

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, APRIL 27, 2023 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 - March 23, 2023

G. Announcements

G1. If you are aggrieved by a vote of the Planning Commission, see below.

DECISION ITEMS: Except as noted below, items listed on this agenda as “Decision Items” may be appealed to the Gulfport City Council as follows: Any person or any officer, department or agency of the City aggrieved by a decision of the Planning Commission may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Planning Commission (Department of Urban Development – Planning Division) a written notice of appeal specifying the decision from which the appeal is taken. In the case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the 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.

Exception: The disapproval of a general subdivision plan may be appealed by the subdivider by submitting to the Planning Commission and the Mayor and City Council a written notice of appeal. Upon receipt of notice of appeal, the planning commission shall transmit to the City Council a certified copy of the proceedings upon which the appeal is taken. The City Council may overrule such disapproval by a recorded vote of not less than 2/3 of its entire membership. No other right of appeal exists as to action taken by the Planning Commission on a general subdivision plan. The City Council hearing is not limited to the record created before the Planning Commission.

RECOMMENDATION ITEMS: As to items listed on this agenda as “Recommendation

Items”, the recommendation of the Planning Commission, whether to approve (with or without condition) or disapprove, will automatically be submitted to the City Council by the Department of Urban Development – Planning Division, and the item (except recommendations on Final Plats which are not so limited) will be considered by the City Council on the record created before the Planning Commission. It is not necessary to file anything with the Planning Commission in order to have the matter heard by the City Council.

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.

H. Hearing of Cases

H1. Planning Commission Decision

1. Planning Commission Approval 2304PC030:

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

2. Planning Commission Approval 2304PC031:

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

3. Planning Commission Approval 2304PC033:

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 1011C-01-013.000, 1011C-01-010.000, 1011C-01-011.145, 1011C-01-011.000, Zoned T4+(General Urban Zone "Plus") Ward 2

4. General Plan 2304PC034:

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

5. Planning Commission Approval 2304PC036:

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorrain Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

6. Planning Commission Approval 2304PC037:

Planning Commission Approval 2304PC037, by agent Donovan Scruggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2(Heavy Industry), Ward 3

7. Special Exception 2304SE038:

Postponed to May meeting:

Special Exception 2304SE038,by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

8. Planning Commission Approval 2304PC039:

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

9. Planning Commission Approval 2304PC040:

Planning Commission Approval 2304PC040, by agent Tasheena Guidry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2301PC003:

(Remanded back by City Council)

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light industry),Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

2. Zoning Text Amendment 2301PC008:

Postponed to May meeting:

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV. Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

3. Final Plat 2303PC025:

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

4. Zoning Map Amendment 2304PC041:

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

Zoning Text Amendment 2302PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III (K) , (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+, R-B zoning districts.

K2. Other Business

General Plan 2209PC168, by agent Heinrich and Associates, tax parcels 1009O-02-002.015 &1009O-02-002.000, Approval of a General Plan for 10-Lot subdivision (Bayou Plantations Subdivision Phase 2), Bayou Plantation Ln, Zoned R-2 (Single-family), Ward 5

K3. Other Business

General Plan 2204PC066, owner is requesting an extension to the approved Highland Lake Townhomes general plan on April 28, 2022. Tentative approval shall be effective for a maximum period of one (1) year unless, the planning commission grants an extension if the final plat was not submitted within the time limit and can resubmit the general plan for tentative approval.

K4. Other Business

Zoning Text Amendment 2305PC059, by City of Gulfport Administration, To amend the Sign Ordinance, section 9-106(c), to provide for a limited exemption from certain provisions (size, type, location & placement) for signs placed on property owned by the Gulfport Redevelopment Commission & to provide for City approval of size, type, location & placement.

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, March 23, 2023, 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 **4:31pm.**
- 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
GARLON PEMBERTON
CHRIS ROMANO

BOARD MEMBERS ABSENT:

KEITH WILLIAMS
BJ SELLERS
HAROLD SPANN
VIRGINIA ADOLPH
BRYAN JACOBS

STAFF MEMBERS PRESENT:

GREG HOLMES
SU-LIN FEATHERSTON
SAMUEL SWEETING
RHONDA GADDIS

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

A motion by **Tim Daigle** to approve Minutes of the **February 23, 2023**, meeting was seconded by **Doug Hancock** and carried.

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

H. Planning Commission Decisions

1. Planning Commission Approval 2303PC026:

Planning Commission Approval 2303PC026, by agent John Wolfe, seeking approval for a medical cannabis dispensary at Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), Ward 3

Speaking for the Petition: Chad Mackey

Speaking against the Petition: None

Motion: Charlie Hewes to approve the request.

