport construction standards and the current edition of the MUTCD.
- 5. Provide construction plans at time of permitting.
- 6. Must comply with the current Edition of the Building Codes and City of Gulfport Ordinances.

Technical Report
General Plan
(The Great Southern Subdivision)

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 6/15/22.

Public Works: Conditions: provide construction plans at time of permitting.
Memo dated 06/13/22.

Traffic and Safety: Conditions: all signage & striping shall meet the current City of Gulfport construction standards and the current edition of the MUTCD. Memo dated 06/13/22.

Building Code Services: Conditions: Must comply with the current Edition of the Building Codes and City of Gulfport Ordinances. Memo dated 06/06/22.

GIS: No conditions. Memo dated 06/14/22.

Police Department: No conditions. Memo dated 06/14/22.

Fire Department: No conditions. Memo dated 06/10/22.

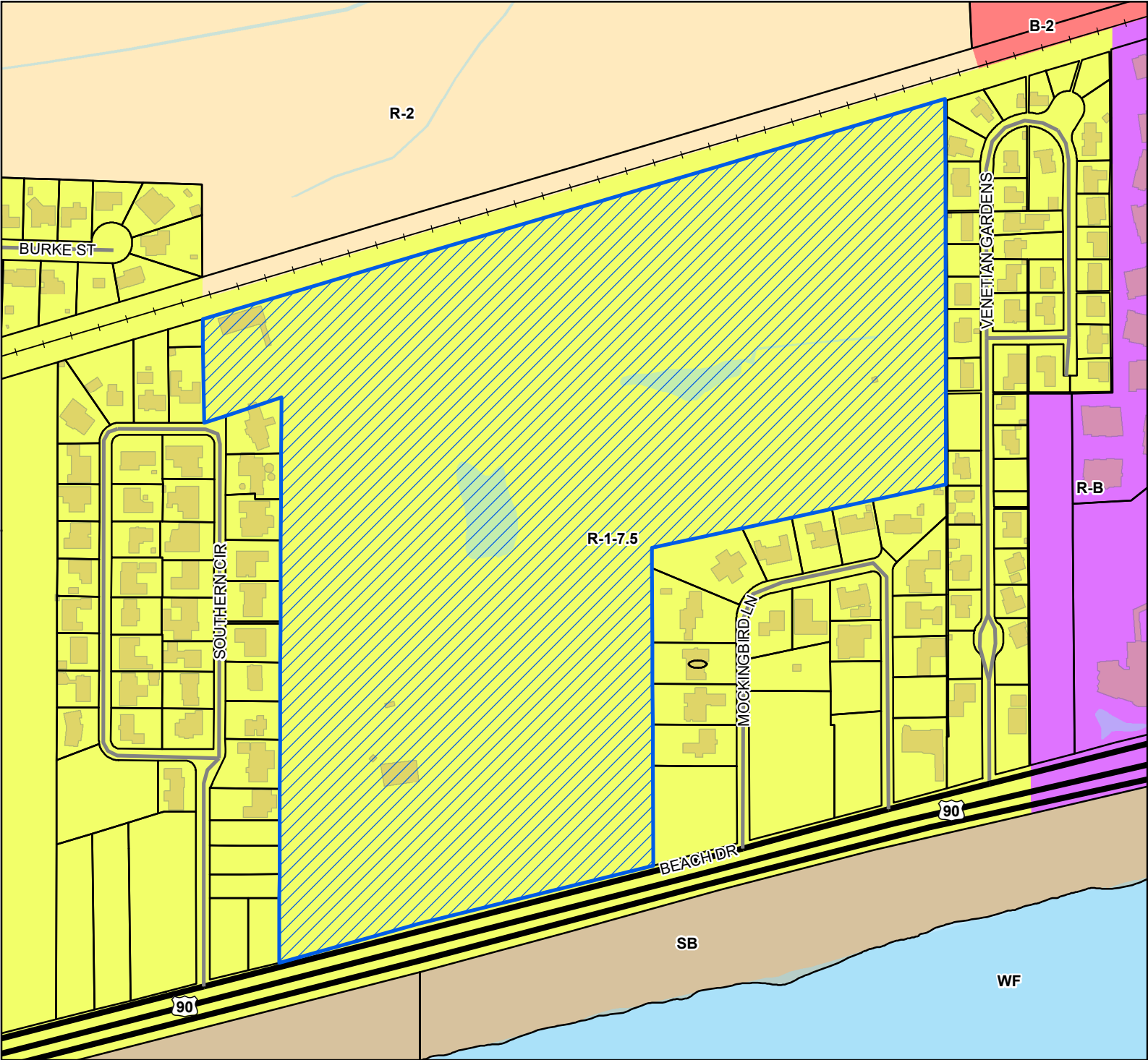
City Arborist: No comments as of 6/15/22.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Legend

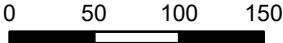
- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features

Zoning

- B-2 - General Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District
- SB - Sand Beach
- WF - Water Front

Site Information

1010P-03-038.000
 Zoning: R-1-7.5 (Single-Family Residence)
 Size: 59.6 acres
 Flood: X



1 inch = 340 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.

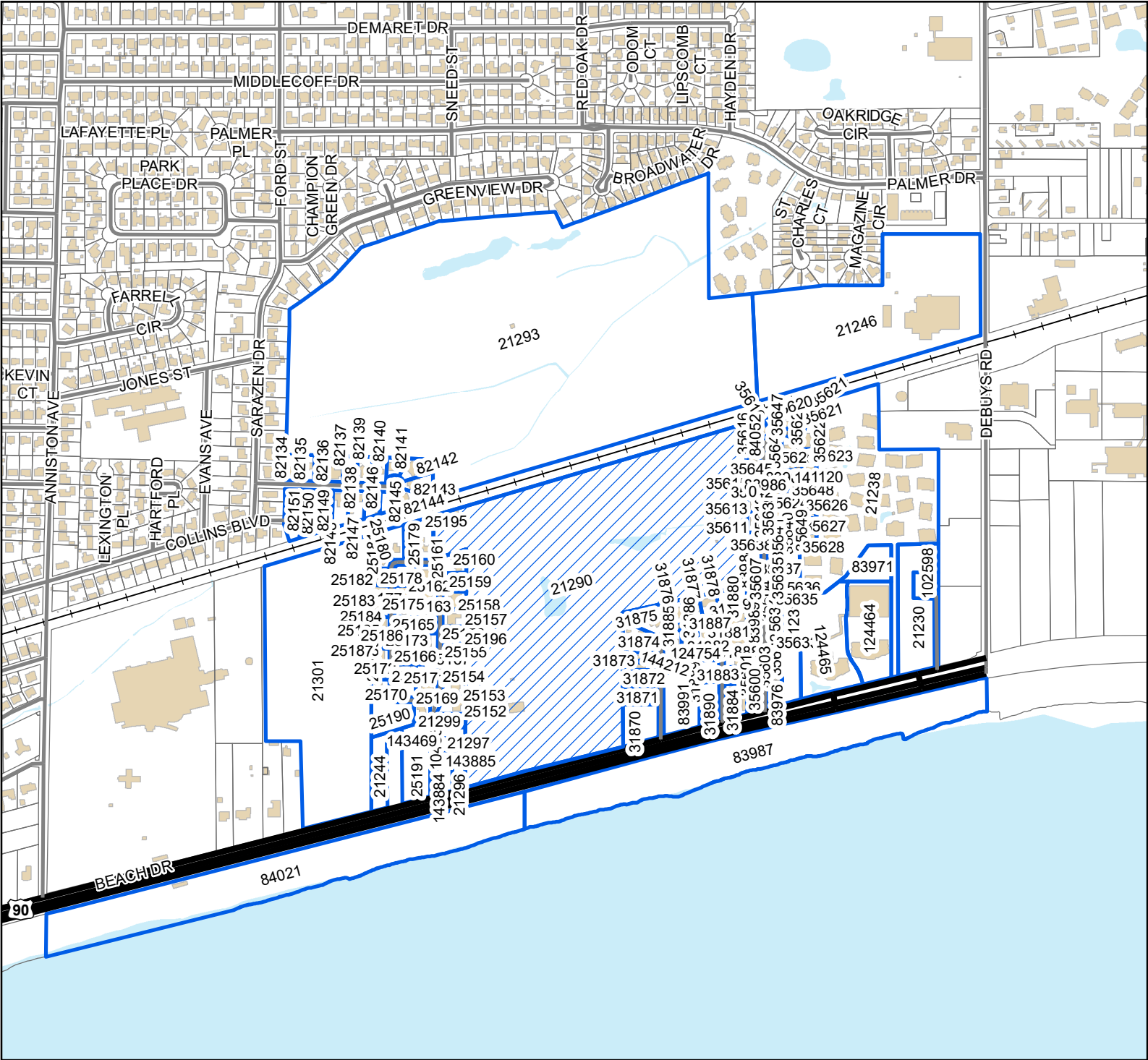
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	21290	1010P-03-038.000	ARBOR SITES LLC	4910 NORTH MONROE ST	TALLAHASSEE	FL	32303
N	21293	1010I-01-078.000	ARBOR SITES LLC	4910 NORTH MONROE ST	TALLAHASSEE	FL	32302
			DENNIS STIEFFEL & ASSOCIATES, INC.	13061 SHRINERS BLVD., SUITE C	BILOXI	MS	39532
N			Adjacent Property Owners				
	21246	1010I-01-092.000	205 GULFPORT MRP LLC C/O WHITESTAR AD	902 CLINT MORE RD STE 104	BOCA RATON	FL	33487
	124465	1010P-01-006.002	2252 BEACH LLC	P O BOX 1380	OCEAN SPRINGS	MS	39564
N	124464	1010P-01-006.001	2252 BEACH LLC	P O BOX 1380	OCEAN SPRINGS	MS	39566
	102598	1010P-01-004.001	A & H CORP	1714 PASS RD	BILOXI	MS	39531
	25175	1010O-02-036.000	ANDERSON JANIS J -TRUSTEE	330 SOUTHERN CIR	GULFPORT	MS	39501
	31870	1010P-03-029.000	ANDERSON ROY III	4900 COURTHOUSE RD	GULFPORT	MS	39507
	35635	1010P-01-013.000	ASCOT DEVELOPMENT COMPANY INC	1904 LAKELAND DR	JACKSON	MS	39216
	25179	1010O-02-019.000	BERTUCCI FELIX J III	282 SOUTHERN CIR	GULFPORT	MS	39507
	35624	1010P-01-022.000	BLACK GENE MARIE & STEPHEN CASWELL	296 VENETIAN GDNS	GULFPORT	MS	39507
	82144	1010O-01-002.013	BLACK MARY-KATHERINE	2418 BURKE STREET	GULFPORT	MS	39507
	35623	1010P-01-024.000	BOND MARK E	288 VENETIAN GARDENS	GULFPORT	MS	39507
	35611	1010P-03-006.000	BOUISSEY GARY L	219 VENETIAN GARDENS	GULFPORT	MS	39507
	35632	1010P-01-010.000	BRIGGS GARY	P O BOX 1538	CORINTH	MS	38834
	35616	1010P-03-001.000	BROKAW ROGER B	245 VENETIAN GARDENS	GULFPORT	MS	39507
	35646	1010P-01-026.000	BROKAW ROGER B & BRANTLEY A	245 VENETIAN GARDENS	GULFPORT	MS	39507
	35604	1010P-03-010.000	BROTHERTON TONY J	143 VENETIAN GARDENS	GULFPORT	MS	39507
	35633	1010P-01-011.000	BRYANT RAYBION	132 VENETIAN GARDENS	GULFPORT	MS	39501
	82147	1010O-01-002.016	BULEY DONALD W & KAREN C	2412 BURKE STREET	GULFPORT	MS	39507
	82139	1010O-01-002.008	BUSBY BARBARA A ETAL	2415 BURKE STREET	GULFPORT	MS	39507
	82148	1010O-01-002.017	CALDWELL VIRGINIA CLAIR & JAMES BYR	980 COURTHOUSE RD	GULFPORT	MS	39507
	35642	1010P-01-029.000	CARROLL DORIS M -TRUST-	232 VENETIAN GARDENS	GULFPORT	MS	39507
	35613	1010P-03-004.000	CARTER DONNELL B	223 VENETIAN GARDENS	GULFPORT	MS	39507
	31872	1010P-03-027.000	CHAUVIN HOLLY PAULETTE & GREENE RON	15213 SUNSET DR	GULFPORT	MS	39503
	82138	1010O-01-002.007	CLARK BRANDON LEIGH	2413 BURKE STREET	GULFPORT	MS	39507
	82134	1010O-01-002.003	CLARKE JULIA M	2405 BURKE ST	GULFPORT	MS	39507
	35615	1010P-03-002.000	COAST HOLDINGS LLC	945 SAVANNAH PLACE	GULFPORT	MS	39507
	31886	1010P-03-032.000	COLEMAN CECIL C & DOROTHY R	18 MOCKINGBIRD LN	GULFPORT	MS	39507
	25160	1010O-02-016.000	CONN JOSEPH O & CYNTHIA T	262 SOUTHERN CIRCLE	GULFPORT	MS	39507
	35647	1010P-01-025.000	COTMAN THEODORE SCOTT & BONNIE JEAN	285 VENETIAN GARDENS	GULFPORT	MS	39501
104851	1010O-02-047.002		COX ELIZABETH STEWART	133 SOUTHERN CIR	GULFPORT	MS	39507
	35628	1010P-01-019.000	CROWLEY GLENN W & JOY R	318 VENETIAN GARDENS	GULFPORT	MS	39507
	31873	1010P-03-026.000	CRUTHIRDS DOUGLAS C & JULIE P	5 MOCKINGBIRD LN	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	144212	1010P-03-026.001	CRUTHIRDS DOUGLAS C & JULIE P	5 MOCKINGBIRD LN	GULFPORT	MS	39503
	25152	1010O-02-007.000	CUEVAS RONALD DALE & PATRICIA P	144 SOUTHERN CIRCLE	GULFPORT	MS	39507
	35649	1010P-01-031.000	DAHL JACK RICHARD ALAN JR & CHRISTI	9343 MERRY WOOD DR	LELAND	NC	28412
	31884	1010P-03-015.000	DAVI JENNIFER	2082 BEACH BLVD	GULFPORT	MS	39507
	35626	1010P-01-021.000	DAVIS LARRY & HOYT WILL	30 SYCAMORE RD	CARRIERE	MS	39426
	35648	1010P-01-032.000	DEARMAN RONALD S & SANDRA	293 VENETIAN GARDEN	GULFPORT	MS	39507
	25180	1010O-02-020.000	DELK C DAVID	288 SOUTHERN CIR	GULFPORT	MS	39507
	82141	1010O-01-002.010	DUNLAP REYNAULD E -EST- & CAROLYN R	2419 BURKE ST	GULFPORT	MS	39507
	25163	1010O-02-040.000	FAERBER DONALD EDWARD -ESTATE-	247 SOUTHERN CIRCLE	GULFPORT	MS	39507
	35612	1010P-03-005.000	FAYARD MELANIE	221 VENETIAN GARDENS	GULFPORT	MS	39507
	25153	1010O-02-008.000	FLOYD EVELYN P	200 SOUTHERN CIR	GULFPORT	MS	39507
	35622	1010I-02-006.000	FONTENOT STEVEN M	P O BOX 73827	METAIRIE	LA	70033
	83991	1010P-03-030.000	FPIR REALTY LLC	1875 I ST NW SUITE 500	WASHINGTON	DC	20005
N	124754	1010P-03-030.001	FPIR REALTY LLC	18111 PROCTOR ST	HOUSTON	TX	77038
	141120	1010P-01-028.001	FRANKS HUEY J & PATSY -TRUSTEES-	240 VENETIAN GARDENS	GULFPORT	MS	39507
N	35645	1010P-01-027.000	FRANKS HUEY J & PATSY M -TRUSTEES-	240 VENETIAN GARDENS	GULFPORT	MS	39507
	25162	1010O-02-039.000	GASTON MICHAEL WELD & JUDY COOK	251 SOUTHERN CIRCLE	GULFPORT	MS	39507
	35600	1010P-03-013.000	GODSEY SHIRLEY M -L/E-	123 VENETIAN GARDENS	GULFPORT	MS	39507
	82146	1010O-01-002.015	GOODNIGHT GEORGE L & THERESA L	2414 BURKE STREET	GULFPORT	MS	39507
	35634	1010P-01-012.000	GORMAN LISA J & GEORGE BERRY II	140 VENETIAN GARDENS	GULFPORT	MS	39501
	35620	1010I-02-008.000	GREGER MARCIA	271 VENETIAN GARDENS	GULFPORT	MS	39507
	21238	1010P-01-007.000	GULF CONDOS LLC	5075 LEESWAY TERRACE	PENSACOLA	FL	32504
N	25195	1010O-02-017.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	84021	1010O-03-001.000	GULFPORT CITY OF	P O BOX 76	JACKSON	MS	39205
N	83987	1010P-02-001.000	GULFPORT CITY OF -BEACHES-	234 VENETIAN GARDENS	GULFPORT	MS	39501
	25186	1010O-02-026.000	HANNA HUGH BOYD JR & ELIZABETH LANE	335 SOUTHERN CIRCLE	GULFPORT	MS	39507
	25189	1010O-02-029.000	HANNUM BOB & DEBBIE	351 SOUTHERN CIRCLE	GULFPORT	MS	39507
	35640	1010P-01-018.000	HARPOLE EDWIN B & JOYCE A	322 VENETIAN GARDENS	GULFPORT	MS	39507
	25191	1010O-02-047.000	HERCHENHAHN JERRY T & CHERIE M	45 HARDY CT STE #260	GULFPORT	MS	39507
	31876	1010P-03-023.000	HILL ELLIS D & MARTHA LYNN	8 MOCKINGBIRD LANE	GULFPORT	MS	39507
	82151	1010O-01-002.020	HOLDEN DENTON E & TOSHIKO	2404 BURKE STREET	GULFPORT	MS	39507
	31878	1010P-03-021.000	HORTON LARRY C & RITA M	10 MOCKINGBIRD LN	GULFPORT	MS	39507
	25154	1010O-02-009.000	HUTH GEORGE II	110 MARIKESH DRIVE	DALPHNE	AL	36526
	82149	1010O-01-002.018	ISBELL TIMOTHY T & JUDY D	2408 BURKE ST	GULFPORT	MS	39507
	21230	1010P-01-004.000	J & R PROPERTIES & SALLOUM PROPERTI	P O BOX 1176	GULFPORT	MS	39502
	25177	1010O-02-037.000	JENNER CHRISTIE ELLEN	306 SOUTHERN CIR	GULFPORT	MS	39507

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	25173	10100-02-034.000	JOHNSON RACHEAL L	334 SOUTHERN CIRCLE	GULFPORT	MS	39507
	25181	10100-02-021.000	JONES DAVID W	291 SOUTHERN CIR	GULFPORT	MS	39507
	31877	1010P-03-022.000	JONES DEBORAH	9 MOCKINGBIRD LN	GULFPORT	MS	39507
	82142	10100-01-002.011	JONES EDWARD A & USA -L/E-	2421 BURKE ST	GULFPORT	MS	39507
	83980	1010P-01-022.001	KERNE EARL MICHAEL	294 VENETIAN GARDENS	GULFPORT	MS	39507
	25183	10100-02-023.000	KILPATRICK LARRY E JR & LAURA F	325 SOUTHERN CIR	GULFPORT	MS	39507
	21296	10100-02-002.000	KRONGARD JOHN J & KELLY M	2124 SW 43RD TERRACE	CAPE CORAL	FL	33914
	31874	1010P-03-025.000	KROUPA KENNETH J & BETH A	6 MOCKINGBIRD LN	GULFPORT	MS	39507
	25158	10100-02-014.000	LAMEY NANCY	246 SOUTHERN CIRCLE	GULFPORT	MS	39503
	25187	10100-02-027.000	LANGLOIS ROBERT HENRI JR	337 SOUTHERN CIRCLE	GULFPORT	MS	39507
	82150	10100-01-002.019	LEE KATHRYN & LEE MICHELLE	2406 BURKE ST	GULFPORT	MS	39507
	83971	1010P-01-006.000	LEGACY CONDOMINIUMS AT GULFPORT HOI	2230 BEACH DR	GULFPORT	MS	39507
	25182	10100-02-022.000	LESLIE ANN GWIN -TRUSTEE-	323 SOUTHERN CIRCLE	GULFPORT	MS	39507
	82135	10100-01-002.004	LOPOSSER CANDICE R & CHRISTOPHER G	2407 BURKE ST	GULFPORT	MS	39507
	31883	1010P-03-016.000	LOVELACE CHERYL A	14 MOCKINGBIRD LN	GULFPORT	MS	39507
	35601	1010P-03-012.000	LOVELACE CHERYL H	14 MOCKINGBIRD LN	GULFPORT	MS	39507
N	31882	1010P-03-017.000	LOVELACE CHERYL H	14 MOCKINGBIRD LN	GULFPORT	MS	39501
	35627	1010P-01-020.000	MADDOX RICKY H SHIRLEY L	314 VENETIAN GARDENS	GULFPORT	MS	39507
	35619	1010I-02-009.000	MARTIN FRED W	P O BOX 1896	PURVIS	MS	39475
	35621	1010I-02-007.000	MATTHEWS THOMAS B	P O BOX 178	PASS CHRISTIAN	MS	39571
	84052	1010I-02-010.000	MCCARTY KIRKLAND M & ERICA A	255 VENETIAN GARDENS	GULFPORT	MS	39507
	82137	10100-01-002.006	MCGUIRE DALTON D & ELIZABETH K	2411 BURKE	GULFPORT	MS	39507
	82140	10100-01-002.009	MCNEILL HOWARD F JR & DIANA K	2417 BURKE STREET	GULFPORT	MS	39507
	25165	10100-02-042.000	MILLER EDWARD O & S DIANE	233 SOUTHERN CIR	GULFPORT	MS	39507
	31879	1010P-03-020.000	MILLER JOHN H & CAROLYN M	11 MOCKINGBIRD LANE	GULFPORT	MS	39507
	83976	1010P-01-009.000	MILLET LEANDRE M & COURTNEY	P O BOX 1723	LAPLACE	LA	70069
	21239	1010P-01-008.000	MITCHELL JOSEPH R -ESTATE-	#9 KEYSER LANE	GULFPORT	MS	39507
	82136	10100-01-002.005	NAVE THOMAS E & SHERRY N	2409 BURKE AVE	GULFPORT	MS	39507
	25184	10100-02-024.000	O'CONNOR SYLVIA J	5337 LOST OAK DR	BATON ROUGE	LA	70817
	25178	10100-02-038.000	OLSEN JOHN KEVIN JR & AMY FORD	304 SOUTHERN CIR	GULFPORT	MS	39507
	25171	10100-02-032.000	ORR CHARLOTTE C -TRUSTEE-	338 SOUTHERN CIR	GULFPORT	MS	39501
	25161	10100-02-018.000	PAGAN ADALBERTO GIRON & TERESA R	264 SOUTHERN CIR	GULFPORT	MS	39507
	35625	1010P-01-023.000	PAPAS CICILIA I	290 VENETIAN GARDENS	GULFPORT	MS	39507
	143884	10100-02-002.001	PENTEK DESIGN BUILD LLC	1139 ORETHA CASTLE HALEY	NEW ORLEANS	LA	70113
	25168	10100-02-045.000	PICKETT KELLY M	211 SOUTHERN CIR	GULFPORT	MS	39507
	83986	1010P-01-028.000	POAST HELEN	234 VENETIAN GARDENS	GULFPORT	MS	39501

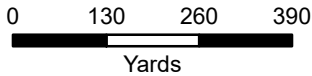
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	35603	1010P-03-011.000	POLASEK LISA K	135 VENETIAN GARDENS	GULFPORT	MS	39507
	35638	1010P-01-016.000	PRIESTER SANDRA N & DENNIS R MOUL	210 VENETIAN GARDENS	GULFPORT	MS	39507
	25156	1010O-02-012.000	PUCKETT CAMILLE S	230 SOUTHERN CIRCLE	GULFPORT	MS	39507
	25170	1010O-02-031.000	PURPLE MARTIN REALTY LLC	205 SOUTHERN CIRCLE	GULFPORT	MS	39507
	31885	1010P-03-031.000	RABBITT EDWARD	17 MOCKINGBIRD LAND	GULFPORT	MS	39507
	25172	1010O-02-033.000	RADIX PAMELA A	336 SOUTHERN CIR	GULFPORT	MS	39507
	35636	1010P-01-014.000	RETTIG JOHN C JR & BETSY C	23416 S PINECREST	SAUCIER	MS	39574
	25185	1010O-02-025.000	ROGERS ROSE MARIE	333 SOUTHERN CIR	GULFPORT	MS	39507
	25159	1010O-02-015.000	ROOSA CHRISTOPHER A	256 SOUTHERN CIRCLE	GULFPORT	MS	39507
	25166	1010O-02-043.000	RUSSO ROBERT G SR & MARA F	225 SOUTHERN CIR	GULFPORT	MS	39507
	31875	1010P-03-024.000	RYAN MICHAEL C & KERRICK M	7 MOCKINGBIRD LANE	GULFPORT	MS	39507
	31871	1010P-03-028.000	SALLOUM JOSEPH JORDAN	3 MOCKINGBIRD LANE	GULFPORT	MS	39507
	25190	1010O-02-030.000	SAMUEL BARRY -TRUSTEE-	340 VINCENT AVE	METAIRIE	LA	70005
N	21244	1010O-02-049.000	SAMUEL BARRY -TRUSTEE-	340 VINCENT AVE	METAIRIE	LA	70005
	25157	1010O-02-013.000	SANDERS BETTY COATS	244 SOUTHERN CIRCLE	GULFPORT	MS	39507
	83988	1010P-03-007.000	SETTLE ARDEN A JR	10146 HWY 120	ROBELINE	LA	71469
	35639	1010P-01-017.000	SETTLE BILLIE SUE	10146 HWY 120	ROBELINE	LA	71469
	35637	1010P-01-015.000	SLAY JOHN & JOANNA NYGARD	6400 TANNER WILLIAMS RD	LUCEDALE	MS	39452
	82143	1010O-01-002.012	SMITH FLOYD J	19589 JUNIPER DR	SAUCIER	MS	39574
	35607	1010P-03-008.000	SMITH PHYLLIS M	161 VENETIAN GARDENS	GULFPORT	MS	39507
	25155	1010O-02-010.000	SPARKS TEFFANIE EVE	220 SOUTHERN CIRCLE	GULFPORT	MS	39507
	25196	1010O-02-011.000	STATE OF MISS	TAX SALE 2009			0
	82145	1010O-01-002.014	SULLIVAN PATRICK R	2416 BURKE STREET	GULFPORT	MS	39507
	31890	1010P-03-036.000	TAYARA WAKKAS	7059 GREENVIEW COVE	PASS CHRISTIAN	MS	39571
	35641	1010P-01-030.000	TEBOR HOLLI M	230 VENETIAN GARDENS	GULFPORT	MS	39507
	31888	1010P-03-034.000	TINDELL SEAN	20 MOCKINGBIRD LANE	GULFPORT	MS	39507
	31889	1010P-03-035.000	TINDELL SEAN J	20 MOCKINGBIRD LANE	GULFPORT	MS	39501
	31887	1010P-03-033.000	TOWNSEND JERREL R & DEBRA K	19 MOCKINGBIRD LN	GULFPORT	MS	39507
	25167	1010O-02-044.000	WALLER MARY LOU W ETAL	217 SOUTHERN CIR	GULFPORT	MS	39507
	83989	1010P-03-009.000	WALTERS JANICE L	157 VENETIAN GARDENS	GULFPORT	MS	39507
	31880	1010P-03-019.000	WARREN GERALD M & PATTYE W	12 MOCKINGBIRD LN	GULFPORT	MS	39507
	21297	1010O-02-004.000	WEATHERLY WALLACE W MD	111 S LEFLORE ST	CLEVELAND	MS	38732
N	143885	1010O-02-002.002	WEATHERLY WALLACE W MD	111 S LEFLORE ST	CLEVELAND	MS	39732
	21299	1010O-02-005.000	WEATHERLY WILLIAM B & CALLEN	140 SOUTHERN CIR	GULFPORT	MS	39507
N	143469	1010O-02-005.001	WEATHERLY WILLIAM B & CALLEN	140 SOUTHERN CIR	GULFPORT	MS	39507
	25169	1010O-02-046.000	WIECK TERESA M & MARTIN JEFFERY R	205 SOUTHERN CIRCLE	GULFPORT	MS	39507

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
21301	1010O-02-050.000	WILLIAM CAREY COLLEGE					0
31881	1010P-03-018.000	WILSON PATRICIA K		13 MOCKINGBIRD LN	GULFPORT	MS	39507



Legend

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



1 inch = 805 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.



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

For Staff Use Only

Case File #: 2207PC126Date Received: 5/3/22

Receipt #: _____

Received By: DD/CLZoning: R-1-7.5Ward: 2 Flood: AE(X)Size: 59.6 Acres

(If necessary, use separate sheet of paper)

TAX PARCEL #	1	0	1	0	P	-	0	3	-	0	3	8	•	0	0	0
						-			-				•			
						-			-				•			

Address of Property Involved: 2000 Beach Blvd., Gulfport, MS 39507

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: North side of Hwy 90 between Southern Circle & Mockingbird Lane**GENERAL DESCRIPTION OF REQUEST:**

General Subdivision Plan/construction plan approval for 'The Great Southern Subdivision'
(177 lots).

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.

OWNERArbor Sites, LLC

Printed Name Of Owner

4910 North Monroe St.

Mailing Address

Tallahassee FL 32303

City State Zip code

(850) 656-7667 (850) 545-6816 (cell)

Home Phone Work/Cell Phone

wgthames@arborproperties.comEmail [Signature]

Signature Of Owner

AGENTDennis Stieffel & Associates, Inc.

Printed Name Of Agent

13061 Shriners Blvd., Suite C

Mailing Address

Biloxi MS 39532

City State Zip code

(228) 392-1638 (228) 860-8161 (cell)

Home Phone Work/Cell Phone

dennis@dsaeng.netEmail [Signature]

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Designation of Agent

I, Gordon Thames, Member, Arbor Sites, LLC being owner of the property at 2000 Beach Blvd. (Parcel No. 1010P-03-038.000; 50 ac +/-) which is the subject of this application hereby authorize Dennis Stieffel 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 manager - arbor sites

April 29th 2022
Date

Florida Leon
~~STATE OF MISSISSIPPI~~, COUNTY OF ~~HARRISON~~

Given under my hand and seal of office this the day of April 29th, 2022.

[Signature]
Notary Public

7/12/23
Commission Expiration



INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	Title Sheet
2	Boundary and Topo Survey
3	Lot and Street Layout
4	Street Sign Plan
5-6	Erosion Control Plan
7	Grading Plan
8	Drainage Plan
9	Drainage Outfall Design
10	Utility Plan
11-18	Plan and Profile Sheets
19-25	Construction Details

CONSTRUCTION PLANS

FOR

The Great Southern

Subdivision

City of Gulfport Mississippi

Prepared For:

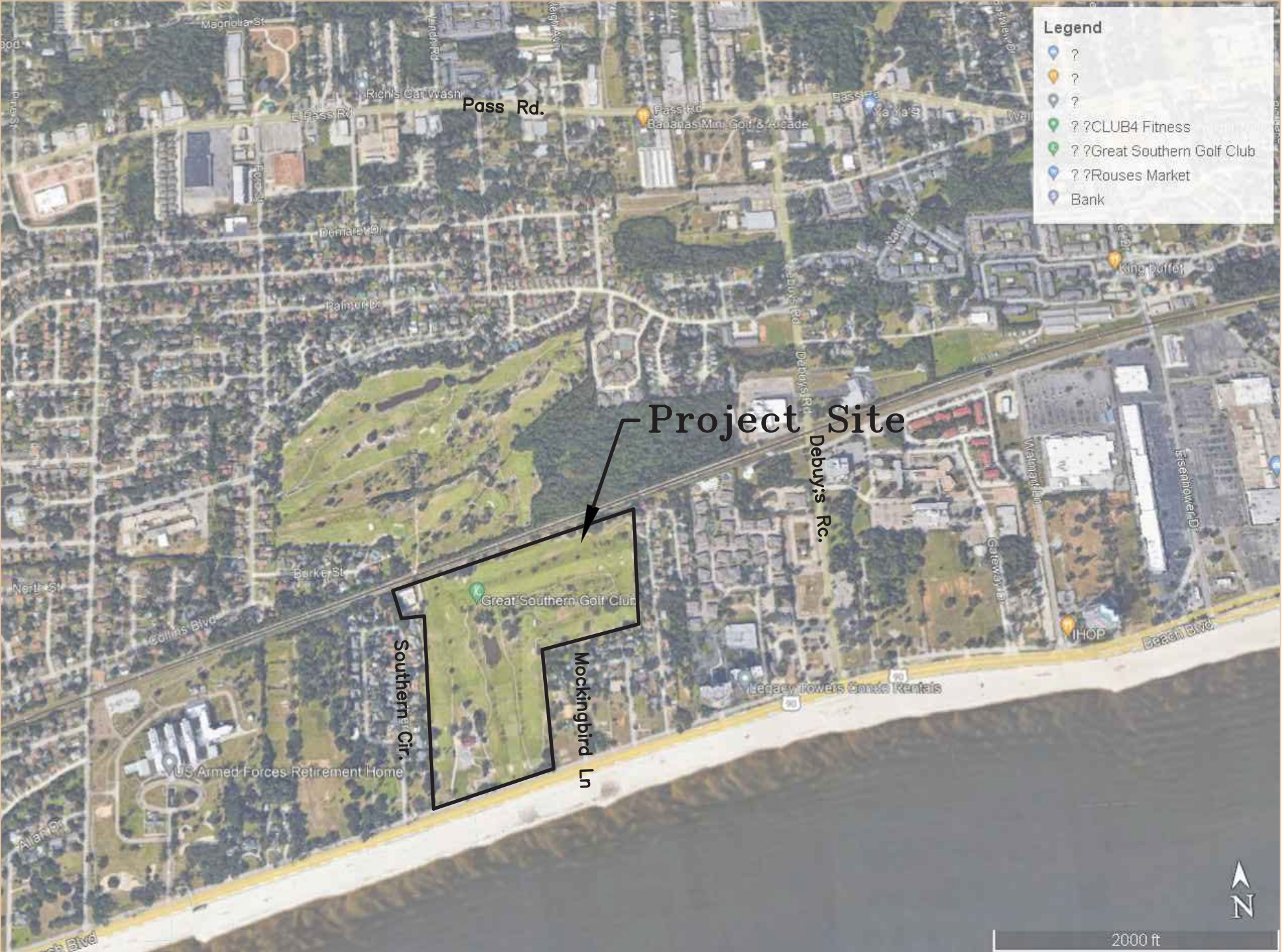
Arbor Sites, LLC

4910 North Monroe St.

Tallahassee, FL 32303



Revised 4/29/2022



VICINITY MAP

N.T.S.



Dennis Stieffel and Associates, Inc.

Consulting Engineers

13061 Shriners Blvd., Suite C
Biloxi, Mississippi 39532
Office (228) 392-1638
Fax (228) 392-1679
Dennis@dsaeng.net



LEGAL DESCRIPTION PER DEED (1010P-03-038.000)

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI, TO-WIT:

THAT CERTAIN PARCEL OF LAND DESCRIBED AS; BEGINNING AT AN IRON ROD SET ON THE SOUTH R.O.W. LINE OF THE L & N R.R. (CSX), WHICH POINT IS 1465.0 FEET FROM THE EAST LINE OF SECTION 32 AS MEASURED ALONG THE SOUTH LINE OF SAID RAILROAD, AND BEING FURTHER DESCRIBED AS BEING THE NORTHWEST CORNER OF THE VENETIAN GARDENS SUBDIVISION; THENCE SOUTH 73 DEGREES 28 MINUTES WEST ALONG THE SOUTH R.O.W. LINE OF SAID RAILROAD A DISTANCE OF 1894.45 FEET TO A POINT; THENCE SOUTH 0 DEGREES 08 MINUTES 58 SECONDS WEST A DISTANCE OF 250.58 FEET TO A POINT; THENCE NORTH 73 DEGREES 35 MINUTES 40 SECONDS EAST A DISTANCE OF 200.37 FEET TO A POINT; THENCE SOUTH 00 DEGREES 08 MINUTES 58 SECONDS WEST A DISTANCE OF 1378.83 FEET TO A POINT ON THE NORTH LINE OF U. S. HIGHWAY 90 SERVICE DRIVE; THENCE SOUTH 00 DEGREES 08 MINUTES 58 SECONDS WEST A DISTANCE OF 369.09 FEET, MORE OR LESS, TO THE WATERS EDGE OF THE MISSISSIPPI SOUND; THENCE NORTH 74 DEGREES 43 MINUTES 34 SECONDS EAST ALONG THE MEANDERINGS OF THE MISSISSIPPI SOUND A DISTANCE OF 948.15 FEET, MORE OR LESS, TO THE PROJECTION OF THE WEST LINE OF MAGNOLIA MANOR SUBDIVISION; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST A DISTANCE OF 355.30 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF U. S. HIGHWAY 90 SERVICE DRIVE, WHICH POINT IS NORTH 75 DEGREES 31 MINUTES 05 SECONDS EAST 940.62 FEET FROM THE POINT OF INTERSECTION OF THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST A DISTANCE OF 777.64 FEET TO A POINT; THENCE NORTH 00 DEGREES 09 MINUTES 42 SECONDS WEST A DISTANCE OF 943.25 FEET TO THE POINT OF BEGINNING.

REFERENCE MATERIALS:

- 1) COUNTRY CLUB ESTATES PLAT, PLAT BOOK 2, PAGE 35, DATED MAY 11, 1960
- 2) MAGNOLIA MANOR PLAT, PLAT BOOK 21, PAGE 37, DATED MAY 9, 1960
- 3) SURVEY BY E. PATRICK CASSADY & ASSOC., INC. DATED MAY 4, 1988

NOTE: UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.

FLOOD ZONE DELINEATION BY GRAPHIC PLOTTING ONLY.

Note: This survey has been prepared by information provided by the client and without the benefit of a current title report. This survey may not show all easements and other restrictions of record. Surveyor will be made available to add such features to this survey if a current title report or abstract of title is provided to him by proper authority. This survey does not warrant present ownership.

Note: Elevations shown hereon are based on static GPS observation and OPUS solution provided by National Geodetic Survey at NOAA. Vertical datum NAVD 1988, computed using GEOD18 www.ngs.noaa.gov

Note: Building setbacks, elevations, wetlands determination and et cetera to be prescribed by appropriate governing bodies.

Note: By Graphic Plotting only, this property is in Zone "X", "X" (0.2%), "AE" (BFE18,19), and Zone "VE" (BFE 20-25) of the Flood Insurance Rate Map 28047C0269G, Community Panel No. 285253-0269-G, effective date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition the above statement does not represent this surveyor's opinion of the probability of flooding.

Note: This survey "CLASS B" was made in accordance with the current "Standards of Practice for Surveying" in the State of Mississippi.

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.

C:\land Projects 2007\11417\dwg\signature.tif

TIMOTHY L. GLASS, P.L.S.
SEPTEMBER 21, 2021
MS. REG. NO. 02584

REVISED	SHEET TITLE The Great Southern Boundary and Topo Survey	PROJECT NAME 13061 Shriners Blvd., Suite C Biloxi, Mississippi 39552 Office (228) 392-1638 Fax (228) 392-1679	PROJECT NO. 862
DRAWN CH			
CHECKED			
DATE June 2022			
SHEET 2			



80' Lots - 17
70' Lots - 39
60' Lots - 121
177 Lots Total

Note:
See Lots 163 and 168
For Building Setbacks

REVISIONS

DRAWN

CHECKED

DATE

LOT AND STREET LAYOUT

SHEET TITLE

PROJECT NAME

The Great Southern

13061 Shriners Blvd., Suite C
Biloxi, Mississippi 39532

CITY OF GULFPORT, MISSISSIPPI

Office (228) 392-1638 Fax (228) 392-1679

DS&A

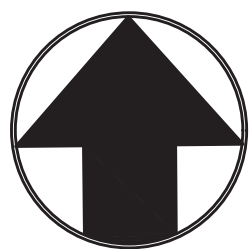
Denise Stieffel and Associates, Inc.
Consulting Engineers

SHEET

3

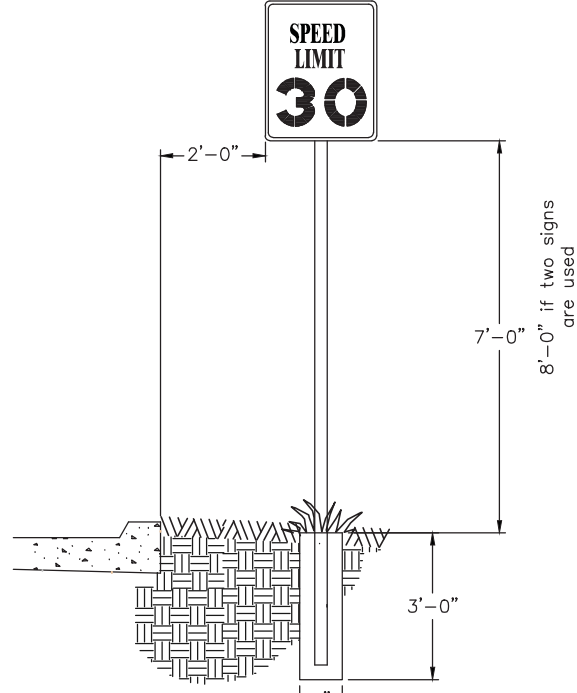
PROJECT NO.

862



1"=100'

Note:
Street Lighting to be designed and installed
by Mississippi Power Company



NOTE:
EXISTING SIGNS CONFLICTING WITH
CONSTRUCTION WILL BE REMOVED AND RESET
AT THE DIRECTION OF THE ENGINEER.

TYPICAL SIGN INSTALLATION DETAIL
SCALE: N.T.S.

STREET SIGN INFO:
STOP-R-1, 30"x30"
SPEED LIMIT-R2-1, 24"x30" (20 MPH)
ONE WAY-R6-(L), 36"x12"
KEEP RIGHT-R4-7, 24"x30"
DO NOT ENTER-R5-1, 30"x30"

STORM WATER POLLUTION PREVENTION PLAN

MAINTENANCE PLAN:

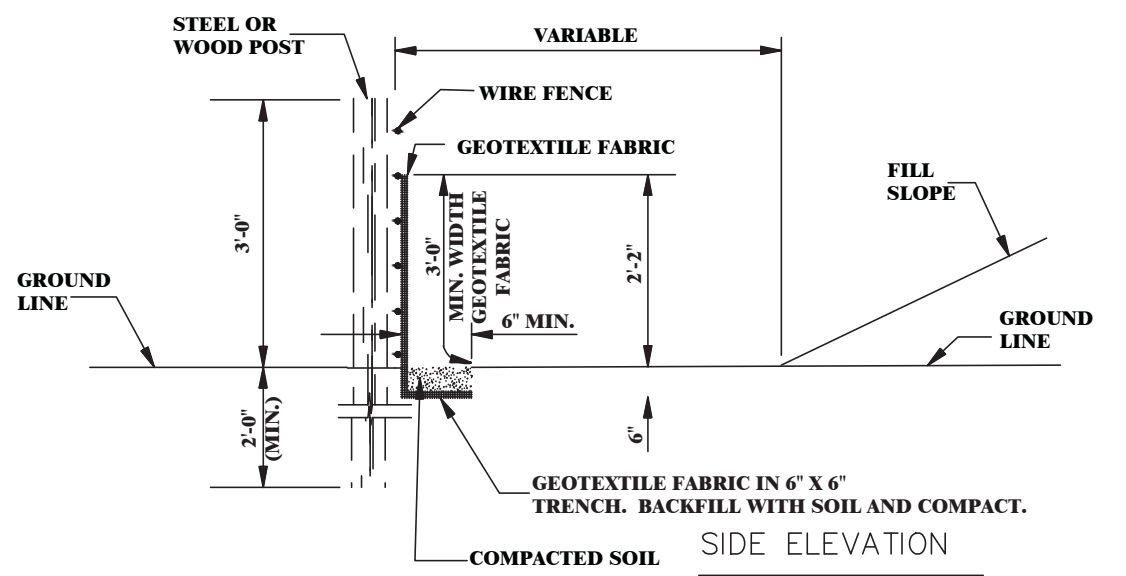
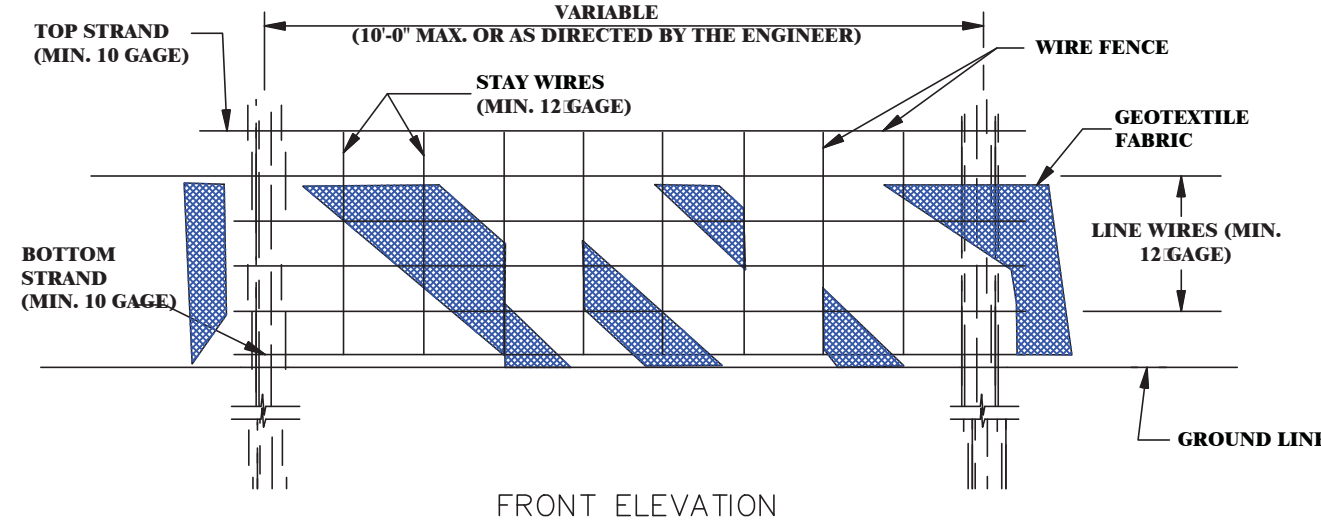
- 1) Vegetative buffer zones shall be maintained between land disturbing activities and perennial water bodies or planted vegetated areas. Buffer zones shall provide a minimum 150-ft buffer and shall be no less than 15 feet in width.
- 2) Vegetative controls shall be initiated no later than the next work day following any clearing, grading, excavating or other land disturbing activities which have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) days or more. Vegetative controls shall consist of Bermuda grass or other suitable ground cover grasses which will blend with the native vegetation and provide the desired stabilization and erosion protector. Solid sod may be used in areas prone to erosion due to isolated concentrations of surface drainage.
- 3) Structural controls shall consist of silt fencing, straw bales, rip-rap and/or erosion matting or some combination thereof at all points of discharge into existing drainage systems. The controls are to be left in place and maintained for the duration of the project. Upon satisfactory stabilization of site, structural controls shall be removed along with any and all silt build-up. Structural controls are to eliminate tracking of sediment in order to prevent any damage to the downstream tributaries or water ways and/or associated wetland areas. Best management practices (BMPs) will be utilized throughout the duration of the construction of the project. Stone-stabilized construction entrances (6" thick and 50' long) will be used to prevent sediment from being tracked onto public roads with tires being washed on an as-needed basis.
- 4) Inspection of all disturbed areas, erosion, sediment controls and outfalls/discharge points are required after rain events that produce a discharge and at least weekly for a minimum of four (4) inspections per month. Make needed repairs within 24 hours. All accumulated sediment shall be removed from structural controls when sediment deposits reach 1/3 to 1/2 the height of the control. For sediment basins, accumulated sediment shall be removed when the capacity has been reduced by 50%. Replace non-functional silt fence. Maintain all vegetated areas to provide proper ground cover and re-grass, fertilize and mulch as needed. Any silt removed shall be disposed of in nonwetland areas.
- 5) Topsoil shall be stockpiled and reapplied to disturbed areas at a depth of 2 inches on 3:1 slopes and 4 inches on flatter slopes with an admixture of commercial grade 13-13-13 fertilizer.
- 6) Heavy equipment use shall be avoided in re-grassed areas. If compaction cannot be avoided, the top 4 inches of the soil bed shall be tilled/scarified before re-vegetation. Any necessary fertilizer or other soil amendments shall be added during the tilling process.
- 7) Steep slopes that cannot be avoided shall have silt fences for all down slope boundaries (and for those side slope boundaries deemed appropriate by individual site conditions) with the exception of those areas incorporating sediment basins with a calculated volume of run-off from a 2-yr, 24-hr storm or 3,600 cubic feet of storage per acre drained as per the Erosion Control & Drainage Plan. Silt fencing shall be installed at the downstream boundaries of the proposed project to protect areas that are to remain undisturbed.
- 8) Storm drain inlets that could potentially receive storm water from construction activities shall be protected by surrounding with silt fence until final stabilization has been achieved. Additionally, the lower orifice in the outfall structure shall be temporarily plugged until the completion of the construction of the project.
- 9) Maintenance of site and all erosion controls will be the Contractor's responsibility during construction and the Home Owner's Association (HOA) post construction with the Municipality having perpetual right of access via easements for emergency purposes.

SEQUENCE OF CONSTRUCTION ACTIVITIES:

- 1) Silt fencing structural controls to be installed prior to any land disturbing activities taking place.
- 2) Construct construction entrance/exits(s).
- 3) Construct sedimentation/detention basin(s) with appropriate grassing and/or rip-rap.
- 4) Rough grade site, construct diversions and drainage ways, stockpile topsoil and install silt fence around stockpile, install utilities, culverts and inlets with associated silt fencing.
- 5) Install vegetative controls.
- 6) Construct roadways, drives, parking and buildings.
- 7) Perform final grading, grassing and landscaping operations.
- 8) After site is stabilized, remove all temporary measures and any excess sedimentation from basins.

HOUSEKEEPING PRACTICES: All equipment maintenance and repair shall be done off-site. The site is to be cleaned of trash and construction debris on a weekly basis so as to prevent the spreading of such onto adjacent properties. Paints, solvents, fertilizers, and any other potentially toxic materials shall not be stored on site. Portable sanitary facilities will be provided for construction workers. A designated pit area is required near construction entrance(s) for concrete truck wash-out. Site shall be inspected weekly for spills and leaks. Any spills or leaks detected will be immediately cleaned with a dry absorbent material and absorbent oil socks shall be placed around any adjacent drainage inlets. Upon completion of construction, excessive sedimentation and/or pollutants shall be removed from sedimentation basin. Emergency spill kit and telephone shall be available for use for site. Any spills in danger of migrating off-site shall be immediately reported to the National Response Center at (800) 424-8802.

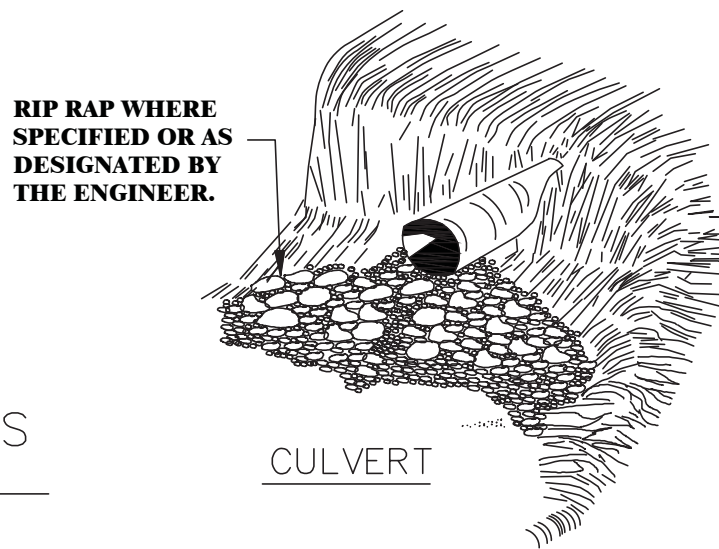
POST CONSTRUCTION/STORM WATER MANAGEMENT MEASURES: The individual lot/site protection plan consists of the installation of sedimentation/detention basin(s), silt fencing, hay bales and/or other erosion/siltation control measures in a continuous band across the downhill side of all disturbed areas including areas adjacent to streets. Under no circumstances will silt laden run-off be allowed to escape the site. Additionally, these requirements are to be an integral part of any sales contracts and recorded covenants for the development. Sedimentation/detention basin(s) are to be thoroughly cleaned of excess sediment after construction. Grassing and/or rip-rap will be placed at concentrated storm water discharge points to prevent erosion from high run-off velocities.



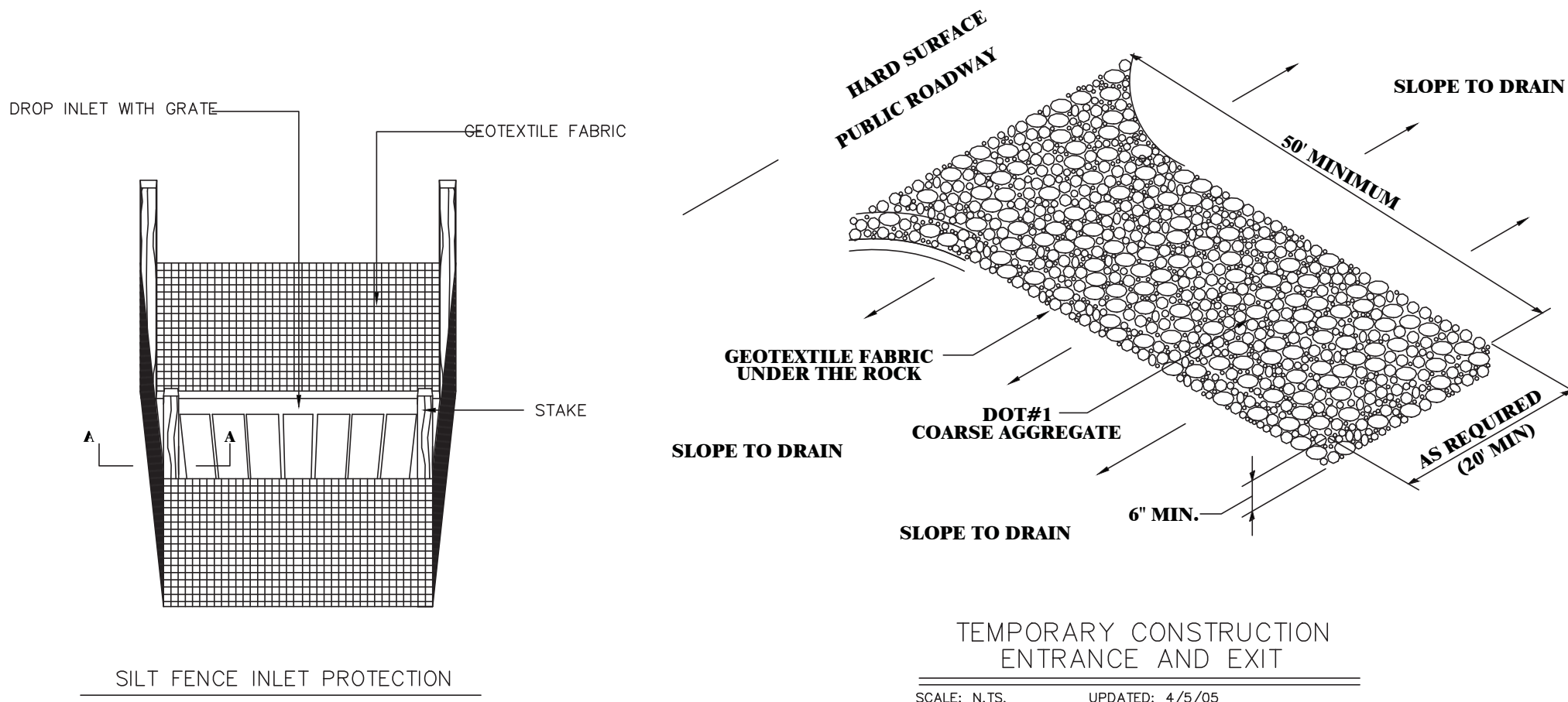
- NOTE: 1.) ALL DISTURBED AREAS TO BE SEEDED OR SODDED
- 2.) SIDE SLOPES OF DETENTION POND TO BE SODDED
- 3.) SOLID SOD TO BE ADDED 3' BEHIND THE BACK OF CURB FOR THE ENTIRE LENGTH OF ROADWAY
- 4.) CONTRACTOR RESPONSIBLE FOR KEEPING STREETS CLEAN FROM ANY ACCIDENTAL TRACKING OF DIRT OR SEDIMENT

1 TEMPORARY SILT FENCING

FALL OF DITCH (%)	DISTANCE (ft)
0 - 1	100'
1 - 2	50'
> 2	25'



MIN. DISTANCES FOR EROSION CHECKS

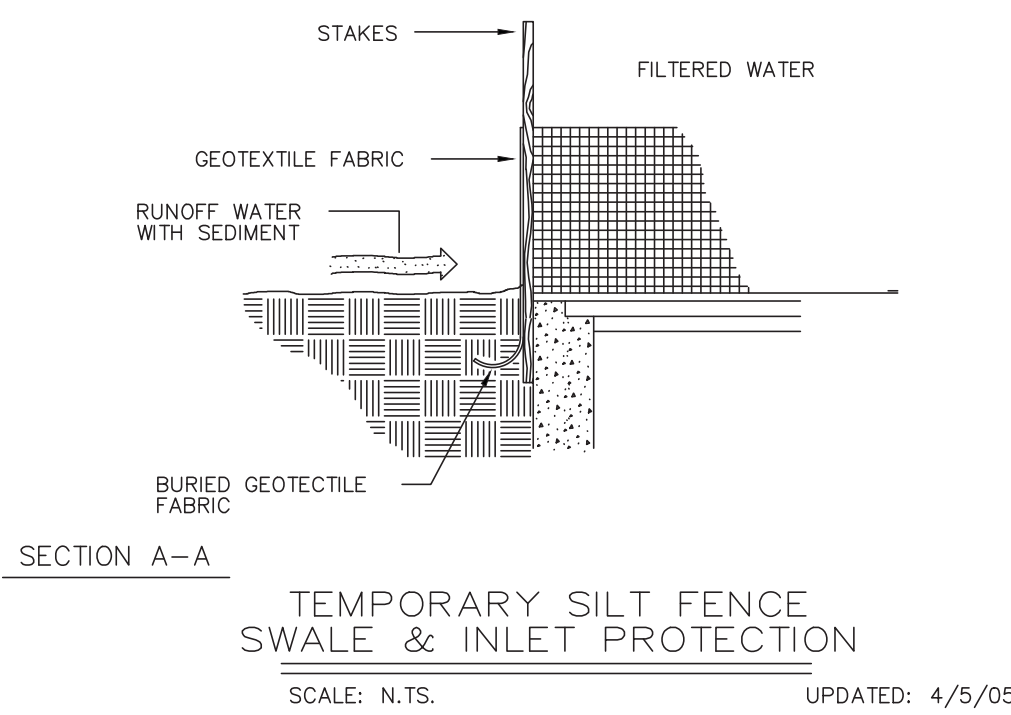


GENERAL NOTES:

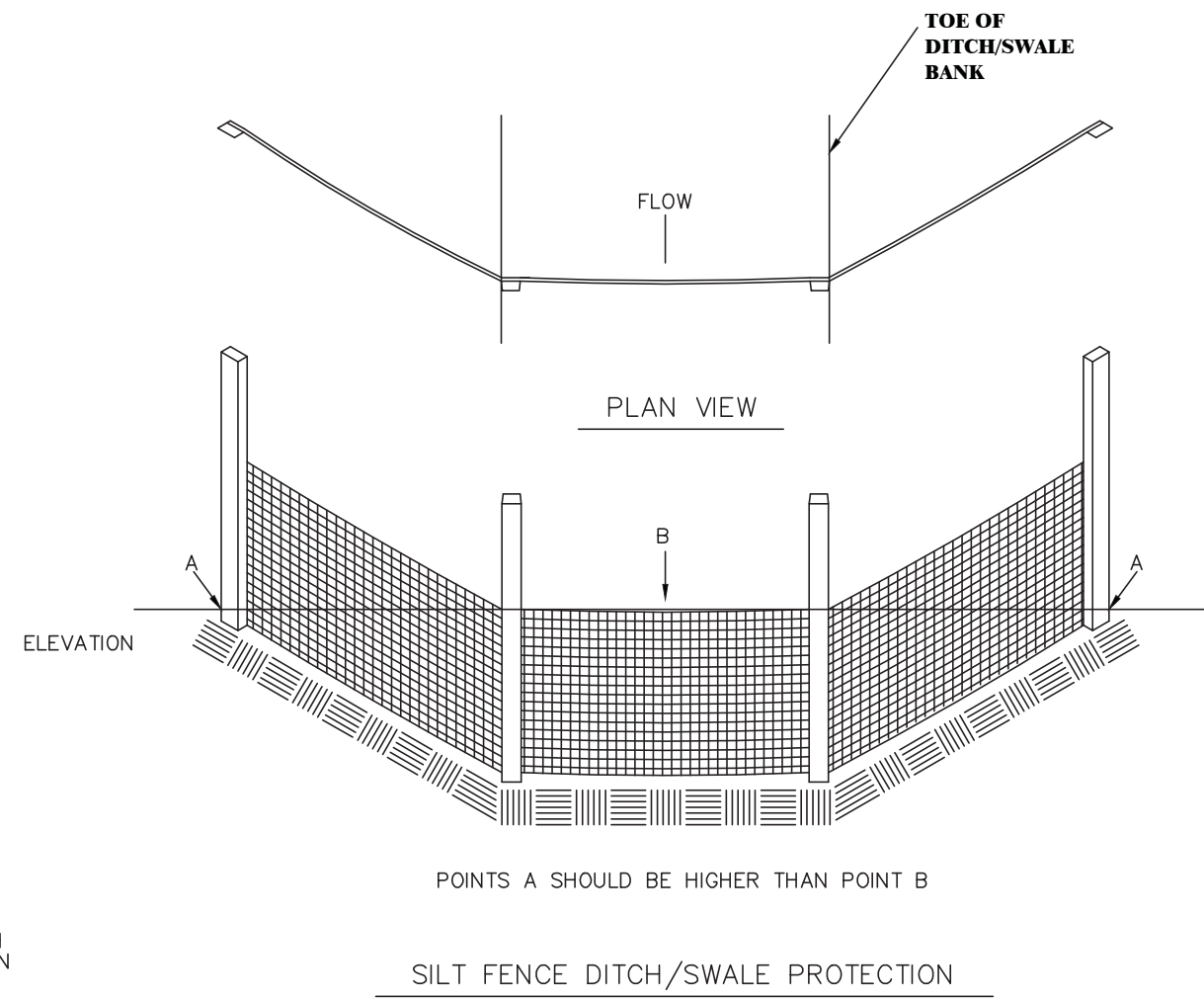
1. EROSION CONTROL SEQUENCE SHALL BE AS FOLLOWS:
- (A) SILT FENCING TO PROTECT EXISTING WETLANDS SHALL BE INSTALLED
- (B) DETENTION POND TO BE CONSTRUCTED
- (C) SILT FENCING AND HAY BALES TO BE INSTALLED AROUND ALL DRAINAGE STRUCTURES
- (D) APPROPRIATE EROSION CONTROL STEPS TAKEN TO STABILIZE SIDE SLOPES AND SWALES
- (E) ALL DISTURBED AREAS TO BE GRASSED EXCEPT WHERE SODDING IS REQUIRED
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF ALL EROSION CONTROL MEASURES IN ACCORDANCE TO THE WETLANDS PERMIT NUMBER SAM 2011-1271-DMC AND THE D.E.A. (SWPP) PERMIT NUMBER----- "SEE CONTRACT DOCUMENTS FOR COPIES OF PERMITS"
3. CONTRACTOR SHALL INSPECT THE INSTALLED EROSION CONTROL ITEMS AT LEAST ONCE EVERY SEVEN-CALENDAR DAYS AND PROVIDE ANY MAINTENANCE REQUIRED TO PREVENT EROSION AND ADVERSE IMPACTS TO RECEIVING STREAMS
4. ENTIRE SITE SHALL BE CLEARED AND GRUBBED UNLESS OTHERWISE NOTED, HOWEVER SPECIAL CARE SHOULD BE TAKEN TO PROTECT ANY ORNAMENTAL TREES THAT COULD REMAIN WITH-IN THIS PROJECT.

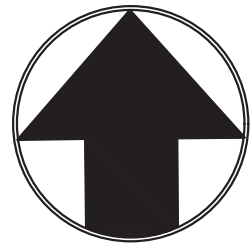
SILT FENCE NOTES:

1. WIRE SHALL BE MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE AS DIRECTED BY THE ENGINEER.
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND OF THE SELF-FASTENER ANGLE STEEL TYPE. WOOD POST SHALL BE A MINIMUM OF 5'-0" IN HEIGHT AND 3" OR MORE IN DIAMETER. WIRE FENCE SHALL BE FASTENED TO WOODEN POST WITH NOT LESS THAN 9 GAGE WIRE STAPLES 1' LONG.
4. GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED WITHOUT WIRE FENCE.



- NOTES:
1. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF BILOXI SPECIFICATION SECTION 907-234 AND OTHER EROSION CONTROL DETAILS.



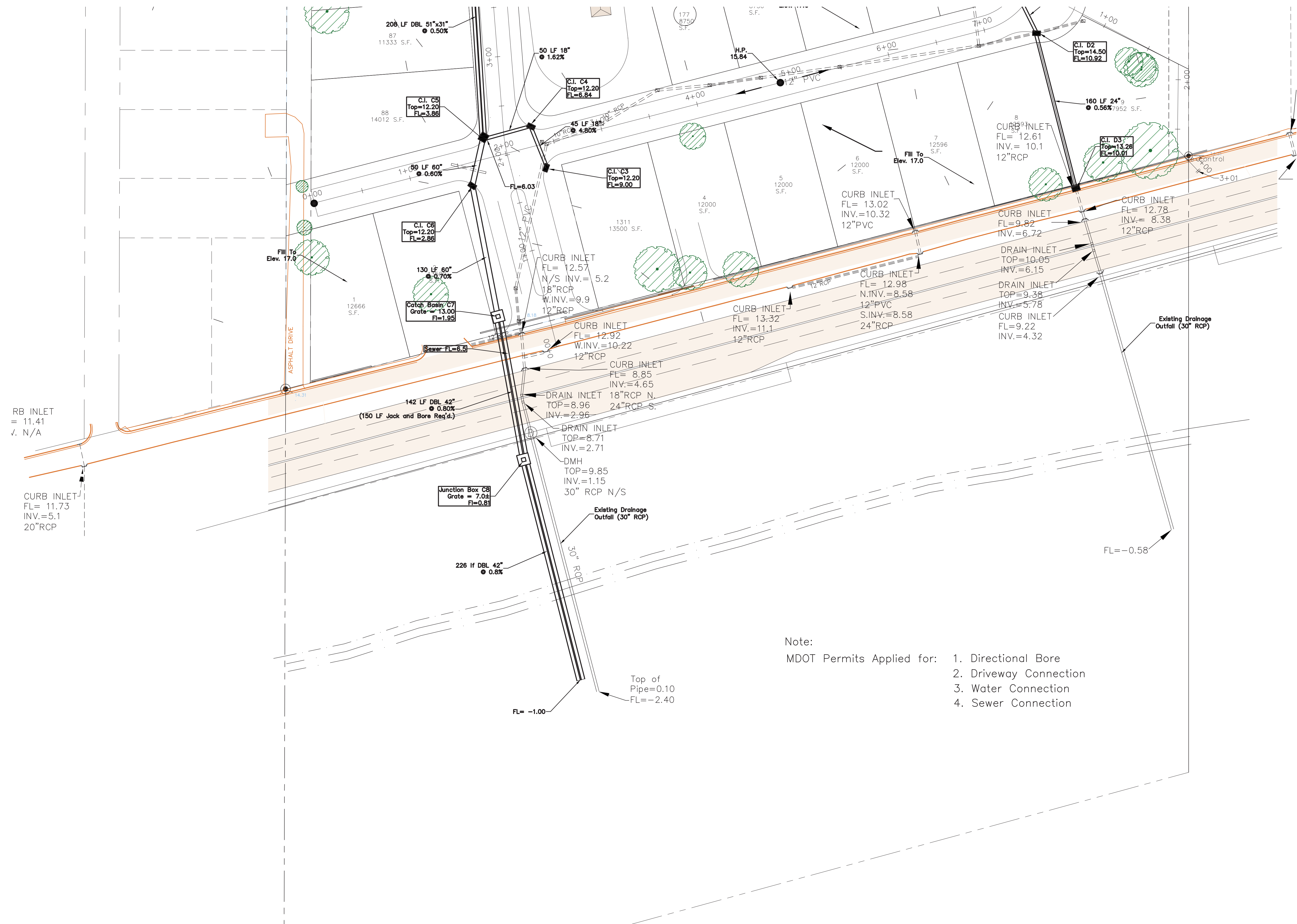


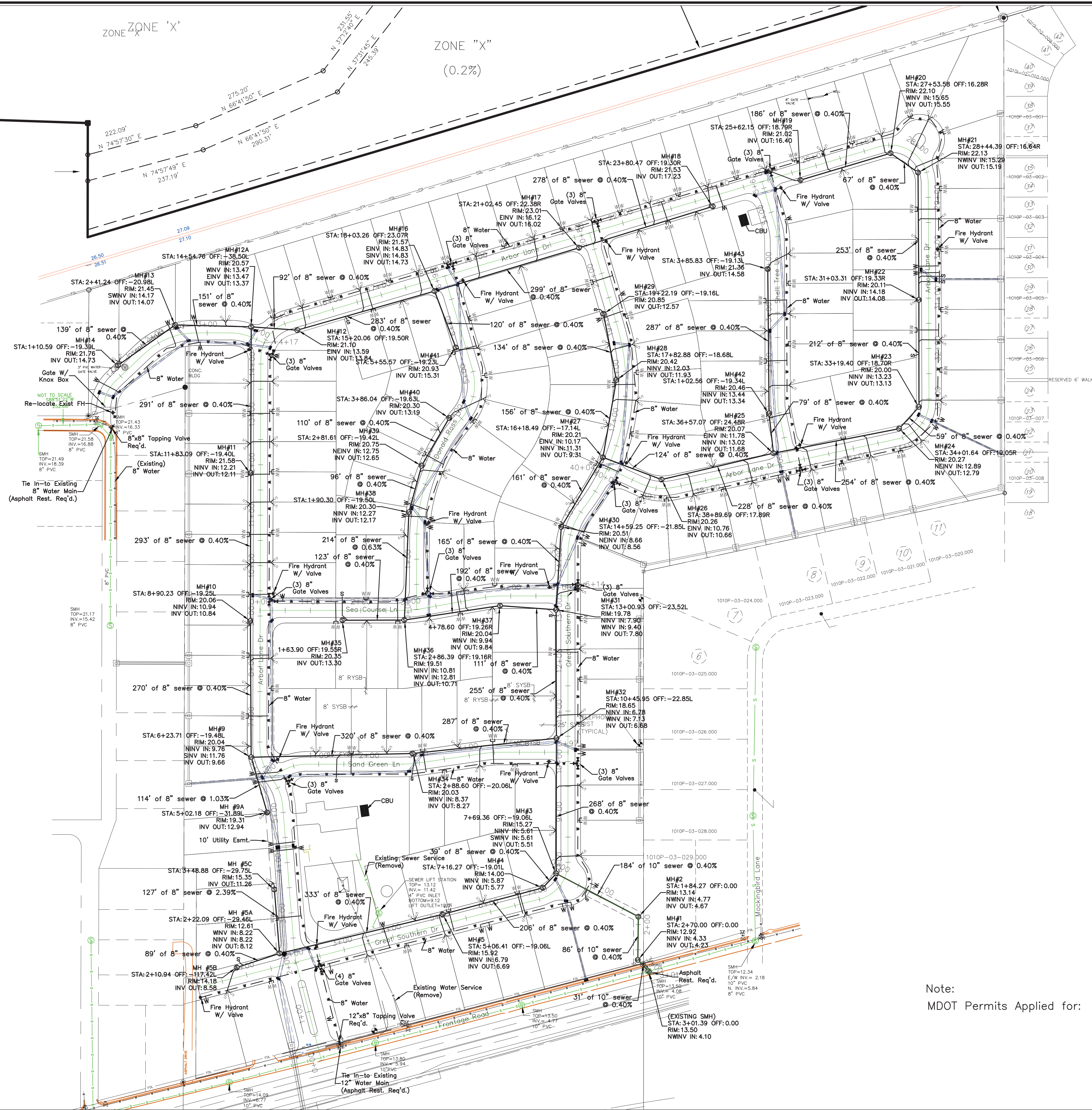
1"=100'

PROJECT NAME	REVISION
	DRAWN
	CHECKED
	DATE
SHEET TITLE	October 2021
	Grading Plan
PROJECT NAME	The Great Southern
	CITY OF GULFPORT, MISSISSIPPI
PROJECT NAME	13061 Shriners Blvd., Suite C
	Biloxi, Mississippi 39532
	Office (228) 392-1638 Fax (228) 392-1679
PROJECT NAME	Dennis Stieffel and Associates, Inc.
	Consulting Engineers
PROJECT NAME	DS&A
PROJECT NAME	SHEET
	7
PROJECT NAME	PROJECT NO.
	862

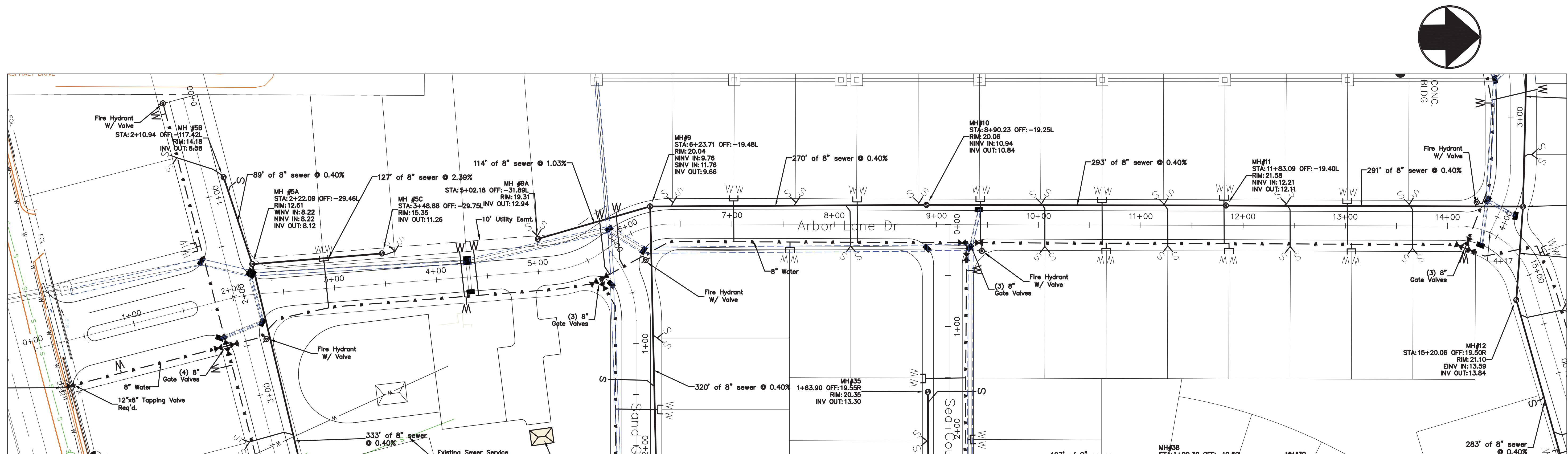


REVISION	
DRAWN	GH
CHECKED	
DATE	October 2021
PROJECT NAME The Great Southern	
PROJECT LOCATION 13061 Shriners Blvd., Suite C Biloxi, Mississippi 39532	
PROJECT NO. 862	
SHEET TITLE Drainage Plan	
CITY OF GULFPORT, MISSISSIPPI	
Dennis Stiefel and Associates, Inc. Consulting Engineers	
Office (228) 392-1638 Fax (228) 392-1679	



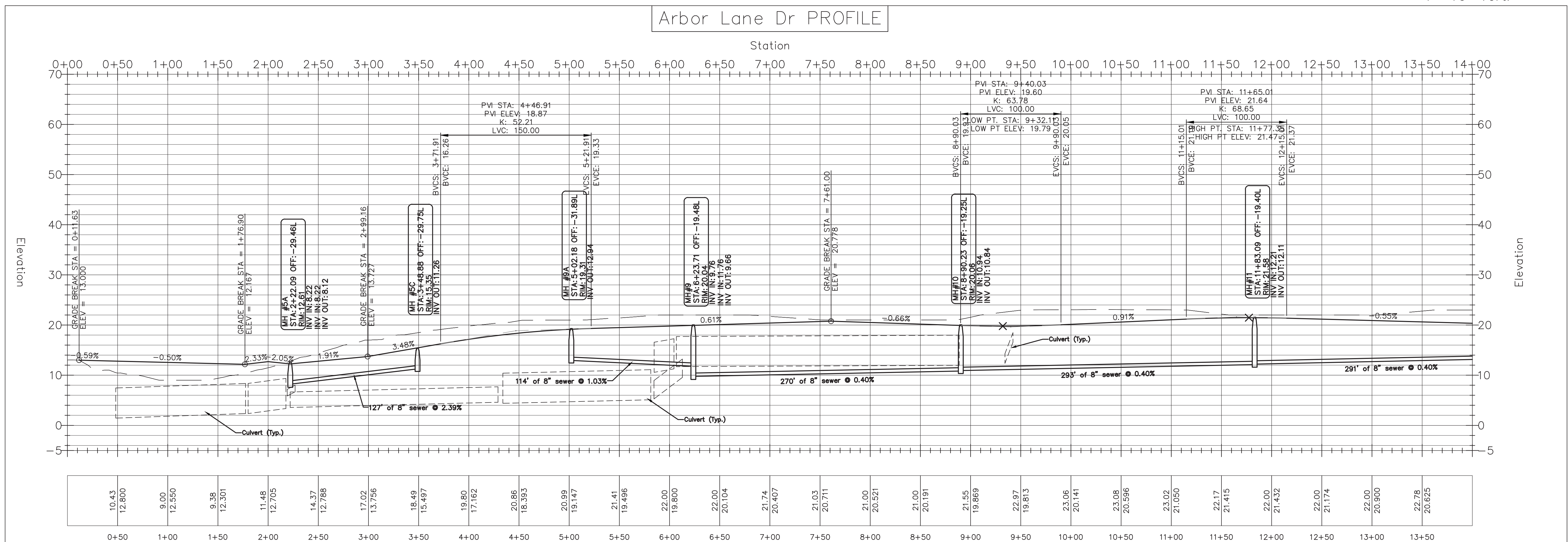


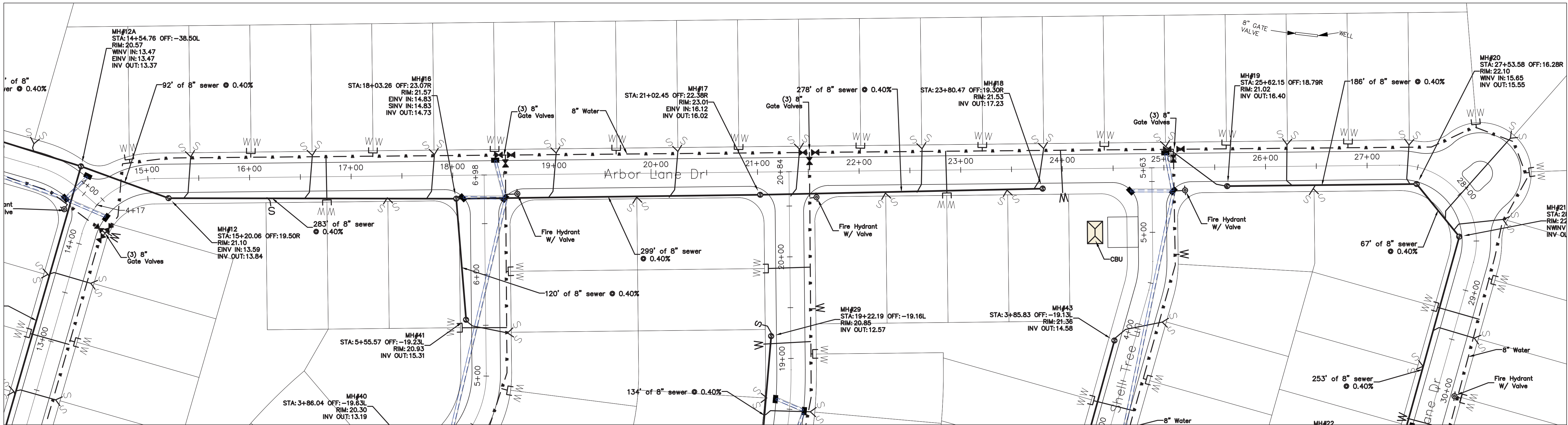
Note:
MDOT Permits Applied for: 1. Directional Bore
2. Driveway Connection
3. Water Connection
4. Sewer Connection



Main Road Sta: 0+00 - 14+00

1"=50' Horiz.
1"=10' Vert.



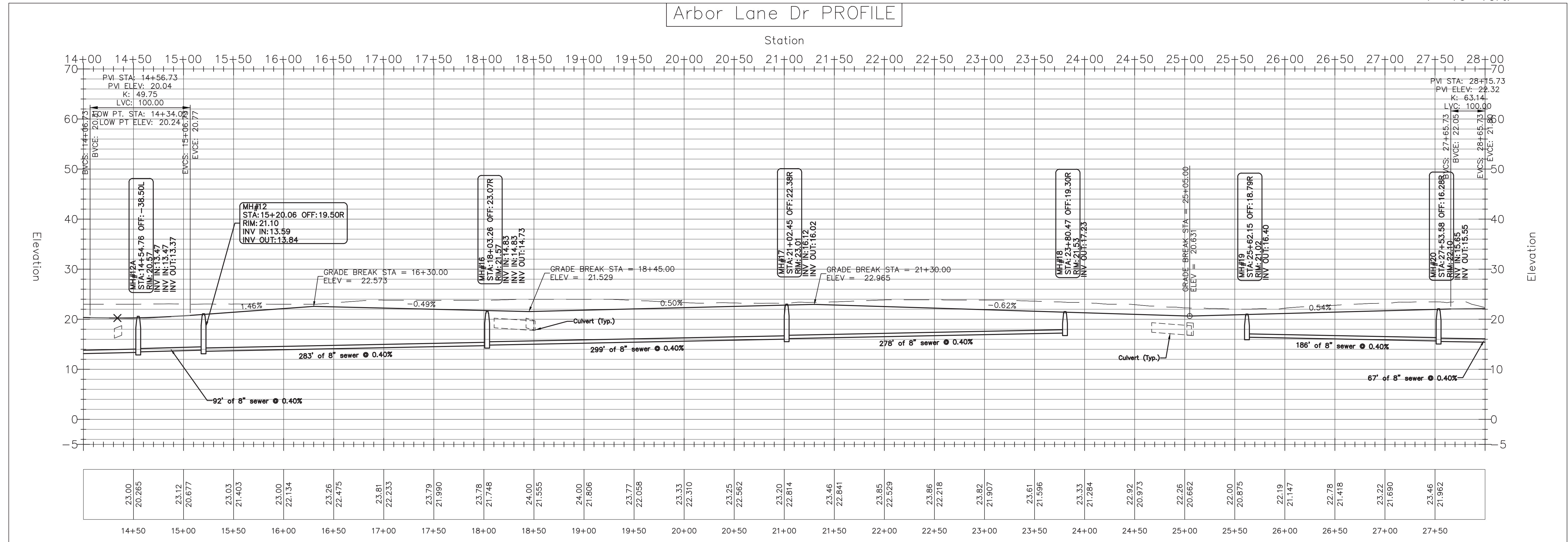


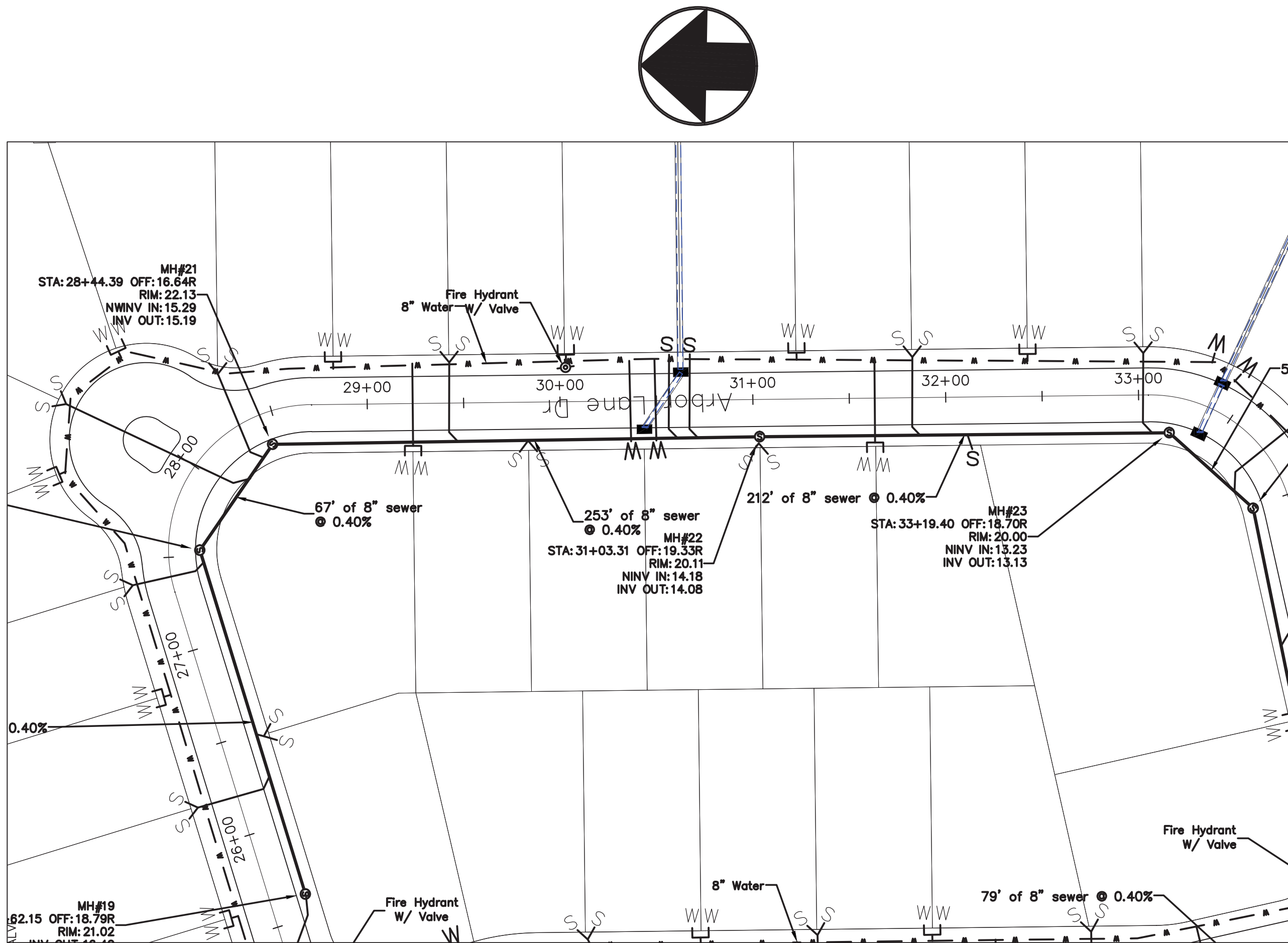
Main Road Sta: 14+00 - 28+00

Arbor Lane Dr PROFILE

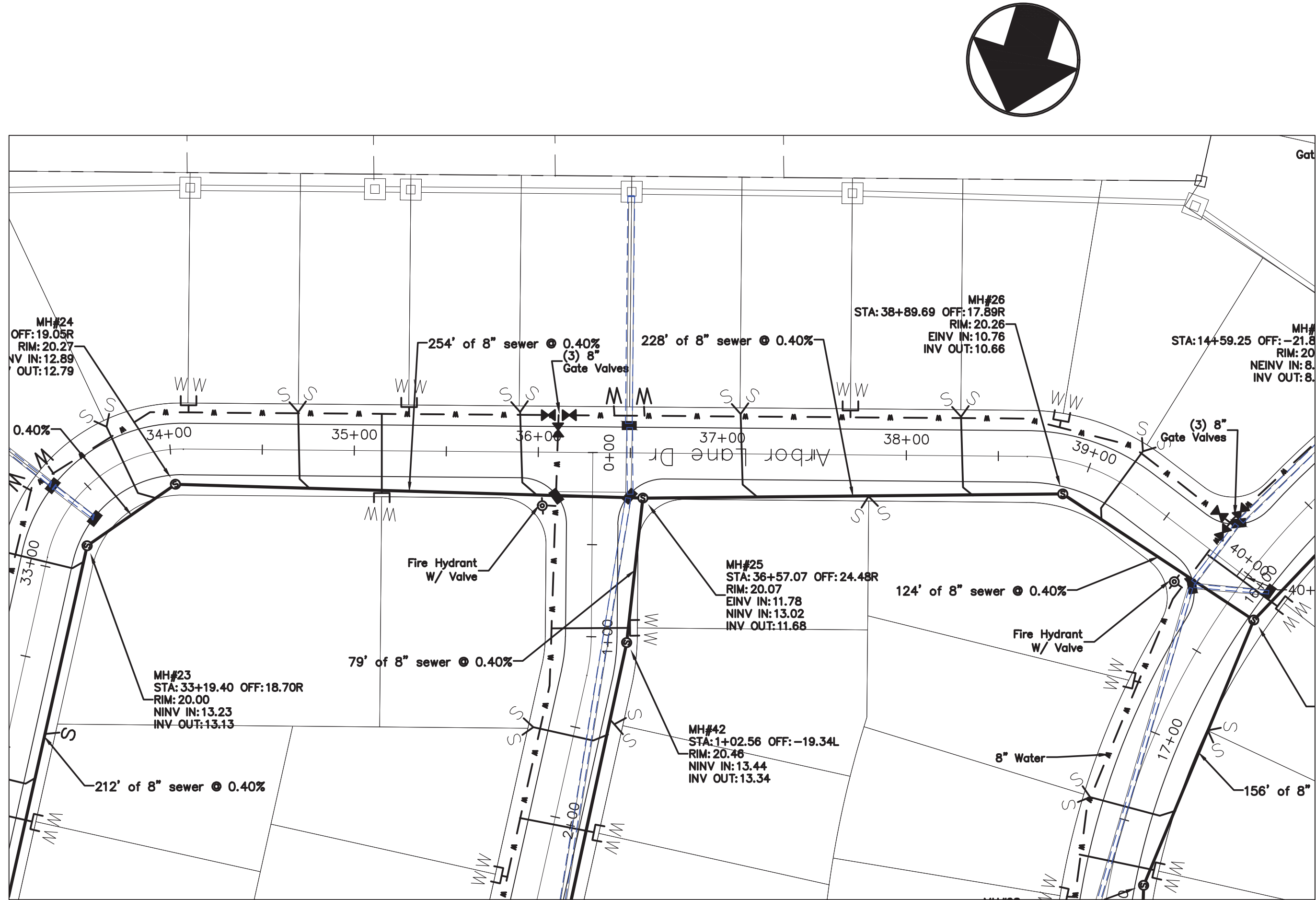
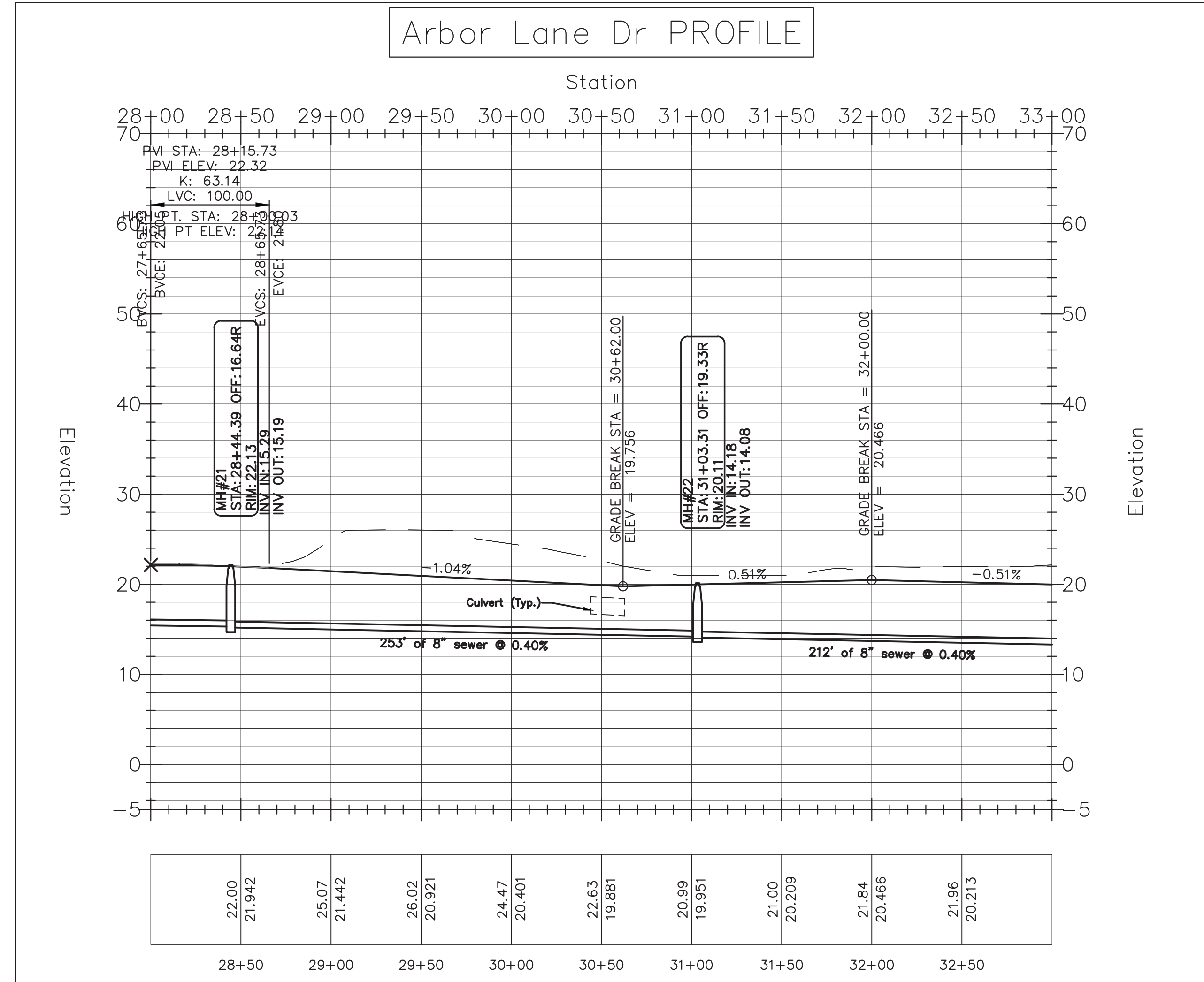
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1"=10' Vert.