Second: Doug Hancock

KEITH WILLIAMS	– Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Acting Chair
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea
CHRIS ROMANO	– Yea

Action: Motion carried unanimously

2. Zoning Text Amendment 2302PC016

(Postponed From February)

ZoningText Amendment 2302PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III (K) , (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+, R-B zoning districts.

Speaking for the Petition: David Sullivan, Donavan Scruggs

Speaking against the Petition: Tiffany Henderson, Dustin Liles, Neiani Bennett, Jo Tappan, Katherine Andre, William J McCown

Motion: Charlie Hewes to deny the request.

Second: Doug Hancock

KEITH WILLIAMS	– Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Acting Chair
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Nay
CHRIS ROMANO	– Yea

Action: Motion carried 5-1

3. Zoning Map Amendment 2303PC024

Zoning Map Amendment 2303PC024, by agent Donovan Scruggs, Requesting to rezone Tax Parcel 0908M-01-001.000, from R-1-10 (Single-Family) to R-B (Residential Business), 13283 Dedeaux Rd, Ward 5

Speaking for the Petition: Donavan Scruggs

Speaking against the Petition: Beverly Ignacio, Joseph Murphy, Eddie Valeros, Olive Foster

Motion: Charlie Hewes to approve the request.

Second: Garlon Pemberton

KEITH WILLIAMS	– Absent
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Acting Chair
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea
CHRIS ROMANO	– Yea

Action: Motion carried unanimously

4. Other Business

I. Adjournment

There being no further business, a Motion was made by Doug Hancock to adjourn, seconded by Tim Daigle and carried unanimously. The meeting adjourned at 6:15pm.

	Date:
William Prince Jones, Secretary	

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Planning Commission Decision

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Planning Commission Approval 2304PC030:

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001,16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2304PC030

Hearing Date: April 27, 2023

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

Legal: Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001,16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

TECHNICAL DETAILS

The applicant requests approval for a home occupation business as a property management company. It is stated by the applicant that there will be no visits of customers or clients to the home.

The applicant provides statements for the home occupation business where she will conduct administrative duties at the home and then visit clients at their place of meeting to conduct "site visits of properties." The applicant further states, the hours of operation will be Monday through Friday 8:00 am to 6:00 pm and Saturday 10:00 am to 5:00 pm. She will be traveling to and from her home for business purposes and she will be using the telephone and computer as means of conducting business in her home. There are no obtrusive impediments in the neighborhood that will be caused by the aforementioned home occupation.

EXECUTIVE SUMMARY

Staff recommends approval of the request, 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.

Any approval should consider these conditions:

1. Must comply with all planning and zoning rules and regulations.
2. Approval allows a home occupation for a property management company.
3. No customers allowed on site.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 4/18/23.

Public Works: No conditions. Memo dated 4/18/23.

Traffic and Safety: No conditions. Memo dated 4/18/23.

Technical Report
PLANNING COMMISSION APPROVAL

Building Code Services: No customers allowed on site. Memo dated 4/17/23.

GIS: No conditions. Memo dated 4/13/23.

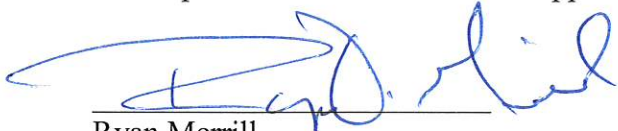
Police Department: No comments. Memo dated 4/18/23.

Fire Department: No conditions. Memo dated 4/13/23.

City Arborist: No conditions. Memo dated 4/13/2023.