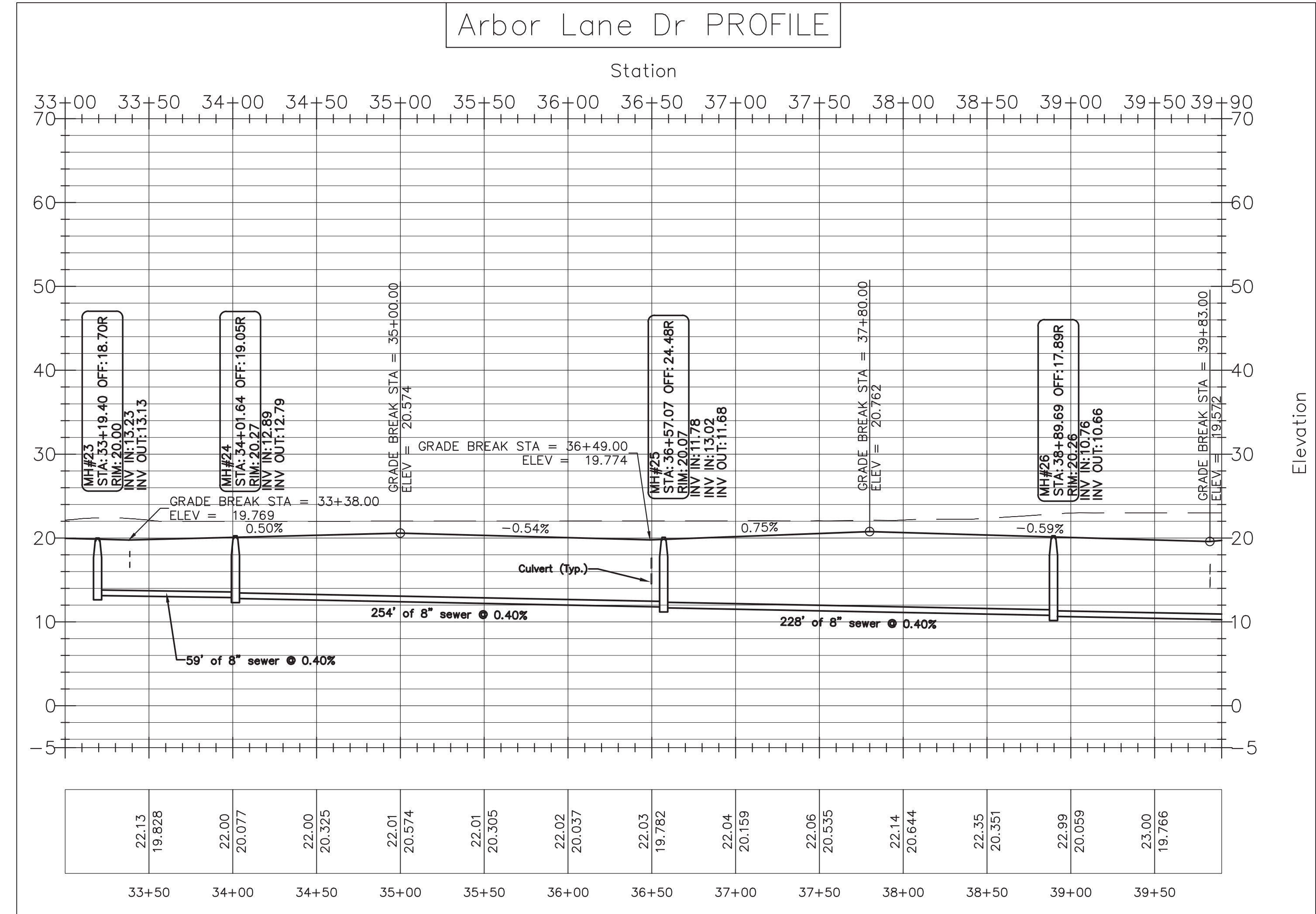


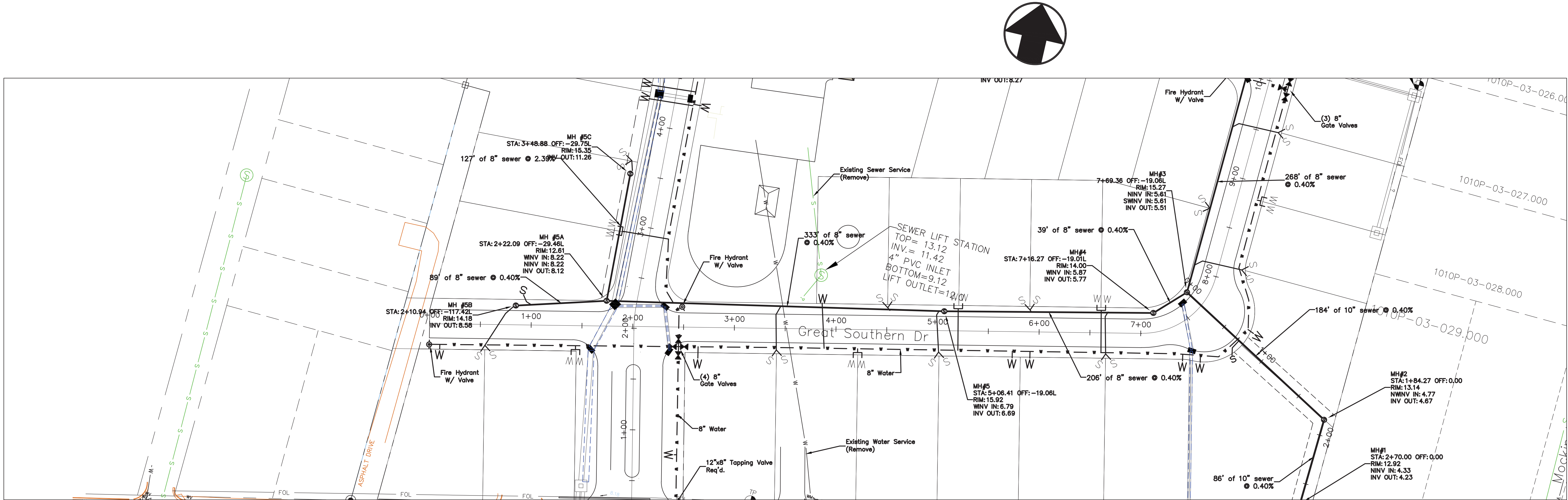


Main Road Sta: 28+00 – 33+00



Main Road Sta: 33+00 – 39+82

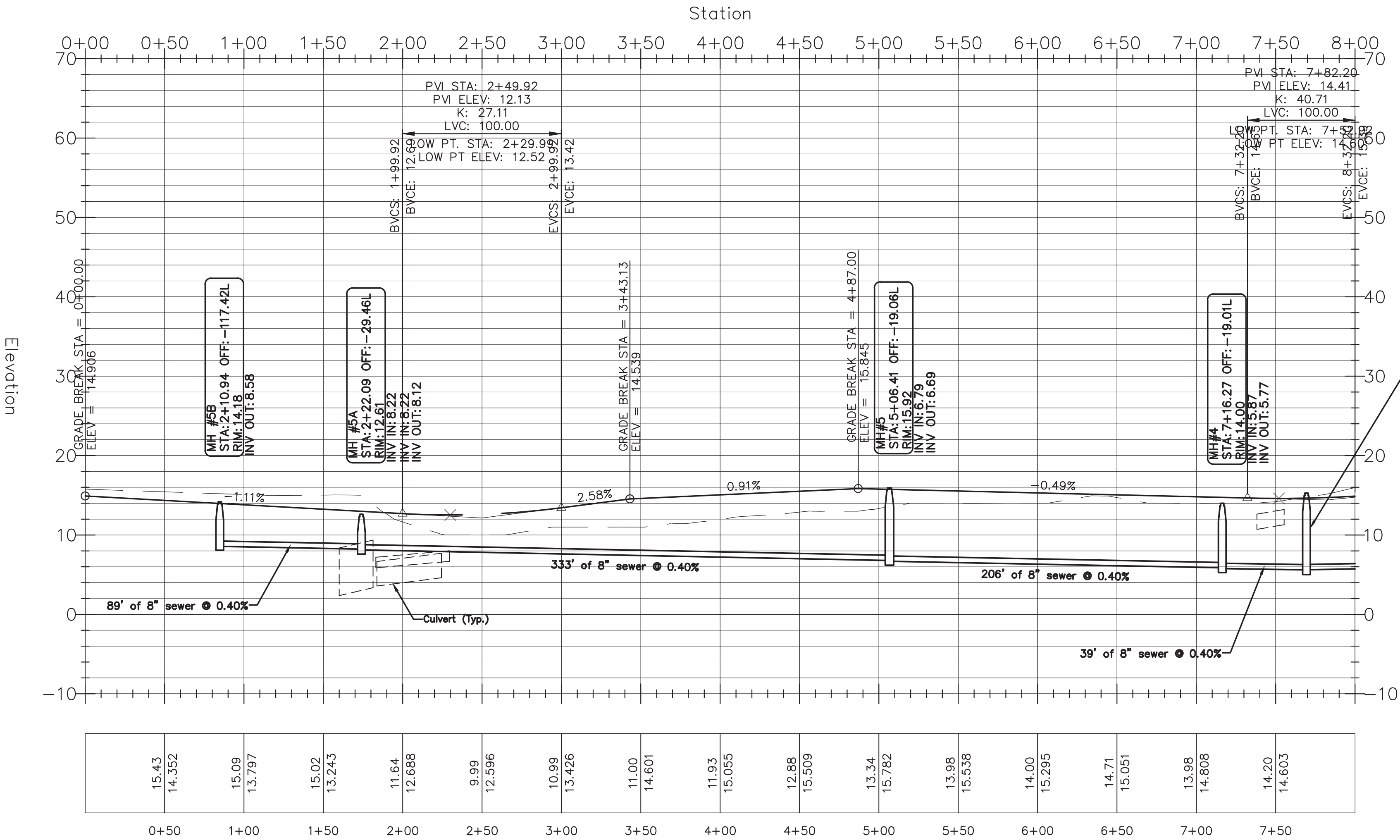


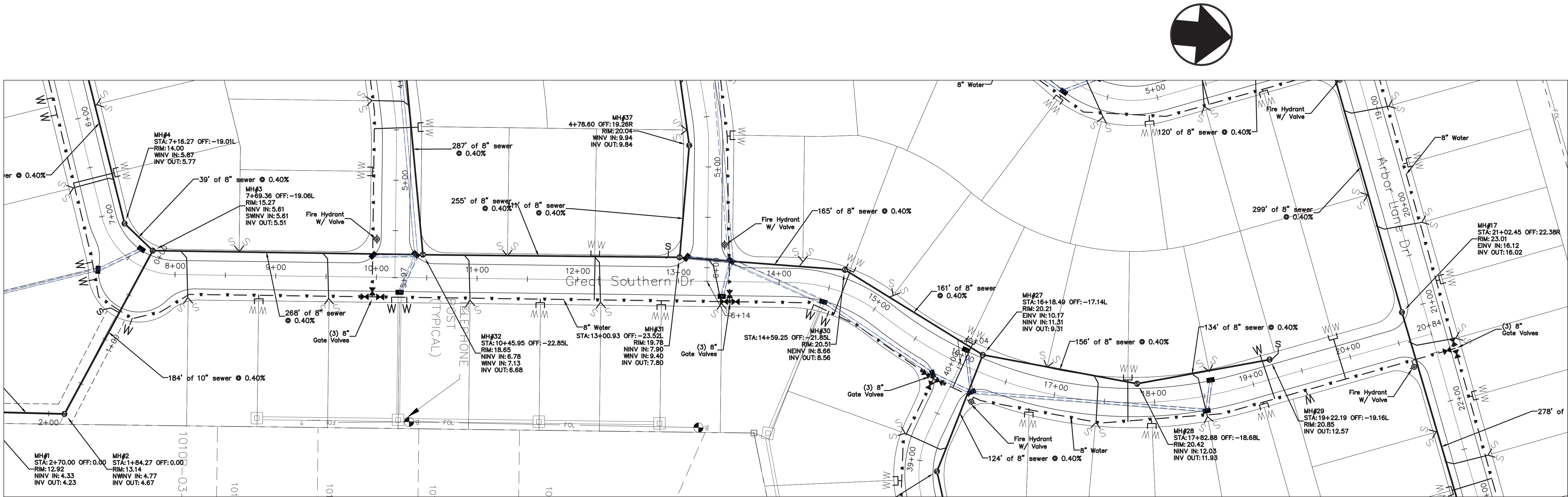


South Road Sta: 0+00 - 8+00

Great Southern Drive PROFILE

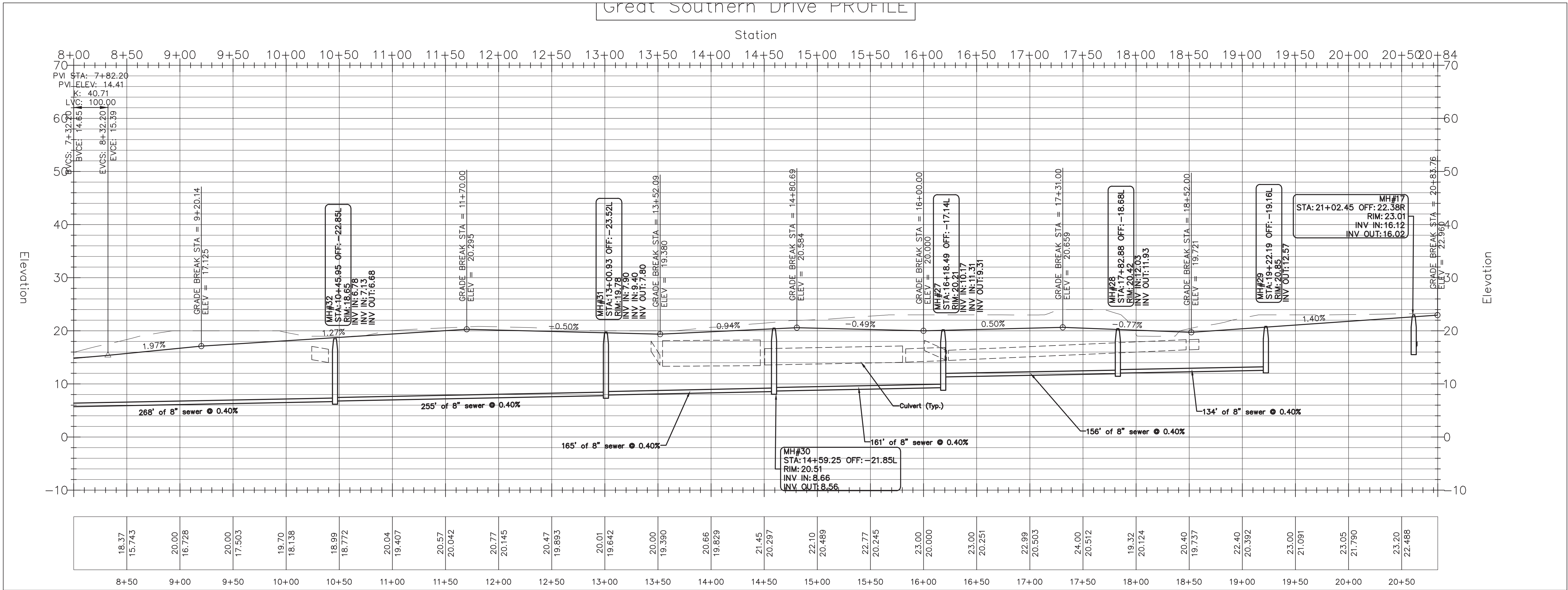
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1"=10' Vert.

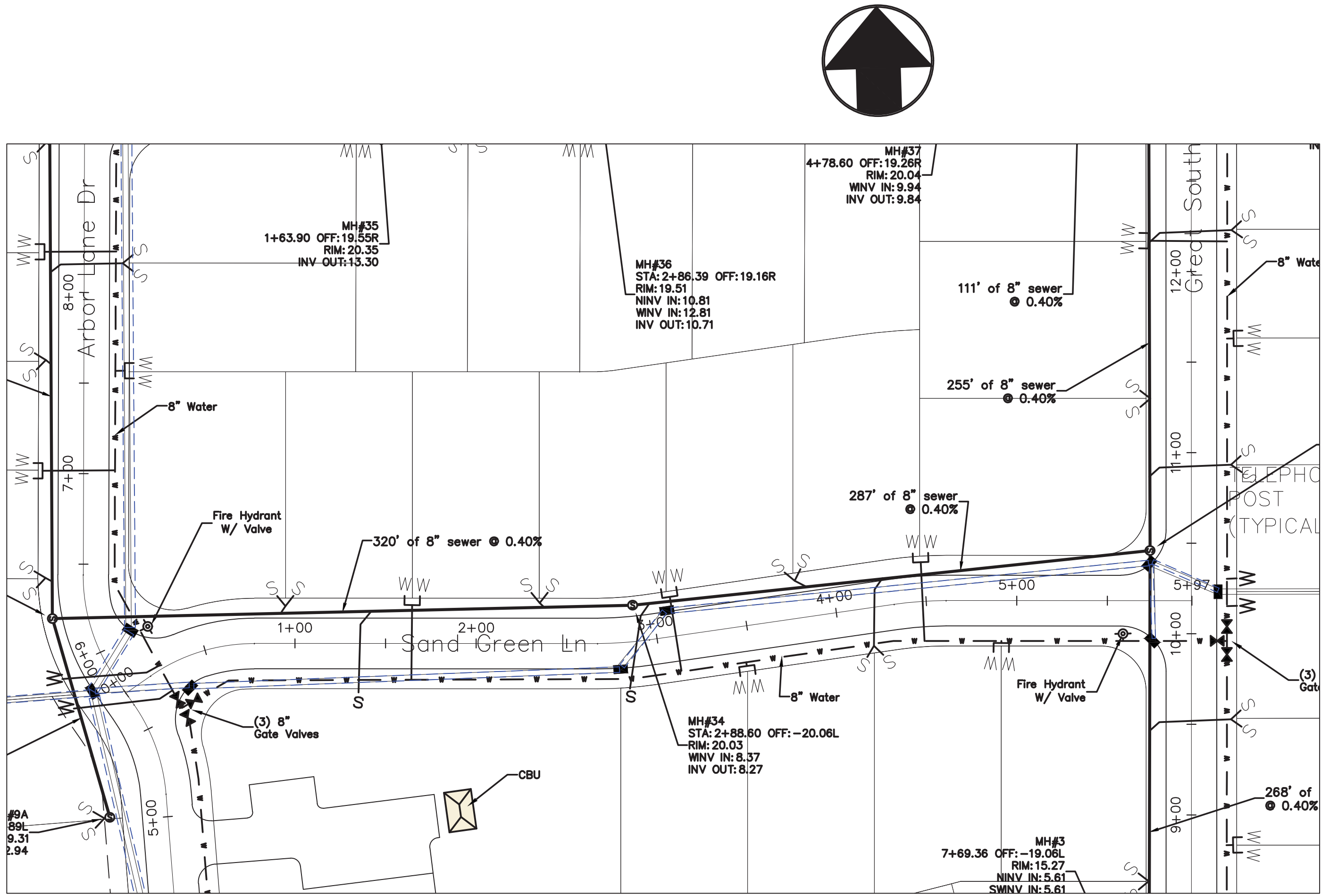




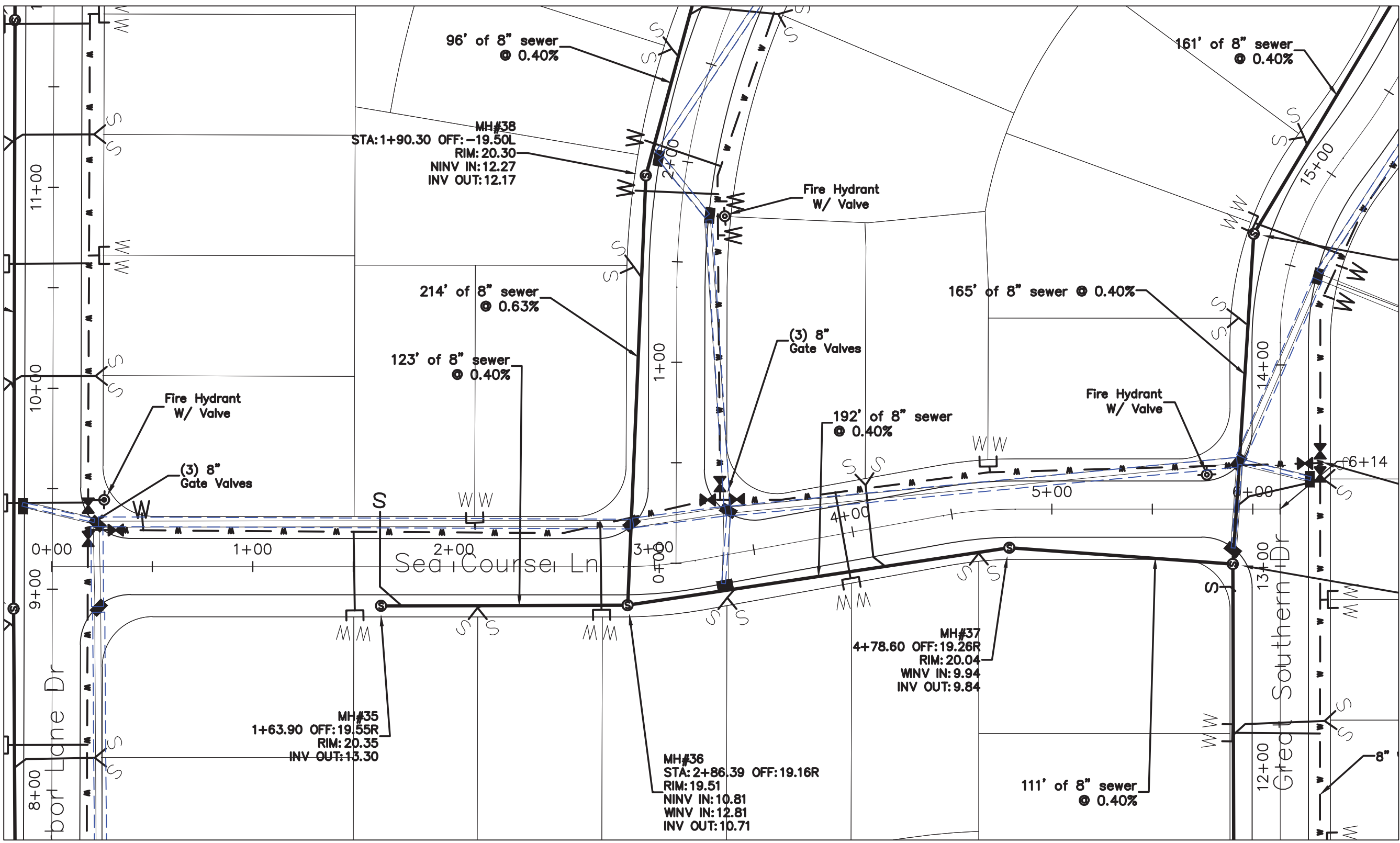
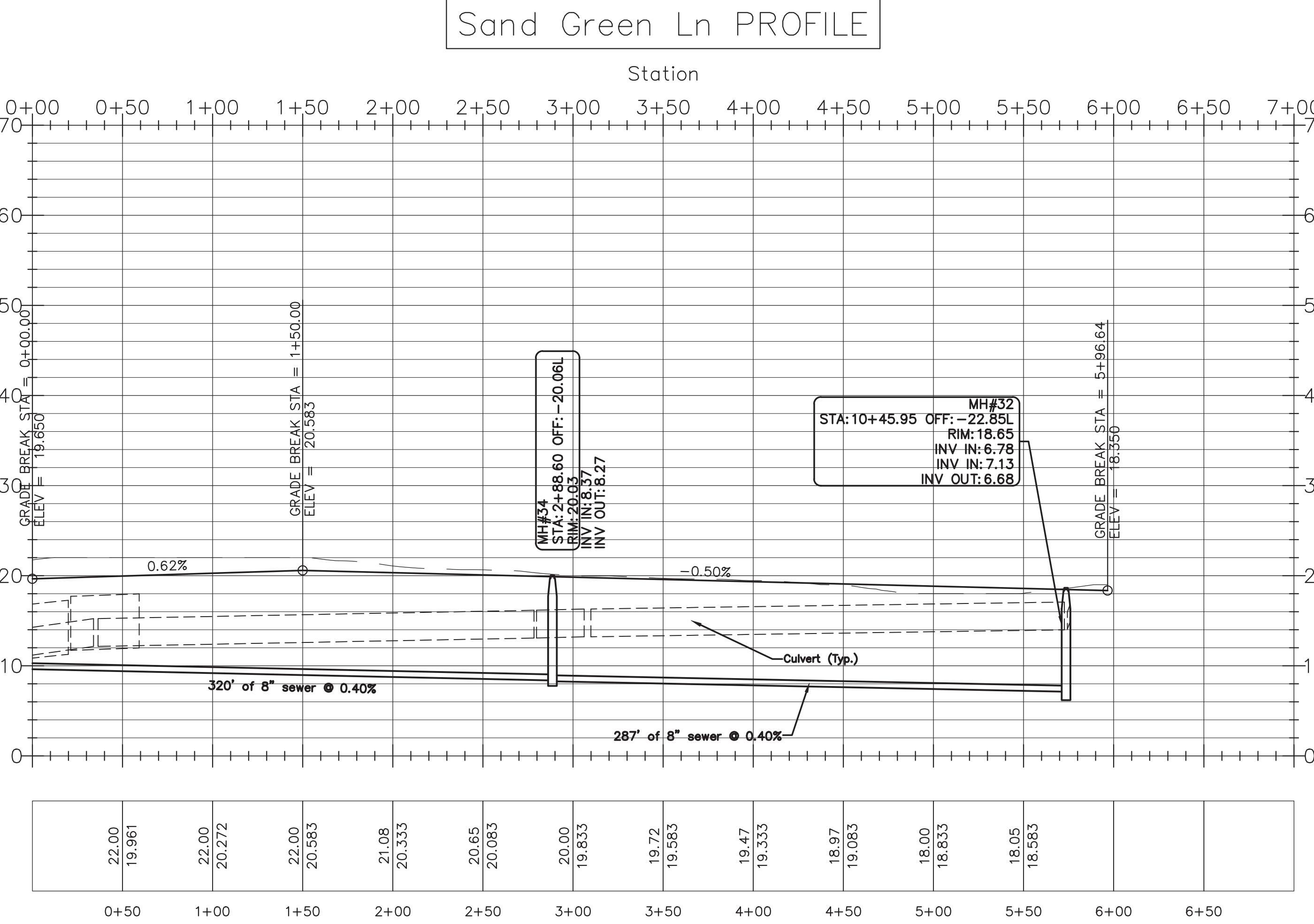
South Road Sta: 8+00 - 20+84

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1"=10' Vert.

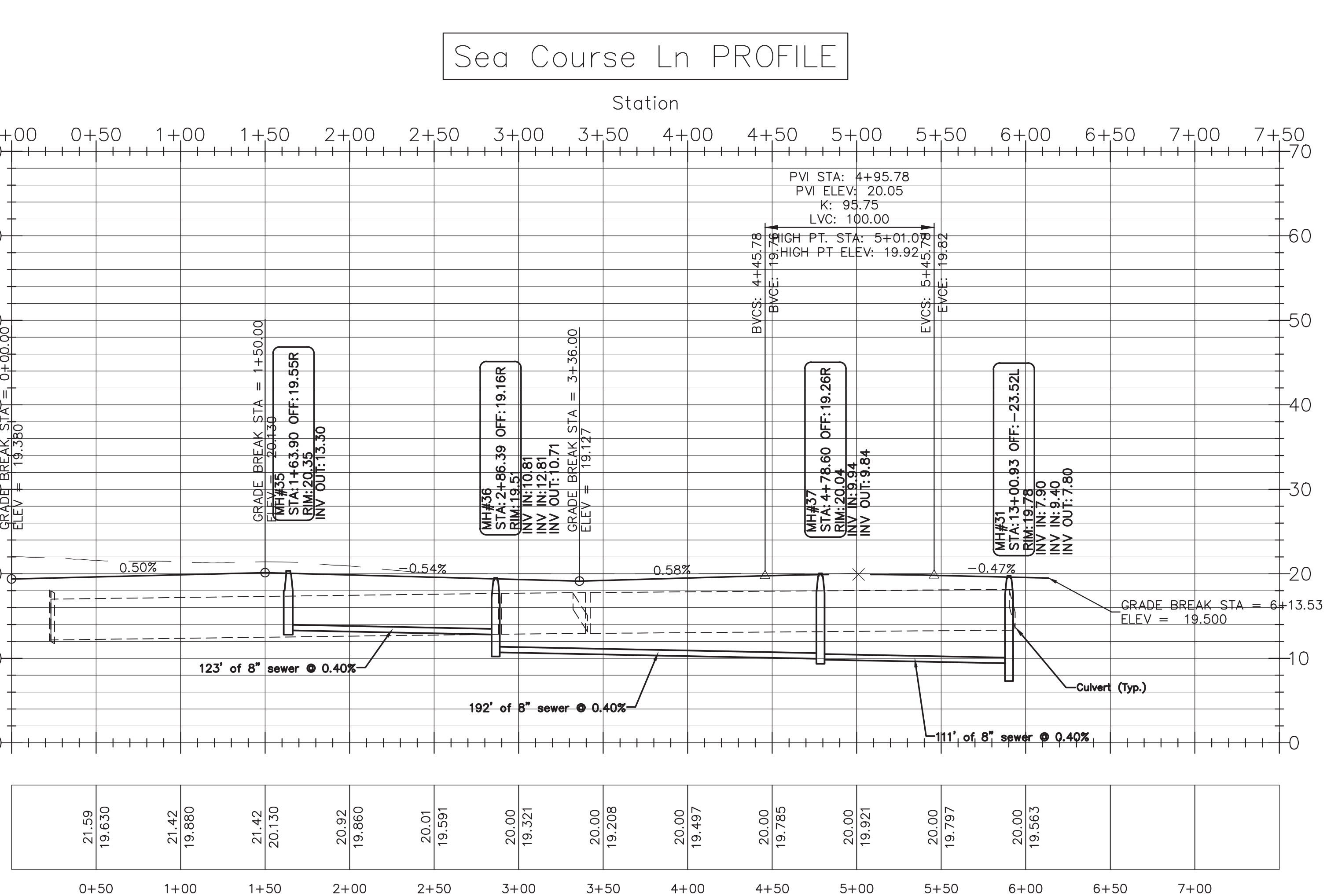


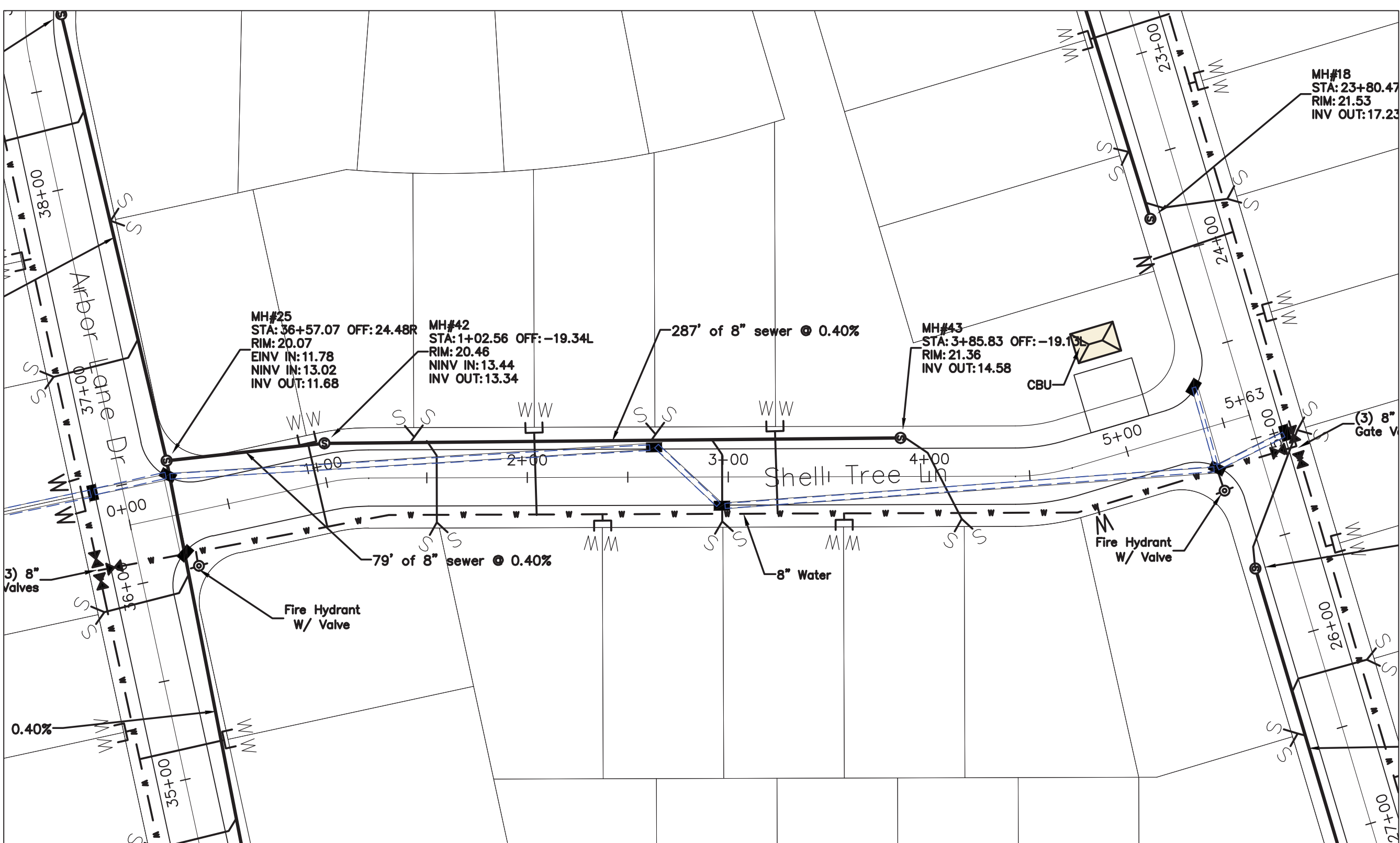
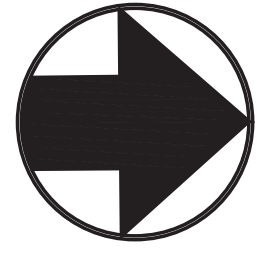


Road 2 Sta: 0+00 - 5+97



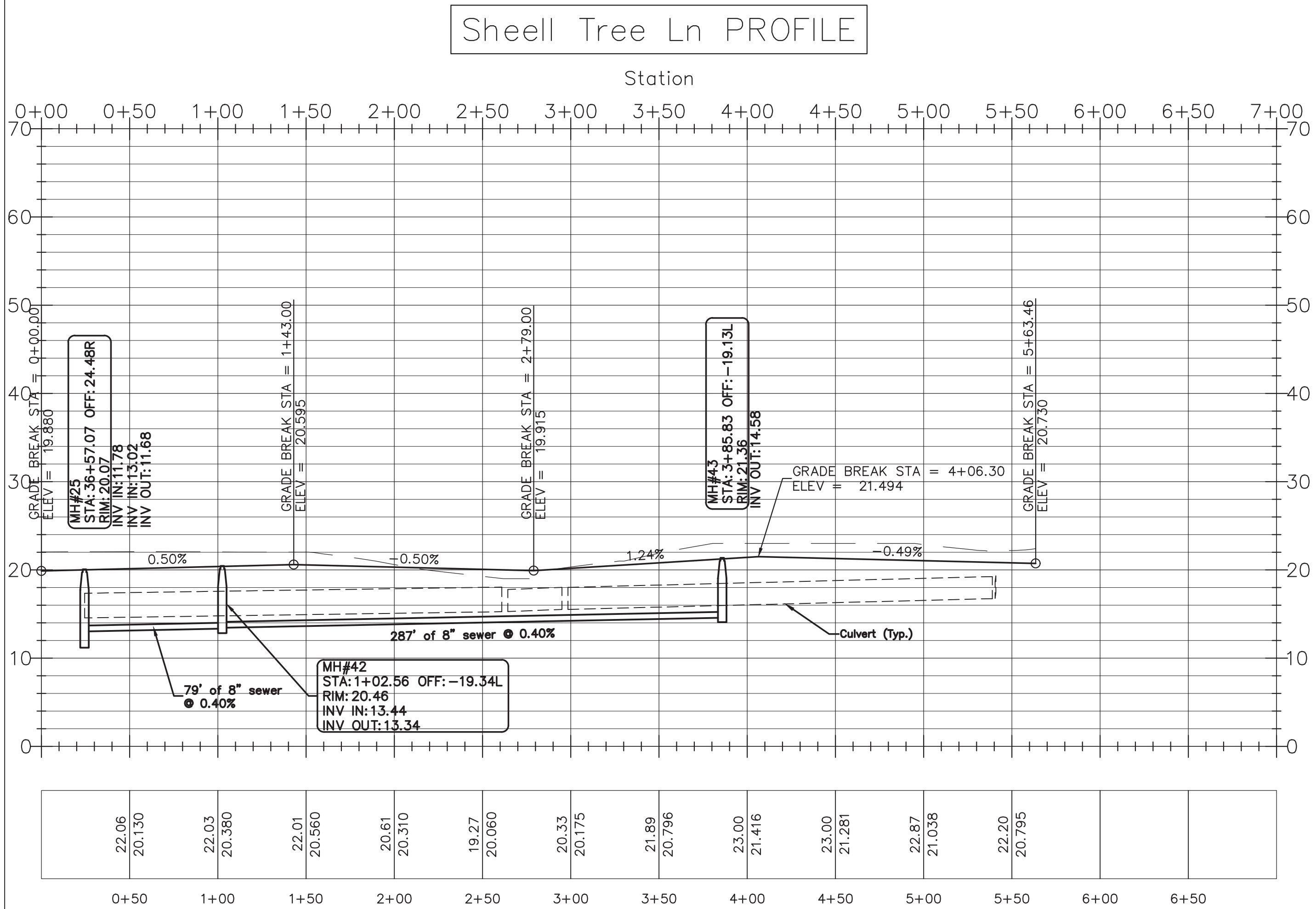
Road 3 Sta: 0+00 - 6+14

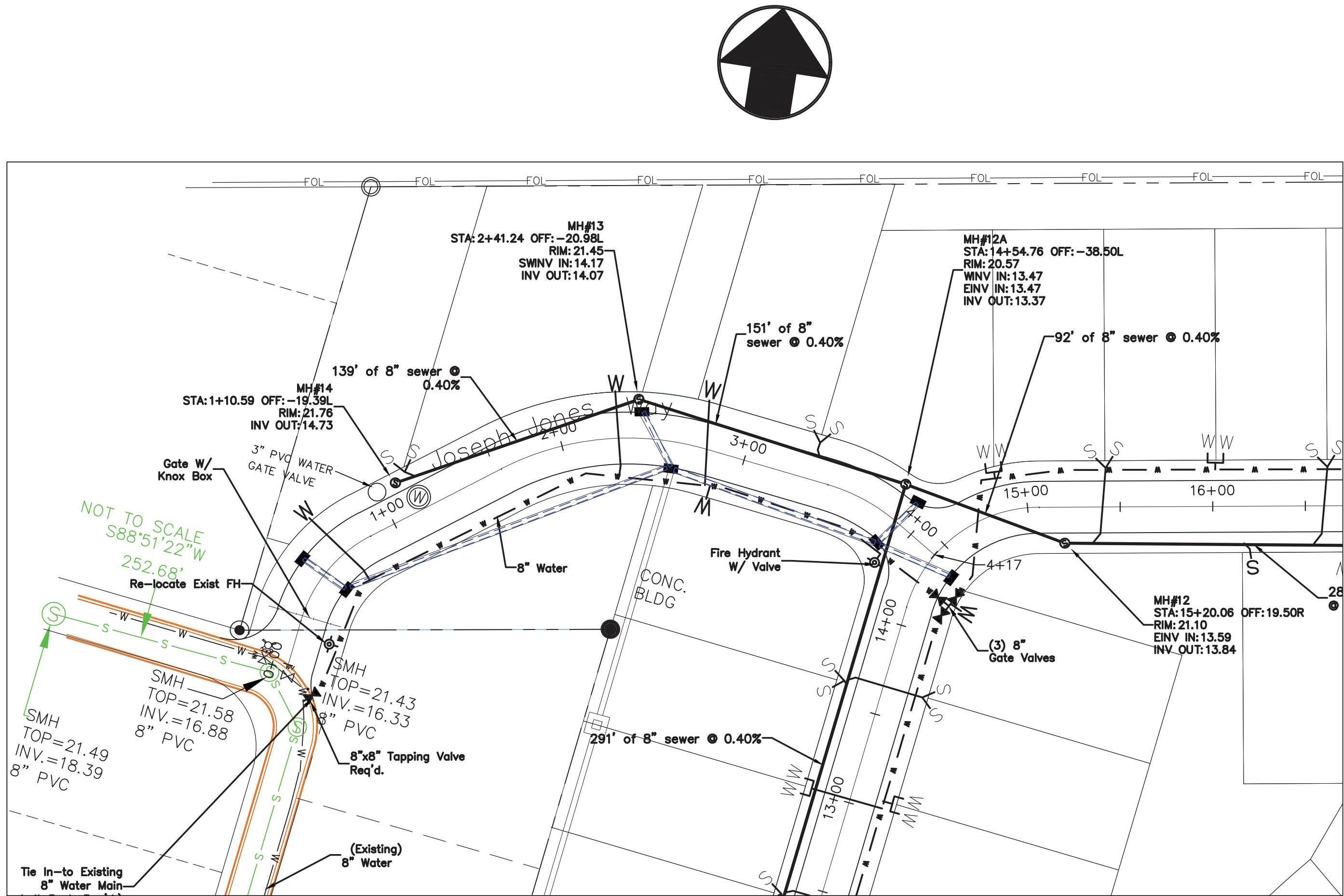




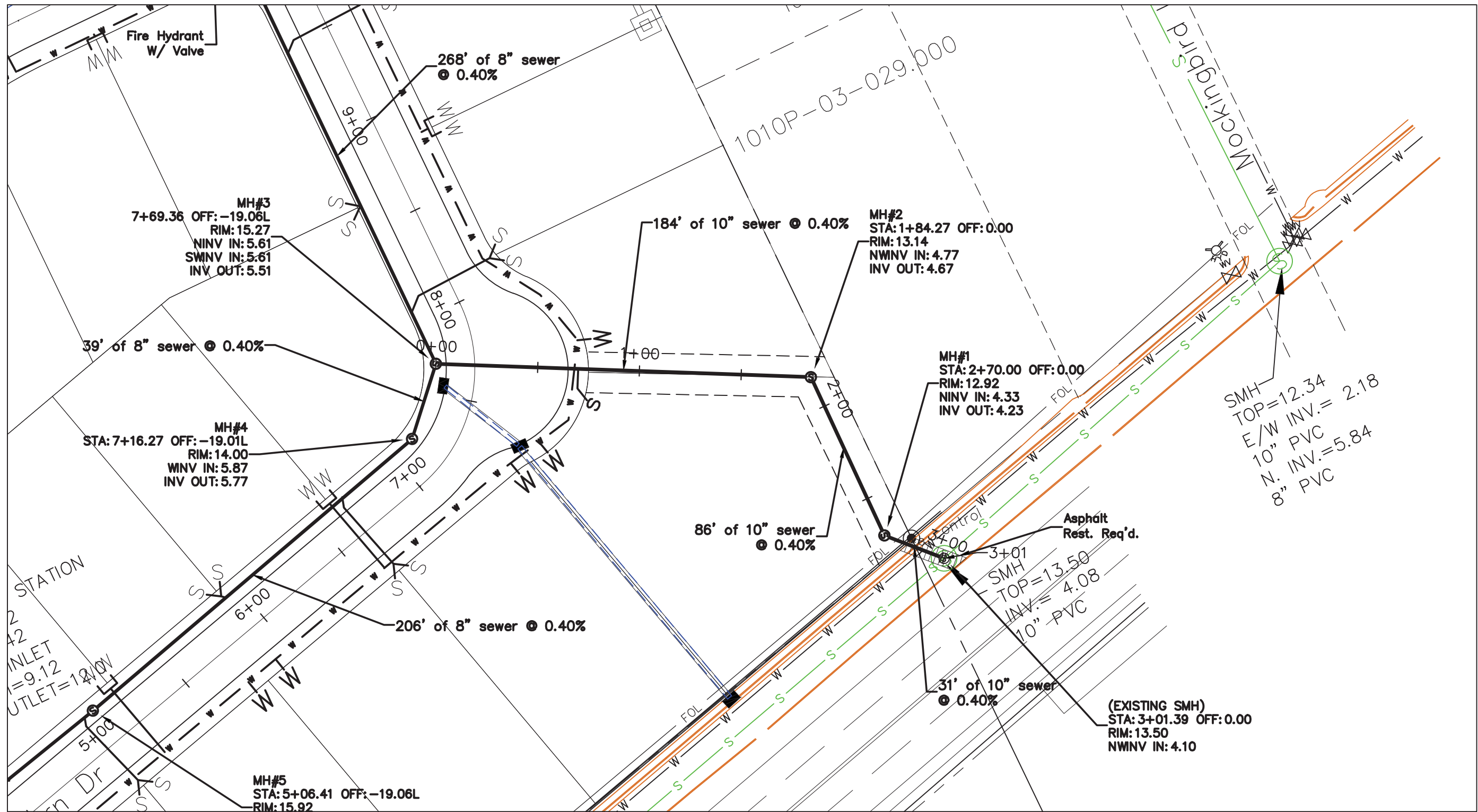
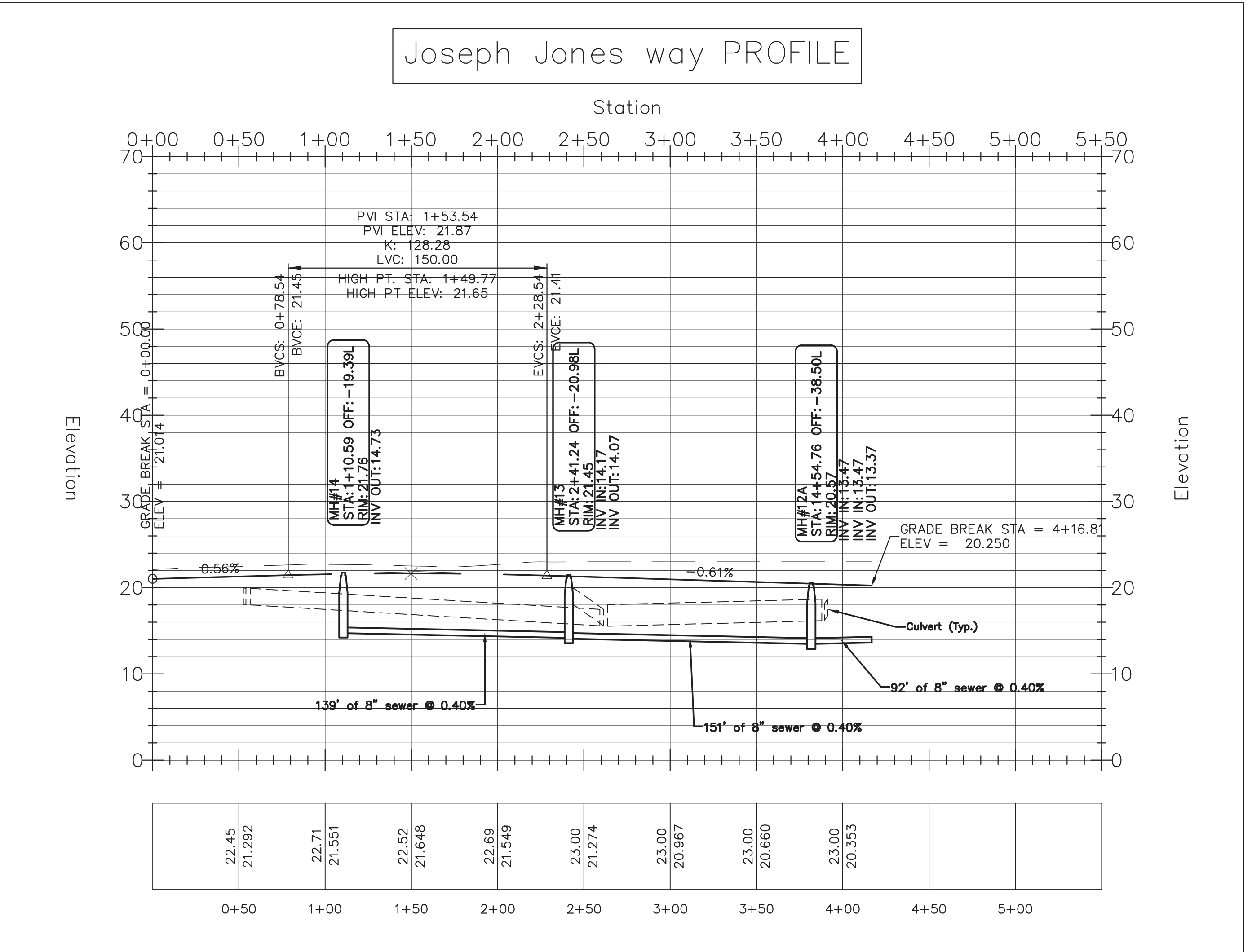
Road 5 Sta: 0+00 - 5+63

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1"=10' Vert.

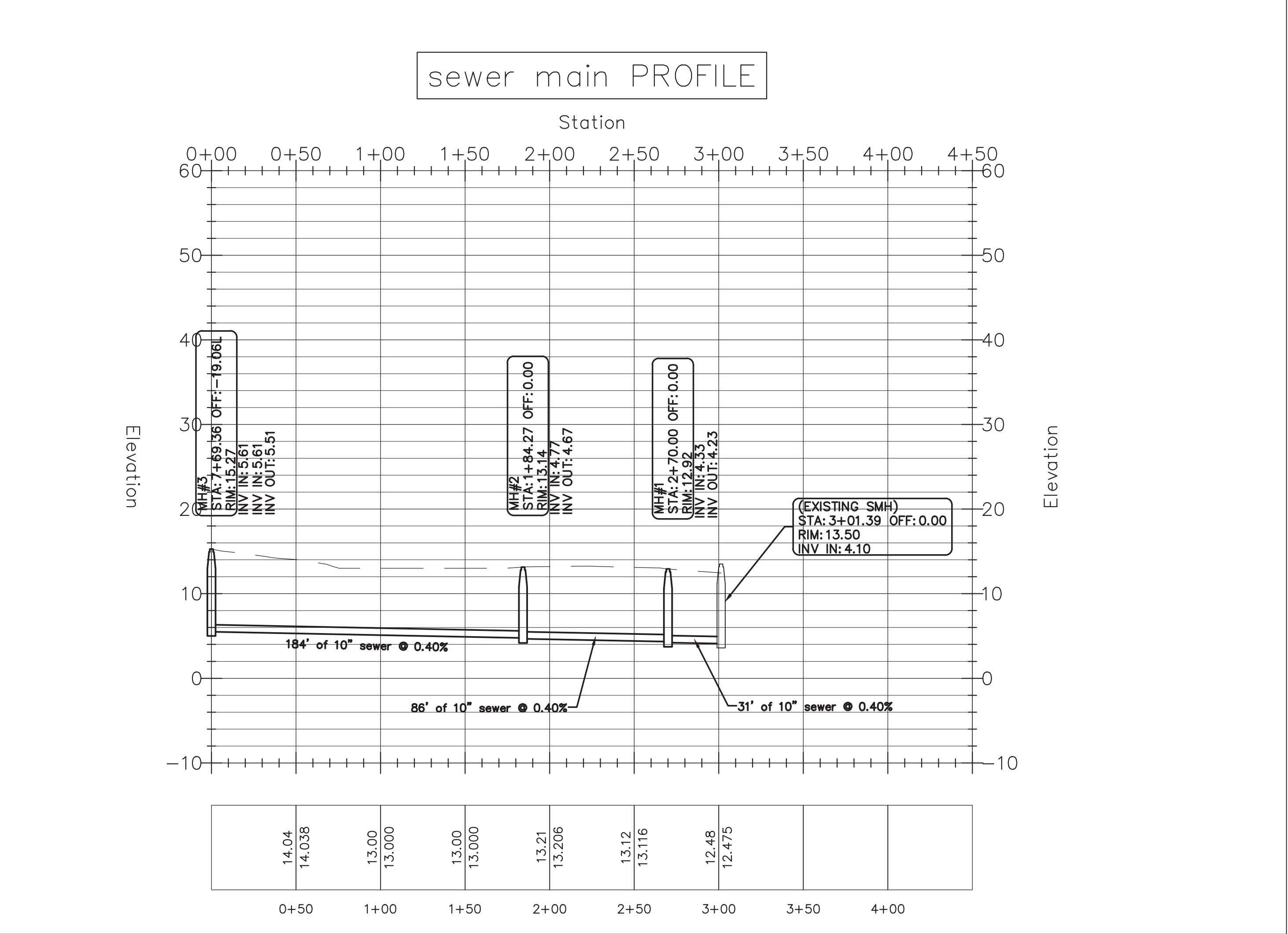


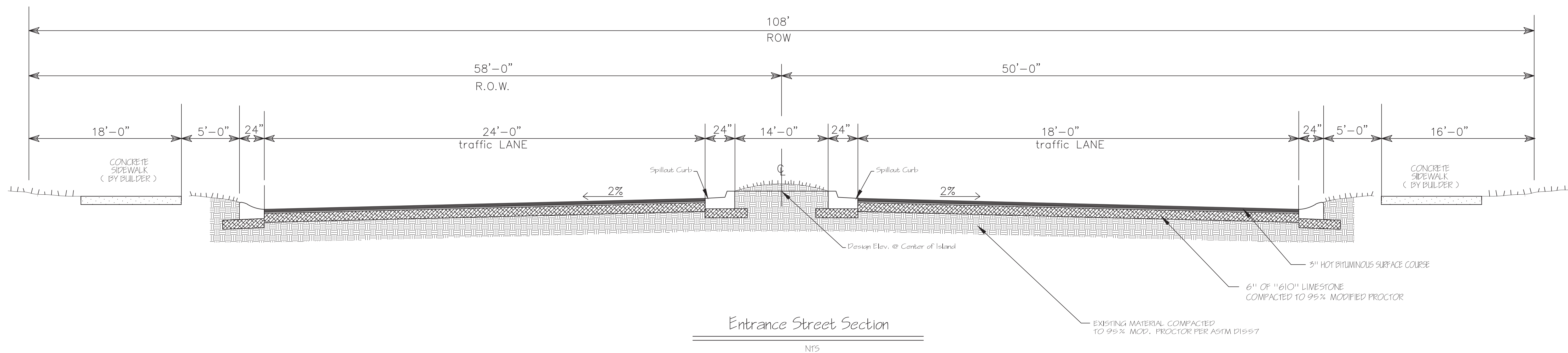
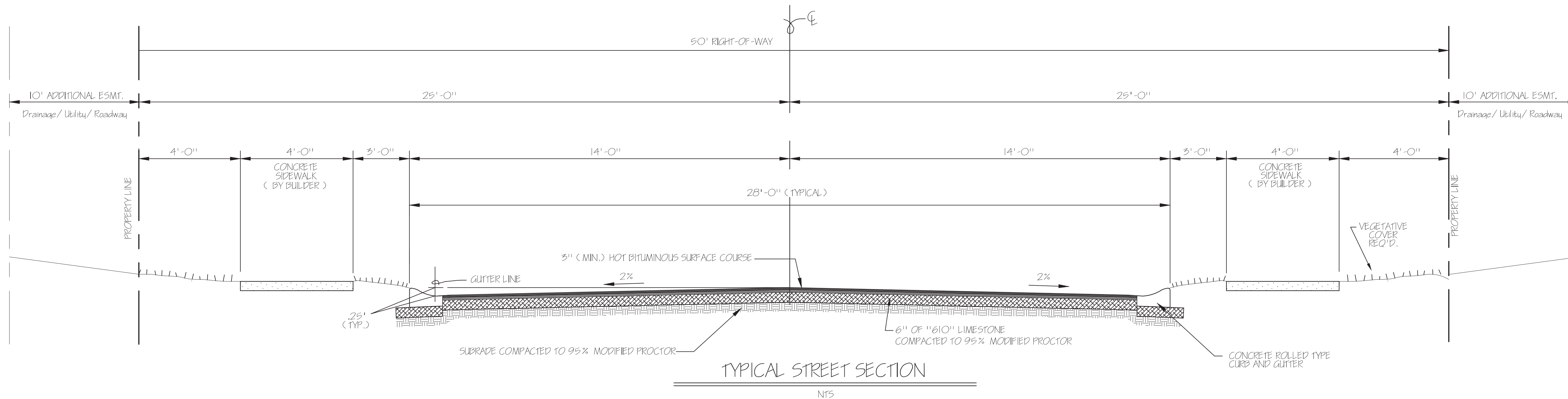


West Entrance Sta: 0+00 - 4+17



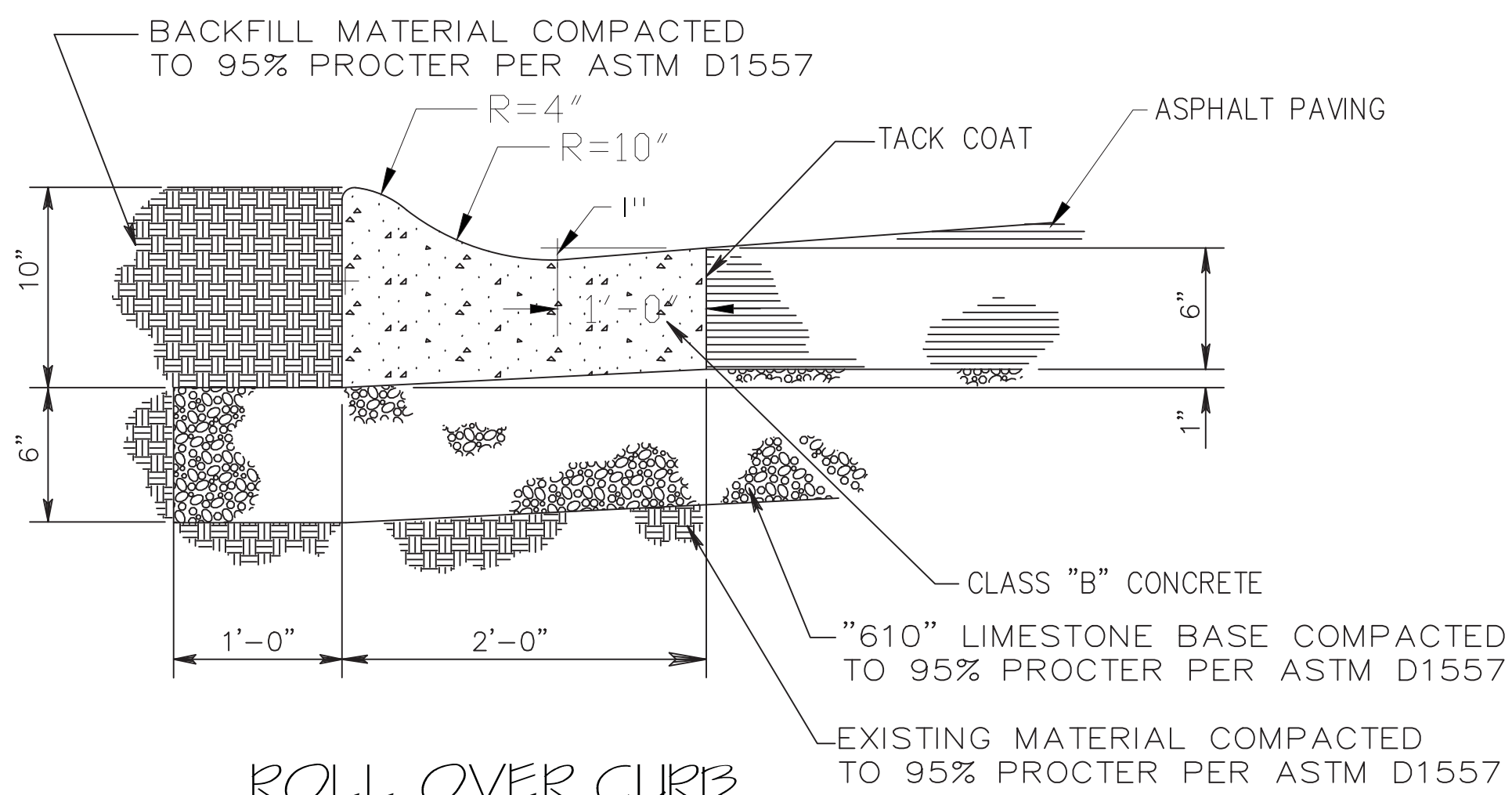
Sewer Main Sta: 0+00 - 3+01



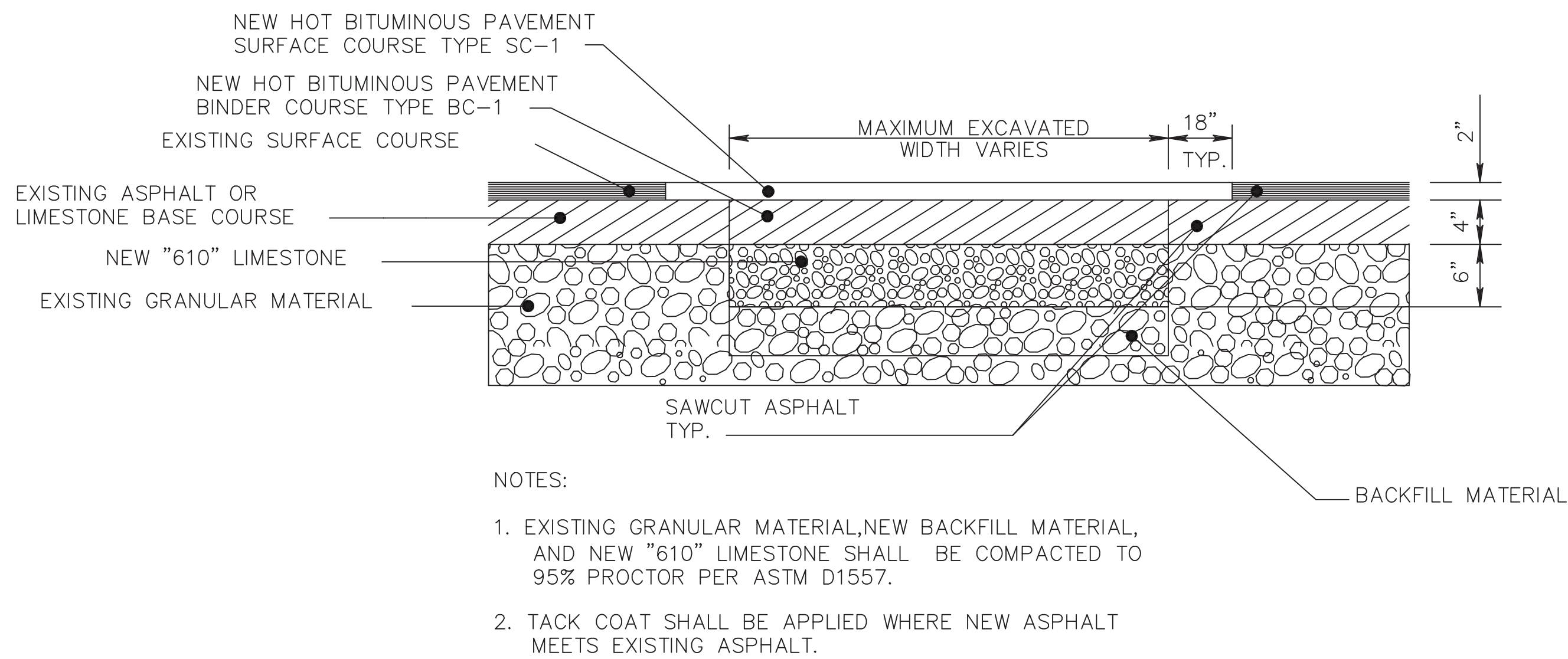
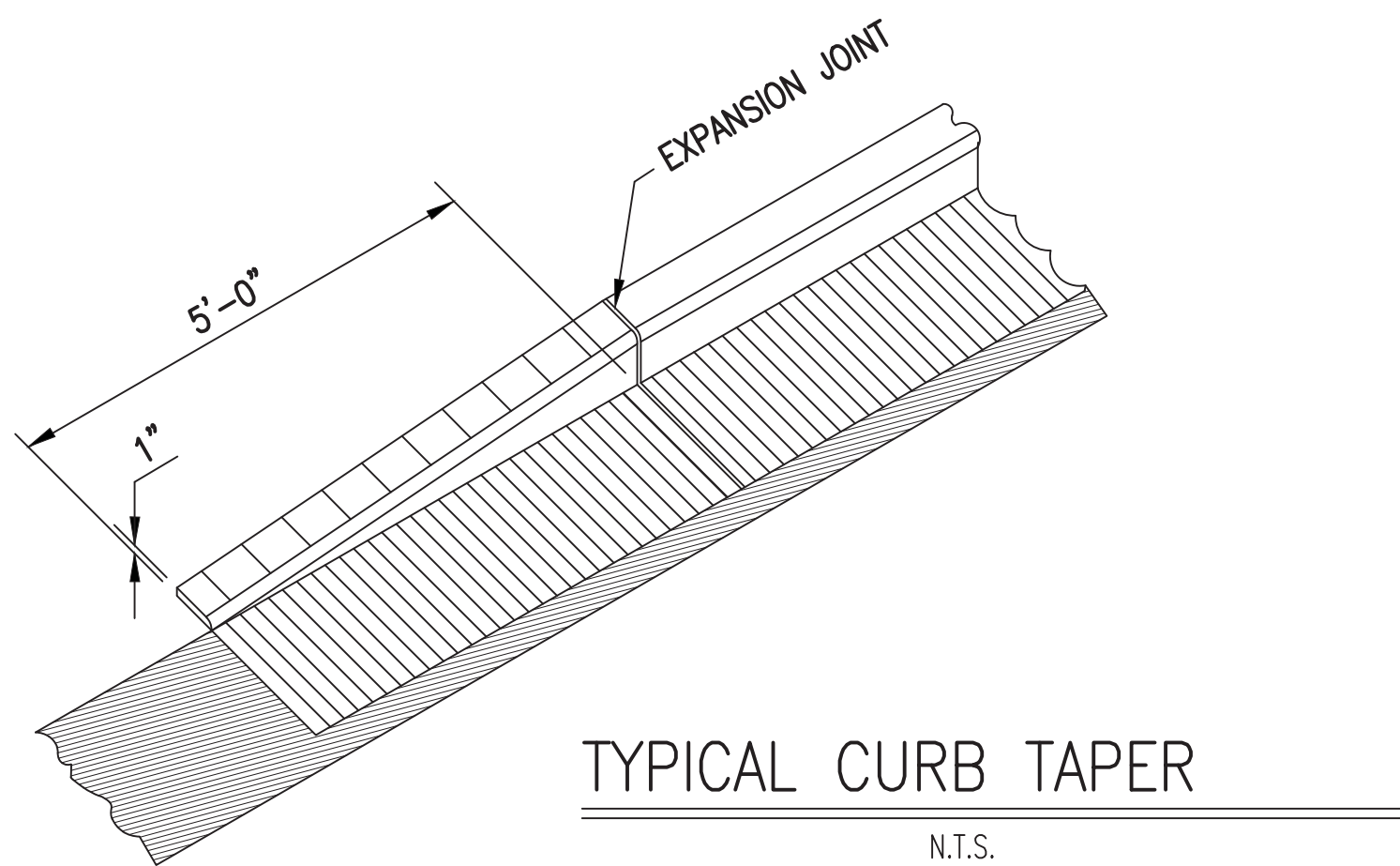


NOTE:
USE TYPICAL STREET SECTION A-A CONSTRUCTION STANDARDS

REVISED	
DRAWN	JH
CHECKED	
DATE	September 2022
SHEET TITLE	Construction Details
PROJECT NAME	The Great Southern
	CITY OF GULFPORT, MISSISSIPPI
13061 Shriners Blvd., Suite C Biloxi, Mississippi 39532 Office (228) 392-1638 Fax (228) 392-1679	
Dennis Stiefel and Associates, Inc. Consulting Engineers	
DS&A	
SHEET	19
PROJECT NO.	862

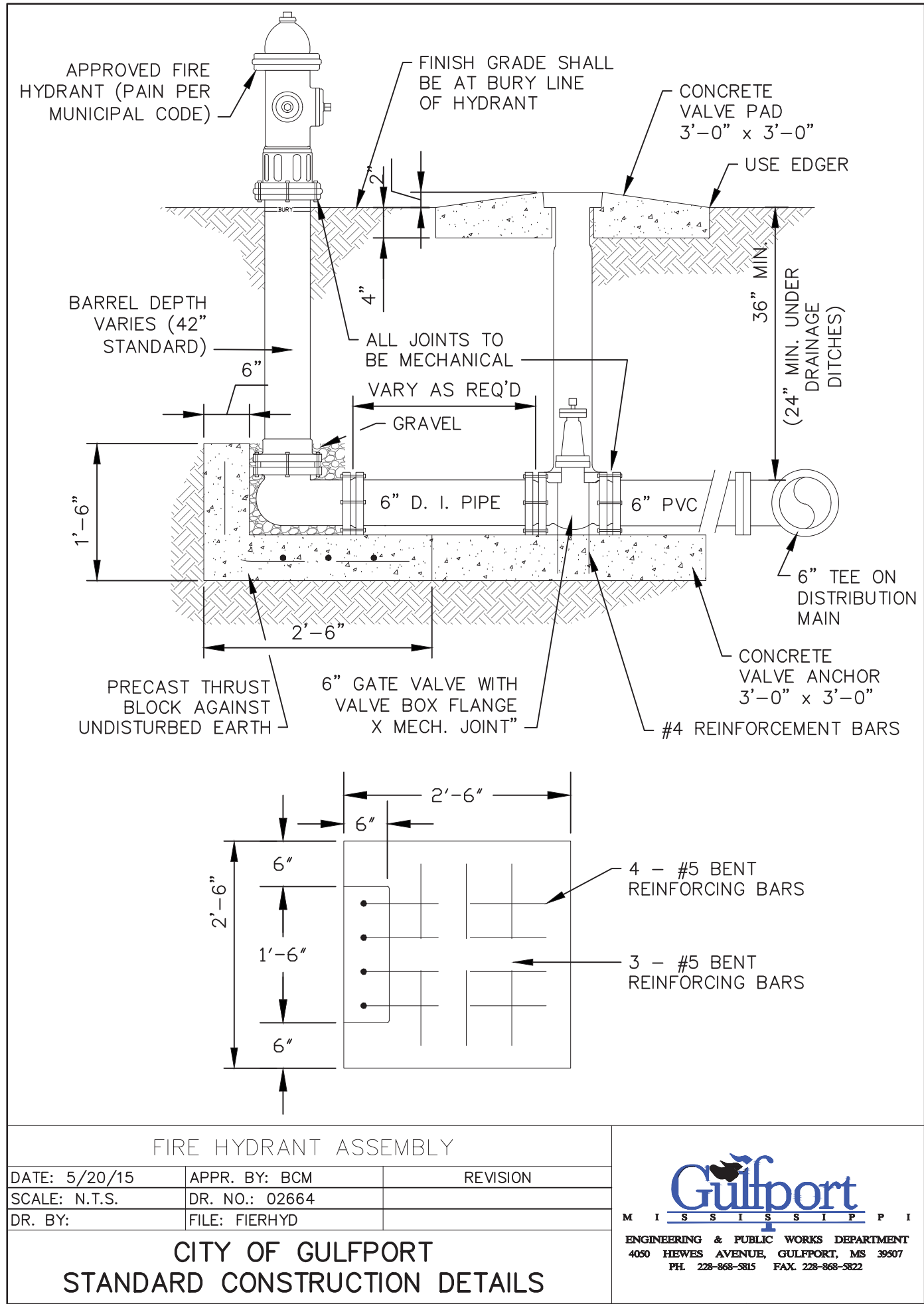
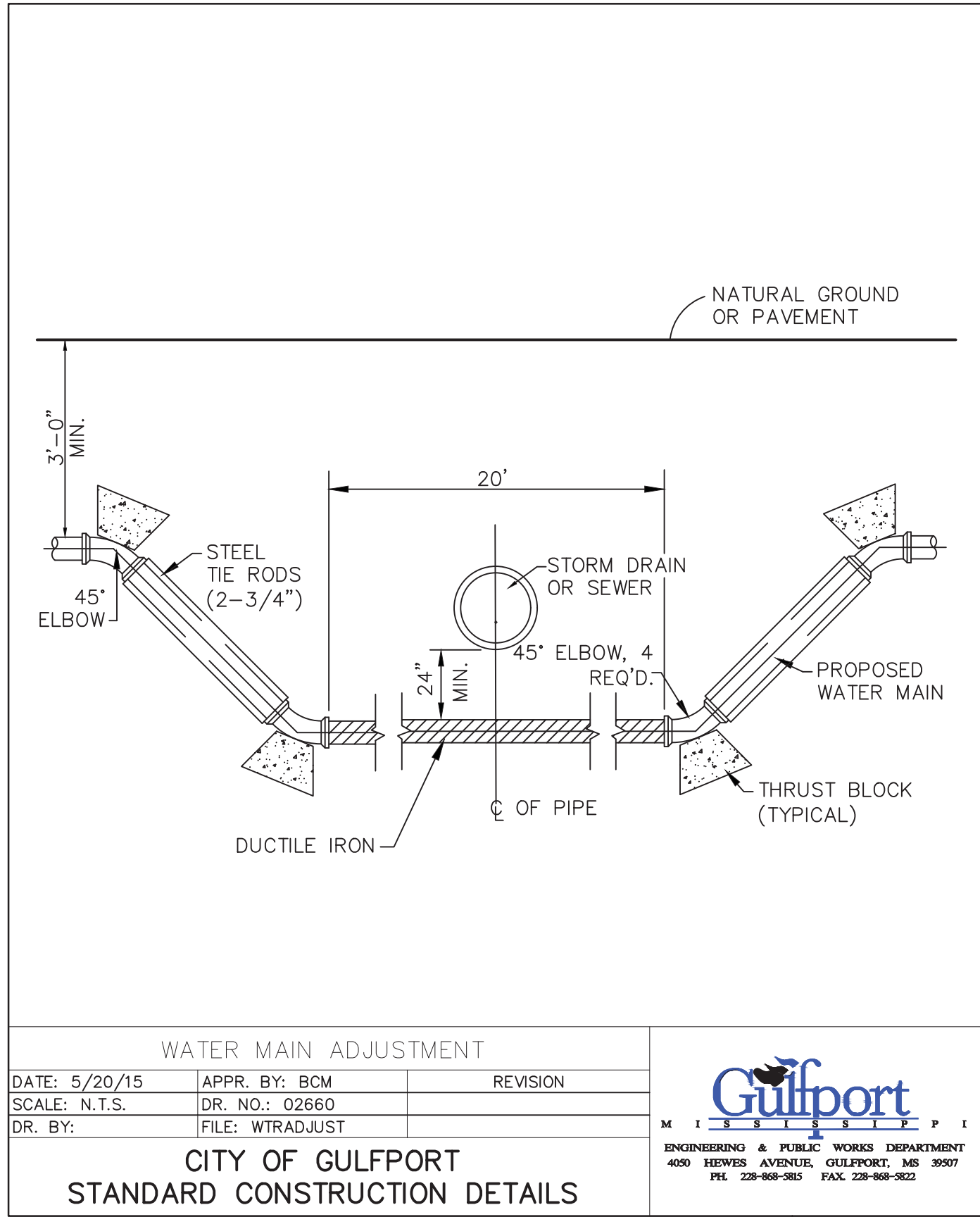


SCALE: N.T.S.



Asphalt Street Repair Detail

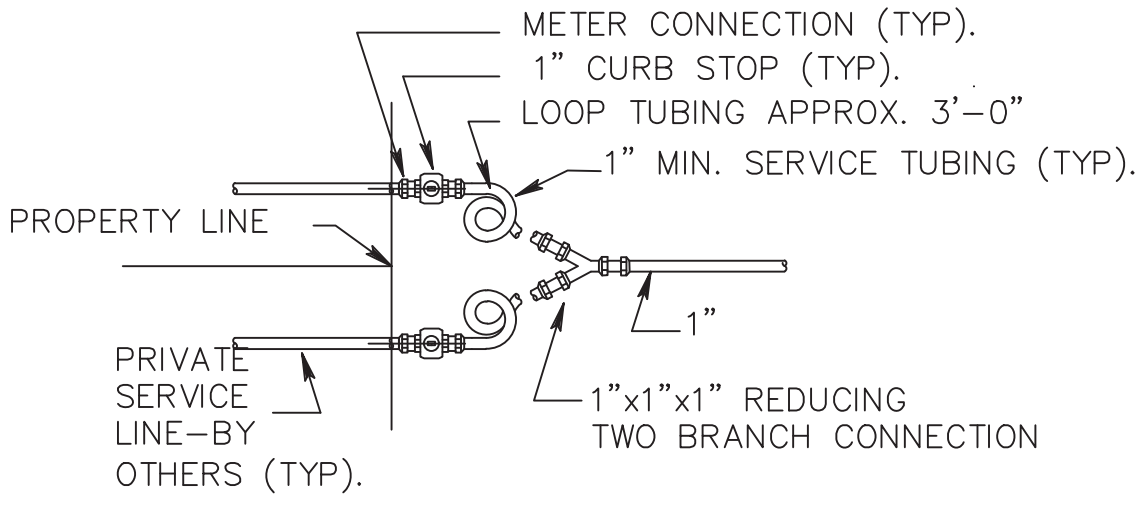
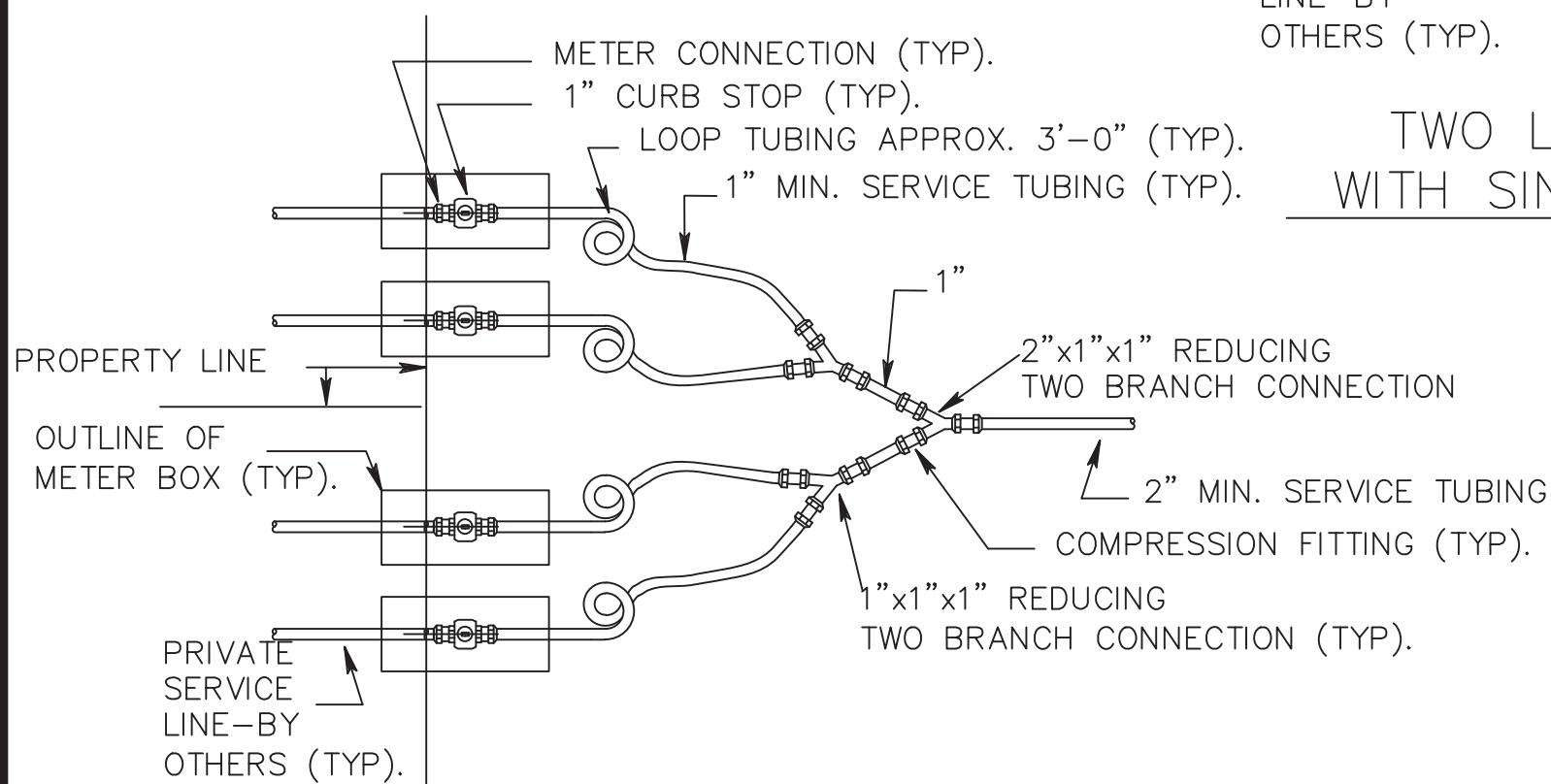
SCALE: N.T.S.



1. ALL CURB STOPS, CORPORATION STOPS, SPLITTERS, REDUCERS, AND OTHER MISC. HARDWARE AND FITTINGS SHALL BE AS MANUFACTURED BY FORD OR APPROVED EQUAL. ALL HARDWARE AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. POLYETHYLENE SERVICE TUBING SHALL BE AS MANUFACTURED BY DRISCO PIPE OR APPROVED EQUAL.
3. THE MINIMUM SIZE SERVICE SHALL BE 1". IF THE EXISTING SERVICE IS SMALLER THAN THE NEW SERVICE, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SIZED REDUCER. THE COST OF REDUCERS OR ANY OTHER HARDWARE NEEDED FOR THE PROPER WATER SERVICE INSTALLATION SHALL BE INCLUDED IN THE UNIT PRICE BID FOR WATER SERVICES.
4. WATER SERVICE SIZE SHALL MATCH EXISTING, BUT SHALL NOT BE LESS THAN 1" UNLESS DIRECTED OTHERWISE BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
5. STAMP "W" IN THE FACE OF CURB AT EACH SERVICE LOCATION AND "V" AT EACH VALVE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SERVICE AND VALVE LOCATIONS ARE ACCURATELY MARKED.
6. EXACT LOCATION OF ALL SERVICES AND VALVES SHALL BE SHOWN ON FINAL AS-BUILTS, THE CONTRACTOR SHALL DIMENSION THE LOCATION OF SERVICE OR VALVE FROM THE NEAREST CROSS STREET CENTERLINE OR ANOTHER PERMANENT LANDMARK APPROVED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
7. ALL NEW WATER SERVICES SHALL BE INSTALLED WITH 14 GAUGE LOCATOR WIRE. THE WIRE SHALL BE CONTINUOUS FROM MAIN TO PROPERTY LINE. WIRE SHALL BE SPLICED AT EACH SPLITTER.

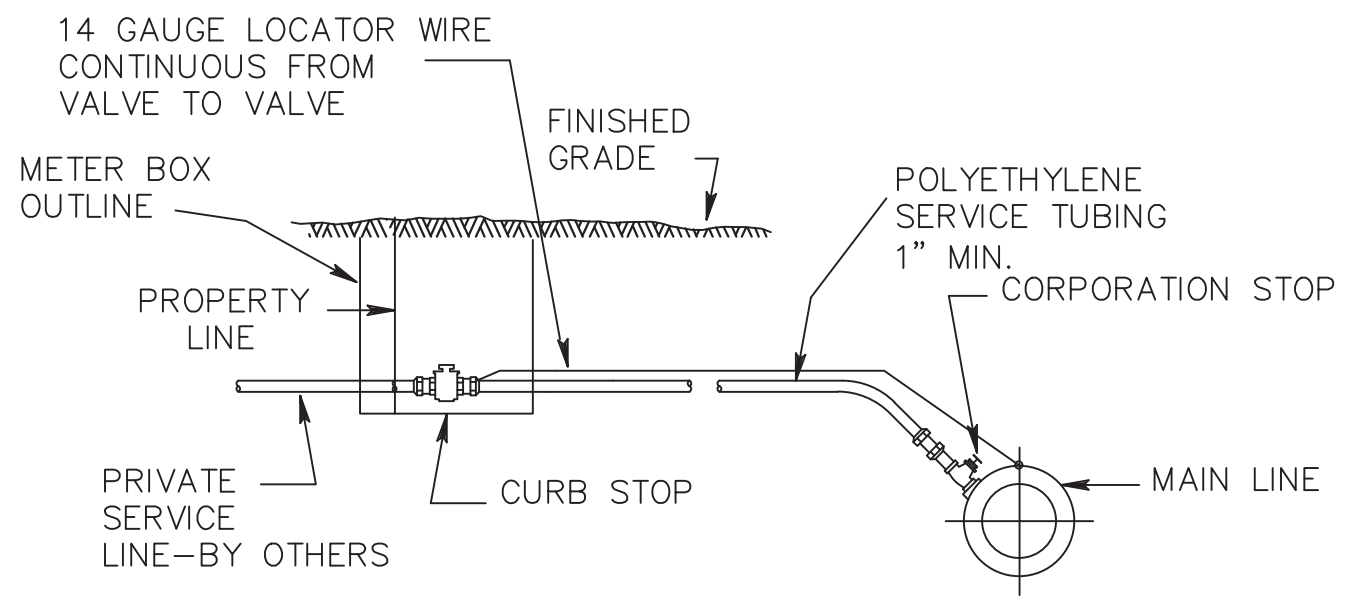
TWO LOT WATER SERVICE CONNECTION DETAILS

SCALE: N.T.S.



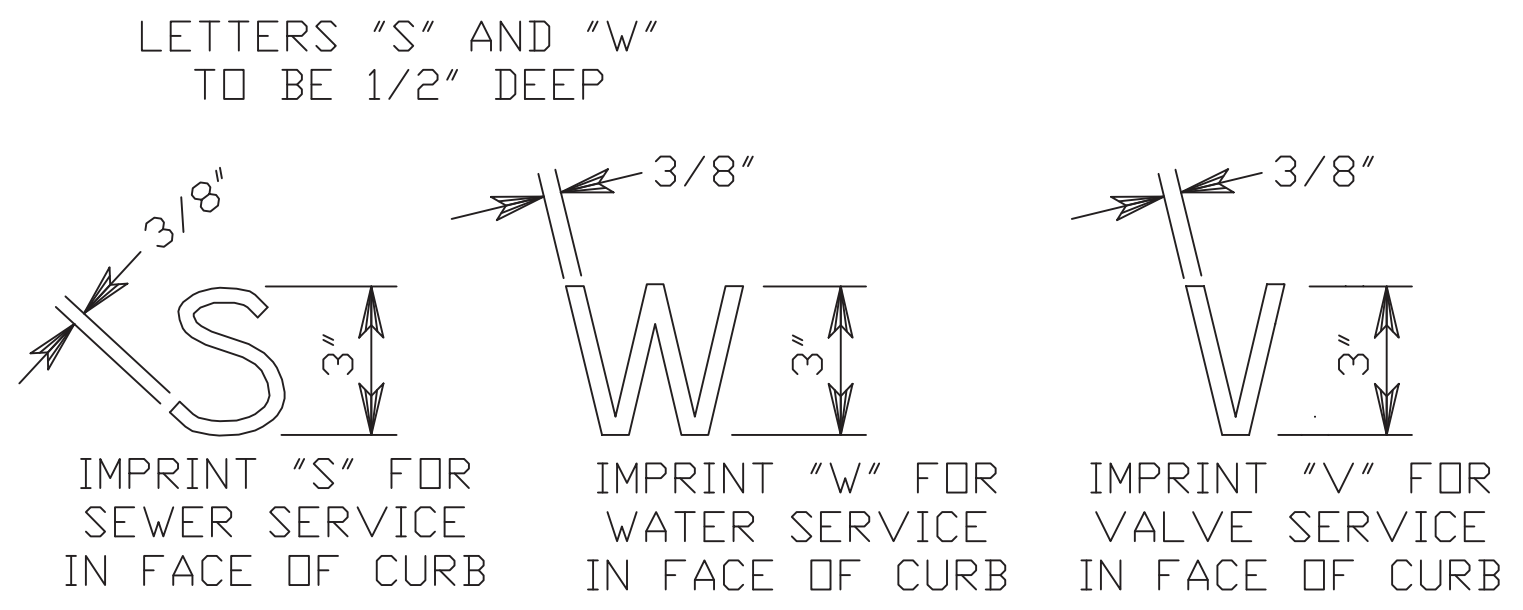
TWO LOT WATER SERVICE WITH SINGLE METER PER LOT

TWO LOT WATER SERVICE WITH DOUBLE METER PER LOT



Note:
Additional splitters, loops and fittings not shown for clarity. See plan views.

WATER SERVICE ELEVATION



UTILITY CURB MARKING DETAIL

N.T.S.

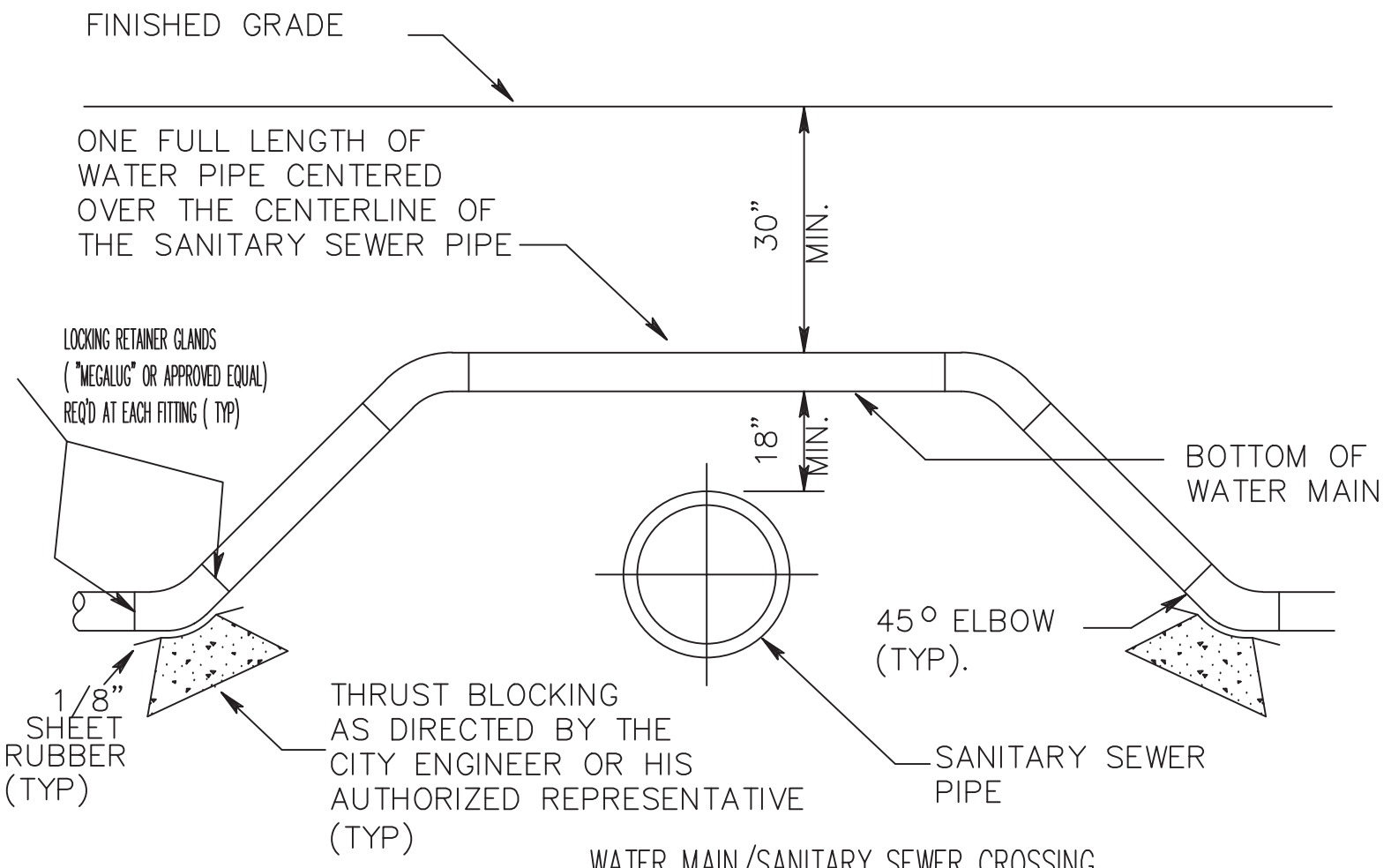
NOTE: CONTRACTOR SHALL STAMP CURB AT EACH SEWER AND WATER SERVICE LOCATION WITH STAMPING TOOL ON THE FACE OF THE CURB

GENERAL NOTES:

1. MAINTAIN A MIN. OF 10'-0" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER MAINS.
2. MAINTAIN A MIN. OF 1'-6" VERTICAL SEPARATION BETWEEN WATER AND SEWER MAINS AT CROSSINGS.
3. SILT FENCING WILL BE REQ'D AT ALL POINTS OF DRAINAGE DISCHARGE INTO EXISTING DITCHES, FOR THE DURATION OF CONSTRUCTION OF THE PROJECT. UPON ACCEPTANCE AND APPROVAL OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL SILT FENCING AND ALL SEDIMENT BUILD UP.
4. THE DESIGN, MATERIALS, AND INSTALLATION OF ALL WATER AND SEWER MAINS AND SERVICES SHALL COMPLY WITH THE CITY OF GULFPORT SEWER AND WATER REGULATIONS.

WATER MAIN / SANITARY SEWER CROSSING NOTE:

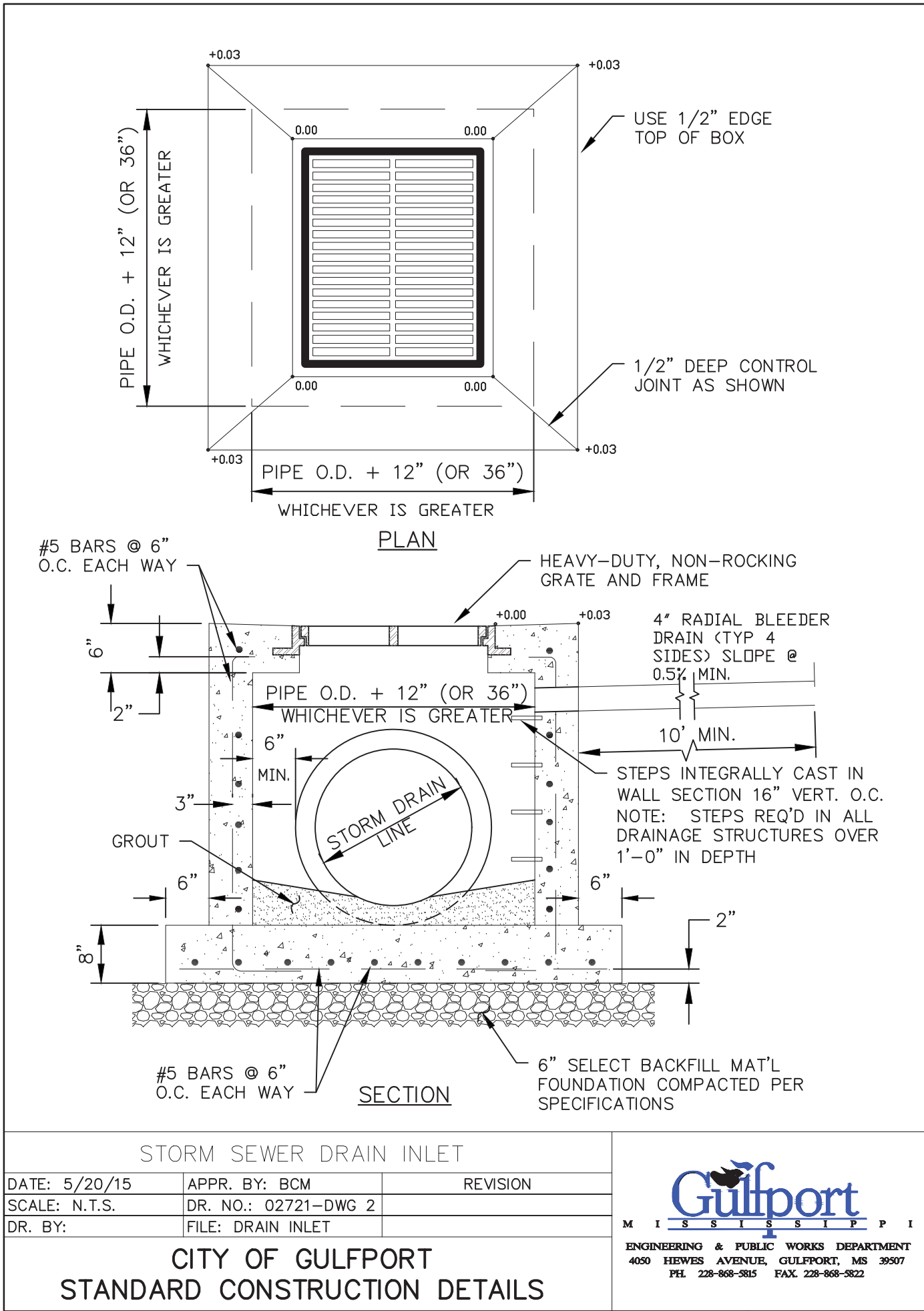
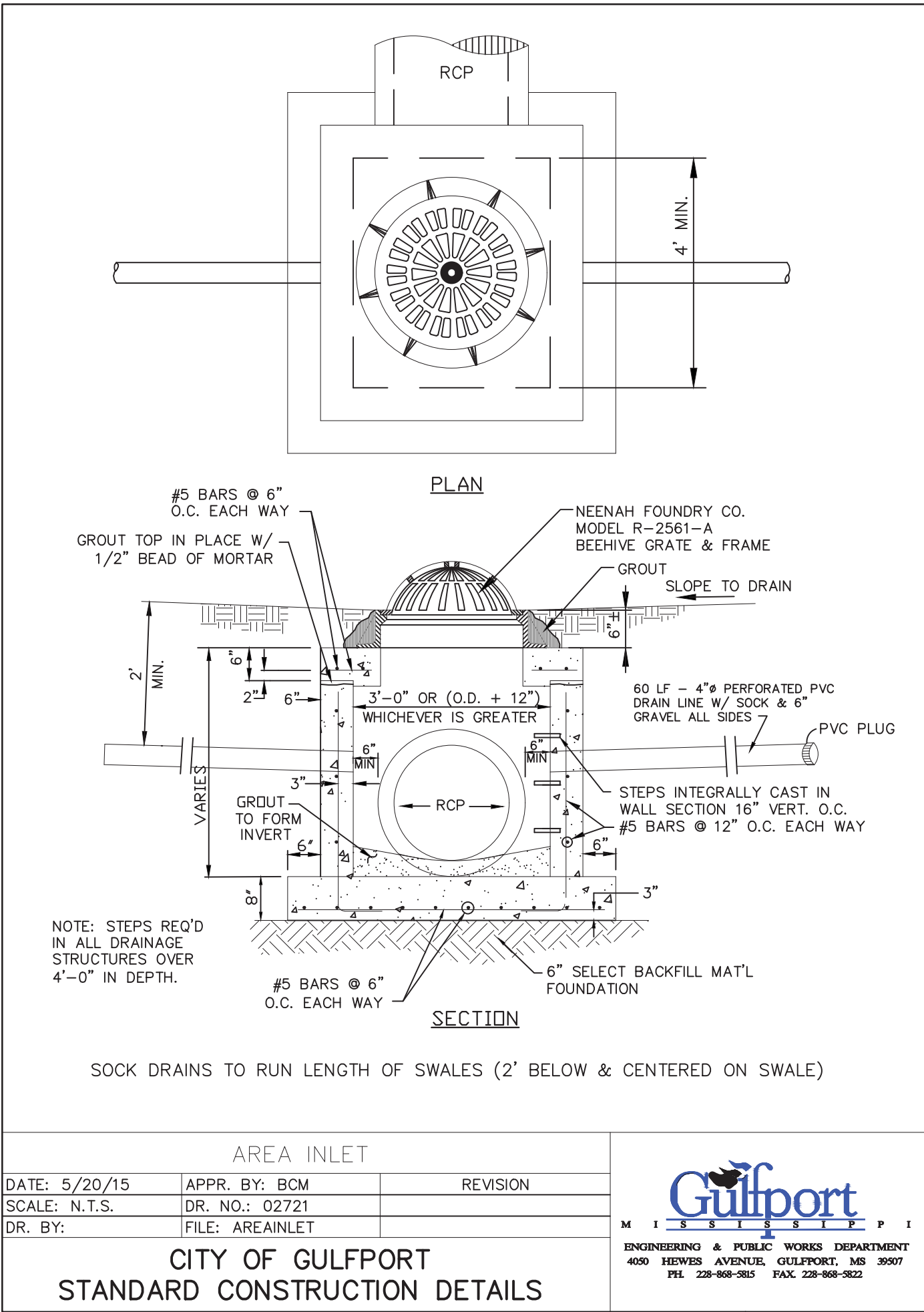
1. WATER LINES SHALL ALWAYS BE CONSTRUCTED ABOVE SANITARY SEWER LINES UNLESS A SEPARATE DETAIL IS SHOWN INDICATING A DIFFERENT ARRANGEMENT AND THE PLANS INDICATE SPECIFIC LOCATIONS WHERE THE WATER LINE MAY BE LOCATED BELOW THE SANITARY SEWER.