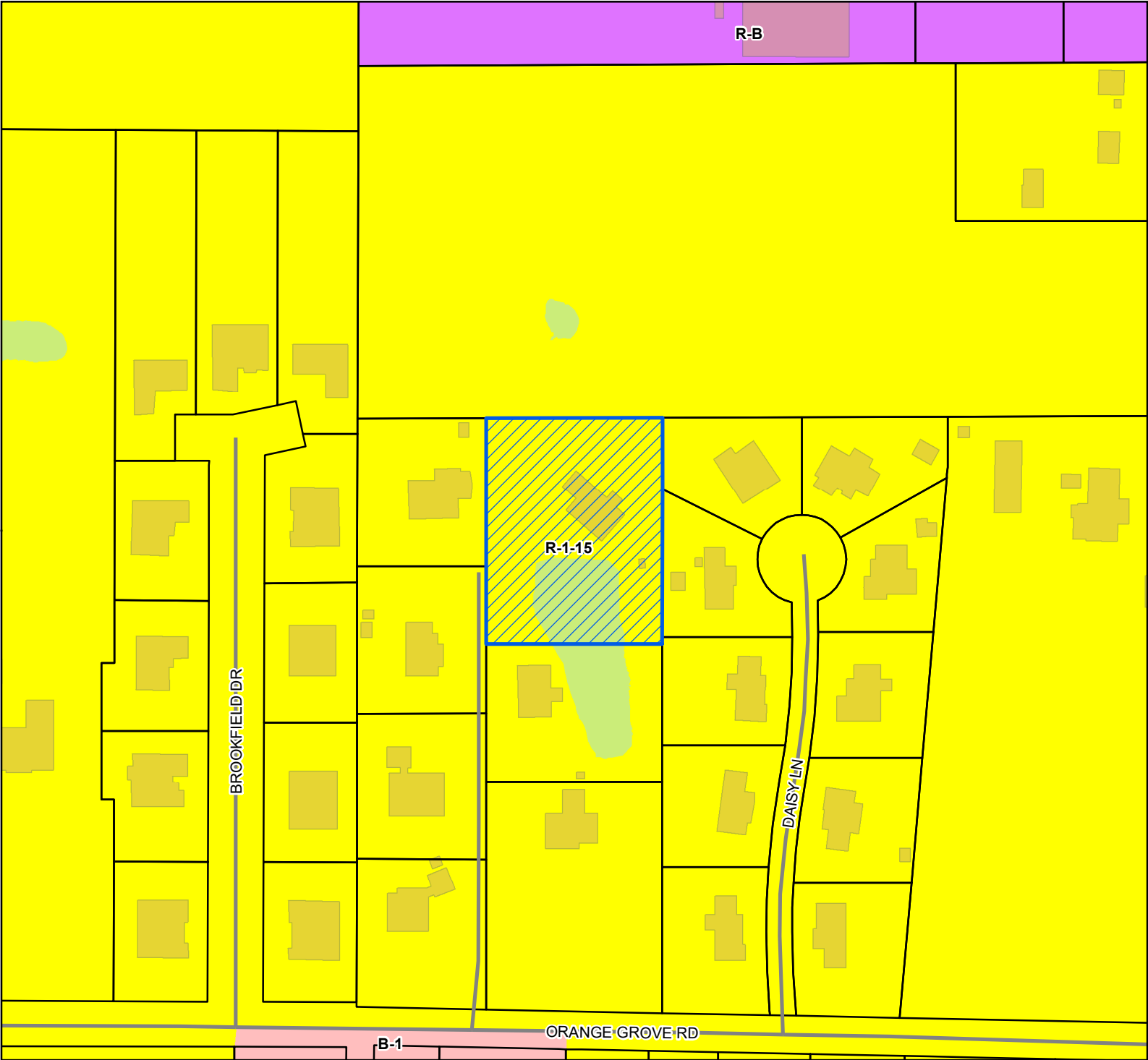
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Ryan Merrill
Director of Urban Development Department





 Site

 Street

 Parcels

 Buildings

 Water Features

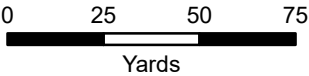
Zoning

 B-1 - Neighborhood Business District

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

 R-B - Residence-Business District

Site Information
0708I-01-010.001
Zoning: R-1-15 (Single Family Residence District (Low Density))
Size: 1.0 acres
Flood: X



1 inch = 150 feet



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



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 #

6	7	0	8	1	-	0	1	-	0	1	0	0	1
					-			-					
					-			-					

(If necessary, use separate sheet of paper)

For Staff Use Only

Case Number: 2304 PC 030Date Received: 2/27/23

Receipt Number: _____

Received By: MW/RBZoning: R-1-15Ward: 7 Flood: _____Size: 1.0 AcresAddress of Property Involved: 16114 Orange Grove Rd Grt, MS 39503Lot(s) _____, Block(s) _____, Subdivision NONEGeneral Location: Just west of Old Highway 49 on the North Side of Orange Grove Rd.