WATER MAIN/SANITARY SEWER CROSSING

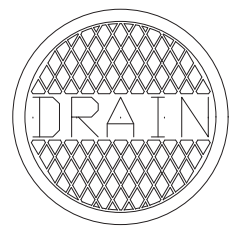
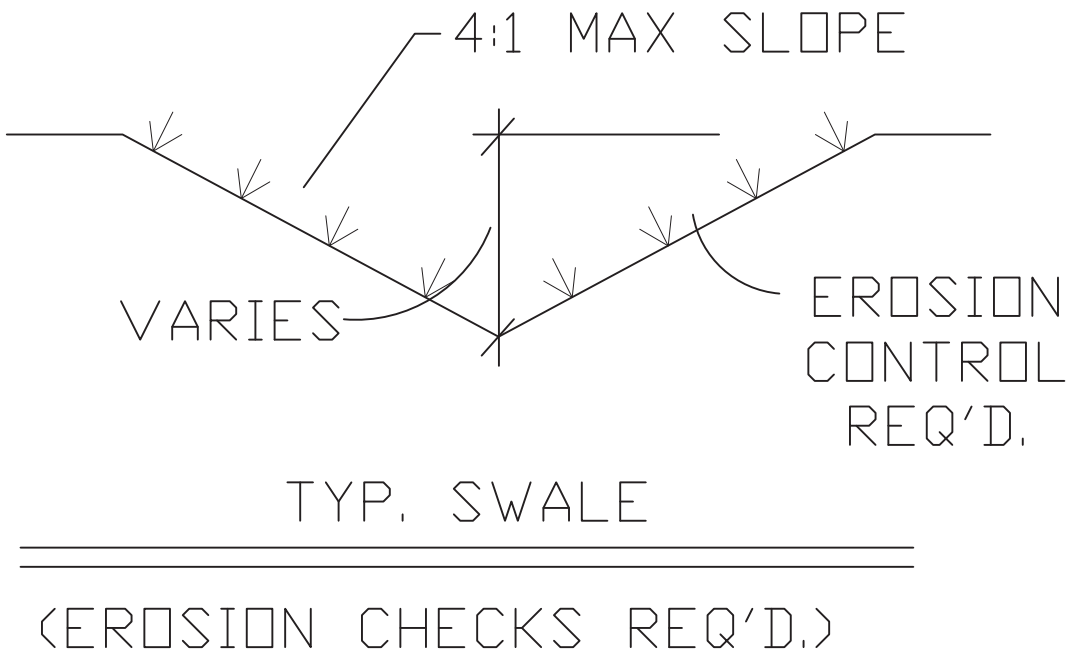
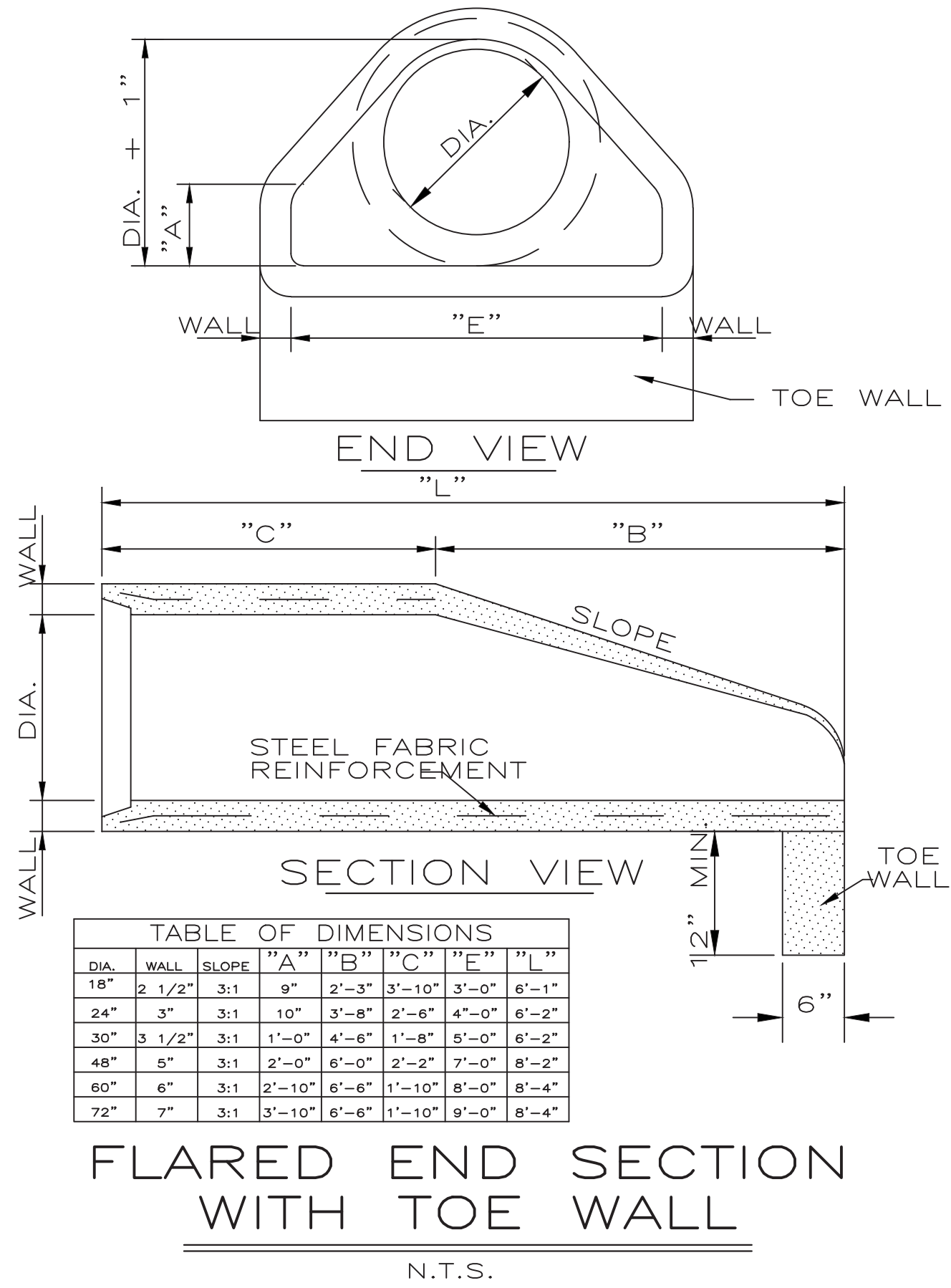
SCALE: N.T.S. UPDATED: 5/3/02

(GENERAL NOTE: ALL CONCRETE AND PIPE SHALL BE SEPARATED BY A NON-CONDUCTIVE MATERIAL, TYPICALLY 1/8" SHEET RUBBER



NOTE:

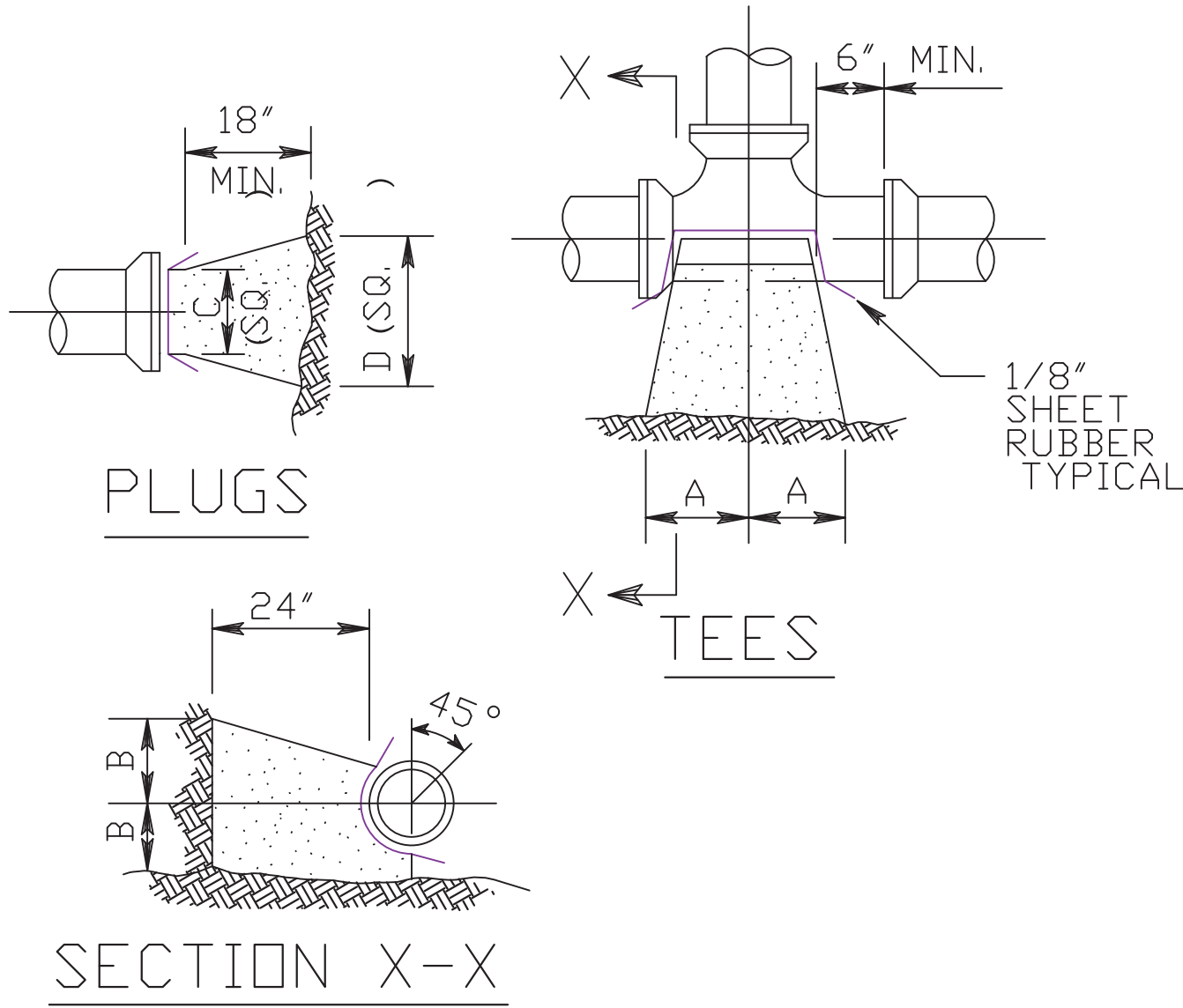
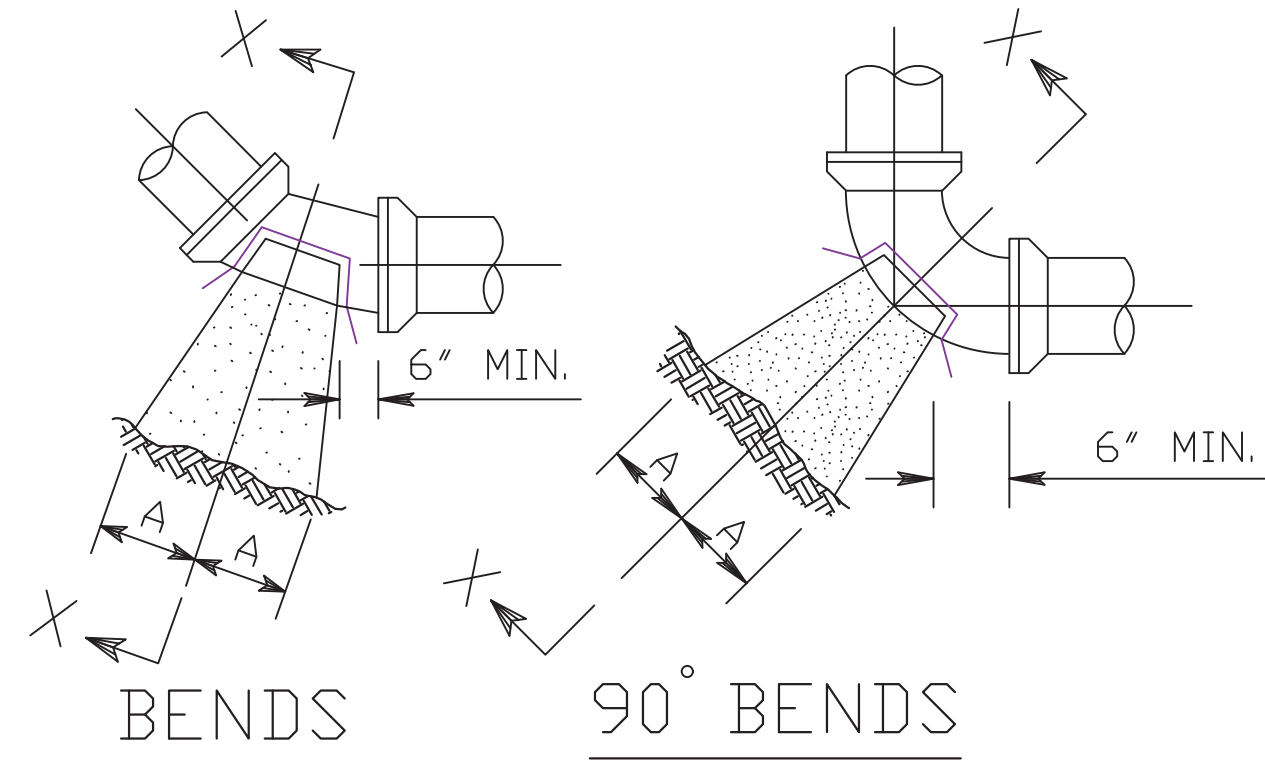
PERFORATED PIPE SHALL BE STUBBED OUT OF DRAINAGE STRUCTURE WALLS FOR DRAIN RELIEF OF STORM DRAIN BEDDING. PERFORATED PIPE SHALL BE 6" DIA. x 18" LONG SDR-26 PIPE AND SHALL BE INSTALLED 3" ABOVE INVERT OF LOWEST PIPE AS SHOWN ON THE DETAIL. PERFORATED PIPE SHALL BE INSTALLED ON BOTH SIDES OF EACH PIPE OR ANY SIDE OF BOX THAT PROVIDES MIN. CLEARANCE AS SHOWN ON THE DETAIL OR AS DIRECTED BY CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. PERFORATED PIPE SHALL BE WRAPPED WITH GEOTEXTILE FABRIC THE ENTIRE LENGTH OF THE STUB-OUT. THE FABRIC SHALL BE INSTALLED IN SUCH A MANNER THAT SILT IS PREVENTED FROM ENTERING THE OPEN END OF THE STUB-OUT AS WELL AS THE PERFORATIONS. THIS SHALL APPLY TO ALL DRAINAGE STRUCTURES.



NOTE:
DEWS DF-24 or approved
EQUAL RIM AND COVER WITH
LETTERING "DRAIN" TO BE
CAST ON LID

JUNCTION BOX
MANHOLE CASTING

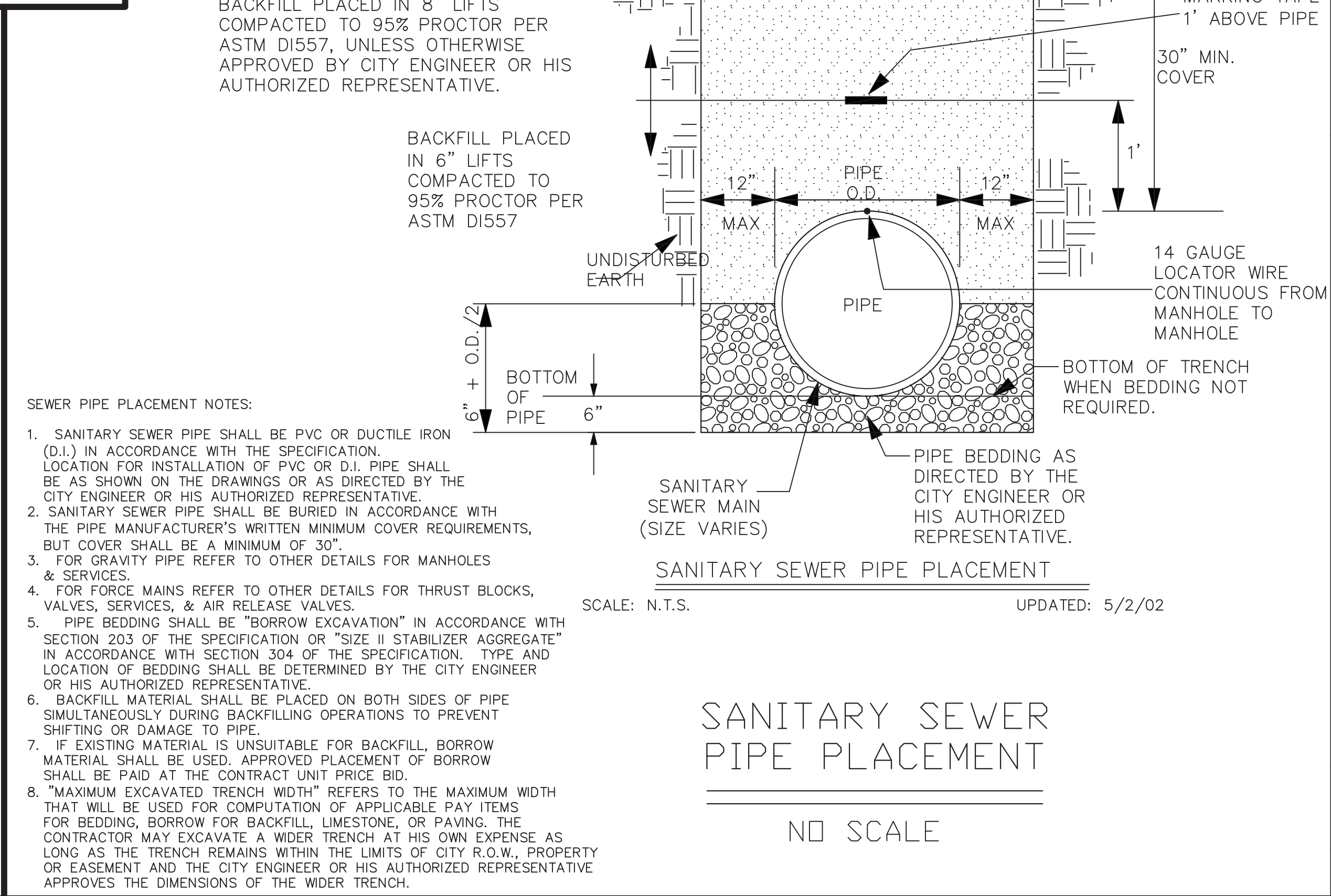
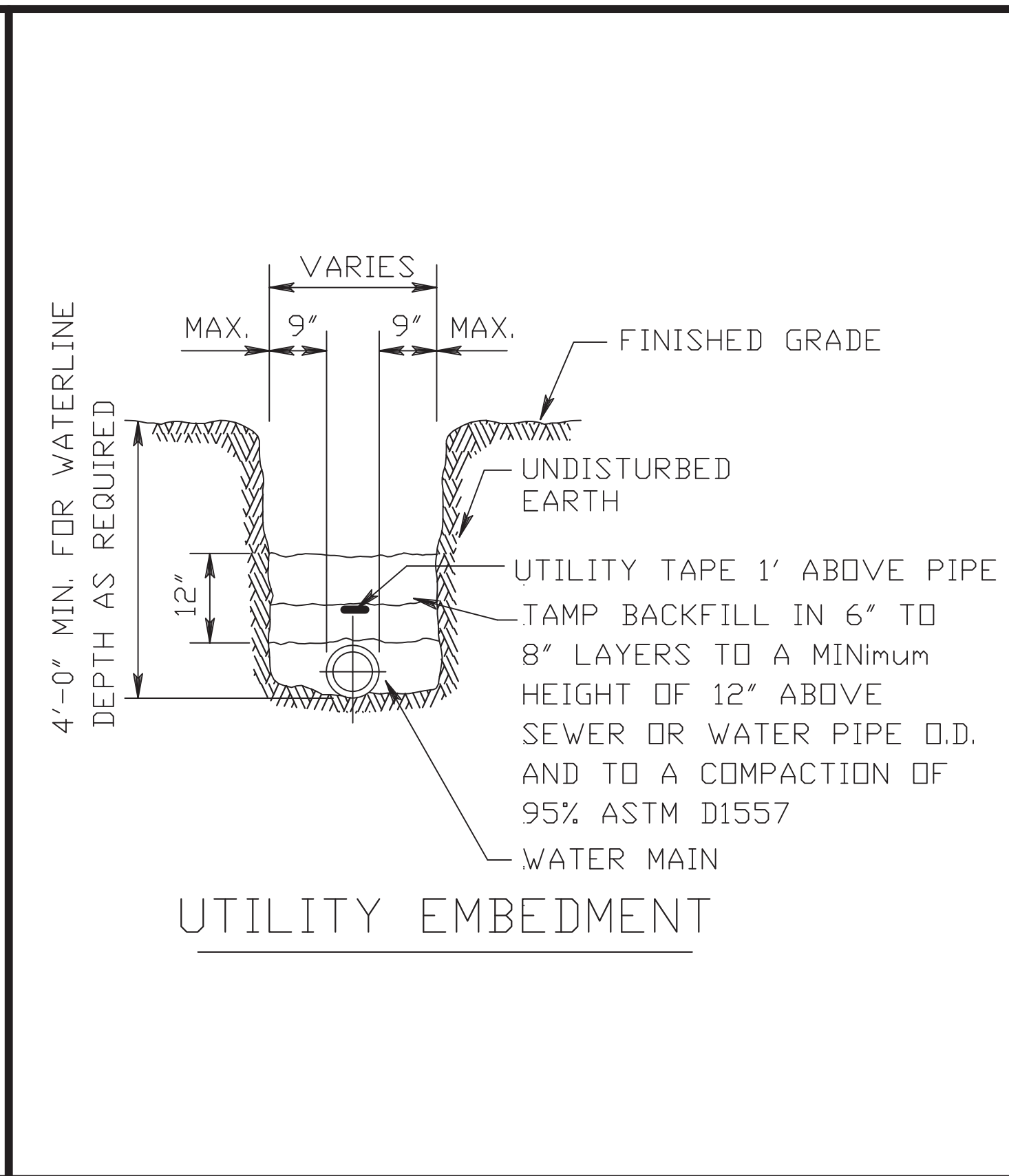
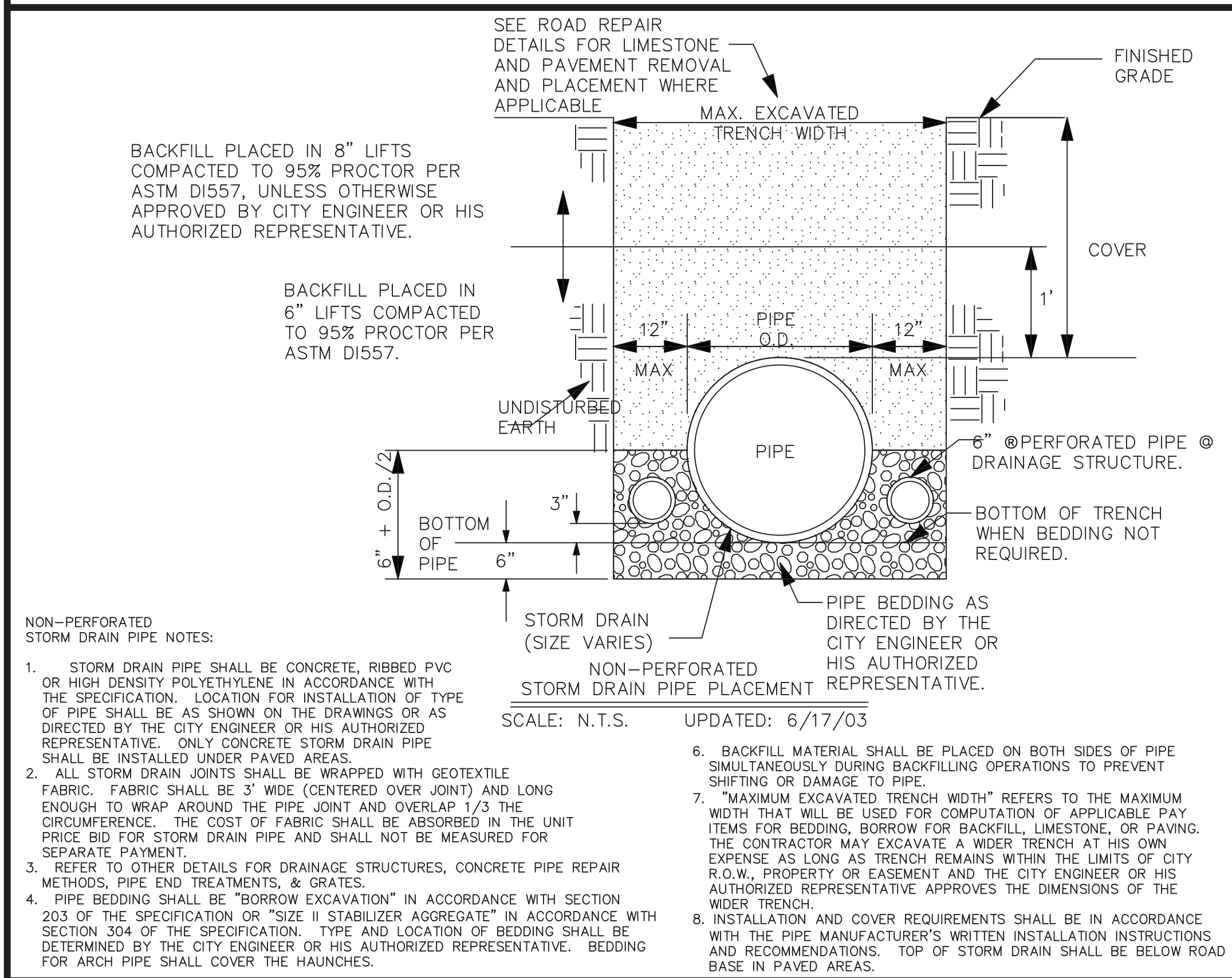
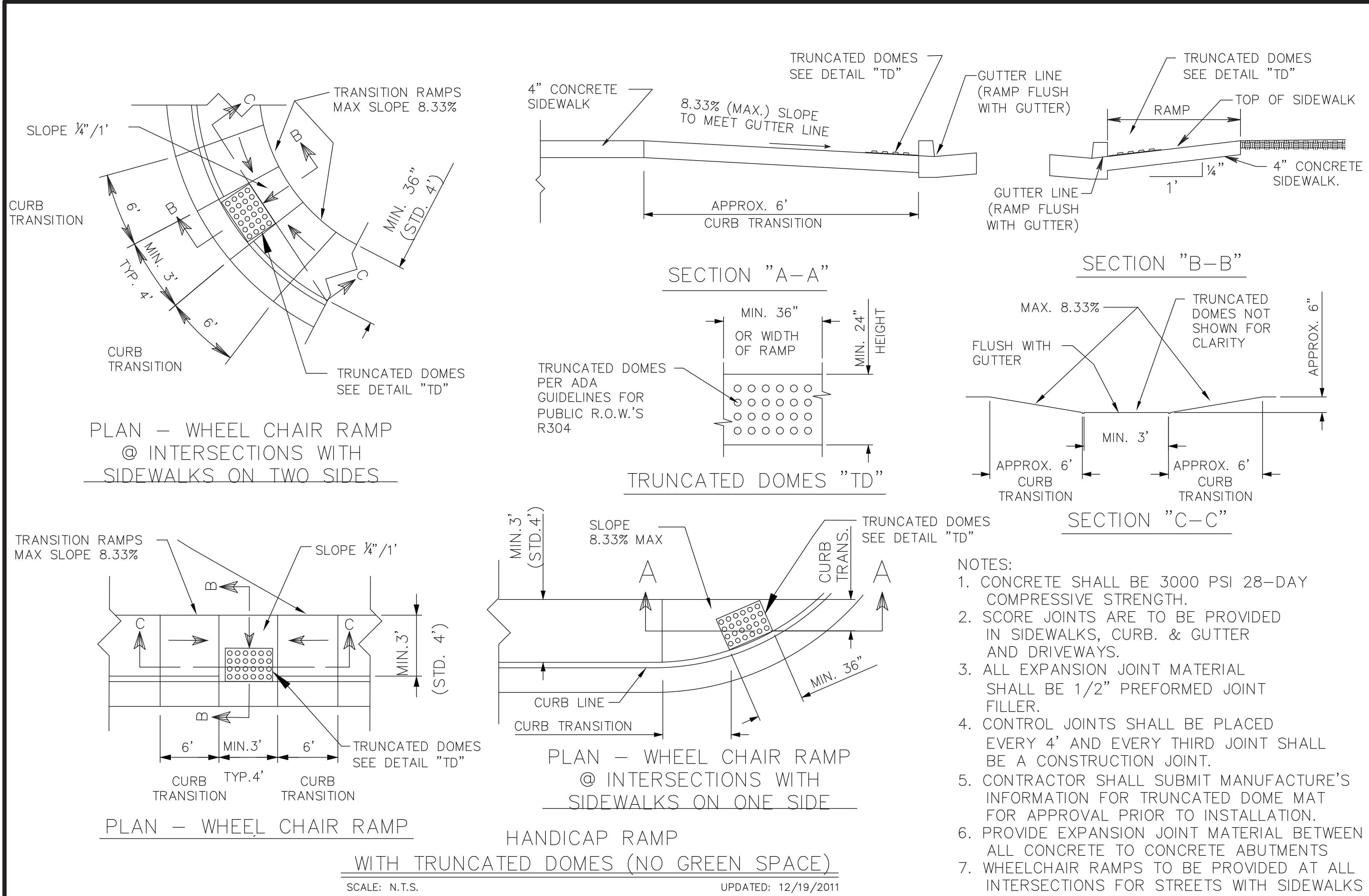
- notes;
- all posts and framing to schedule 40 galvanized steel.
 - center 1 5/8" brace and 3/8" brace rod also req'd. @ each side of each corner
 - use 9 gauge, soft annealed wire to attach fabric to rails and posts @ 24" o.c.
 - hold tops of all concrete footings 2" below finished grade.
 - drive gates to be 10'-0"x8'-0" (no netting above) walk gates shall be 4'-0"x8'-0" (with netting above)



SOIL	SIZE	45° BEND		22 1/2° BEND		11 1/4° BEND		90° BEND		TEE		PLUG	
		A	B	A	B	A	B	A	B	A	B	C	D
2000 psf	6"	16	10	9	10	6	8	18	10	10	12	10	21
	8"	22	13	12	13	8	10	25	13	16	12	20	29
	10"	26	17	14	17	10	13	30	17	16	20	14	36
	12"	29	21	16	21	11	16	34	21	18	24	16	41
	14"	35	24	19	24	12	20	36	24	22	27	18	48
	16"	38	27	21	27	12	24	42	27	24	30	20	54

- NOTE:
- ALL DIMENSIONS ARE IN INCHES.
 - USE ON WATER LINES AND SEWER FORCE MAINS.

THRUST BLOCK DETAILS

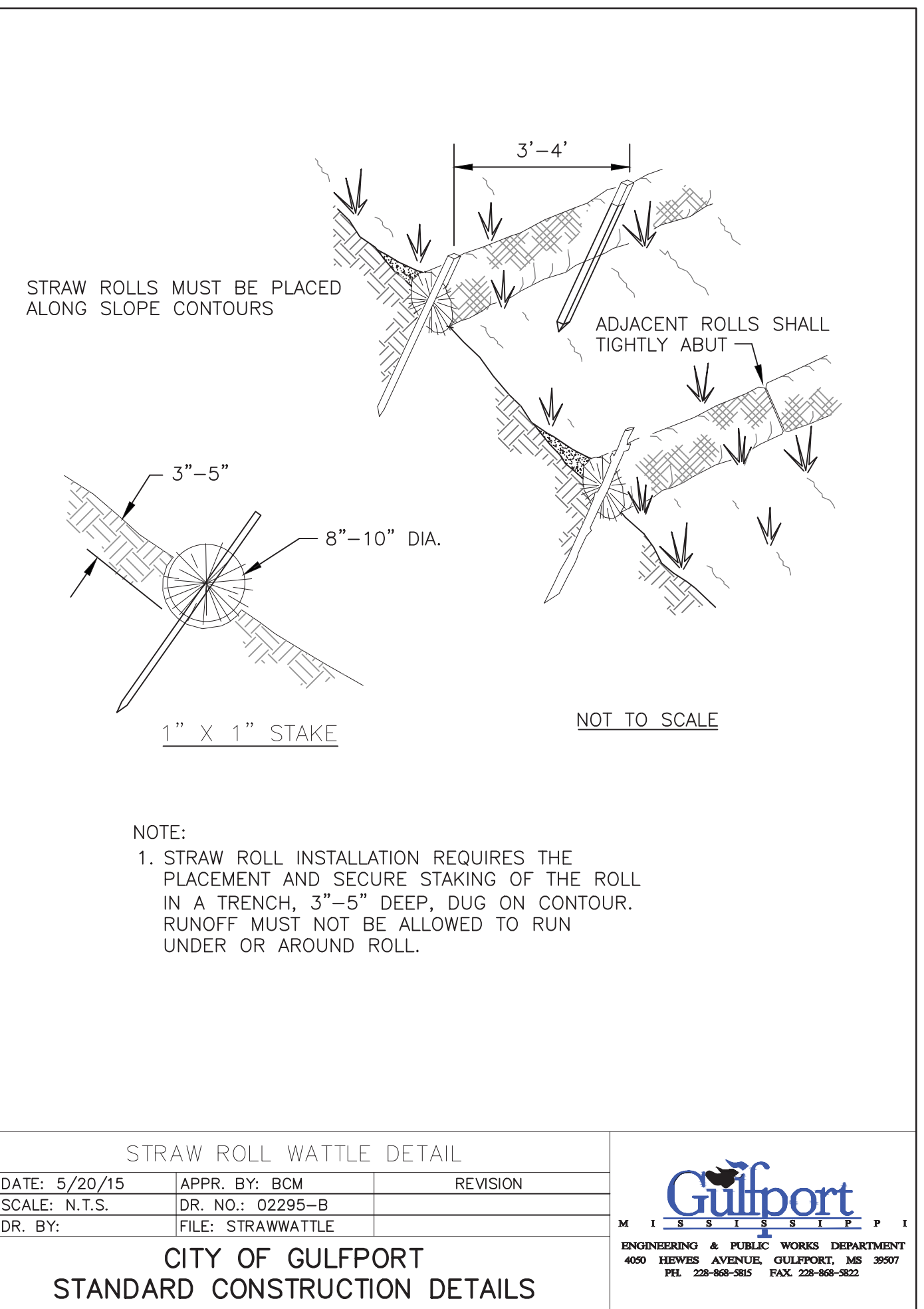
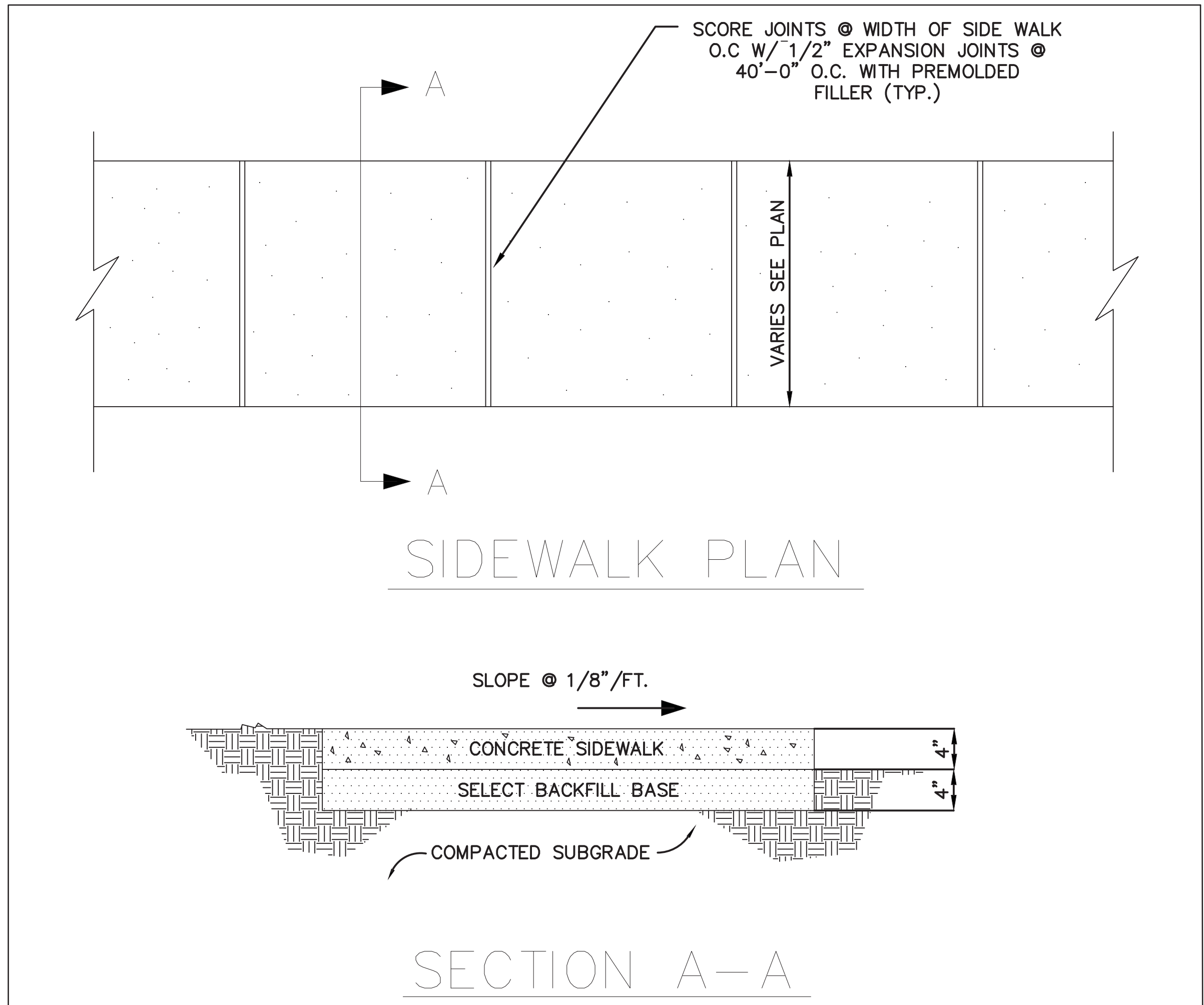
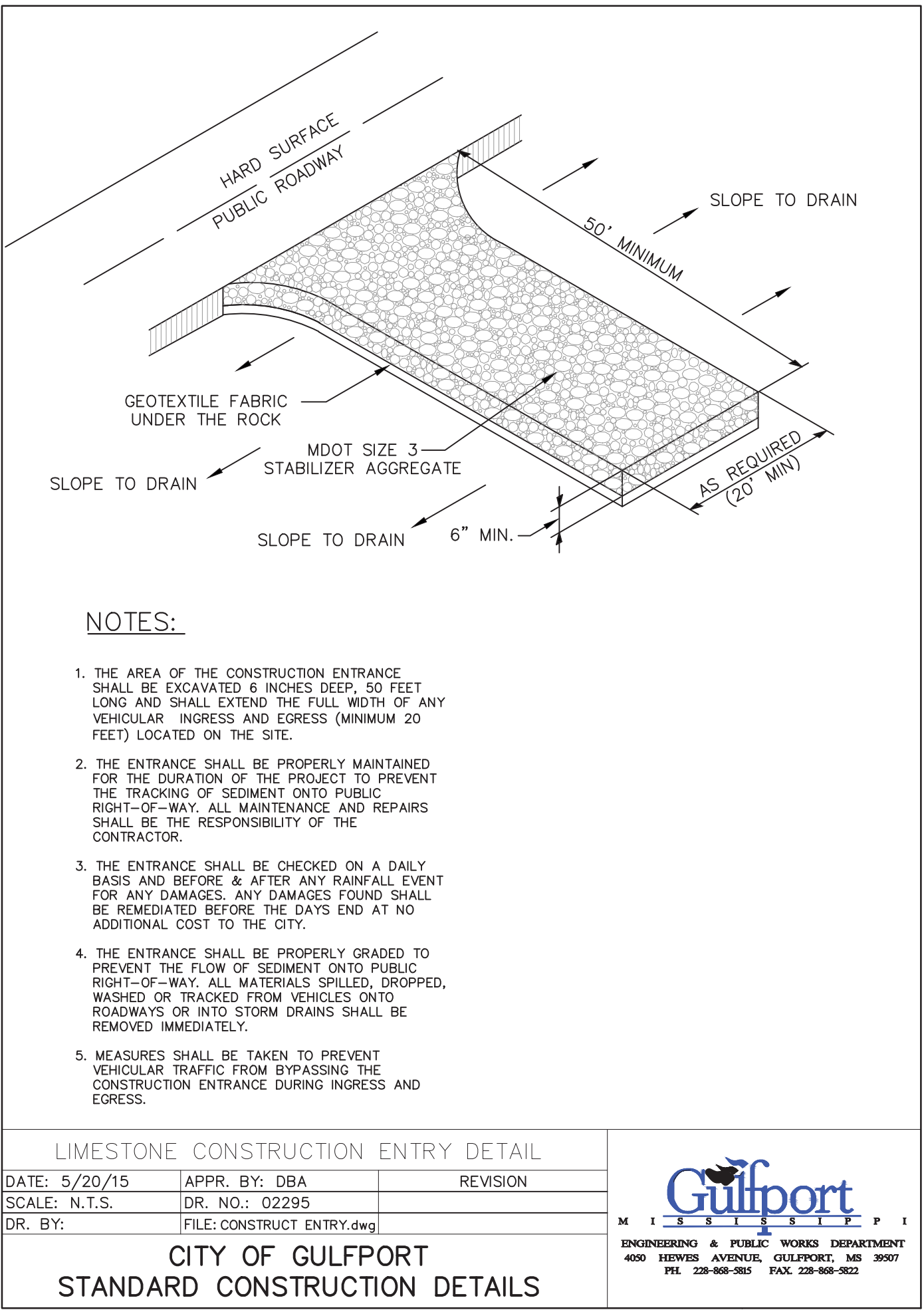
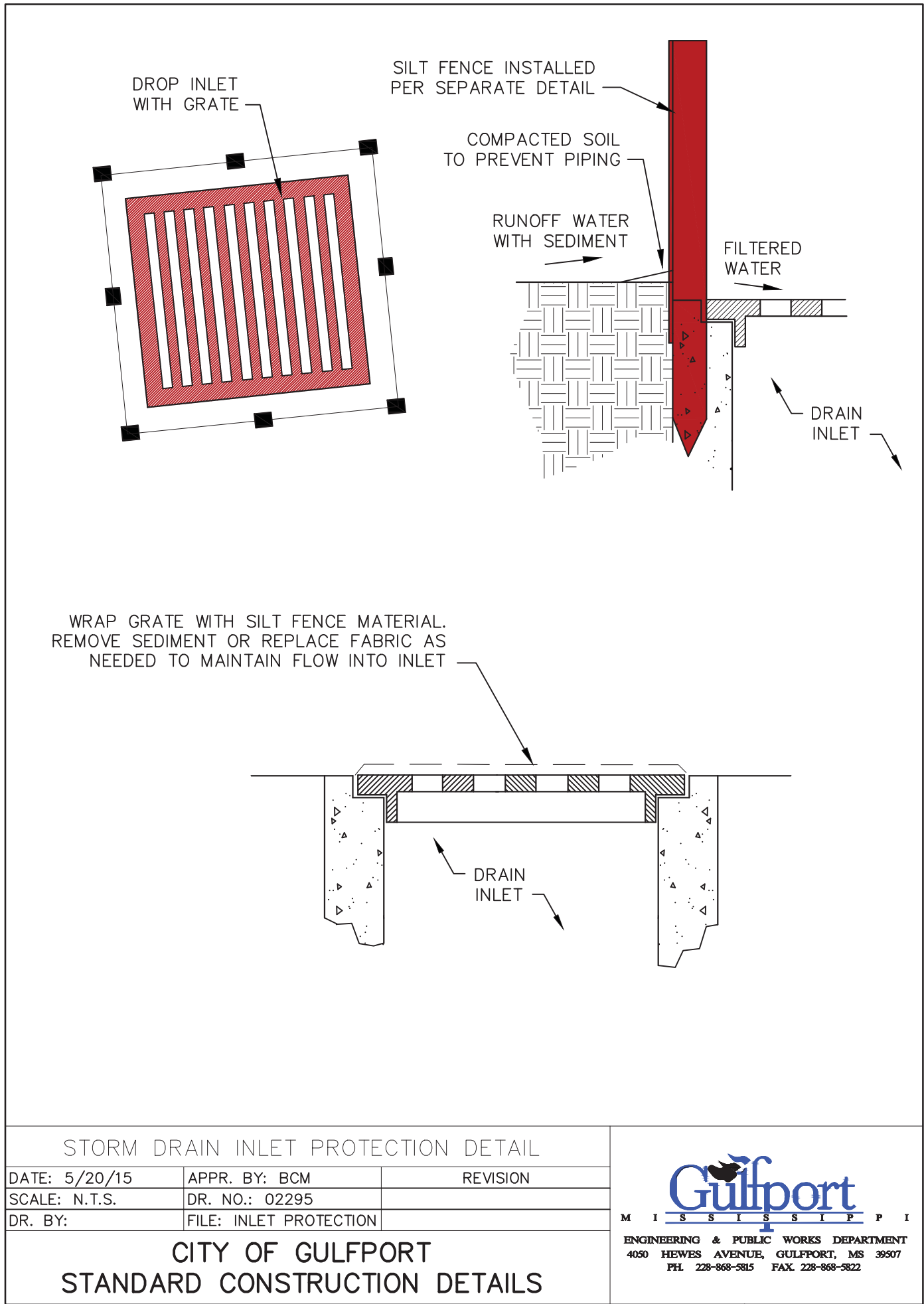
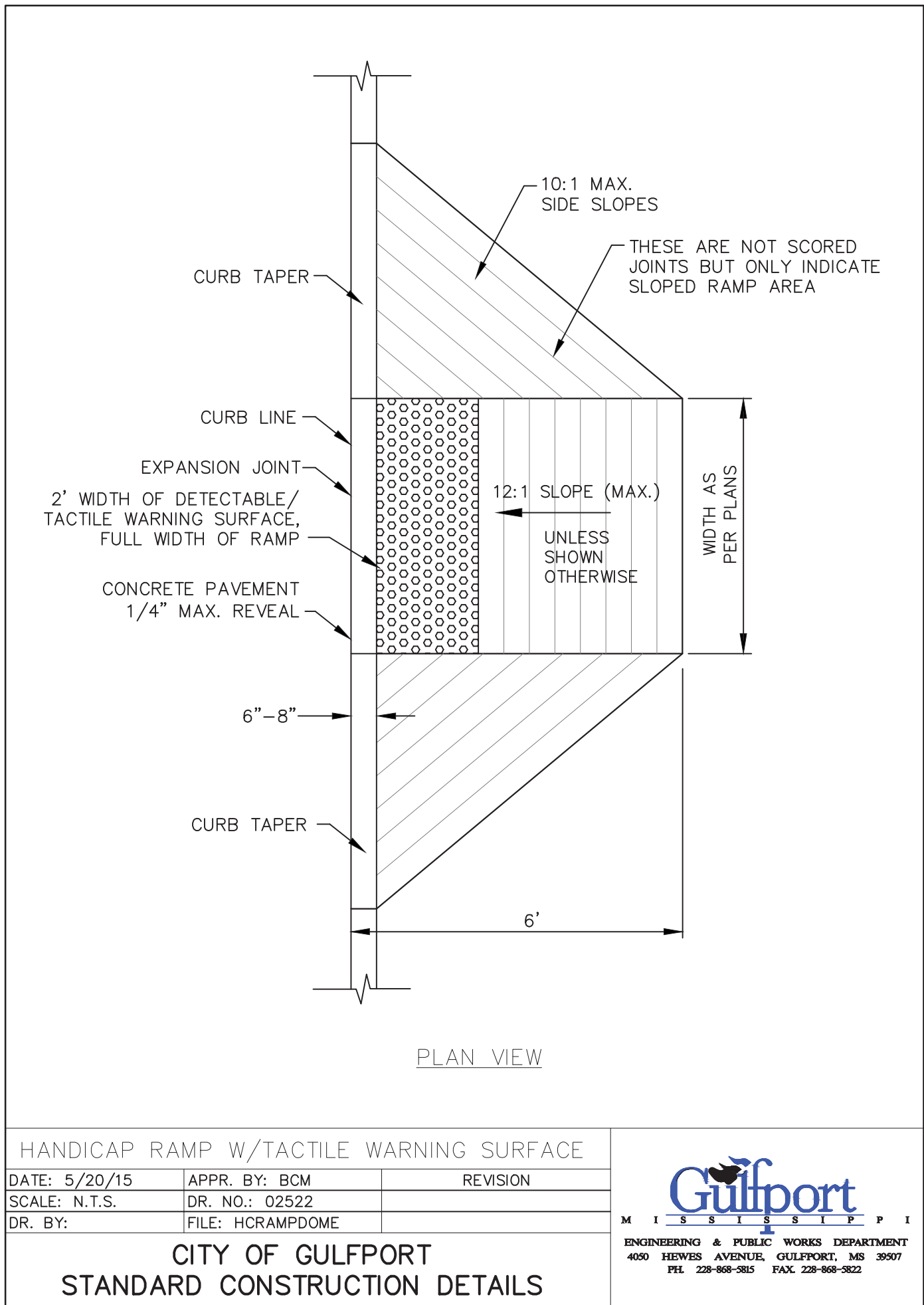