GENERAL DESCRIPTION OF REQUEST:

To get a business license for an online business. NO customers or clients come to this address

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

Tracy M. Murphy

Printed Name of Owner

P.O. Box 2681

Mailing Address

Gulfport MS 39505

City

State

Zip code

228-365-5924

Home Phone

Work/Cell Phone

Tracy.mcmurphy.realtor@gmail.com

Email

Tracy M. Murphy

Signature of Owner

AGENT

Tracy M. Murphy

Printed Name of Agent

P.O. Box 2681

Mailing Address

Gulfport MS 39505

City

State

Zip code

228-365-5924

Home Phone

Work/Cell Phone

tracy.mcmurphy.realtor@gmail.com

Email

Tracy M. Murphy

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.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Tracy McMurphy

Address: 16114 Orange Grove Rd G4 MS 39603

Phone: (Home) _____ (Work/Cell) 228-365-5924

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: _____

Nature of business: Salwater Properties, LLC

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: 8-6 PM

Method of conducting business:

Telephone: X

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? _____

NO Business is done online

Specify number and frequency of visits by clients and customers: ZERO

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. N/A

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: Homes that are for Rent

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: Tracy McMurphy

Signature: Tracy McMurphy

Date: 2/22/23

Section f Explanation

- * Water/Sewer is provided by City of Grafton
- * Transportation/Access is not needed because No clients/guests will visit property. There are 2 parking places in the Carport for personal use.
- * waste disposal is waste Pro and runs twice weekly.
- * Fire Department is on Deddau Rd approximately 1.5 miles away
- * Police Station is in Downtown Grafton on 15th Street
- * Deddau Rd has a Community Center.
- * No undue traffic because NO Clients or guests will visit the 16114 Orange Grove location. Business is online and at the rental home locations.
- * No changes will be made to property for the Purpose of this business license - No traffic will be added to the 16114 Orange Grove Rd. location.

Tracy McMurphy
2/27/23

Description of Saltwater Properties, LLC



Tracy McMurphy <tracymcmurphyrealtor@gmail.com>

Saltwater Properties, LLC

1 message

Tracy McMurphy <tracymcmurphyrealtor@gmail.com>

Sun, Feb 26, 2023 at 7:21 PM

To: Tracy McMurphy <tracymcmurphyrealtor@gmail.com>

Saltwater Properties is a property management company that operates on line and at the location of the available rental. Renters visit the website to view available rentals and pay rent. Rent can also be paid by mailing a check to the PO Box. NO clients or customers visit the 16114 Orange Grove Rd, Gulfport, MS 39503 location. Packages are mailed to the PO box also!

This is just an address for the business license. All potential renters will go to the homes that are for Rent to view the property not visit the 16114 Orange Grove Rd, Gulfport, MS 39503 location.

The business already has been setup as an LLC and has an EIN number also.

Nothing will change at 16114 Orange Grove Rd, Gulfport, MS 39503 address it is the same business I conduct as a Realtor and have for years. The next step for compliance as a business is getting the business license. I appreciate your help and cooperation in this matter!

Hours of operation will be mon-fri 8-6 pm, SAT 10-5

Tracy McMurphy

Broker Associate, Realtor®

Accredited Buyers Representative

Military Relocation Pro

Berkshire Hathaway HomeServices Panoramic Properties

2555 Marshall Road Suite A

Biloxi, MS 39531

228-280-8351 office

228-365-5924 direct

tracymcmurphyrealtor@gmail.com

Licensed in the state of MS

YOUR 4Ever Agent!

Section F Explanation

* Water/Sewer is provided by City of Guilford

* Transportation/Access is not needed because No clients/guests will visit property. There are 2 parking places in the Carport for personal use.

* waste disposal is Waste Pro and runs twice weekly.

* Fire Department is on Deddau Rd approximately 1.5 miles away

* Police Station is in Downtown Gpt on 15th Street

* Deddau Rd has a Community Center.

* No undue traffic because NO Clients or guests will visit the 16114 Orange Grove location. Business is online and at the rental home locations.

* No changes will be made to property for the Purpose of this business license - No traffic will be added to the 16114 Orange Grove Rd. location.

Tracy McMenamy
2/27/23

Mississippi Homestead Application

Year

2018

County #

24

157900

1. Name of Taxpayer Last, F, MI MONROE TAME MARIE MONROE	SSN 416 17 1212	Municipality Code 002
2. Name of Spouse Last, F, MI MONROE DONALD KEITH	SSN 424 45 6142	School District Code 5
3. Physical Address of Taxpayer 1114 ORANGE GROVE RD	City GULFPORT	State MS Zip 39503