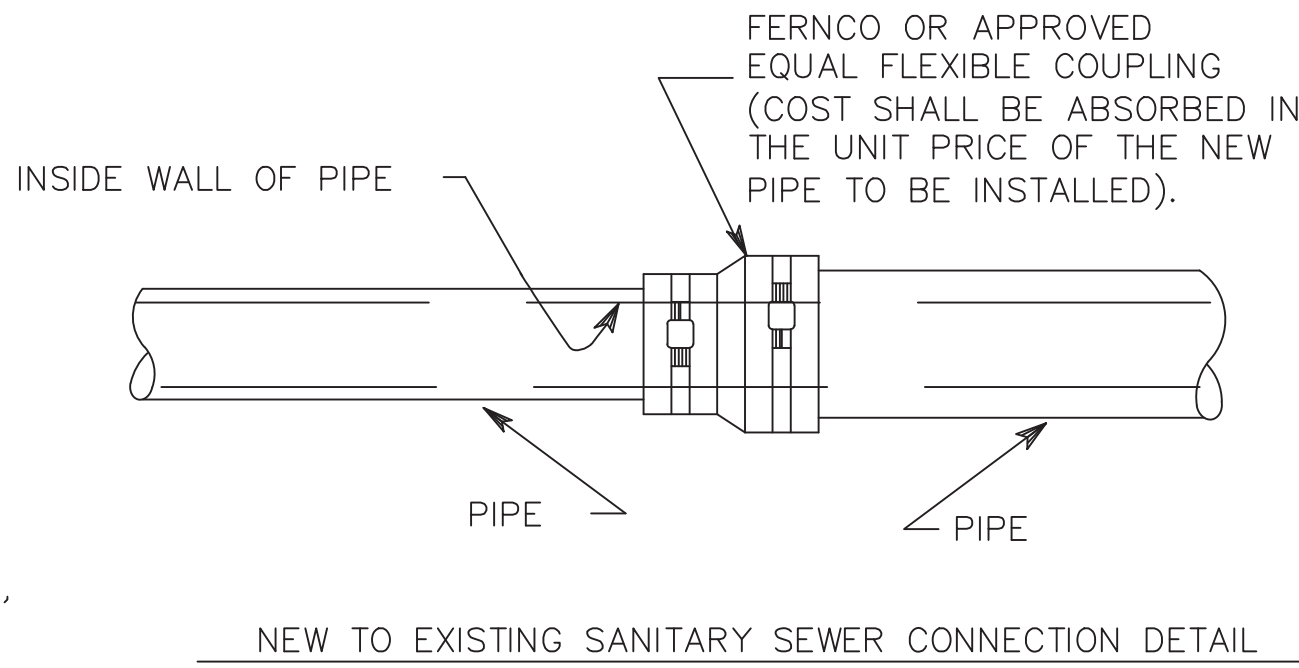
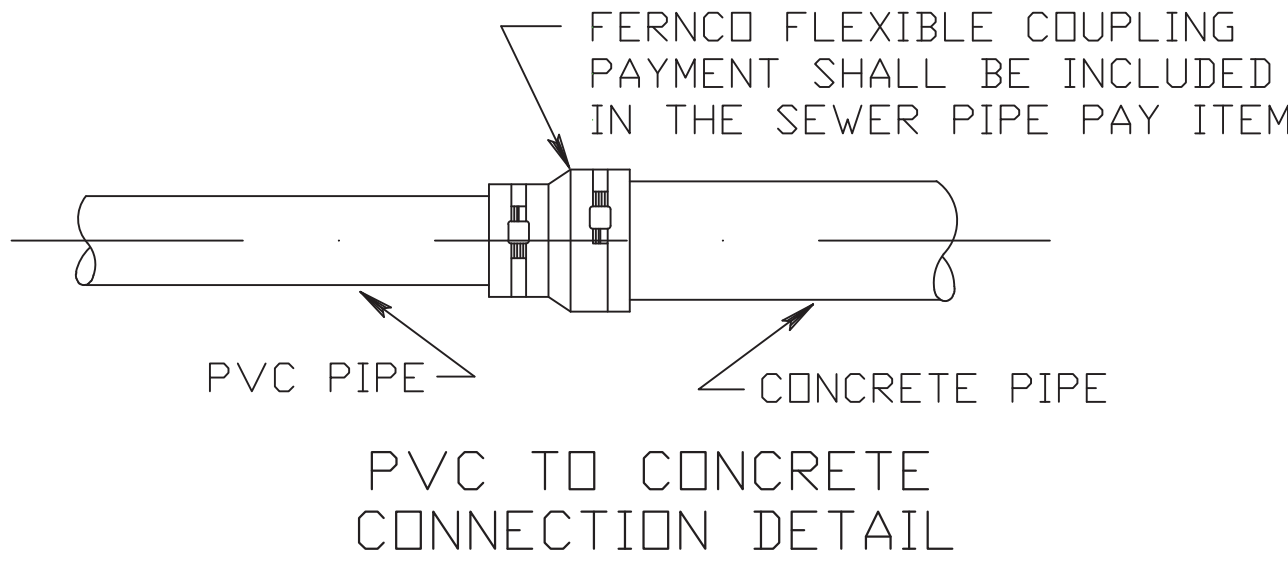
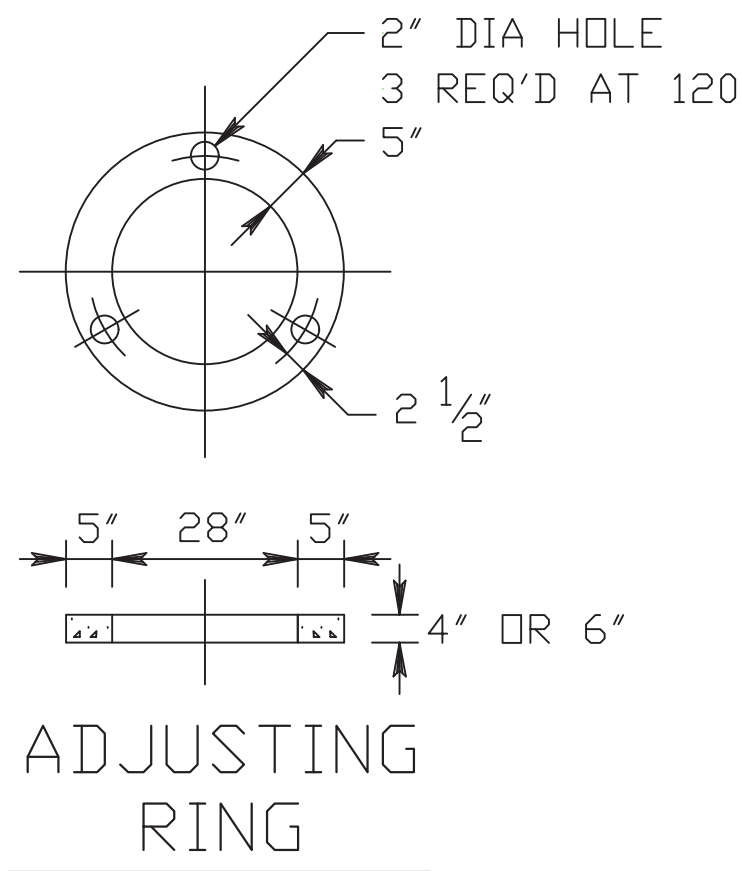
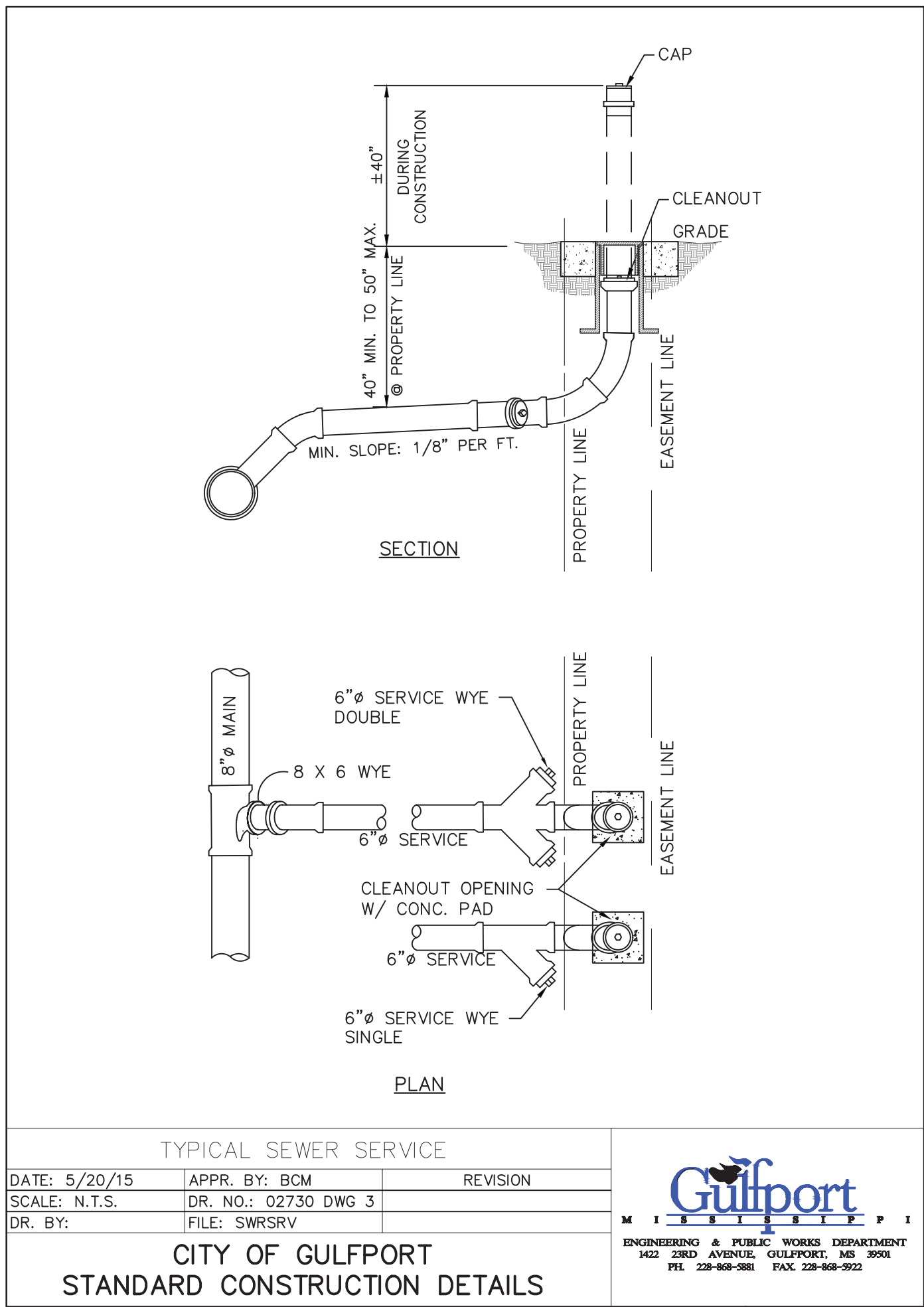
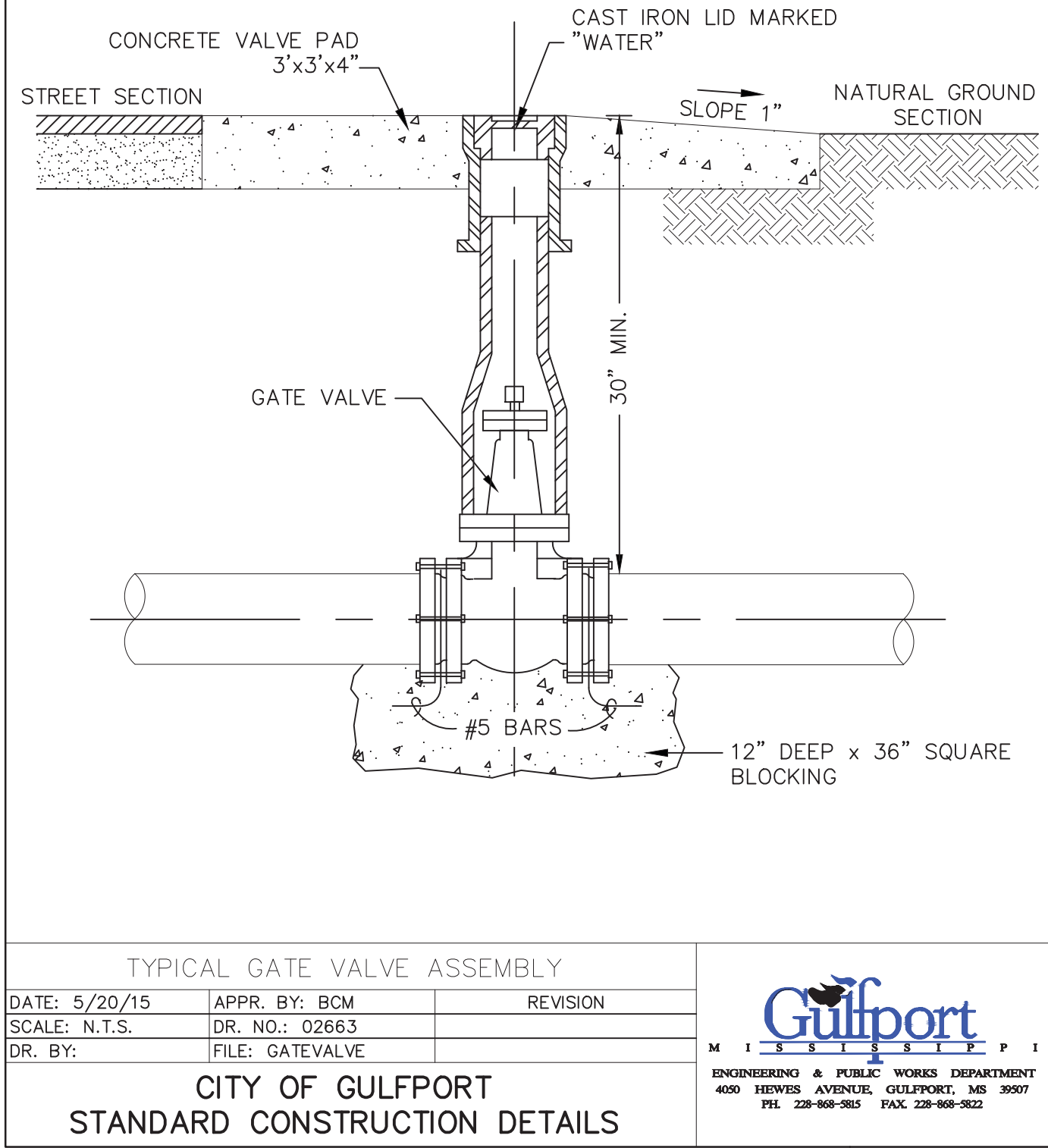
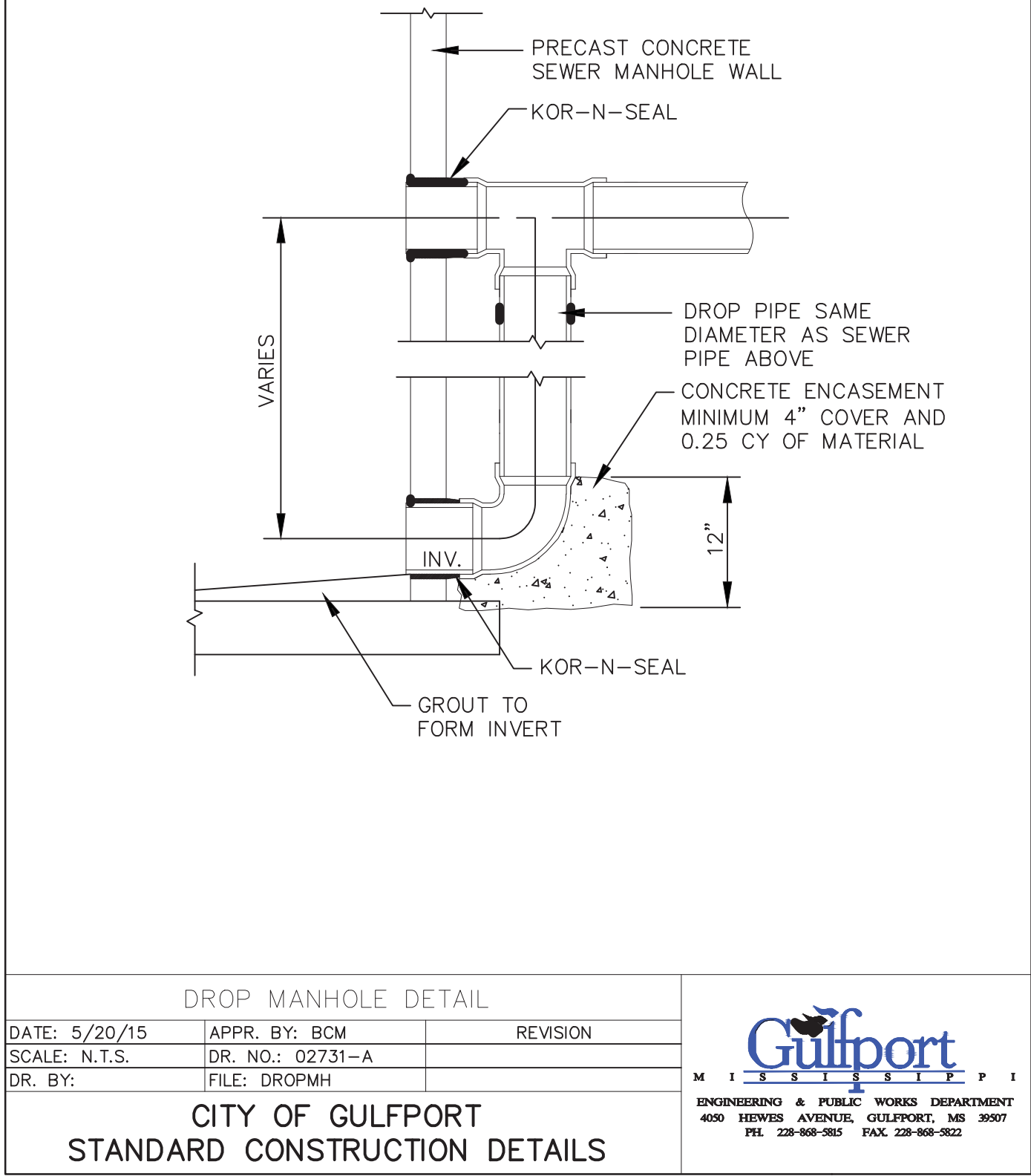
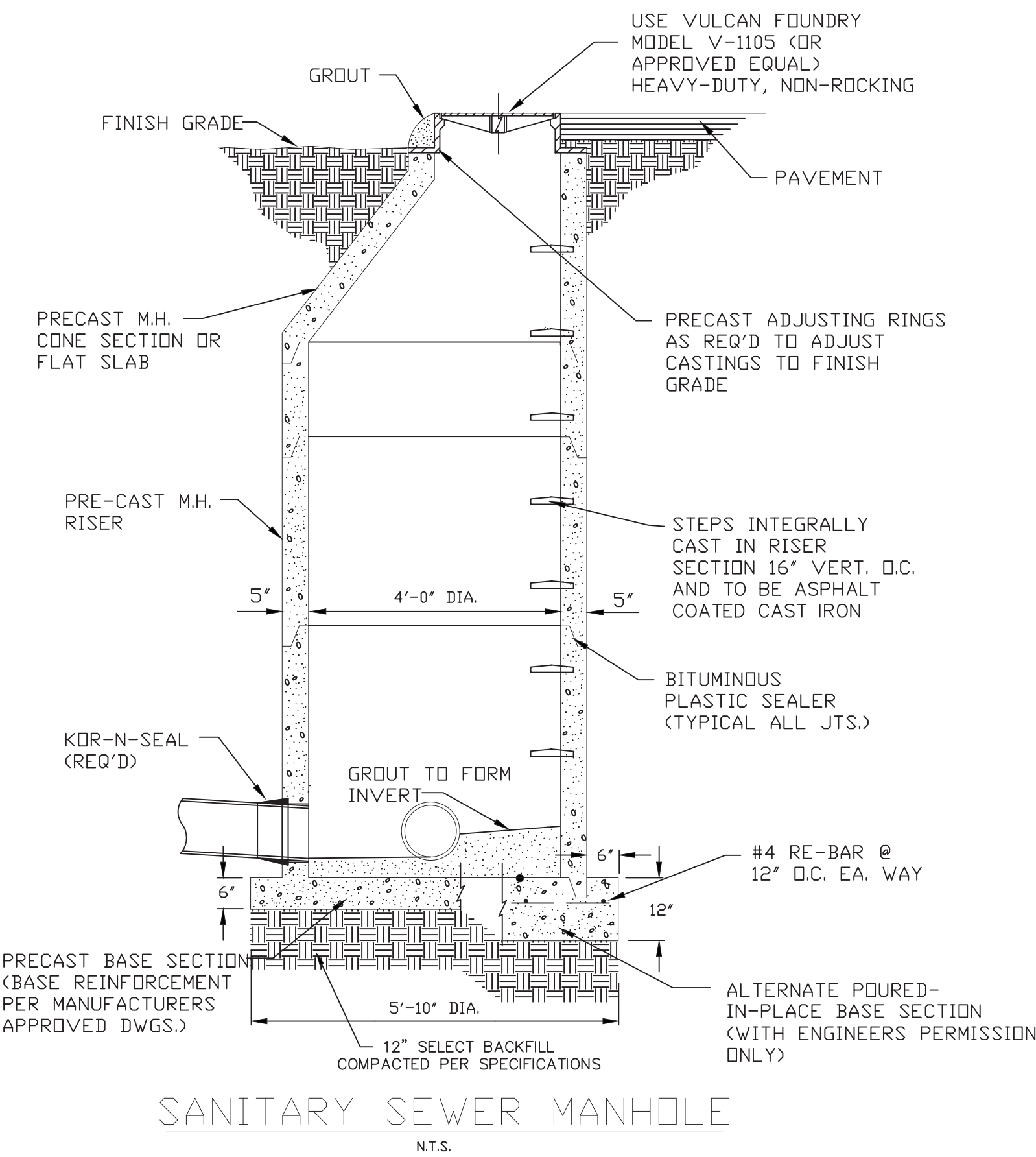
WATER PIPE PLACEMENT NOTES:

1. WATER PIPE SHALL BE PVC OR DUCTILE IRON (D.I.) IN ACCORDANCE WITH THE SPECIFICATION. LOCATION FOR INSTALLATION OF PVC OR D.I. PIPE SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
2. REFER TO OTHER DETAILS FOR THRUST BLOCKS, VALVES, SERVICES, & FIRE HYDRANTS.
3. PIPE BEDDING SHALL BE "BORROW EXCAVATION" IN ACCORDANCE WITH SECTION 203 OF THE SPECIFICATION OR "SIZE II STABILIZER AGGREGATE" IN ACCORDANCE WITH SECTION 304 OF THE SPECIFICATION. TYPE AND LOCATION OF BEDDING SHALL BE DETERMINED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
4. BACKFILL MATERIAL SHALL BE PLACED ON BOTH SIDES OF PIPE SIMULTANEOUSLY DURING BACKFILLING OPERATIONS TO PREVENT SHIFTING OR DAMAGE TO PIPE.
5. IF EXISTING MATERIAL IS USED FOR BACKFILL, THERE SHALL BE NO ADDITIONAL PAYMENT FOR EXCAVATION, BACKFILL, AND DISPOSAL OF EXCESS MATERIAL. IF EXISTING MATERIAL IS UNSUITABLE FOR BACKFILL, BORROW MATERIAL SHALL BE USED. THERE SHALL BE NO ADDITIONAL PAYMENT FOR EXCAVATION AND DISPOSAL OF UNSUITABLE MATERIAL. APPROVED PLACEMENT OF BORROW SHALL BE PAID AT THE CONTRACT UNIT PRICE BID.

WATER PIPE PLACEMENT

NO SCALE





- NOTES:
- SANITARY SEWER PIPE SHALL BE PVC OR DUCTILE IRON (DI) IN ACCORDANCE WITH THE SPECIFICATION. LOCATION FOR INSTALLATION OF PVC OR DI PIPE SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
 - SANITARY SEWER PIPE SHALL BE BURIED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S WRITTEN MINIMUM COVER REQUIREMENTS, BUT COVER SHALL BE A MINIMUM OF 30".
 - FOR GRAVITY PIPE REFER TO OTHER DETAILS FOR MANHOLES & SERVICES.
 - FOR FORCE MAINS REFER TO OTHER DETAILS FOR THRUST BLOCKS, VALVES, SERVICES, & AIR RELEASE VALVES.
 - PIPE BEDDING SHALL BE "BORROW EXCAVATION" IN ACCORDANCE WITH SECTION 203 OF THE SPECIFICATION OR "SIZE II STABILIZER AGGREGATE" IN ACCORDANCE WITH SECTION 304 OF THE SPECIFICATION. TYPE AND LOCATION OF BEDDING SHALL BE DETERMINED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
 - BACKFILL MATERIAL SHALL BE PLACED ON BOTH SIDES OF PIPE SIMULTANEOUSLY DURING BACKFILLING OPERATIONS TO PREVENT SHIFTING OR DAMAGE TO PIPE.
 - IF EXISTING MATERIAL IS UNSUITABLE FOR BACKFILL, BORROW MATERIAL SHALL BE USED. APPROVED PLACEMENT OF BORROW SHALL BE PAID AT THE CONTRACT UNIT PRICE BID.
 - "MAXIMUM EXCAVATED TRENCH WIDTH" REFERS TO THE MAXIMUM WIDTH THAT WILL BE USED FOR COMPUTATION OF APPLICABLE PAY ITEMS FOR BEDDING, BORROW FOR BACKFILL, LIMESTONE, OR PAVING. THE CONTRACTOR MAY EXCAVATE A WIDER TRENCH AT HIS OWN EXPENSE AS LONG AS THE TRENCH REMAINS WITHIN THE LIMITS OF CITY R.O.W., PROPERTY OR EASEMENT AND THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE APPROVES THE DIMENSIONS OF THE WIDER TRENCH.

- NOTE:
- THIS DETAIL SHALL ONLY BE USED AS SHOWN ON THE PLANS OR AS APPROVED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

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Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 08071-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 07100-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

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Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

RE: General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, 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, June 23, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, June 23, 2022**. 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: June 23, 2022

Re: Text Amendment 2207PC128:

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE



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 #: 2207PC128

Date Received: 5/4/2022

Receipt #: _____

Received By: CL

Zoning: City Wide

Ward: _____ Flood: _____

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

Chart of permitted uses change request regarding liquor stores and/or free-standing lounges

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 39502

City 228-868-5700 State Zip code

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.

54 Motion seeking proposed amendments to Section I of the City's Zoning Ordinance ("definitions") and to the "chart of permitted uses" in this Ordinance, with these proposed amendments to involve the following: (1) deletion/replacement of the definition of "free-standing lounge/tavern" in Section I; (2) deletion/replacement of the definition of "liquor store/package store" in Section I to state that this use is one "holding a valid 'package retailer's permit' as authorized by and described in state law (e.g., Miss. Code Ann. § 67-1-51, as amended); (3) modification/replacement of the text pertaining to "liquor store/package store" in the "chart of permitted uses" to state that such use "shall operate in compliance with Miss. Code Ann. § 67-1-51, as amended, and applicants must demonstrate and certify that they meet the distance requirements set forth in state law or adopted state regulations (e.g., Miss. Code Ann. § 67-1-51 (3), as amended)"; (4) modification/replacement of the text pertaining to "lounge" in the "chart of permitted uses" to state that "For consumption of alcoholic beverages on premises as accessory use only to hotel, motel or multiple-family dwelling containing fifty (50) units or more"; and (5) modifications/replacement of the text pertaining to "lounge" in the "chart of permitted uses" to state and refer to this classification as "lounge/tavern/bar/daquiri shop/nightclub.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0075864

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

60.72

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

June 2, 2022 1:01:10 PM EDT

Amount:

60.72

SCHEDULE FOR AD NUMBER IPL00758640

June 8, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00758640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 23, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 07111-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

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This the 2nd day of June 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Planning Commission 2205PC083:
Tabled from May 26, 2022 meeting

Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2205PC083

Hearing Date: June 23, 2022
Tabled from May 26, 2022 meeting

Current Zoning/Use: R-1-10 / Single-family home

Legal: Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

TECHNICAL DETAILS

The applicant requests approval for a home occupation business where they will conduct administrative duties at the home and then visit clients at their place of meeting to aid with "notary services." The applicant further states, "the hours of operation will be Monday through Friday 8:30 am to 4:30 pm. The occupant will use their business as any other operable business in the area; they will be traveling to and from their home for business purposes. There are no obtrusive impediments in the neighborhood that will be caused by the aforementioned home occupation.

EXECUTIVE SUMMARY

As the application meets the requirements for a home occupation business that requires Planning Commission Approval, and there is very little impact on the neighborhood, the planning commission should consider approval.

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 05/20/2022.

Public Works: No comments as of 05/20/2022.

Traffic and Safety: No conditions. Memo dated 05/12/2022.

Building Code Services: No comments as of 05/20/2022.

GIS: No conditions. Memo dated 05/17/2022.

Police Department: No conditions. Memo dated 05/16/2022.

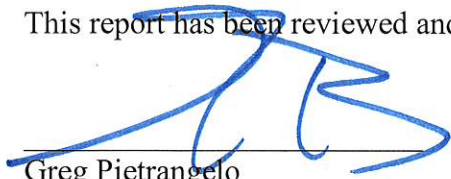
Fire Department: No conditions. Memo dated 05/13/2022.

City Arborist: No conditions. Memo dated 05/13/2022.

Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

Technical Report
PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2205PC083

Hearing Date: May 26, 2022

Current Zoning/Use: R-1-10 / Single-family home

Legal: Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

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Fire Department: No conditions. Memo dated 05/13/2022.

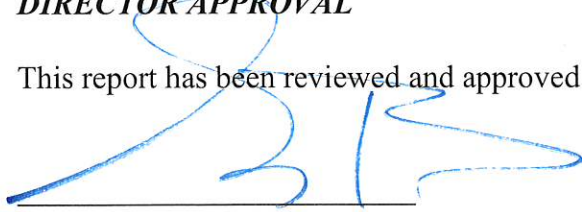
City Arborist: No conditions. Memo dated 05/13/2022.

h. w

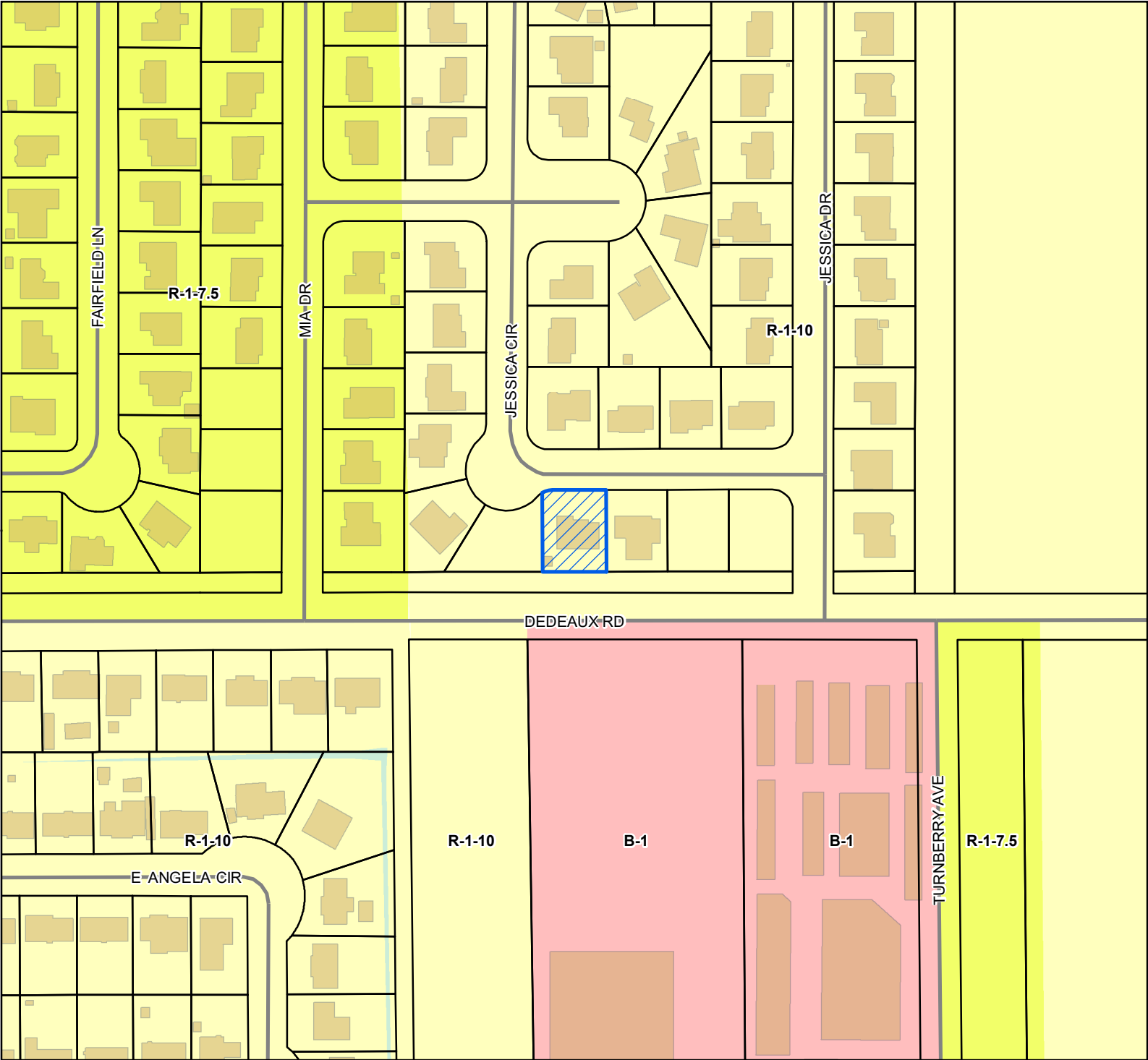
Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

Street

Parcels

Buildings

Water Features

Zoning

B-1 - Neighborhood Business District

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

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

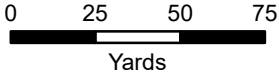
Site Information

0908I-01-007.040

Zoning: R-1-10 (Single Family)

Size: 7,798 sq ft

Flood: X



1 inch = 170 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.



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

For Staff Use Only

Case Number: 2205PC083Date Received: 3/18

Receipt Number: _____

Received By: D2Zoning: R-1-10Ward: 6 Flood: XSize: 7,798 SQ. FT.

APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

Property Information

TAX PARCEL # 09081-01-007.040

0	9	0	8	1	-	0	1	-	0	0	7	•	0	4	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 12063 Jessica CircleLot(s) _____, Block(s) _____, Subdivision Fairfield IIIGeneral Location: Dedeaux Road

GENERAL DESCRIPTION OF REQUEST:

Home Occupation Mobile Notary

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

Brenda P. Taylor
Printed Name of Owner
12063 Jessica Circle
Mailing Address
Gulfport MS 39503
City State Zip code
228-206-3062 228-380-1791
Home Phone Work/Cell Phone
bt 07232016@gmail.com
Email
Brenda P. Taylor
Signature of Owner

AGENT

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

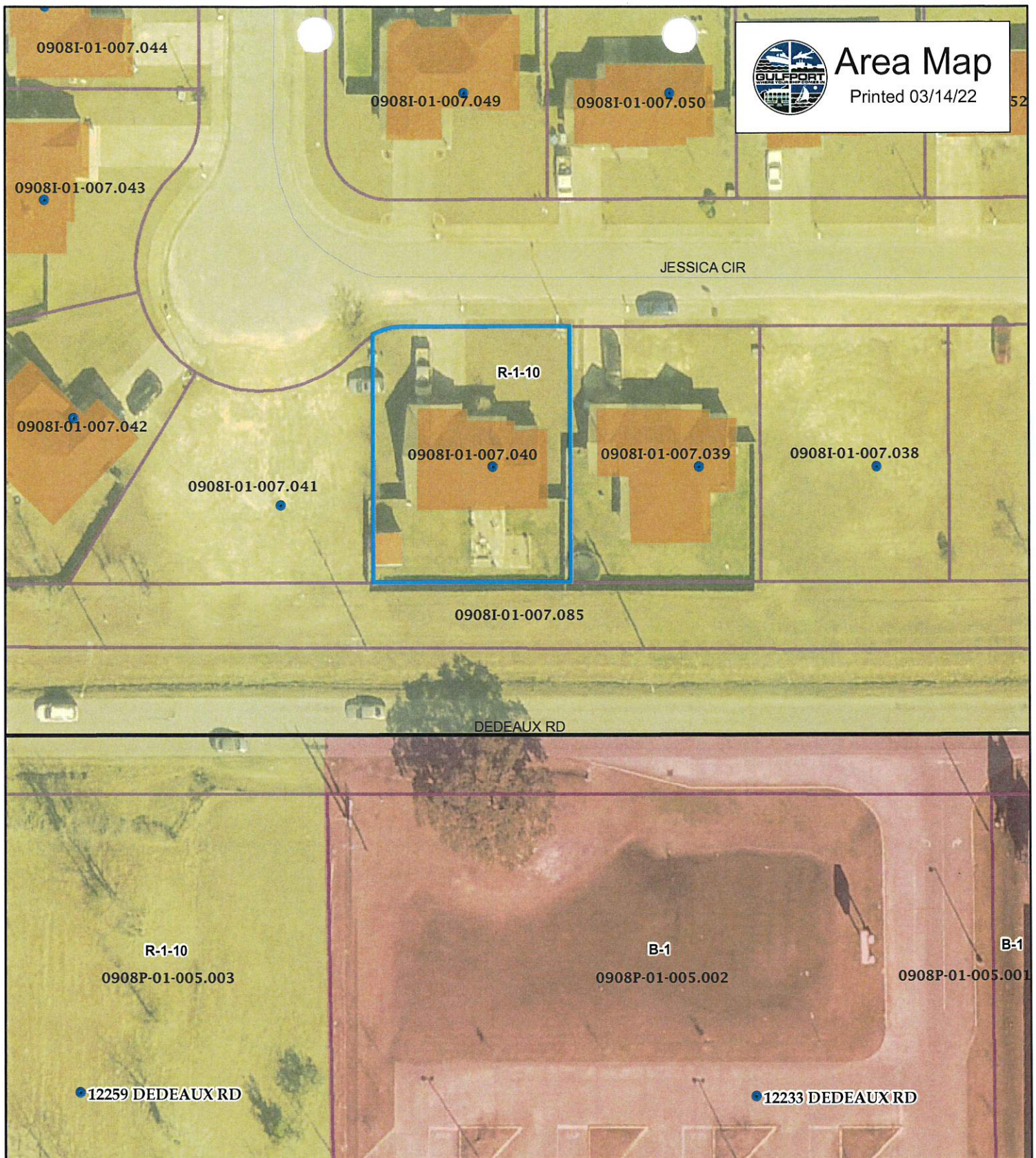
Email

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



Area Map

Printed 03/14/22

JESSICA CIR

R-1-10

0908I-01-007.085

DEDEAUX RD

R-1-10

0908P-01-005.003

B-1

0908P-01-005.002

B-1

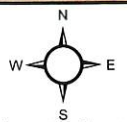
0908P-01-005.001

12259 DEDEAUX RD

12233 DEDEAUX RD

● Addresspoints

▭ Parcels



1 inch = 50 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.

+))

F1 - NO clients coming to the house
to additional access required

F2 - NO additional water

F3 - NO additional waste disposal

F4 - Support Regulate Community
Protection

F5 - $\rightarrow$ Entry of Support Regulate
Amenities.

F6 - NO clients are coming
to or from the house.

F7 - Home base business, nothing
structural will be changed.

PERMITS/INSP PAYMENT RCPT#: 11196133
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 03/18/22 TIME: 16:13
CLERK: mcumlingh DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CREDIT CARD

REFERENCE:

AMT DERED: 75.00
AMT PLIED: 75.00
CHANGE: .00



1st Judicial District
Instrument 2009 4833 D -J1
Filed/Recorded 7 13 2009 1 47 P
Total Fees 12.00
6 Pages Recorded

PREPARED BY AND RETURN TO RILEY LAW FIRM
P O BOX 550 GULFPORT MS 39502 228-864-4511
Bar # 5359

GRANTOR:
L & F Homes and Development, LLC
P. O. Box 4984
Biloxi, Ms 39535
228-385-2706
GRANTEE:
Brenda I. Phillips
12063 Jessica Circle
Gulfport, Ms 39503
228-380-1362

STATE OF MISSISSIPPI
COUNTY OF Harrison

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 **L & F Homes and Development, LLC**, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto **Brenda I. Phillips**, a single person, the following described land and property located and being situated in the First Judicial District of Harrison County, State of Mississippi and being more particularly described as follows, to-wit:

Lot 90, Fairfield Subdivision, Part III, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk First Judicial District of Harrison County, Mississippi and recorded in Plat Book 51 at Page 7

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals.

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 this date is incorrect, then the Grantor agrees to pay to the Grantee, or its assigns, any deficit on an actual proration, and likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

WITNESS THE SIGNATURE of the above company by its Managing Member after being duly authorized so to execute and deliver the same, this the 10 day of July, 2009

L & F Homes and Development, LLC

BY: 

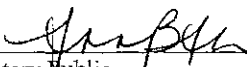
STATE OF MISSISSIPPI

COUNTY OF Harrison

PERSONALLY came and appeared before me, the undersigned authority in and for said county and state, on this 10 day of July, 2009, within my jurisdiction, the within named Larry Mitrenga who acknowledged that he is Managing Member of L & F Homes and Development, LLC a Mississippi Limited Liability Company, and that for and on behalf of the said company, and as its act and deed he executed and delivered the above and foregoing instrument, after first having been duly authorized by said company so to do.

My Commission Expires:




Notary Public

Prepared By:
City of Gulfport
Community Development Department
P. O. Box 1780
Gulfport, MS 39502
228-868-5736

Recorded By:

RILEY LAW FIRM
PO Box 550
Gulfport, MS 39502-0550

DEED RESTRICTION RESTRICTIVE COVENANT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

The undersigned Brenda Phillips ("Owner(s)"), is/are the owner(s) of certain real property located at 12063 Jessica Drive in the Gulfport (City), Harrison (County), Mississippi and more particularly described on **Exhibit A attached** hereto and incorporated herein for all purposes (the "Property"). For value received, the adequacy and sufficiency of which are hereby acknowledge, Owner does hereby impress the Property with the following deed restrictions.

1. For purposes of these deed restrictions, the following terms have the meaning indicated as per the Mississippi Development Authority adopted Katrina Community Development Block Grant "Long Term Work Force Housing" Program and the City of Gulfport Home Line Program "Affordability" resale requirements:

"Period of Affordability" means a period of time beginning on the date of this instrument pursuant to Program Guidelines of the Long Term Work Force Housing Program (LTWH).

Homeownership Assistance	Amount of Funds Provided	Minimum period of affordability in years
Long Term Workforce Housing (KCDBG Funds)	\$50,000.00	5

"Agency" means the City of Gulfport or its designee.

"Low-moderate income households" means households whose incomes does not exceed 120 percent of the median income for the area as determined by the United States Department of Housing and Urban Development at the time of purchase with adjustments for family size.

"Net gain" means the amount payable to the seller at closing less any amount of the homeowner's original down-payment investment and capital improvements investments made by the Owner.

"Resale Requirements" means that if the Property does not continue as the principal residence of the family for the duration of the Period of Affordability, that the Property is made available for subsequent purchase only to a buyer whose household qualifies as a low-moderate income family and will use the property as its principal residence. The requirement must also ensure that the price at resale provides the original LTWEH assisted owner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers.

2. The Agency must receive prior written notification of any sale, refinancing or foreclosure that occurs during the Period of Affordability.

3. In the event of a sale of the Property to a nonqualified LTWH Program low-moderate income family during the Period of Affordability, an amount equal to a pro rata share of the LTWH funds, reduced proportionately for every month of the Period of Affordability the selling Owner owned the Property, shall be repaid to the Agency from any gain realized upon the sale of the Property after deduction for sales expenses.

In the event of a sale of the Property to a qualified LTWH Program low-moderate income household, then the original Period of Affordability remains in effect until the ending date of this instrument.

4. In the event of a refinancing during the Period of Affordability, an amount equal to a pro rata share of the LTWH funds, reduced proportionately for every month of the Period of Affordability the Owner(s) has owned and occupied the Property, shall be repaid to the Agency from any net gain realized upon the refinancing.

5. In the event of foreclosure, with FHA financing, this deed restriction will automatically and permanently terminate upon foreclosure, deed-in-lieu of foreclosure, or assignment of the insured mortgage to HUD (as per U.S. Department of Housing and Urban Development, Mortgagee Letter 94-2). All other non-FHA foreclosure, deed-in-lieu of foreclosure, or assignment of the insured mortgage to HUD, may upon approval, either 1) resell to an income-eligible household or 2) the lesser of, the balance of the Home Line grant prorated for the affordability period or the net proceeds (sales price minus superior loan repayment and any closing costs). This instrument and these restrictions are subordinate to any valid outstanding lien against the property currently of record.

6. In the event the Owner(s) no longer occupy the property as their primary residence during the affordability period or use the property for financial gain (i.e. renting), then an amount equal to a pro rata share of the LTWH funds, reduced proportionately for every month of the Period of Affordability the Owner(s) has owned and occupied the Property, shall be repaid to the Agency.

7. The provisions of this instrument are hereby declared covenants running with the land and are fully binding on any successors, heirs, and assigns of Owner who may acquire any right, title, or interest in or to the Property, or any part thereof. Owner, its successors, heirs, and assigns hereby agree and covenant to abide by and fully perform the provisions of this instrument.