4. ☒ Exemption 1 - Regular 2 - Over 65 3 - S/RR Act Disabled 4 - Dis. Plan 5 - DAV 6 - Combination Reg & Add DOB _____	5. ☒ Marital Status 1 - Married 2 - Widowed 3 - Separated 4 - Divorced 5 - Single If Separated check the following: File joint income tax return Yes ☐ No ☐ Custody of minor child Yes ☐ No ☐ Occupy marital home Yes ☐ No ☐	6. ☒ Title 1 - Fee 2 - Occ Joint 3 - Non Occ Joint 4 - Life Est. 5 - Undiv Est 6 - Lease Expires: _____ 7 - Trust	7. ☒ Additional Use 1 - None 2 - Rental # Rooms _____ or # Apts _____ 3 - Business Type _____ Full-time business of owner? Yes ☐ No ☐
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8. ☒ Adjoining County #	9. Parcel Number (list dwelling first) 1. 000-00-000-001 2. _____ 3. _____ 4. _____ 5. _____	Number of Parcels Listed Below: ☐	# of Acres	In City	Join Home	In 5 Miles	Book # / Page#	DATE ACQUIRED
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10. Location, name, and relationship to applicant of joint owner(s) other than spouse. If undivided estate, list heirs.

Same Residence	Different Residence, Same Property	Non-occupying Joint Owner
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

11. Property was acquired by:

A. Inheritance (check one): without will _____ with will _____
From (name): _____
who was my (relationship): _____ Date of death: _____
whose title was acquired by: Deed _____ Gift _____ Other _____
Year: _____ Book No. / Page No.: _____

B. Check one if Applicable: Deed _____ Gift _____ Other _____
From (name): _____
Date filed with Chancery Clerk: _____
If purchased, Section 27-33-21(f) and 27-33-31(l) require:
Full Price \$ _____ Down Payment \$ _____

12. In accordance with Section 27-33-63(2), the applicant or applicant's spouse, as occupant(s) of this property

A. claims to be bona fide, legal resident(s) of Mississippi and this is the primary home. Yes ☒ No ☐

B. has/have complied with the income tax laws of this state. Yes ☒ No ☐

C. has/have complied with the road and bridge privilege tax laws of this state. Yes ☒ No ☐

Must furnish all tag numbers of privately owned vehicles in your possession.
LIST TAG NUMBERS: 07 315607

How many vehicles possessed? 02

IMPORTANT: Penalties are imposed upon violation of the Homestead Exemption Laws

Sections 27-33-31, 27-33-57 and 27-33-59 impose penalties on persons who violate the Homestead Exemption Laws of 1946. False statements, misrepresentation, concealment of material facts, fraudulent claims for exemption, the assistance of any of these acts, failure to notify the tax assessor of any changes to the homestead property are considered to be such violations. The penalties imposed include the additional assessment of double the amount of taxes lost due to a fraudulent claim, a misdemeanor charge, a charge of perjury, a felony charge, a fine of up to \$5,000, imprisonment of up to 2 years or a combination thereof.

Disclosure Statement and Privacy Act Notice

Social Security numbers are required to verify eligibility for the exemption under the Homestead Exemption Law. The Department of Revenue is authorized to collect the information pursuant to 42 U.S.C. § 405(c)(2)(C)(i). Any applicant who refuses to provide the required information will be denied the exemption.

FOR OFFICE USE ONLY

ELIGIBILITY: FULLY _____ NONE _____ PART _____

Application is a : first time _____ renewal (no change) _____ replacement w/change _____

The applicant herein has, IN PERSON, attested to and signed this application before me, this the _____ day of _____, 20 _____

(must be signed by tax assessor, deputy or notary)

I do attest and affirm to the best of my knowledge and belief, under penalty of perjury, that the statements made and the answers given are true and correct as of January 1 of the year stated above.

(usual signature of applicant)

By: _____ Attorney - Agent - Guardian

If signed by anyone other than self or spouse, attach copy of authority. Section 27-33-31(o)

TAXPAYER

State of Tennessee

Marriage Certificate

County of Sevier

I his certifies that _____
Tracy Maria Hurt

and _____
Donald Keith McMurphy

were united by _____
Ron Crivellone in the

Bonds of Matrimony

on the _____ day of _____ February _____
23rd

in the year of our Lord _____ 2018 _____, as appears of record in my

office in Marriage Record Book _____ 859 _____, Page _____ 89 _____

This _____ day of _____ February _____, 2018 _____



_____ Karen Cotter
Sevier County Clerk



**City of Gulfport
Water Department**

Lobby: 1410 24th Ave
Drivethru: 1422 23rd Ave
Call (228) 868-5720
Balance & Pay by Phone 1-866-437-0057
www.gulfport-ms.gov

Downtown Office

Monday-Friday
Lobby: 8:00 AM-12:30 PM
1:30 PM-5:00 PM
Drive-thru: 8:00 AM-5:00 PM

Lyman Office

Monday-Friday
Lobby: 8:00 AM-12:30 PM
1:30 PM-5:00 PM

Account # 760000580
Customer # 47164
Bill # 4268983
Current Charges Due 02/28/2023
Amount Due \$28.72

All payments received after 5 PM will
be posted the next business day.