8. Owner occupant understands and agrees that this instrument shall be governed by the laws of the State of Mississippi and regulations of the U.S. Department of Housing and Urban Development.

9. Owner occupant understands that the property must be the principal residence of the family during the Period of Affordability. In the event the Property does not remain the principal residence, the Owner must repay the Agency an amount equal to a pro rata share of the LTWH funds, reduced proportionately for every month of the Period of Affordability the Owner has owned the Property.

10. Owner occupant understands the Period of Affordability is for a period of Five (5) years beginning on the date of this instrument and ending July 9, 2014. At the ending date of this instrument, this deed restriction is canceled and all HUD requirements satisfied.

EXECUTED this 9th day of July, 2009.
By: [Signature]

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said State and County, the within named Brenda I Phillips, who acknowledged that he/she/they signed and delivered the above foregoing instrument on the day and date therein above stated as for his/her/their own voluntary act and deed.

Given under my hand and Official Seal, this the 9th day of July, 2009.

(SEAL)



[Signature]
Notary Public

My commission expires: _____

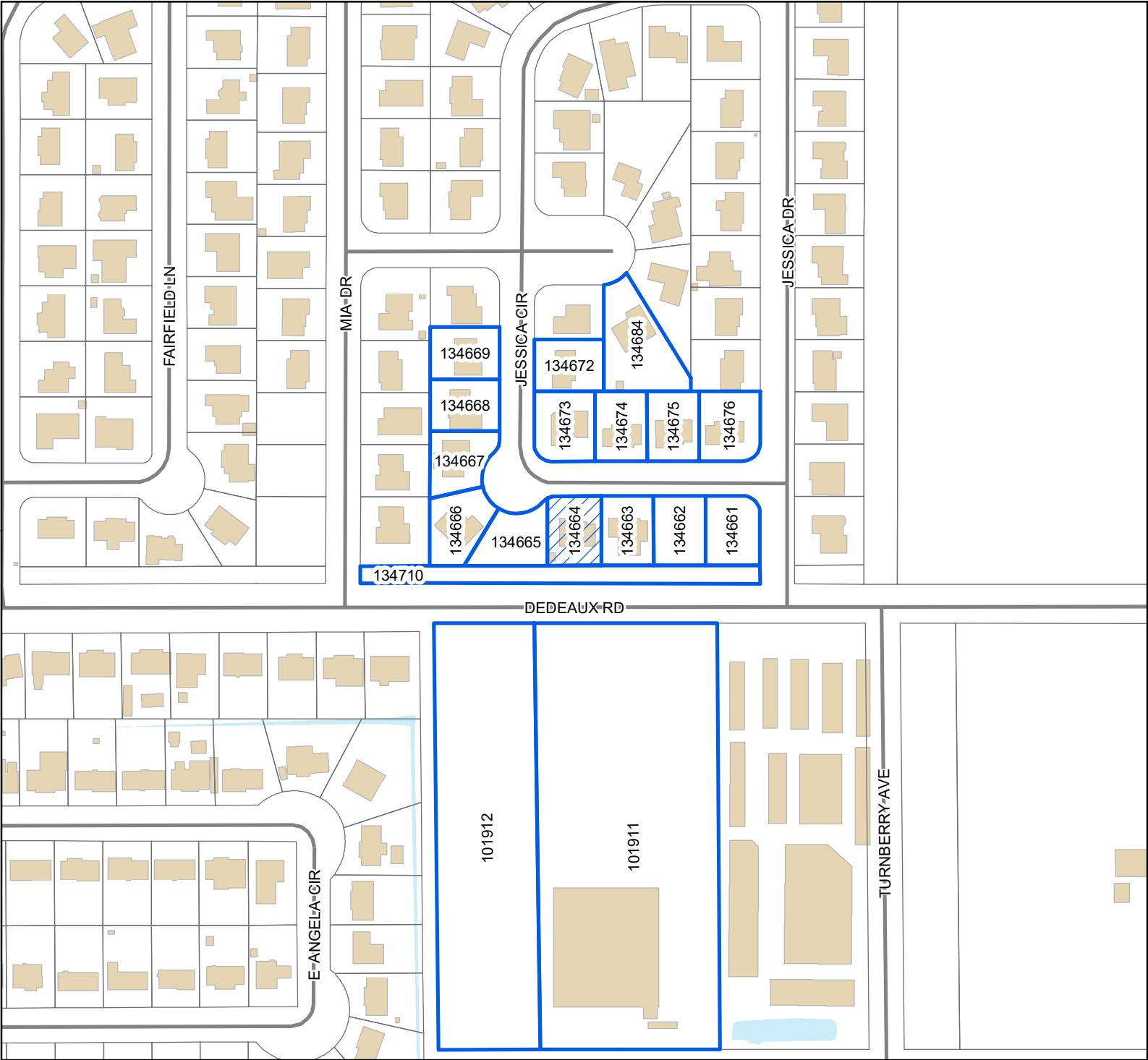
EXHIBIT A

Description of Property:

Lot 90, Fairfield Subdivision, Part III, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk First Judicial District of Harrison County, Mississippi and recorded in Plat Book 51 at Page 7

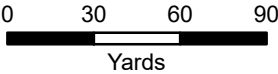
Recorded copy returned to
City of Gulfport
Community Development Department
P. O. Box 59
Gulfport, Mississippi 39502

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	134664	0908I-01-007.040	TAYLOR BRENDA P (OWNER)	12063 JESSICA CIRCLE	GULFPORT	MS	39503
N			Adjacent Property Owners				
	134661	0908I-01-007.037	8 A PROPERTIES INC	13824 GLENDALE RD	VANCELEAVE	MS	39565
N	134662	0908I-01-007.038	8 A PROPERTIES INC	13824 GLENDALE RD	VANCELEAVE	MS	39565
	134667	0908I-01-007.043	BACHARACH STEPHEN & CHRISTIN	12075 JESSICA CIR	GULFPORT	MS	39503
	134676	0908I-01-007.052	CALHOUN AMANDA T	12050 JESSICA CIR	GULFPORT	MS	39503
	101912	0908P-01-005.003	CALHOUN PROPERTY DEDEAUX ROAD LLC	P O BOX 158	OSYKA	MS	39657
	134668	0908I-01-007.044	CLINTON LIDIA M	12079 JESSICA CIR	GULFPORT	MS	39503
	134672	0908I-01-007.048	ESTRADA JANE ALISON	12082 JESSICA CIR	GULFPORT	MS	39503
	134674	0908I-01-007.050	GULF COAST HOUSES II LLC	7301 HIGHWAY 90 E	OCEAN SPRINGS	MS	39564
	134684	0908I-01-007.060	JONES ETTA R	12094 JESSICA CIRCLE	GULFPORT	MS	39503
	134673	0908I-01-007.049	MARQUARDT NICHOLAS & TORRES RHONDA	12062 JESSICA DR	GULFPORT	MS	39503
	134710	0908I-01-007.085	MITRENGA LARRY A	895 ON THE GREEN	BILOXI	MS	39532
	134663	0908I-01-007.039	PADILLA SERVANDO	12059 JESSICA CIRCLE	GULFPORT	MS	39503
	134665	0908I-01-007.041	RIPP RORLAN R JR & TRANG T NGUYEN	12067 JESSICA CIR	GULFPORT	MS	39503
	101911	0908P-01-005.002	ROBERTS COMPANY INC	1612 ADELINE ST	HATTIESBURG	MS	39401
	134669	0908I-01-007.045	SMITH KIMBERLY J	12083 JESSICA CIR	GULFPORT	MS	39503
	134666	0908I-01-007.042	TURNER THOMAS L JR & NICKESHA	12071 JESSICA CIRCLE	GULFPORT	MS	39503
	134675	0908I-01-007.051	WARREN CORRIE E	12054 JESSICA CIR	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0072175****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

63.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP
PO BOX 1780
GULFPORT, MS 39502
228-868-5705
AccountsPayable@gulfport-ms.gov
GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

May 6, 2022 10:27:58 AM EDT

Amount:

63.48

SCHEDULE FOR AD NUMBER IPL00721750

May 11, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00721750**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, May 26, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Zoning Map Amendment 2204PC049, by agent J Michael Petro, Inc., tax parcel 0811A-05-035.000, Requests to rezone from R-2 (Single-family) to B-2 (General business), 2600 13th Ave, Ward 2

Zoning Map Amendment 2204PC077, by owner Gulf Coast Shipyard Realty, LLC, tax parcel 0909F-01-001.002, Request to rezone from I-2 (Heavy industry) to I-3 (Planned industrial park), 13085 Seaway Rd, Ward 5

Planning Commission Approval 2205PC081, by owner Staci Hensley, tax parcel 0807K-01-013.001, Requests home occupation for natural soap business use, 13333 Twin Dr, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

Resubdivision 2205PC084, by agent Terry Calvert, tax parcels 0811H-02-044.000, 0811H-02-067.000, 0811H-02-068.000, and 0811H-02-069.000, Divide into two new parcels, 1111 & 1109 2nd St, Zoned R-1-7.5 (single-family), Ward 2

Resubdivision 2205PC087, by agent Kevin Taylor, tax parcel 0911F-01-027.000, Divide into two new parcels, 522 E Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval 2205PC090, by owner Valinda Pullen, tax parcel 0810B-03-046.000, Requests mobile home use, 8329 W Virginia Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Resubdivision 2205PC094, by agent Heinrich & Associates, LLC, tax parcel 0708A-02-011.000, Divide into four new parcels, 16148 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Zoning Text Amendment 2205PC095, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses, Liquor Stores and/or Free-Standing Lounges

Planning Commission Approval 2205PC096, by agent Jacqueline Wilson, tax parcel 0710H-02-020.000, Requests mobile home use, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2206PC100, by agent Ocean Aero, tax parcel 1010G-03-018.000, Request for boat building use, 1909 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for on-line jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

Appeal 2206PC121, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Appeal design review standards for fence materials, 12131 Bernard Parkway, Zoned B-2 (General Business), Ward 5

This the 5th day of May 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Planning Commission Approval 2205PC091:
Tabled from May 26, 2022 meeting

Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2205PC091

Hearing Date: June 23, 2022

Current Zoning/Use: R-1-7.5 / Single-family home

Legal: Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

The applicant requests approval for a home occupation business where they will conduct administrative duties from home for a "Commercial Décor Company." In addition, the applicant states there will be no traffic created by customers, "all meetings will take place on the job site." Further, the applicant states, "the hours of operation will be from 8:00 am to 5:00 pm; sometimes after 5:00 pm; Monday through Friday." The occupant will use their business as any other operable business in the area; they will be traveling to and from their home occupation for business purposes. There are no obtrusive impediments in the neighborhood that will be caused by the aforementioned home occupation.

EXECUTIVE SUMMARY

As the application meets the requirements for a home occupation business that requires Planning Commission Approval, and there is very little impact on the neighborhood, the planning commission should consider approval.

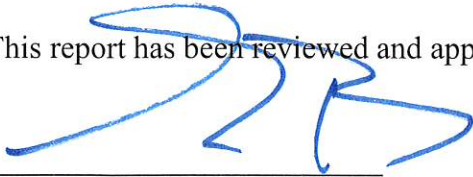
DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No comments as of 05/17/2022.
<u>Public Works:</u>	No comments as of 05/17/2022.
<u>Traffic and Safety:</u>	No conditions. Memo dated 05/12/2022.
<u>Building Code Services:</u>	No comments as of 05/17/2022.
<u>GIS:</u>	No conditions. Memo dated 05/17/2022.
<u>Police Department:</u>	No conditions. Memo dated 05/16/2022.
<u>Fire Department:</u>	No conditions. Memo dated 05/13/2022.
<u>City Arborist:</u>	No conditions. Memo dated 05/13/2022.

Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:

A handwritten signature in blue ink, appearing to be 'GP', is written over a horizontal line.

Greg Pietrangelo
Director of Urban Development Department

Technical Report
PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2205PC091

Hearing Date: May 26, 2022

Current Zoning/Use: R-1-7.5 / Single-family home

Legal: Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

The applicant requests approval for a home occupation business where they will conduct administrative duties from home for a "Commercial Décor Company." In addition, the applicant states there will be no traffic created by customers, "all meetings will take place on the job site." Further, the applicant states, "the hours of operation will be from 8:00 am to 5:00 pm; sometimes after 5:00 pm; Monday through Friday." The occupant will use their business as any other operable business in the area; they will be traveling to and from their home occupation for business purposes. There are no obtrusive impediments in the neighborhood that will be caused by the aforementioned home occupation.

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Engineering: No comments as of 05/17/2022.

Public Works: No comments as of 05/17/2022.

Traffic and Safety: No conditions. Memo dated 05/12/2022.

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GIS: No conditions. Memo dated 05/17/2022.

Police Department: No conditions. Memo dated 05/16/2022.

Fire Department: No conditions. Memo dated 05/13/2022.

City Arborist: No conditions. Memo dated 05/13/2022.

10. V

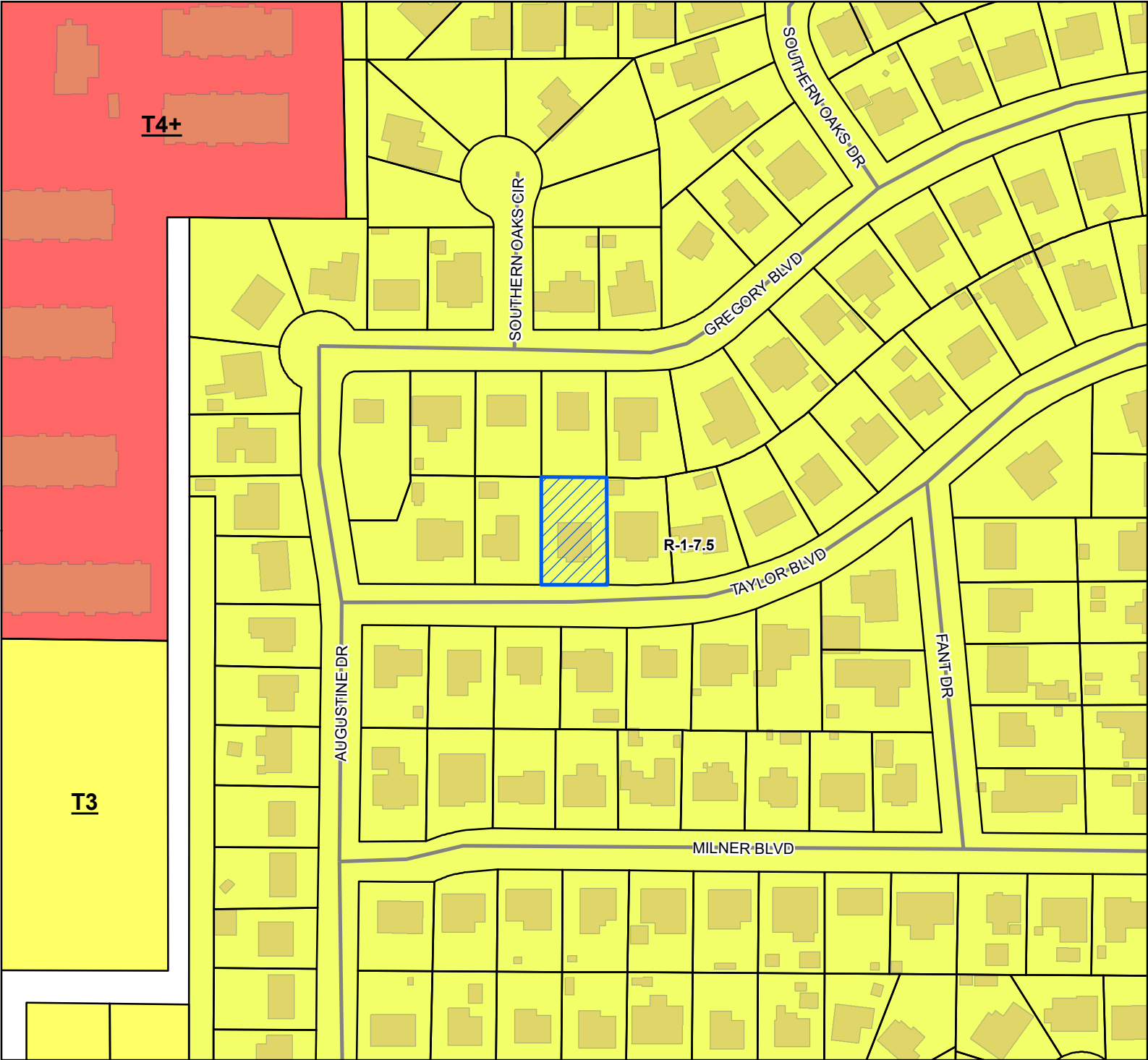
Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Legend

- Site
- Street
- Parcels
- Buildings

Smart Code

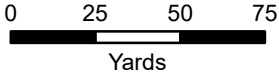
- T4+
- T3

Zoning

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

Site Information

1010K-02-021.000
Zoning: R-1-7.5 (Single Family)
Size: 10,582 sqft
Flood: X



1 inch = 170 feet



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

For Staff Use Only

Case Number: 2205PC091Date Received: 4/5/2022

Receipt Number: _____

Received By: JMRZoning: R-1-7.5Ward: 2 Flood: XSize: 10,582 sqft

APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

Property Information

TAX PARCEL #

1	0	1	0	4

 -

0	2

 -

0	2	1

 .

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 2205 Taylor Blvd Gulfport, MS 39507

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Asking for approval for home occupation for
Commercial Deco bus company.

administered office

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

Printed Name of Owner

Elizabeth Craig

Mailing Address

2205 Taylor Blvd

City

Gulfport

State

MS

Zip code

39507

Home Phone

Work/Cell Phone

228-669-4146

Email

preciousstreet406@yahoo

Signature of Owner

Elizabeth Craig

AGENT

Billy J Roberson

Printed Name of Agent

2205 Taylor Blvd

Mailing Address

Gulfport MS 39507

City

601-723-9368

State

MS

Zip code

39507

Home Phone

Work/Cell Phone

robersoninstalls@gmail.com

Email

[Signature]

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



Designation of Agent

I, Elizabeth Craig, being owner of the property Roberson Retail Installations LLC,
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Billy J. Roberson 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.

Elizabeth Craig
Signature

4-4-2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of April, 20 22

Mary Ellen White
Notary Public

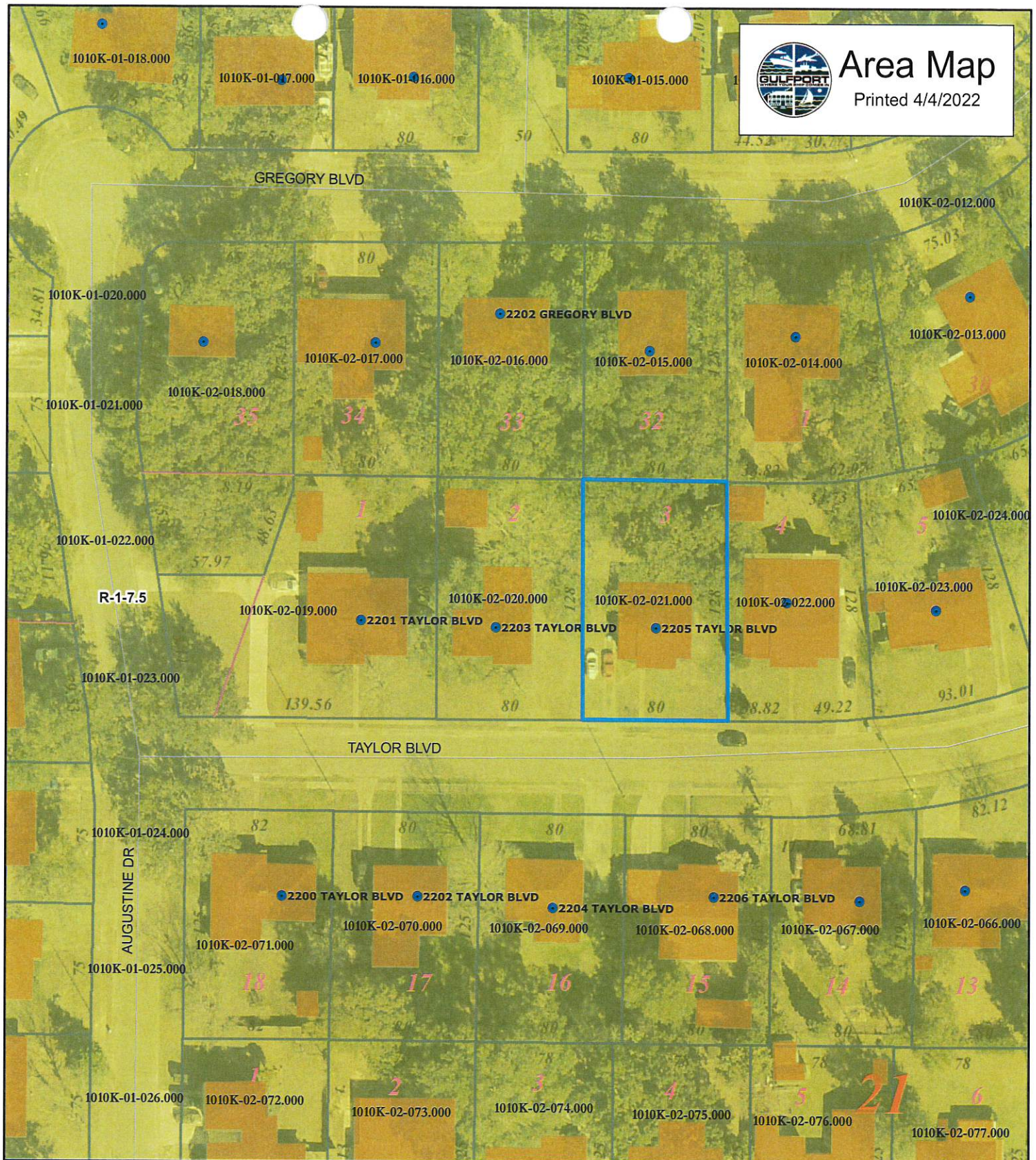
07/01/2022
Commission Expiration





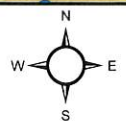
Area Map

Printed 4/4/2022



• Addresspoints

▭ Parcels



1 inch = 70 feet

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To Whom it may concern

Transportation and access (front drive of house right off Taylor Blvd)

Water/Waste disposal already available to home (Nothing else needed)

No extra Fire and Police protection will be needed.

No other public facilities will be needed

This proposal will not cause any undue traffic congestion or back up.

All business will be handled online only. No customer traffic or deliveries of material will be handled at said location. This will not affect the harmony of our neighborhood nor development of the district in which it is used.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Elizabeth Craig
Address: 2205 Taylor Blvd Gulfport, MS 39507
Phone: (Home) _____ (Work/Cell) 228-669-4146

If rented, then the name of owner or manager is required, along with a letter of approval from same: _____

Name of business or service to be used as home occupation: Roberson Retail Interiors

Nature of business: Installation of Commercial Decor

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. ☒

Earlier than 8:00 a.m. _____

Give hours: _____

Later than 5:00 p.m.: ☒

Give hours: _____

Method of conducting business:

Telephone: ☒

Mail order: _____

Personal computer: ☒

Appointment: _____

Traffic generation:

Is there any delivery of goods or products to the residence? NO

If so, specify the number and frequency of deliveries: _____

Describe size of vehicle making deliveries: _____

Is service by appointment only or are there drop-by visits by customers or clientele? _____

No

Specify number and frequency of visits by clients and customers: _____

Is everything made, manufactured, or provided on site? Job site only

Is special equipment required in production? _____

If so, described it, giving size of motor, etc. _____

Are sales made from the premises? No

If sales are made from other places, indicate on what basis:

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

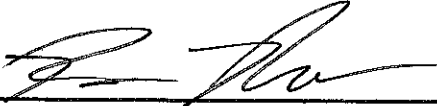
Other: _____

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No ☒

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Billy Roberson

Signature: 

Date: 04-05-2022

PERMITS/INSP PAYMENT RCPT#: 11218557
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 04/05/22 TIME: 11:09
CLERK: mcummingh DEPT:
CUSTOMER#: 0

COMMENT:

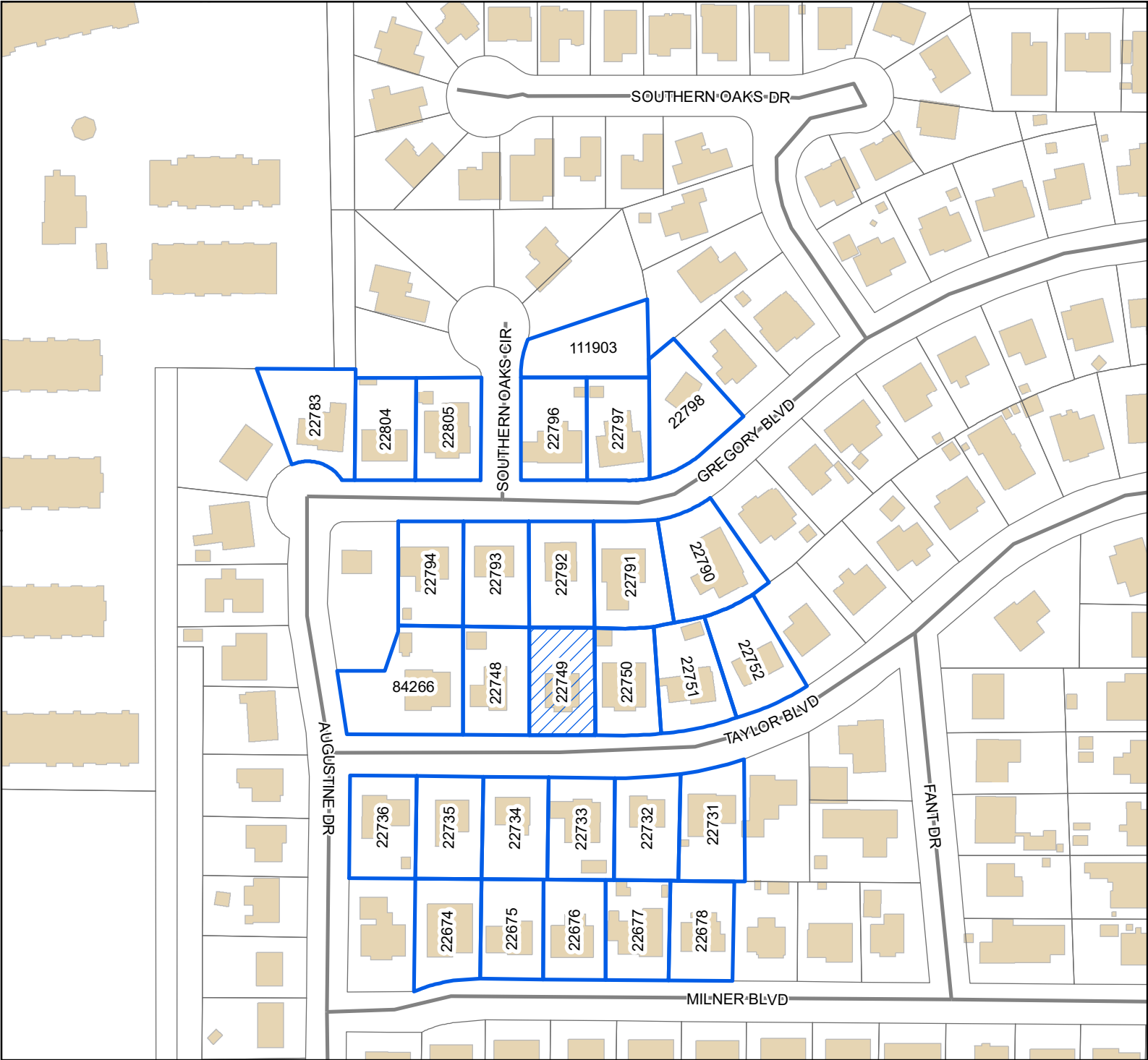
CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CASH

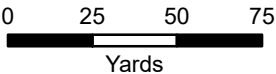
REFERENCE:

2 TENDERED: 75.00
4 APPLIED: 75.00
CHANGE: .00



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 170 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	22749	1010K-02-021.000	CRAIG ELIZABETH A	2205 TAYLOR BLVD	GULFPORT	MS	39501
	Adjacent Property Owners						
	22796	1010K-01-015.000	BRANDT THOMASINA SAUJON & JEREMY	2205 GREGORY BLVD	GULFPORT	MS	39507
	22793	1010K-02-016.000	CLOUTIER RICHARD L & PATSY A	2202 GREGORY BLVD	GULFPORT	MS	39507
	22748	1010K-02-020.000	COGHLAN BONNIE LEE	2203 TAYLOR BLVD	GULFPORT	MS	39507
	22791	1010K-02-014.000	COOKE DEBORAH	16429 OMAR BLVD	BILOXI	MS	39532
	22734	1010K-02-069.000	DE LOS SANTOS EDGAR & MARIA R	2204 TAYLOR BLVD	GULFPORT	MS	39507
	22731	1010K-02-066.000	DILLARD JUANITA	2210 TAYLOR BLVD	GULFPORT	MS	39501
	22733	1010K-02-068.000	ELVY DARREN & VALARIE	2686 BROADWATER DR	GULFPORT	MS	39507
	22735	1010K-02-070.000	ERL PROPERTIES LLC	1070 MAGNOLIA RD	LUMBERTON	MS	39455
	22790	1010K-02-013.000	FAUL DAVID ROBERT	2208 GREGORY BLVD	GULFPORT	MS	39507
	22675	1010K-02-074.000	HASLUP GAIL ELOISE S	2205 MILNER BLVD	GULFPORT	MS	39507
	22678	1010K-02-077.000	HAULSEE DONOVAN T	2211 MILNER BLVD	GULFPORT	MS	39507
	22794	1010K-02-017.000	HERBERT GREGORY & JOSEPH A	2200 GREGORY BLVD	GULFPORT	MS	39507
	22676	1010K-02-075.000	HOLZER MARTHA VIRGINIA	705 SCOTTS CREEK RD	JEFFERSON	TX	75657
	22804	1010K-01-017.000	LABIT DALE & ROGER	2201 GREGORY BLVD	GULFPORT	MS	39507
	22797	1010K-01-014.000	LOGSDON CASEY LEA	2207 GREGORY BLVD	GULFPORT	MS	39507
	22732	1010K-02-067.000	MARSH CASSANDRA M	2208 TAYLOR BLVD	GULFPORT	MS	39507
	22736	1010K-02-071.000	PACE KAREN	2200 TAYLOR BLVD	GULFPORT	MS	39507
	22792	1010K-02-015.000	QUAVE RACHEL M -L/E-	2204 GREGORY BLVD	GULFPORT	MS	39507
111903	1010K-01-001.013		RHODES MARION LANDON	P O BOX 762	OCEAN SPRINGS	MS	39566
	22798	1010K-01-013.000	RUNNELS MARTHA -L/E-	2209 GREGORY BLVD	GULFPORT	MS	39507
	22805	1010K-01-016.000	SHORE ROBERT H JR & MARGARET	2203 GERGORY BLVD	GULFPORT	MS	39507
84266	1010K-02-019.000		TAYLOR JANIE PATRICIA	2201 TAYLOR BLVD	GULFPORT	MS	39507
	22750	1010K-02-022.000	THOMAS TESHENA T	2207 TAYLOR BLVD	GULFPORT	MS	39507
	22752	1010K-02-024.000	TITLER DALE III	2211 TAYLOR BLVD	GULFPORT	MS	39507
	22677	1010K-02-076.000	TRAMUTA JANE	2209 MILNER BLVD	GULFPORT	MS	39507
	22783	1010K-01-018.000	WALLACE NORMA S -L/E-	2199 GREGORY BLVD	GULFPORT	MS	39507
	22674	1010K-02-073.000	WHEELER THOMAS EDWARD JR & ERICA L	2203 MILNER AVE	GULFPORT	MS	39507
	22751	1010K-02-023.000	WINCH KIM K	2209 TAYLOR BLVD	GULFPORT	MS	39507

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0072175****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

63.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP
PO BOX 1780
GULFPORT, MS 39502
228-868-5705
AccountsPayable@gulfport-ms.gov
GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

May 6, 2022 10:27:58 AM EDT

Amount:

63.48

SCHEDULE FOR AD NUMBER IPL00721750

May 11, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00721750**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, May 26, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Zoning Map Amendment 2204PC049, by agent J Michael Petro, Inc., tax parcel 0811A-05-035.000, Requests to rezone from R-2 (Single-family) to B-2 (General business), 2600 13th Ave, Ward 2

Zoning Map Amendment 2204PC077, by owner Gulf Coast Shipyard Realty, LLC, tax parcel 0909F-01-001.002, Request to rezone from I-2 (Heavy industry) to I-3 (Planned industrial park), 13085 Seaway Rd, Ward 5

Planning Commission Approval 2205PC081, by owner Staci Hensley, tax parcel 0807K-01-013.001, Requests home occupation for natural soap business use, 13333 Twin Dr, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

Resubdivision 2205PC084, by agent Terry Calvert, tax parcels 0811H-02-044.000, 0811H-02-067.000, 0811H-02-068.000, and 0811H-02-069.000, Divide into two new parcels, 1111 & 1109 2nd St, Zoned R-1-7.5 (single-family), Ward 2

Resubdivision 2205PC087, by agent Kevin Taylor, tax parcel 0911F-01-027.000, Divide into two new parcels, 522 E Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval 2205PC090, by owner Valinda Pullen, tax parcel 0810B-03-046.000, Requests mobile home use, 8329 W Virginia Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Resubdivision 2205PC094, by agent Heinrich & Associates, LLC, tax parcel 0708A-02-011.000, Divide into four new parcels, 16148 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Zoning Text Amendment 2205PC095, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses, Liquor Stores and/or Free-Standing Lounges

Planning Commission Approval 2205PC096, by agent Jacqueline Wilson, tax parcel 0710H-02-020.000, Requests mobile home use, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2206PC100, by agent Ocean Aero, tax parcel 1010G-03-018.000, Request for boat building use, 1909 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for on-line jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

Appeal 2206PC121, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Appeal design review standards for fence materials, 12131 Bernard Parkway, Zoned B-2 (General Business), Ward 5

This the 5th day of May 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2205PC091

Hearing Date: June 23, 2022

Current Zoning/Use: R-1-7.5 / Single-family home

Legal: Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

The applicant requests approval for a home occupation business where they will conduct administrative duties from home for a “Commercial Décor Company.” In addition, the applicant states there will be no traffic created by customers, “all meetings will take place on the job site.” Further, the applicant states, “the hours of operation will be from 8:00 am to 5:00 pm; sometimes after 5:00 pm; Monday through Friday.” The occupant will use their business as any other operable business in the area; they will be traveling to and from their home occupation for business purposes. There are no obtrusive impediments in the neighborhood that will be caused by the aforementioned home occupation.

EXECUTIVE SUMMARY

As the application meets the requirements for a home occupation business that requires Planning Commission Approval, and there is very little impact on the neighborhood, the planning commission should consider approval.

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 05/17/2022.

Public Works: No comments as of 05/17/2022.

Traffic and Safety: No conditions. Memo dated 05/12/2022.

Building Code Services: No comments as of 05/17/2022.

GIS: No conditions. Memo dated 05/17/2022.

Police Department: No conditions. Memo dated 05/16/2022.

Fire Department: No conditions. Memo dated 05/13/2022.

City Arborist: No conditions. Memo dated 05/13/2022.

Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Planning Commission Approval 2206PC101:
Tabled from May 26, 2022 meeting

Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for online jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

Technical Report
PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2206PC101

Hearing Date: May 26, 2022

Current Zoning/Use: R-1-7.5 / Single-family home

Legal: Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for online jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

TECHNICAL DETAILS

The applicant requests approval for a home occupation business where they will conduct the production of "Handmade Jewelry." In addition, the applicant states there will be no traffic created by customers or mail; all sales will be made at monthly craft or flea markets. Further, the applicant states "the hours of operation for production will be 8:00 am to 5:00 pm" with no specific dates mentioned. The occupant will use their business as any other operable business in the area; they will be manufacturing the products from home and selling them at monthly craft or flea markets. There are no obtrusive impediments in the neighborhood that will be caused by the aforementioned home occupation.

EXECUTIVE SUMMARY

As the application meets the requirements for a home occupation business that requires Planning Commission Approval, and there is very little impact on the neighborhood, the planning commission should consider approval.

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 05/17/2022.

Public Works: No comments as of 05/17/2022.

Traffic and Safety: No conditions. Memo dated 05/12/2022.

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GIS: No conditions. Memo dated 05/17/2022.

Police Department: No conditions. Memo dated 05/16/2022.

Fire Department: No conditions. Memo dated 05/13/2022.

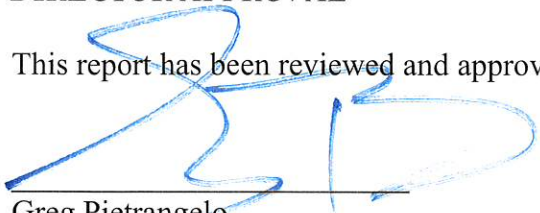
Technical Report
PLANNING COMMISSION APPROVAL

City Arborist:

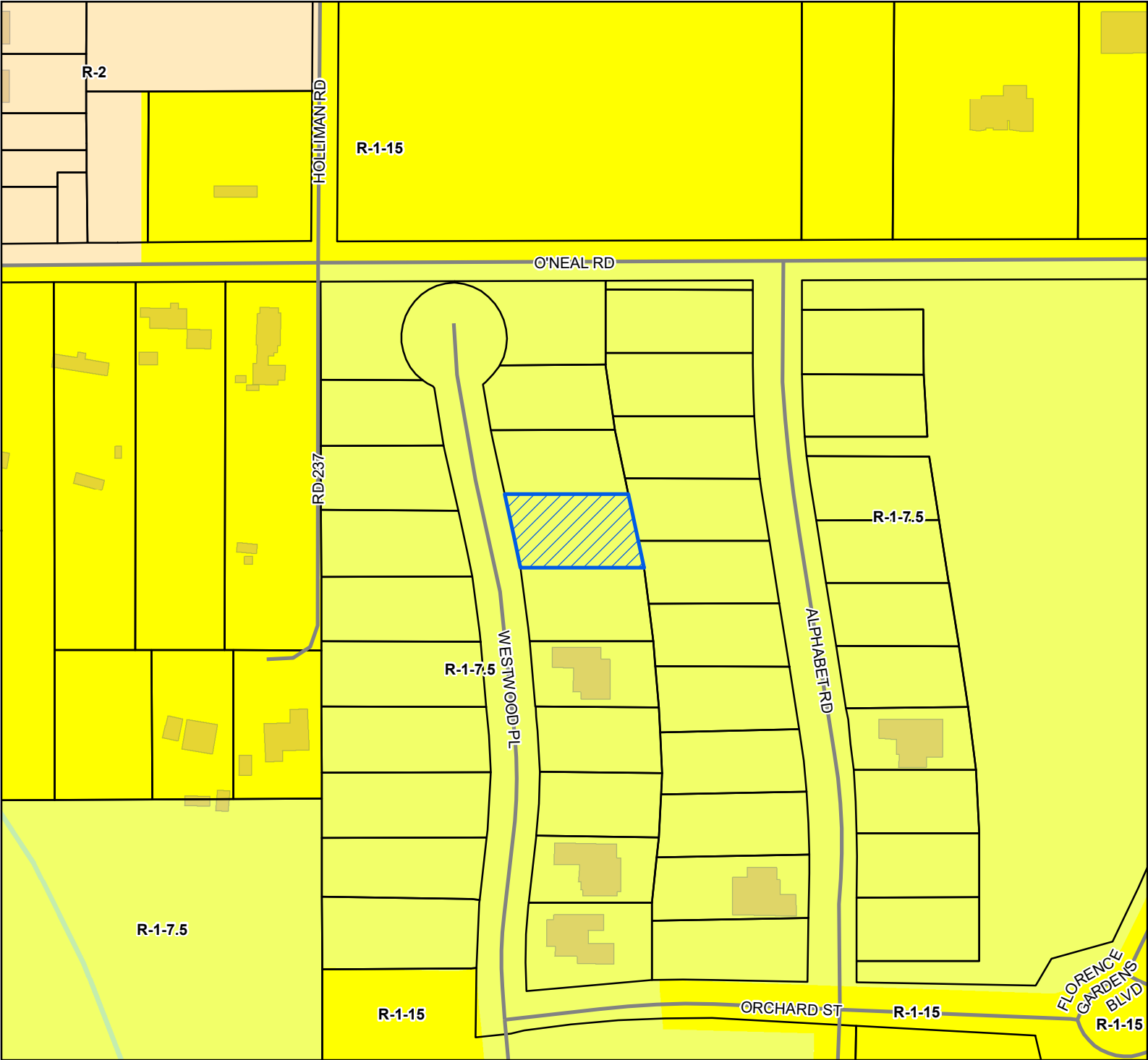
No conditions. Memo dated 05/13/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

Street

Parcels

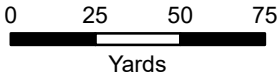
Buildings

Water Features

Zoning

- R-1-15 - Single Family Residence District (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)

Site Information
0908C-01-001.052
Zoning: R-1-7.5
Size: 13,622 sqft
Flood: X



1 inch = 170 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.

\$75.00



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

**APPLICATION FOR
PLANNING COMMISSION APPROVAL
FOR A HOME OCCUPATION**

Property Information

TAX PARCEL #

0	9	0	8	C

 -

0	1

 -

0	0	1

 •

0	5	2

(If necessary, use separate sheet of paper)

For Staff Use Only

Case Number: 2206 PC 101Date Received: 4/18/22

Receipt Number: _____

Received By: mwZoning: R-1.7.5Ward: 6 Flood: _____Size: 13,622Address of Property Involved: 12538 Westwood Pl, Gulfport, MS 39503Lot(s) 4014, Block(s) _____, Subdivision Florence GardensGeneral Location: Florence Gardens subdivision, Westwood district

GENERAL DESCRIPTION OF REQUEST:

use of home for online handmade jewelry business

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

Sherlerica Evans

Printed Name of Owner

12538 Westwood Pl

Mailing Address

Gulfport MS 39503

City

State

Zip code

662-931-2775

Home Phone

Work/Cell Phone

Sherlerica@gmail.com

Email

SE Evans

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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) James Evans Jr
ADDRESS (STREET, CITY, STATE, ZIP CODE) 12538 Westwood Pl, Gulfport MS 39503

PHONE # (H) 601-480-0243 (W) _____

TAX PARCEL NUMBER(S) OWNED 09080-01-001.052

SIGNATURE: [Signature]

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES
PERSON/AGENT FOR YOU _____

IMPORTANT NOTICE

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Planning Commission will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. Please see reverse of this sheet to determine the deadline dates for filing your application.

SUBMISSION REQUIREMENTS

- A. Page one of this application, completed and signed.**
- B. Site plan.** Please note that approval of your request, in part, is based on your site plan.
 - The property lines and dimensions have been provided on the drawing.
 - All buildings and structures located on the property have been identified.
 - All dimensions of buildings and structures have been noted on the site plan.
 - All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
 - Street names have been provided which abut the property.
 - Traffic flow, parking and driveways have been identified.
 - Required buffer strips have been identified.
 - Site plan will be no larger than 11" x 17".
 - Other pertinent information has been included.

C. Proof of ownership (Copy of deed or affidavit)

D. If applicable, notarized proof of authority to act as agent for owner (board resolution, etc.)

E. The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of additional persons to be notified.

F. Your supplemental application must address the following issues in a written statement:

Explain how the site plan is appropriate with regard to:

- Transportation and access
- Water supply
- Waste disposal
- Fire and Police protection
- Other public facilities
- Why the proposal will not cause undue traffic congestion or create a traffic hazard.
- Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located.

G. Complete the Home Occupation Checklist
(See pages 5 & 6 attached)

- If the property in which the Home Occupation is to be conducted is rented, a notarized letter from the property owner must be provided giving applicant permission to operate such Home Occupation on the premises.

H. Cash or check payable to the City of Gulfport in the amount of \$75.00.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Sherterica Evans

Address: 12538 Westwood Pl, Gulfport MS 39503

Phone: (Home) 662-931-2775 (Work/Cell) _____

If rented, then the name of owner or manager is required, along with a letter of approval from same: _____

Name of business or service to be used as home occupation: Stunning Statements

Nature of business: Handmade jewelry

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. X

Earlier than 8:00 a.m. _____

Give hours: _____

Later than 5:00 p.m.: _____

Give hours: _____

Method of conducting business:

Telephone: _____

Mail order: _____

Personal computer: X

Appointment: _____

Traffic generation:

Is there any delivery of goods or products to the residence? no

If so, specify the number and frequency of deliveries: _____

Describe size of vehicle making deliveries: _____

Is service by appointment only or are there drop-by visits by customers or clientele? none

Specify number and frequency of visits by clients and customers: none

Is everything made, manufactured, or provided on site? yes

Is special equipment required in production? no

If so, described it, giving size of motor, etc. _____

Are sales made from the premises? no

If sales are made from other places, indicate on what basis:

Local stores on consignment: _____

Arts and crafts or flea markets: monthly

Trade shows: _____

Other: _____

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No X

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Sherterica Evans

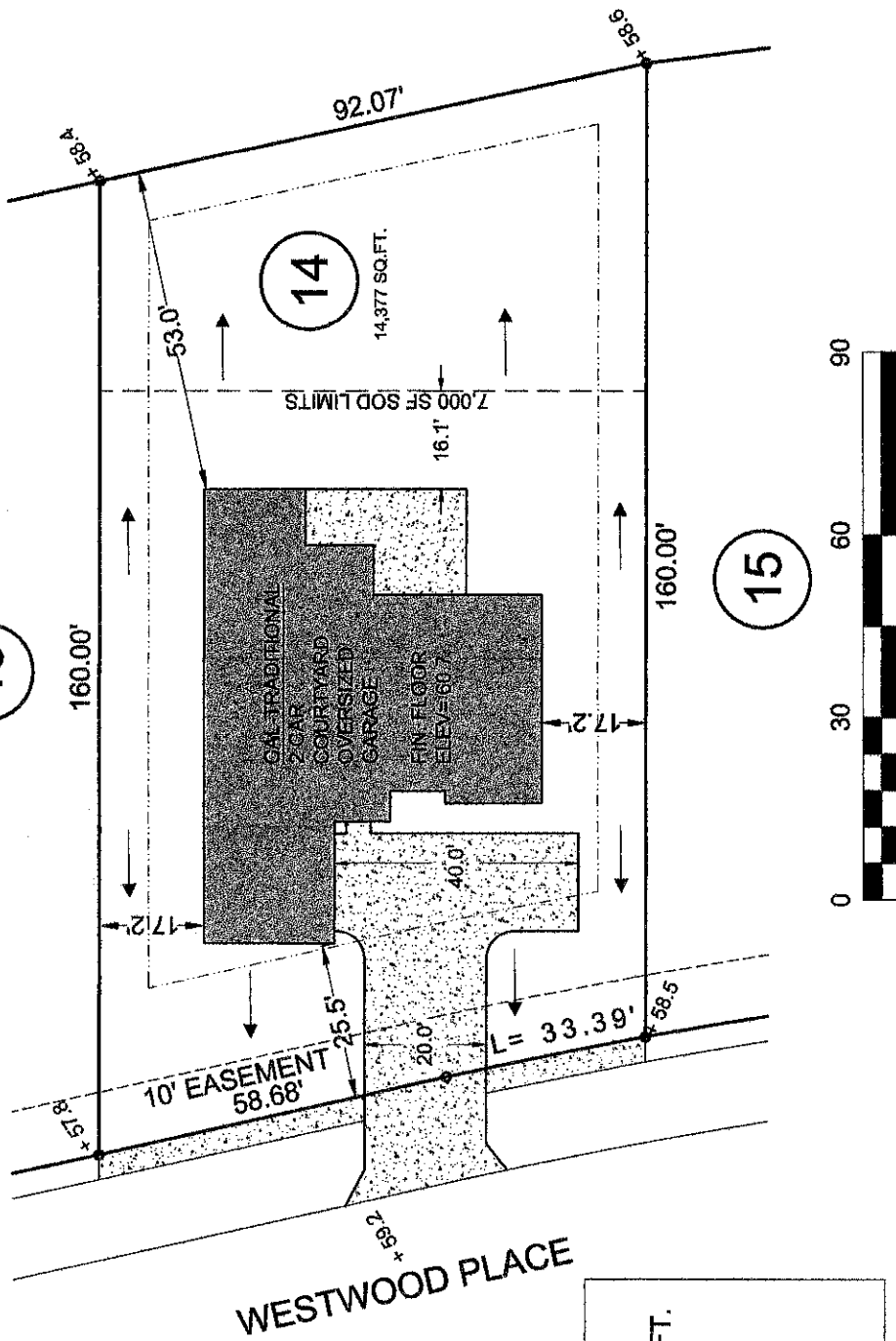
Signature: SE Evans

Date: 4/18/22

I propose to use 12538 Westwood Pl, which is my home, as the base for my handmade jewelry business. Materials used jewelry include polymer clay(which is baked in the oven), acrylic paints, alcohol inks, and UV resin. All metal components used will be sourced externally and will not be manufactured on site. None of these materials require any special waste disposal requirements. There will be no increase in water usage or new water supply needed. Everything is made on site, therefore there will be no large delivery trucks to bring goods or products to the site to hamper traffic. The business will be fully online, unless attending an art/craft show. There will be no customers/sales on site to hamper traffic. Since there will be no customers on site, police/fire protection will not be needed. The home will not be advertised as a place where sales will be made.