-00001103

MCMURPHY TRACY
16114 ORANGE GROVE RD
GULFPORT, MS 39503-2647



**CITY OF GULFPORT
UTILITY BILL
CUSTOMER COPY**

Keep this portion for your records

Customer Name MCMURPHY TRACY				Service Address 16114 ORANGE GROVE ROAD				
Bill Number 4268983	Bill Date 02/07/2023	Account Number - Customer Number 760000580 - 47164		Current Billing Due Date 02/28/2023				
Description	Read Date	Current Read Date	Previous Meter Reading	Current Meter Reading	Usage	Charge		
1" WATER METER	01/03/2023	02/02/2023	167	171	4	11.70		
SOLID WASTE / GARBAGE						17.02		
DIAL 1-866-437-0057 FOR CURRENT BALANCE & PAYMENT INFORMATION. DELINQUENT OR DISCONNECTED, PLEASE CONTACT THE OFFICE AT 228-868-5720 RECONNECTS MUST BE SCHEDULED!!						Account Summary		
						Total Current Billing		\$28.72
						Previous Balance		\$0.00
						Total Amount Due		\$28.72

✂ Detach and return the portion below with your payment ✂

MCMURPHY TRACY
16114 ORANGE GROVE RD
GULFPORT, MS 39503-2647

**UTILITY BILL
CUSTOMER COPY
RETURN WITH PAYMENT**

00006042023004268983600000028720

Service Address	Bill Number	Account # - Customer #	Current Billing Due Date	Amount Due
16114 ORANGE GROVE ROAD	4268983	760000580 - 47164	02/28/2023	\$28.72

Please write your Account Number on your check
and enclose this portion of bill with your payment.

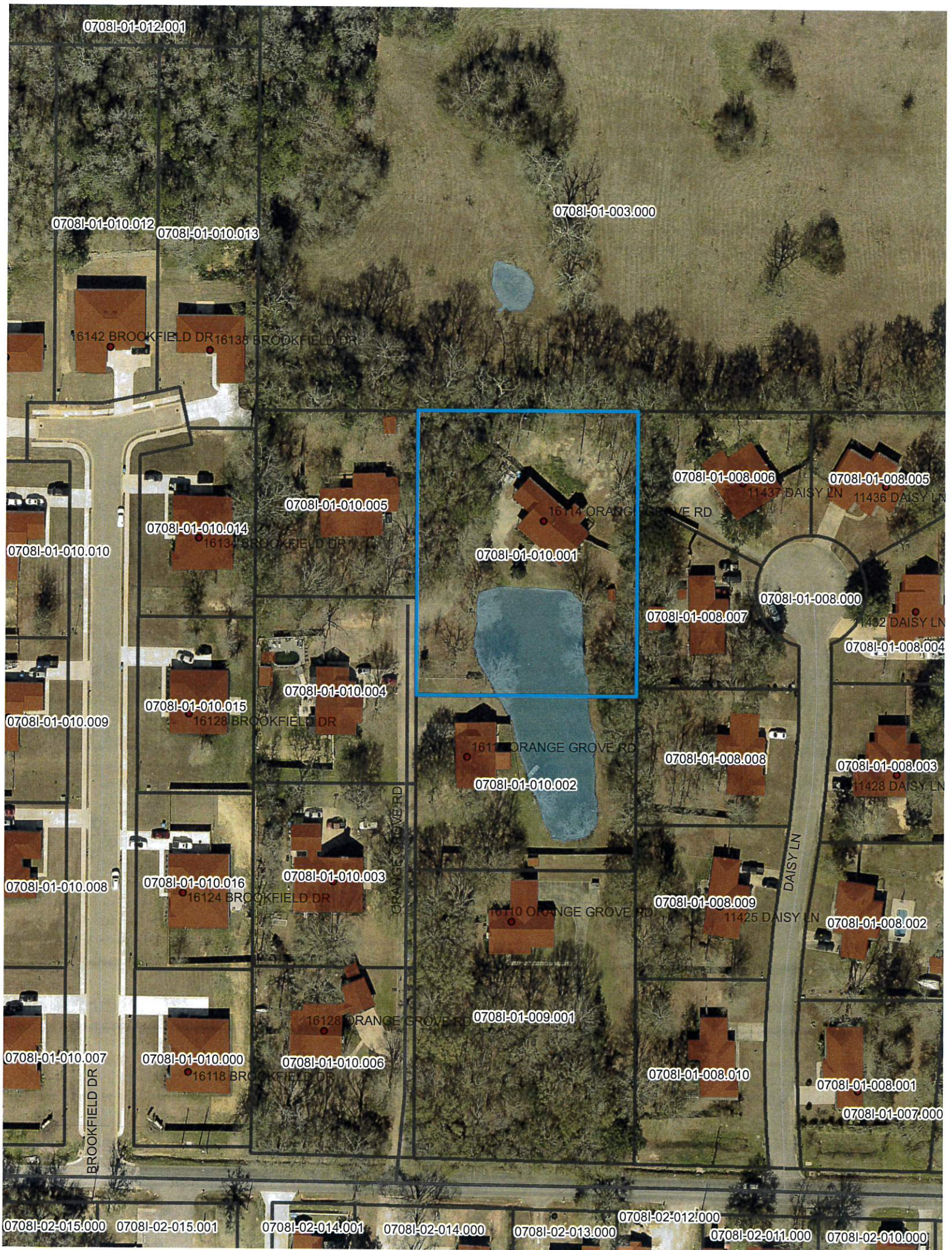
Remit To:

City of Gulfport Water and Sewer
Dept. 3643
PO Box 123643
Dallas, TX 75312-3643

Check No. _____

Amount Paid
\$

00006042023004268983600000028720



SCANNED



John M. Hurt 1st Judicial District
Instrument 2016 2050 D --J1
Filed/Recorded 4/ 1/2016 04:38 P
Total Fees \$ 12.00
3 Pages Recorded



PREPARED BY:
Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFF File No.: G1600879
MS Bar No.: 10733

RETURN TO:
Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818

STATE OF MISSISSIPPI
COUNTY OF HARRISON

TITLE NOT EXAMINED QUITCLAIM 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,

John M. Hurt, a single man,
7909 Clamshell Avenue
Ocean Springs, MS 39564
(228) 369-1426

does hereby grant, bargain, sell, remise, release and forever quitclaim unto,

Tracy M. Hurt
16114 Orange Grove Road
Gulfport, MS 39503
(228) 365-5924

the following described land and property being located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:
(See Exhibit "A" attached)

INDEXING INSTRUCTIONS: Pcl in NE 1/4 of NE 1/4 of Section 8-7-11, Harrison
County, MS

It is agreed and understood that the taxes for the current year are assumed by the Grantee.

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 affect the above described property.

WITNESS MY SIGNATURE, this the 7 ^{March} day of ~~February~~, 2016.

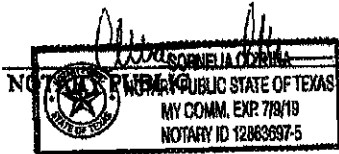

John M. Hurt

STATE OF Texas

COUNTY OF Middle

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, John M. Hurt, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 7th ^{March} day of ~~February~~, 2016.



My Commission Expires:

07/08/2019

TITLE NOT EXAMINED

TITLE TO THE ABOVE PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER OF THIS INSTRUMENT. NO REQUEST FOR TITLE EXAMINATION, CERTIFICATE, INSURANCE OR OPINION HAS BEEN MADE AND NO TITLE EXAMINATION, CERTIFICATE, INSURANCE OR OPINION REGARDING THE STATE OF THE TITLE TO THE ABOVE PROPERTY IS FURNISHED, OFFERED OR GIVEN TO ANYONE OR FOR ANY PURPOSE

Exhibit "A"