13



WESTWOOD PLACE

DRIVEWAY AND LEAD
SIDEWALK= 1,517.91 SQ.FT.
ROADSIDE SIDEWALK=
285.47 SQ.FT.
PERVIOUS SURFACE=
10,976 SQ.FT.

CROSBY SURVEYING

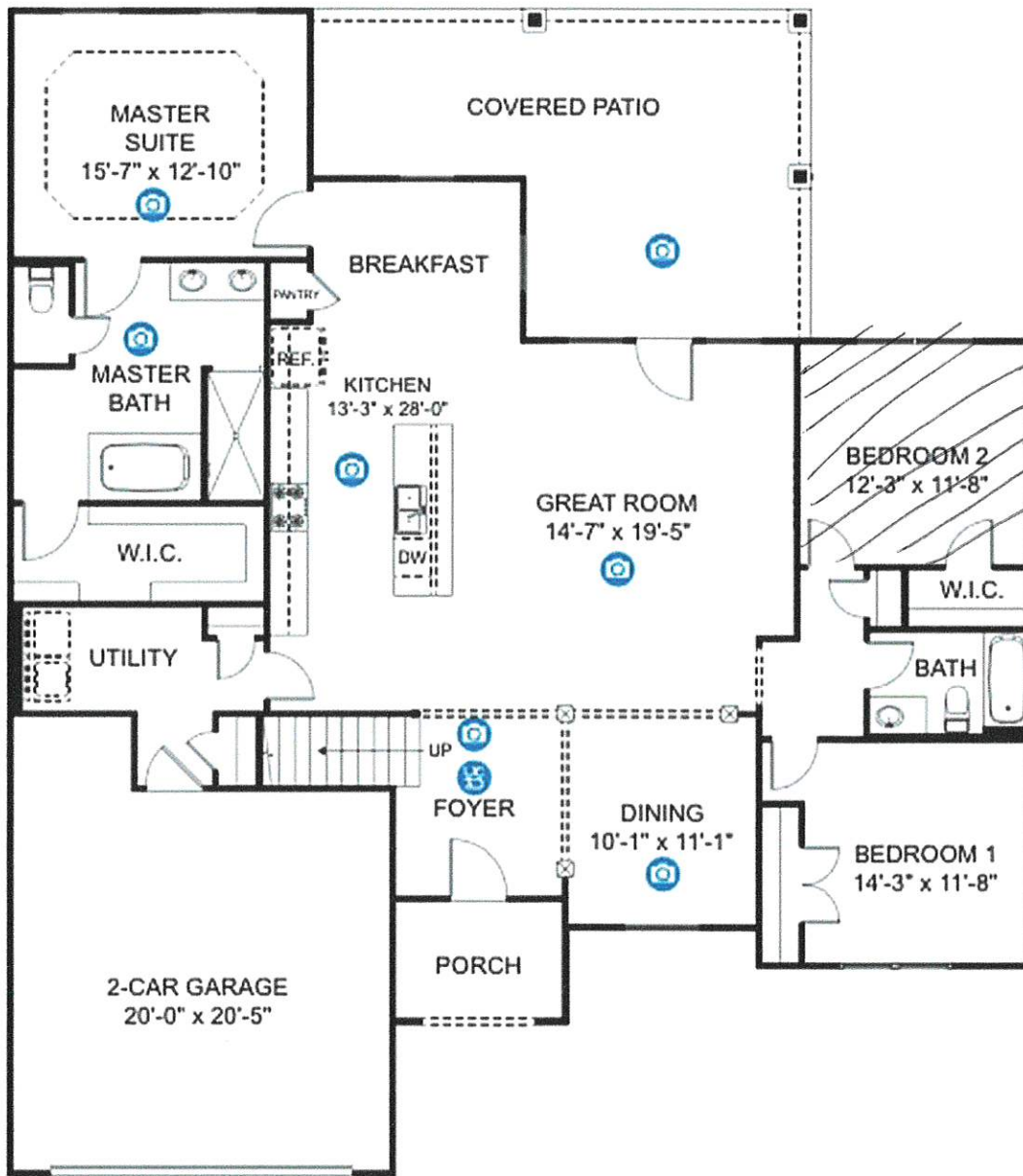
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649

EMAIL: cliffordcrosby@cableone.net

FG4014

SITE PLAN ON LOT 14, THE WESTWOOD
DISTRICT FLORENCE GARDENS, PHASE
4 AMENDED, CITY OF GULFPORT,
HARRISON COUNTY, MISSISSIPPI





- room to
be used
for business



FLORENCE GARDENS

APRIL 18, 2022

VIA EMAIL TRANSMISSION

Mr. Greg Holmes
Planning and Zoning
Gulfport, Mississippi

Dear Greg:

The Florence Gardens Architectural Review Committee (FG ARC) approves Sherterica Evans to operate a home business at 12538 Westwood Place under the assumption there will not be any foot traffic coming to and from her residence or additional noise that would disturb the neighbors around her home.

Please do not hesitate to contact the Florence Gardens staff if you need anything further.

Very truly yours,

FLORENCE GARDENS, LLC

Ryan Goldin
Vice President and Director of Operations
Voice: 228-539-5039 ex. 292
Email: Ryan@florencegardens.com



SCANNED



[Signature] J1 - GULFPORT DISTRICT
Instrument 2022-0000603-D-J1
Filed/Recorded 01/07/2022 2:58:01 PM
Total Fees 26.00
2 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 212485

Index As: Lot 14 Florence Gardens The
Westwood District Phase 4 Amended

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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,

**Elliott Homes, LLC,
A Mississippi Limited Liability Company
1402 Pass Road
Gulfport, MS 39501
(228) 257-9914**

does hereby sell, convey and warrant unto

**James Harold Evans, Jr. and Sherterica Evans,
as joint tenants with full rights of survivorship and not as tenants in common
12538 Westwood Place
Gulfport, MS 39503
(601) 480-0243**

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

Lot Fourteen (14), THE WESTWOOD DISTRICT FLORENCE GARDENS SUBDIVISION, PHASE 4, Amended, 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 58 at page 10, thereof, reference to which is hereby made in aid of and as a part of this description.

THE ABOVE described property is no part the homestead of the Grantor herein.

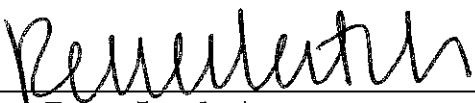
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-

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.

IN WITNESS WHEREOF, Elliott Homes, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 6th day of January, 2022.

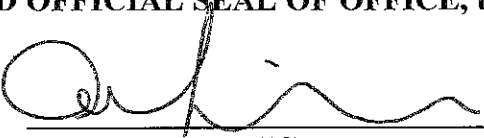
Elliott Homes, LLC


By: **Renee Latch, Agent**

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Renee Latch, who acknowledge that she is an Agent of Elliott Homes, LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 6th day of January, 2022.


NOTARY PUBLIC

My Commission Expires:



PERMITS/INSP PAYMENT RCPT#: 11235273
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 04/18/22 TIME: 12:28
CLERK: lbarefoot DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY: SHERTERICA EVANS
PAYMENT METH: CHECK
381

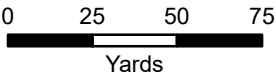
REFERENCE:

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00



Legend

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



1 inch = 170 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	144641	0908C-01-001.052	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N			Adjacent Property Owners				
	145664	0908C-01-001.077	BOST GARY B & DONNA M	12554 ALPHABET RD	GULFPORT	MS	39503
	145665	0908C-01-001.078	BOWEN JOSEPH A & SHERRY A	12546 ALPHABET RD	GULFPORT	MS	39503
	144632	0908C-01-001.043	BW ARTISAN HOMES LLC	1309 LORRAINE RD	BILOXI	MS	39532
	145659	0908C-01-001.072	COYLE ALAN & MARYLEE	12545 ALPHABET RD	GULFPORT	MS	39503
N	145660	0908C-01-001.073	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145656	0908C-01-001.069	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145657	0908C-01-001.070	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
	144638	0908C-01-001.049	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	144639	0908C-01-001.050	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
	145658	0908C-01-001.071	HEAD TRACY G	12553 ALPHABET ROAD	GULFPORT	MS	39503
	144629	0908C-01-001.040	KIMBLE ALLECIA SONTIA	12547 WESTWOOD PLACE	GULFPORT	MS	39503
	144642	0908C-01-001.053	LANDON HOMES LLC	9113 OLD CCC CAMP RD	OCEAN SPRINGS	MS	39564
	144631	0908C-01-001.042	LAVOIE ROBERT J & ROBIN M	96 DUCK POND RD EXT S	DENNIS	MA	2660
	144630	0908C-01-001.041	MCGUIRE LLC	15276 A DEDEAUX RD DR	GULFPORT	MS	39503
	144643	0908C-01-001.054	MCSHANE PATRICK O II & PHYLLIS A	12528 WESTWOOD PLACE	GULFPORT	MS	39503
	144640	0908C-01-001.051	OESCHGER DAVID C	12542 WESTWOOD PLACE	GULFPORT	MS	39503
	56911	0908D-01-001.000	PARKER PATRICIA & LOCKRIDGE J	104 WEST CHIPWOOD DR	GULFPORT	MS	39503
	144633	0908C-01-001.044	PERSERVATION HOMES LLC	14231 SEAWAY RD, STE 7009	GULFPORT	MS	39503
	145663	0908C-01-001.076	PETERSON TODD MICHAEL & JANA MARIE	12562 ALPHABET RD	GULFPORT	MS	39503
	145655	0908C-01-001.068	POOLE LARRY SR & CRYSTAL A	12577 ALPHABET ROAD	GULFPORT	MS	39503

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0072175****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

63.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP
PO BOX 1780
GULFPORT, MS 39502
228-868-5705
AccountsPayable@gulfport-ms.gov
GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

May 6, 2022 10:27:58 AM EDT

Amount:

63.48

SCHEDULE FOR AD NUMBER IPL00721750

May 11, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00721750**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, May 26, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Zoning Map Amendment 2204PC049, by agent J Michael Petro, Inc., tax parcel 0811A-05-035.000, Requests to rezone from R-2 (Single-family) to B-2 (General business), 2600 13th Ave, Ward 2

Zoning Map Amendment 2204PC077, by owner Gulf Coast Shipyard Realty, LLC, tax parcel 0909F-01-001.002, Request to rezone from I-2 (Heavy industry) to I-3 (Planned industrial park), 13085 Seaway Rd, Ward 5

Planning Commission Approval 2205PC081, by owner Staci Hensley, tax parcel 0807K-01-013.001, Requests home occupation for natural soap business use, 13333 Twin Dr, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

Resubdivision 2205PC084, by agent Terry Calvert, tax parcels 0811H-02-044.000, 0811H-02-067.000, 0811H-02-068.000, and 0811H-02-069.000, Divide into two new parcels, 1111 & 1109 2nd St, Zoned R-1-7.5 (single-family), Ward 2

Resubdivision 2205PC087, by agent Kevin Taylor, tax parcel 0911F-01-027.000, Divide into two new parcels, 522 E Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval 2205PC090, by owner Valinda Pullen, tax parcel 0810B-03-046.000, Requests mobile home use, 8329 W Virginia Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Resubdivision 2205PC094, by agent Heinrich & Associates, LLC, tax parcel 0708A-02-011.000, Divide into four new parcels, 16148 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Zoning Text Amendment 2205PC095, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses, Liquor Stores and/or Free-Standing Lounges

Planning Commission Approval 2205PC096, by agent Jacqueline Wilson, tax parcel 0710H-02-020.000, Requests mobile home use, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2206PC100, by agent Ocean Aero, tax parcel 1010G-03-018.000, Request for boat building use, 1909 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for on-line jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

Appeal 2206PC121, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Appeal design review standards for fence materials, 12131 Bernard Parkway, Zoned B-2 (General Business), Ward 5

This the 5th day of May 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2206PC101

Hearing Date: June 23, 2022

Current Zoning/Use: R-1-7.5 / Single-family home

Legal: Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for online jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

TECHNICAL DETAILS

The applicant requests approval for a home occupation business where they will conduct the production of “Handmade Jewelry.” In addition, the applicant states there will be no traffic created by customers or mail; all sales will be made at monthly craft or flea markets. Further, the applicant states “the hours of operation for production will be 8:00 am to 5:00 pm” with no specific dates mentioned. The occupant will use their business as any other operable business in the area; they will be manufacturing the products from home and selling them at monthly craft or flea markets. There are no obtrusive impediments in the neighborhood that will be caused by the aforementioned home occupation.

EXECUTIVE SUMMARY

As the application meets the requirements for a home occupation business that requires Planning Commission Approval, and there is very little impact on the neighborhood, the planning commission should consider approval.

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 05/17/2022.

Public Works: No comments as of 05/17/2022.

Traffic and Safety: No conditions. Memo dated 05/12/2022.

Building Code Services: No comments as of 05/17/2022.

GIS: No conditions. Memo dated 05/17/2022.

Police Department: No conditions. Memo dated 05/16/2022.

Fire Department: No conditions. Memo dated 05/13/2022.

Technical Report
PLANNING COMMISSION APPROVAL

City Arborist: No conditions. Memo dated 05/13/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2206PC101

Hearing Date: June 23, 2022

Current Zoning/Use: R-1-7.5 / Single-family home

Legal: Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for online jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

TECHNICAL DETAILS

The applicant requests approval for a home occupation business where they will conduct the production of "Handmade Jewelry." In addition, the applicant states there will be no traffic created by customers or mail; all sales will be made at monthly craft or flea markets. Further, the applicant states "the hours of operation for production will be 8:00 am to 5:00 pm" with no specific dates mentioned. The occupant will use their business as any other operable business in the area; they will be manufacturing the products from home and selling them at monthly craft or flea markets. There are no obtrusive impediments in the neighborhood that will be caused by the aforementioned home occupation.

EXECUTIVE SUMMARY

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DEPARTMENTAL CONDITIONS

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<u>GIS:</u>	No conditions. Memo dated 05/17/2022.
<u>Police Department:</u>	No conditions. Memo dated 05/16/2022.
<u>Fire Department:</u>	No conditions. Memo dated 05/13/2022.

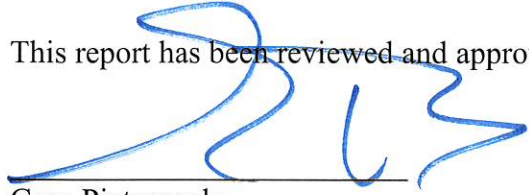
Technical Report
PLANNING COMMISSION APPROVAL

City Arborist:

No conditions. Memo dated 05/13/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Other Business

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 23, 2022

Re: Zoning Map Amendment 2204PC073:
(Remanded back to Planning Commission by City Council)

Zoning Map Amendment 2204PC073, by agent Heinrich & Associates, tax parcel 0807E-01-001.000, Request to rezone from R-1-15 (Single-family) to I-2 (Heavy industry), 15361 S Swan Rd, Ward 7

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2204PC073

Hearing Date: April 28, 2022

Current Zoning/Use: R-1-15 / Residential

Legal: Zoning Map Amendment 2204PC073, by agent Heinrich & Associates, tax parcel 0807E-01-001.000, Request to rezone from R-1-15 (Single-family) to I-2 (Heavy industry), 15361 S Swan Rd, Ward 7

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone a parcel from R-1-15 (Single-family) to an I-2 zoning district (Heavy Industrial), located at 15361 S. Swan Road. The property currently has a single-family residential home on the property as well as an accessory building. The applicant has asked for a resubdivision that will also be heard on April 28, 2022 by the Planning Commission in order for the applicant to have the accessory building to sit on its own parcel and allow the applicant to expand his existing business. Please note that the resubdivision must be approved prior to rezoning.

The applicant further states, "the nature of the request involves re-zoning proposed Parcel A from R-1-15 (Single-family) to I-2 (Heavy industry) which will allow for a new commercial parcel." The applicant cites a change in condition for reason for rezoning property. In the application, the applicant states that the proposed zoning is requested because the area is adjacent to an existing industrial use and is within a high growth area for industrial use." The proposed development schedule is to begin construction immediately after the resubdivision has been recorded by the Harrison County Courthouse. The above schedule is based on normal permitting procedures and reasonable weather conditions. The applicant has further stated that the request is not due to error.

Technical Report

Zoning Map Amendment

The applicant has chosen change in condition as justification for change of the current zoning district:

1. It has be noted by the applicant, that the zoning of this district was not in error.
2. Change of condition is addressed by the applicant, as this area is a high growth area for industrial use; however, there have not been any new construction in the past year with an industrial use. Although the adjacent property is zoned I-2, the applicant has not proven a change in condition as required per the City of Gulfport legal department.

EXECUTIVE SUMMARY

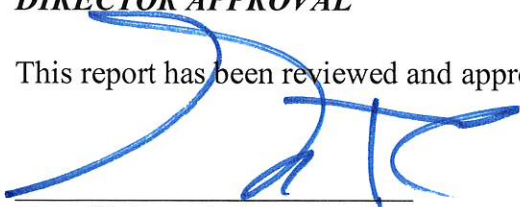
Approving this request would negate many of the principles for which zoning regulations are intended. Furthermore, the city should enforce its current zoning regulations for the applicant has not shown just cause of needing this property to be rezoned as required by the City of Gulfport legal department. In addition, this project was denied by the building department due to the fact there is no access to the site as proposed.

Any approval should consider these conditions:

1. Approval of this zoning map amendment allows the proposed parcels to be rezoned from R-1-15 (Single-family) to I-2 (Heavy industry) zoning districts.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

For Staff Use Only

Date Received: 3/8/22

Receipt #: _____

Received By: D2

Zoning: R-1-15

Ward: 7 Flood: X

20. ~~19~~ ACROSS

(If necessary, use separate sheet of paper)

Property Information

TAX PARCEL # - - ●

Address of Property Involved: 15361 S. SWAN RD.

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: 2,500+/- FT. EAST OF HWY. No. 49

GENERAL DESCRIPTION OF REQUEST:
REQUEST IS TO REZON PARCEL A (13.72 AC.) FROM R-1-15
TO I-2 FOR A COMMERCIAL BUSINESS.

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.

AGENT

HEINRICH ASSOCIATES, LLC

Printed Name Of Agent

Printed Name Of Agent
1806 23RD AVE., SUITE B

Mailing Address

GULFPORT MS 39501

Zip code

City

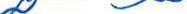
City _____ State _____
228-896-6768

Work/Cell Phone

Home Phone

Home Phone _____ Work/Cell Phone bobby.h@heinrichassociates.net

Email

 Signature Of Owner

Email _____
Signature Of Agent _____

Page 1 of 7

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) JENEE MICHELLE DAIGLE

ADDRESS (STREET, CITY, STATE, ZIP CODE) 15361 S. SWAN RD., GULFPORT MS
39503

PHONE # (H) 228-216-8075 (W) _____

TAX PARCEL NUMBER(S) OWNED 0807E-01-001.000

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

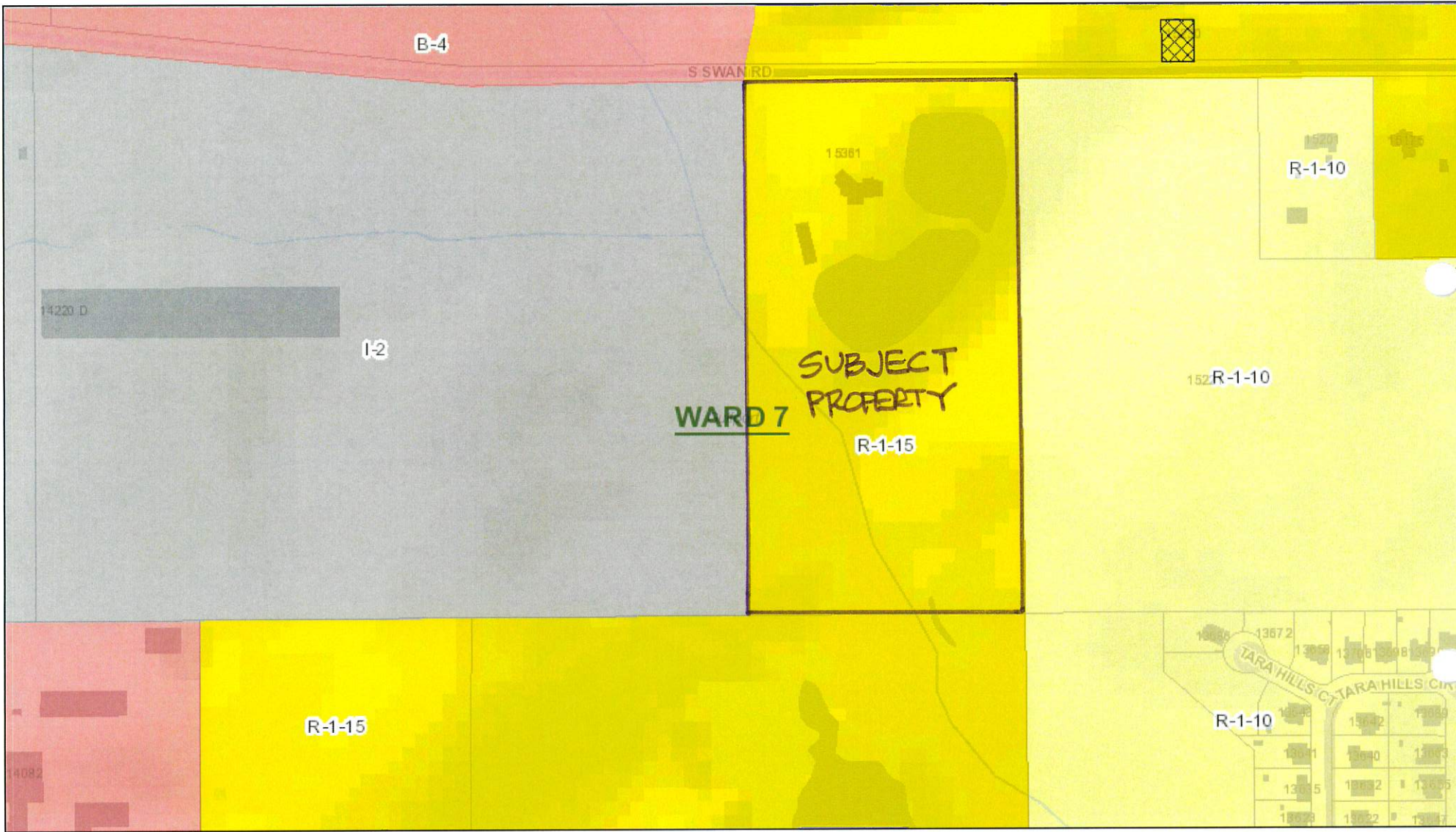
SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

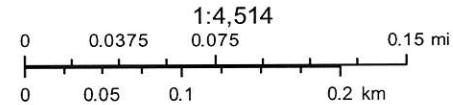
PERSON/AGENT FOR YOU: _____

Gulfport Online Atlas



March 8, 2022

-  Hybrid Zones
  Government Property
-  Hybrid
-  Wards



CERTIFICATE OF RESUBDIVISION RESUBDIVISION OF PARCEL

#0807E-01-001.000

SECTION 28, TOWNSHIP 6 SOUTH, RANGE 11 WEST

LEGAL DESCRIPTION CREATED BY RESUBDIVISION
PARCEL "A" (PER SURVEY)

A parcel situated in the The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 6 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Beginning at an iron rod located at the Southeast corner of the East 1/2 of the NE 1/4 of the SW 1/4 of said Section 28, thence N 00°14'35" E 733.20 feet to an iron rod, thence N 89°45'25" W 370.80 feet to a point in the pond, thence N 23°17'51" W 627.60 feet to an iron rod on the South margin of South Swan Road, thence S 89°56'24" W 50.00 feet to an iron rod, thence S 00°27'33" W 1312.82 feet to an iron rod, thence N 89°51'43" E 676.31 feet to the Point of Beginning. Said parcel contains 597787 square feet or 13.72 acres. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey by Gary A. Durbin, P.L.S. dated February 8, 2022.

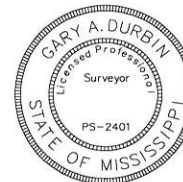
LEGAL DESCRIPTION CREATED BY RESUBDIVISION
PARCEL "B" (PER SURVEY)

A parcel situated in the The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 6 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod located at the Southeast corner of the East 1/2 of the NE 1/4 of the SW 1/4 of said Section 28, thence N 00°14'35" E 733.20 feet to an iron rod and the Point of Beginning, thence N 89°45'25" W 370.80 feet to a point in the pond, thence N 23°17'51" W 627.60 feet to an iron rod on the South margin of South Swan Road, thence N 89°56'24" E 621.35 feet to an iron rod, thence S 00°14'35" W 578.66 feet to the Point of Beginning. Said parcel contains 286478 square feet or 6.58 acres. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey by Gary A. Durbin, P.L.S. dated February 8, 2022.

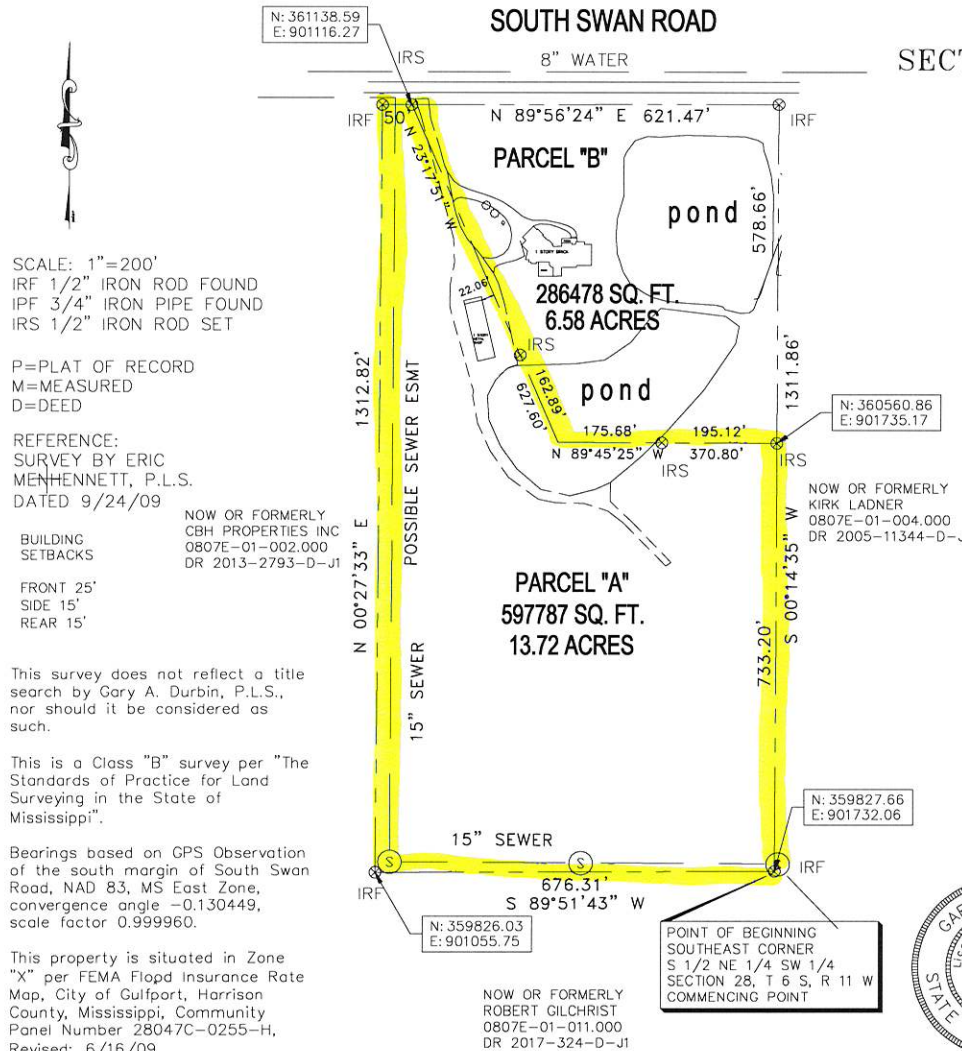
This is to CERTIFY that this plat or map and the survey on which it is based were made by myself in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi", and that monuments shown exist as located and that the dimensional and other data are correct to the best of my knowledge and belief. This survey meets the closure requirements as prescribed by law.

Gary A. Durbin
Gary A. Durbin, P.L.S. 2401
Class "B" Survey
February 8, 2022



SHEET 2 OF 3 10925B

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokga@aol.com





Johnston 1st Judicial District
Instrument 2016 5179 D - J1
Filed/Recorded 7/27/2016 09:36 A
Total Fees \$ 12.00
2 Pages Recorded

Prepared by & Return To:
Schwartz, Orgler & Jordan, PLLC
P O Box 4682 Biloxi MS 39535
228-388-7441

INDEX: Parcel in the E1/2 of the NE1/4 of the
SW1/4 of Sec. 28-6-11

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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,

Suzanne M. Huber,

1 Povenir Place, Gulfport, MS 39507, (228) 861-0992

does hereby sell, convey and warrant unto

Timothy James Daigle, Jr. and wife, Jenee Michelle Daigle,

15605 S. Swan Road, Gulfport, MS 39503, (830) 734-2115,

as joint tenants with full rights of survivorship and not as tenants in common the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:



Tax Rolls - Real Property

2021 Landroll Information				
DAIGLE TIMOTHY JAMES JR & JENEE MIC 15361 S SWAN RD GULFPORT, MS 39503				
Physical Street Address: 15361S SWAN RD				
Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0807E-01-001.000	56317	2GO		1
Supervisor District:		Subdivision:		
2				
Exemption Code				
Non-Exempt				
Section	Township	Range		
28	06	11		
Instrument Number(s)				
2016-0005179-D-J1, 2009-0005275-D-J1, 1332/0120, 1320/0536				
Acres	Land Value	Improvements	Total Value	Assessed Value
21	3282	483207	486489	48801 48347.2 / 452.55
Legal Description				
E1/2 OF NE1/4 OF SW1/4 SEC 28-6-11 LYING S OF S SWAN RD				

There are 2 building description records attached to this parcel.

Improvement 1 (Primary)	
Year Built:	0

Timothy James Daigle, Jr. and Jenee Michelle Daigle

15361 S. Swan Rd.
Gulfport, MS 39503

March 7, 2022

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

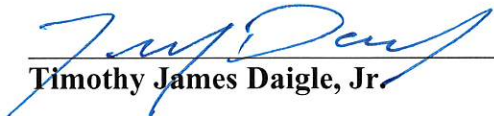
RE: **Agent Letter for Timothy James Daigle, Jr. and Jenee Michelle Daigle**
Tax Parcel No.: 0807E-01-001-000
15361 S. Swan Rd., Gulfport, Mississippi 39503

To Whom It May Concern:

Please allow this letter to serve as official notice that *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Timothy James Daigle, Jr. and Jenee Michelle Daigle** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Timothy James Daigle, Jr.



Jenee Michelle Daigle



Notary

My Commission Expires:

7/26/25



Timothy James Daigle, Jr. and Jenee Michelle Daigle
15361 S. Swan Rd.
Gulfport, MS 39503

AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERONALLY CAME AND APPEARED before me, the undersigned authority in and for the jurisdiction afrosaid, the within named Timothy James Daigle, Jr. and Jenee Michelle Daiglewho, after being by me forst duly sworn, stated the following:

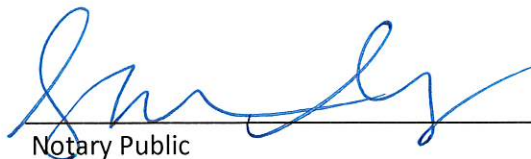
1. That there are no restrictive covenants prohibiting the resubidivision of the property located on Parcel No. 0807E-01-001.000.

Respectfully submitted:

By: 
Timothy James Daigle, Jr.

By: 
Jenee Michelle Daigle

SWORN AND SUBSCRIBED before me, this the 8th day of March 2022.


Notary Public

My Commission Expires:



SUPPLEMENTAL INFORMATION for RE-ZONING from R-1-15 to I-2

**Located 15361 S. Swan Rd., 2,500+/- FT. East of Highway No. 49
City of Gulfport, First Judicial District of Harrison County, Mississippi**

Tax Parcel No's: 0807E-01-001.000

1. Interest:

The official names and addresses of the applicants for this application are as follows:

Timothy James Daigle, Jr. & Jeneé Michelle Daigle
15361 S. Swan Rd.
Gulfport, MS 39503
(228) 216-8075

The official name and address of the applicant's agent for this application is as follows:

Heinrich & Associates, LLC
1806 23rd Ave., Ste B
Gulfport, MS 39501
228-896-6768

The subject property is currently zoned R-1-15 per the Official Zoning Map of the City of Gulfport. It is generally located on S. Swan Rd. 2,500+/- FT. East of Highway 49. The request involves re-zoning proposed Parcel A from R-1-10 to I-2 which will allow for a new commercial parcel.

Primary access will be provided from S. Swan Rd. The proposed project will generate additional tax base for the City of Gulfport, Harrison County and Harrison County Schools.

All infrastructure to provide water, sewer, and drainage surrounds the property. Also, there will also be a minimal increase in sewer flows and water usage. There will be no adverse utility impacts on existing customers or adjoining properties.

2. Change in Conditions:

The applicant is proposing to rezone a 13.72 +/- acre parcel of land. The subject property is adjacent to a I-2 parcel. The application is requesting to rezone the property to expand his personal business. Therefore, the proposed zoning is requested because the area is adjacent to an existing Industrial use.

3. Increase in Need for Sites:

As stated above, the subject property is in a location where I-2 zoning is already established. This parcel is within a high growth area for industrial use.

4. Development Schedule:

The proposed development schedule is to begin construction immediately after the final plat has been recorded in the Harrison County Courthouse. The applicant proposes to begin within 1 month of City Council approval.

The above schedule is based on normal permitting procedures and reasonable weather conditions. The schedule could be set back by delays due to adverse weather conditions.

5. Effects of Amendment:

The proposed zoning will be consistent with the surrounding neighborhood. If granted, this zoning change will have no effect to the area.

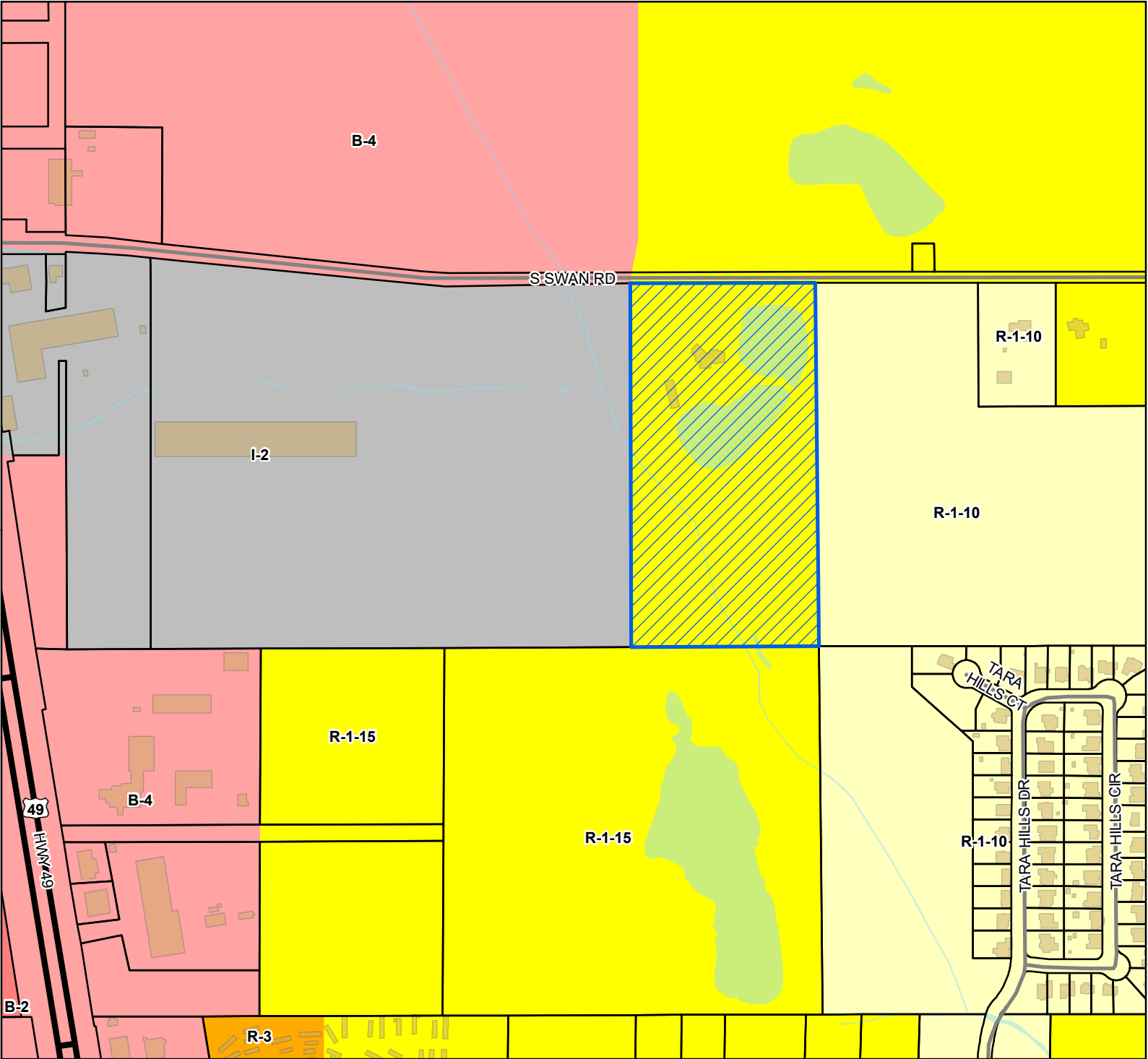
6. Error:

This request is not due to an error.

7. Site Plan:

A site plan has been submitted with this application and will be presented at the City meetings.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
56317	0807E-01-001.000	DAIGLE TIMOTHY JAMES JR & JENEE MIC	15361 S SWAN RD	GULFPORT	MS	39503	
Adjacent Property Owners							
56328	0807F-01-005.000	BENEFIELD JONATHAN BLAKE	11080 BAYOU BERNARD	GULFPORT	MS	39503	
91425	0807E-01-002.000	CBH PROPERTIES LLC C/O KEITH HUBER COR	P O BOX 3368	GULFPORT	MS	39505	
91423	0807D-01-001.000	DAY DRUG CO INC	P O BOX 247	GULFPORT	MS	39502	
98441	0807E-01-011.000	GILCHRIST ROBERT A ETAL C/O T L JAMES &	P O BOX 1260	RUSTON	LA	71273	
56326	0807F-01-004.000	LADNER KIRK L	18226 HIGHWAY 53	GULFPORT	MS	39503	



Site

US or State Highway

Street

Parcels

Buildings

Water Features

Zoning

B-2 - General Business District

B-4 - Highway Business District

I-2 - Heavy Industry District

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

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

R-3 - General Residence (High Density)

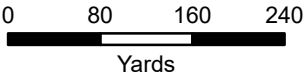
Site Information

0807E-01-001.000

Zoning: R-1-15 (Single-family)

Size: 20.19 acres

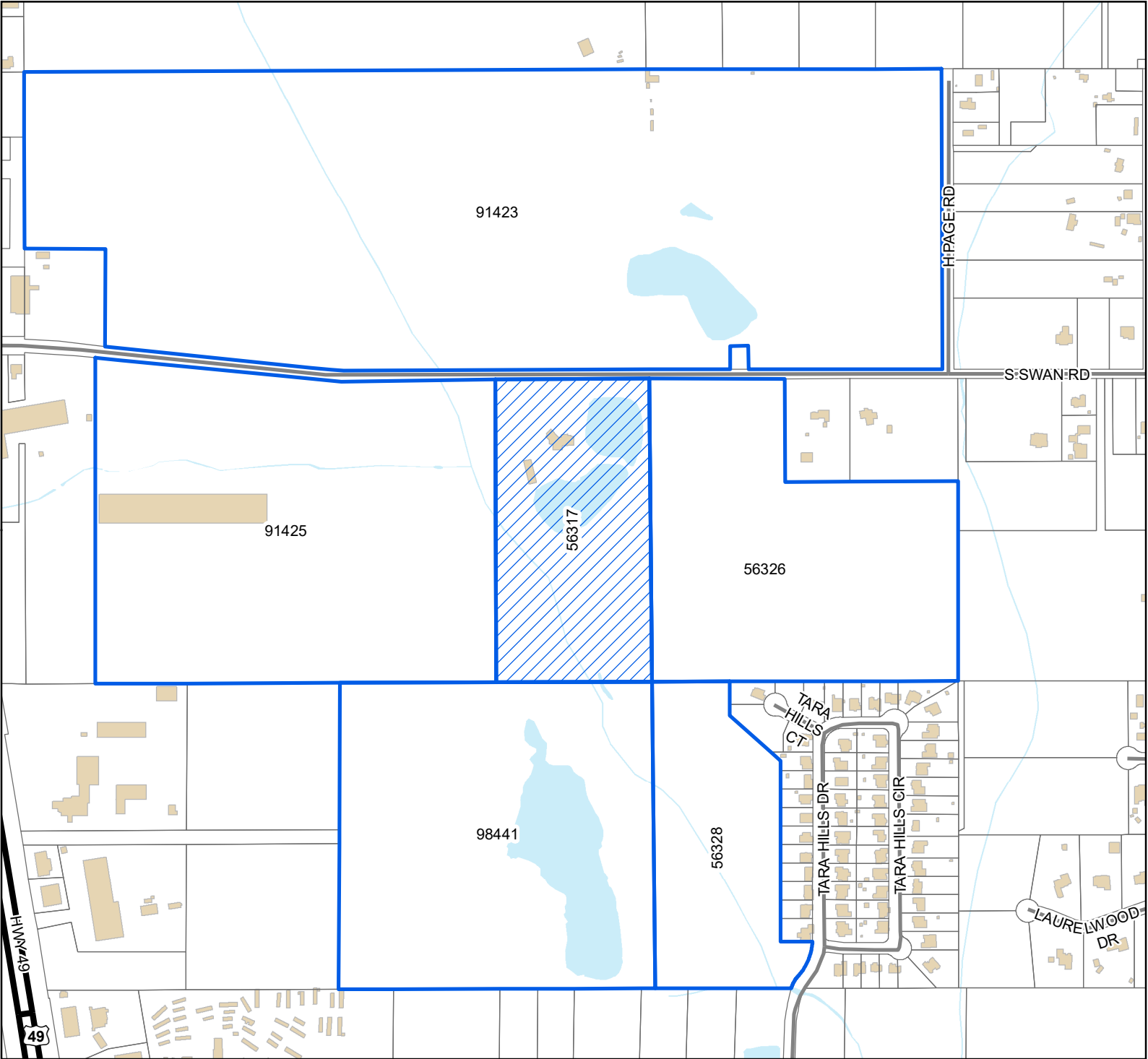
Flood: X



1 inch = 500 feet

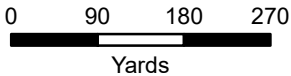


DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on 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.



Legend

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



1 inch = 600 feet



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THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0068175

External Order #:

246126

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

90.84

Payment Type:

Account Billed

User ID:

IPL0024925

PREVIEW FOR AD NUMBER IPL00681750**ACCOUNT INFORMATION**

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

April 7, 2022 11:00:59 AM EDT

Amount:

87.60

Date

April 7, 2022 12:50:27 PM EDT

Amount:

3.24

SCHEDULE FOR AD NUMBER IPL00681750

April 13, 2022

SunHerald (Biloxi)

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, April 28, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2204PC047, by owner Jennifer L. Veems, tax parcels 0707B-01-002.000 & 0706-20-033.000, Divide into three new parcels, 16303 Highway 53, Zoned B-1 (Neighborhood Business), Ward 7

Resubdivision 2204PC048, by owners Jimmy and Glynnis Randall, tax parcels 0908K-02-001.000, 0908J-01-009.002, 0908J-01-020.001, and 0908J-01-009.001, Divide into three new parcels, 27 Jay Dr and Alta Vida Ct, Zoned R-1-10 (Single-family), Ward 6

Zoning Map Amendment 2204PC049, by agent J. Michael Petro, Inc., tax parcel 0811A-05-035.000, Requests to rezone from R-2 (Single-family) to B-2 (General business), 2600 13th Ave, Ward 2

Planning Commission Approval 2204PC054, by agent Brandie Wright, tax parcel 0910N-03-007.007, Requests home occupation for mobile notary use, 2980 Magnolia Dr, Zoned R-2 (Single-family), Ward 4

Resubdivision 2204PC056, by owner Michael Magee, tax parcel 0710N-02-038.000, Divide into 3 new parcels, 3107 55th Ave, Zoned R-2 (Single-family), Ward 2

General Plan 2204PC058, by agent Brown, Mitchell & Alexander, Inc, tax parcel 0908C-01-001.000, Approval of General Plan for 37-lot subdivision (Florence Gardens Subdivision Phase 11), with 4 outparcels, Zoned T4+ (General Urban Zone "Plus"), Ward 6

Final Plat 2204PC059, by agent Brown, Mitchell & Alexander, Inc, tax parcel 0908C-01-001.000, Approval of Final Plat for 16-lot subdivision (Florence Gardens Phase VII), with 6 outparcels, Zoned R-1-7.5 (Single-family), Ward 6

Planning Commission Approval 2204PC060, by owners Sichana & LucDorin Jean, tax parcel 0910C-01-055.000, Request home occupation for virtual counseling service use, 4904 Chamberlain Ave, Zoned R-UE (Urban residence estate), Ward 4

Final Plat 2204PC061, by agent Brown, Mitchell & Alexander, Inc, tax parcels 0908E-01-001.001, 0908F-01-001.000 & 0908C-01-001.000, Approval of Final Plat for 26-lot subdivision (Florence Gardens Phase 8), with 8 outparcels, Preservation Dr, Zoned R-1-10, R-2 & R-1-15 (Single-family), Ward 6

Final Plat 2204PC062, by agent Brown, Mitchell & Alexander, Inc, tax parcels 0908C-01-001.000 & 0908E-01-001.001, Approval of a Final Plat for 24-lot subdivision (Florence Gardens Phase 9), with 2 outparcels, Alphabet Rd, Zoned R-1-10 (Single-family) and R-1-15 (Single-family), Ward 6

Planning Commission Approval 2204PC064, by agent Kenneth Jones, tax parcel 1008F-01-001.000, Requests private lodge use, Ollie Rd, Zoned R-B (Residence-business), Ward 6

General Plan 2204PC066, by agent Kenneth Jones, tax parcel 1008F-01-001.000, Approval of General Plan for 164-lot subdivision (Highland Lake Townhomes), Ollie Rd, Zoned R-B (Residence-business), Ward 6

Zoning Map Amendment 2204PC069, by agent Martin Jones, Requests to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1026 Pine St, Ward 4

Final Plat 2204PC070, by agent Brown, Mitchell & Alexander, Inc, tax parcel 1010A-01-001.000, Approval of Final Plat for 7-unit condo development (Shallow Point), Runnymede Dr, Zoned R-2 (Single-family), Ward 5

Resubdivision 2204PC072, by agent Heinrich & Associates, LLC, tax parcel 0807E-01-001.000, Requests to divide into two new parcels, 15361 S Swan Rd, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2204PC073, by agent Heinrich & Associates, tax parcel 0807E-01-001.000, Request to rezone from R-1-15 (Single-family) to I-2 (Heavy industry), 15361 S Swan Rd, Ward 7

Special Exception 2204SE076, by agent Bridget Hutchinson, tax parcel 0711H-01-007.000, Request Special Exception for assisted living facility use, 3509 22nd St., Zoned R-2 (Single-family), Ward 1

Final Plat 2204PC078, by agent Jason Gibson, Approval of Final Plat for a 5-lot subdivision (Corporate Court Subdivision), Corporate Dr, Zoned I-3 (Planned industrial park), Ward 5

Zoning Map Amendment 2204PC079, by owners Frank Lombardi, Timothy Benson, James & Doris Ladner, tax parcels 0811C-02-038.000 & 0811C-02-039.000, Request to rezone from B-1 (Neighborhood Business) to R-O (Residence-office), 2208 & 2212 22nd Ave, Zoned B-1 (Neighborhood business) and R-2 (Single-family), Ward 3

Zoning Text Amendment 2205PC085, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section I Definitions (B) Words and Phrases And Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses

This the 6th day of April 2022

Keith Williams, Chairman

City of Gulfport Planning Commission

IPL0068175

Apr 13 2022

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