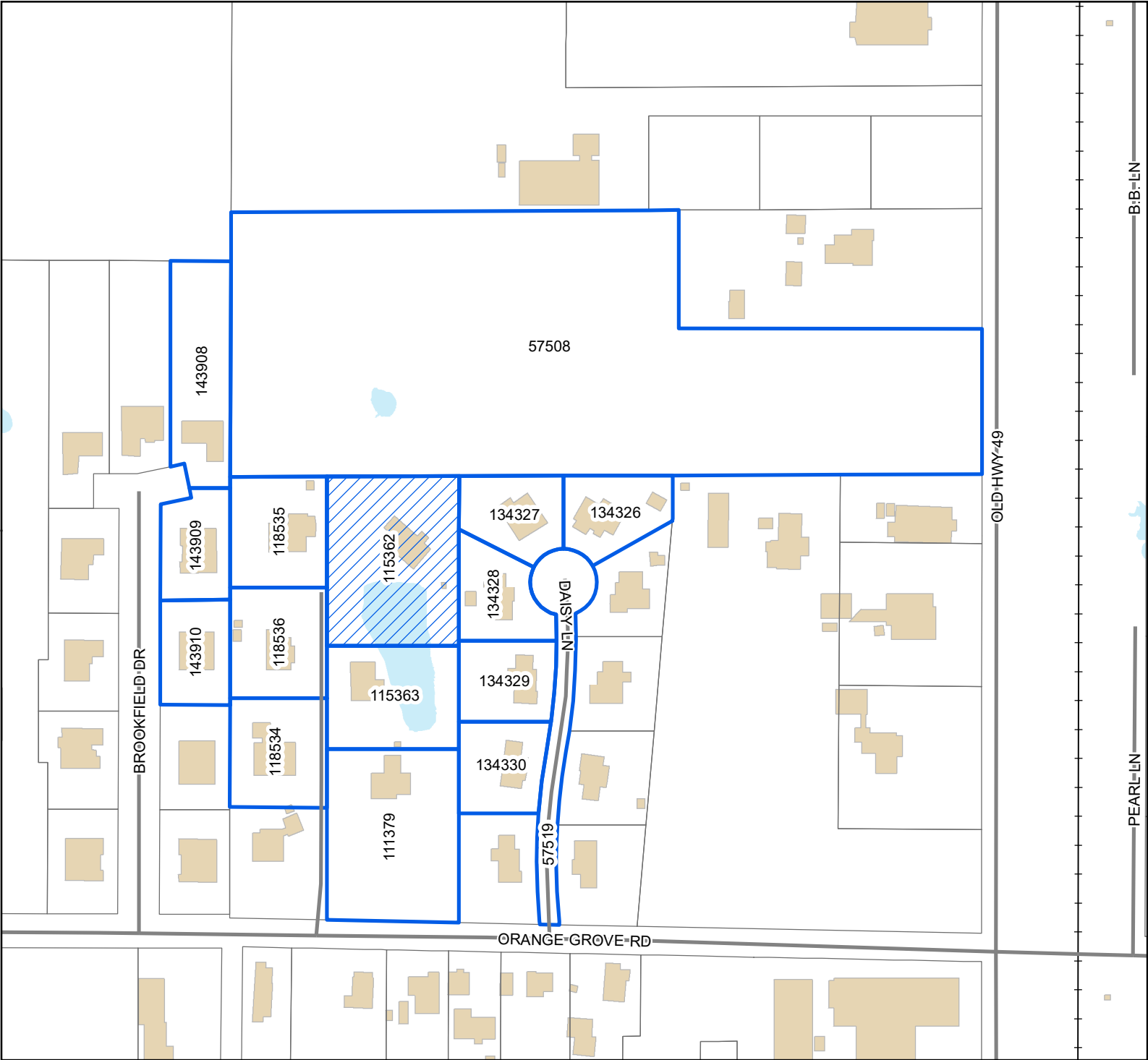
Legal Description

A parcel of land situated and being located in the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Commencing at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 8 and thence run North 89 degree 55 minutes 36 seconds East a distance of 140.57 feet to a point; thence run North 00 degrees 02 minutes 30 seconds East a distance of 399.02 feet to the Point of Beginning; thence from said Point of Beginning, continue North 00 degrees 02 minutes 30 seconds East a distance of 229.86 feet to a point; thence run North 89 degrees 50 minutes 53 seconds East a distance of 190.00 feet to a point; thence run South 00 degrees 02 minutes 30 seconds West a distance of 230.12 feet to a point; thence run South 89 degrees 55 minutes 36 seconds West a distance of 190.00 feet to the Point of Beginning.

This being the same property previously conveyed to Richard T. Lewis in Warranty Deed dated August 31, 2001 and recorded September 11, 2001 in Deed Book 1554 at Page 607 in the records of the First Judicial District of Harrison County, Mississippi.

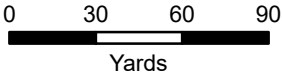
Description for a 20 foot wide easement for ingress and egress: Commencing at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 South, Range 11 West, and thence run North 89 degrees 55 minutes 36 seconds East along the South line of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 a distance of 140.57 feet to the Point of Beginning; thence from said point of beginning, run North 00 degrees 02 minutes 30 seconds East a distance of 469.44 feet to a point; thence run South 89 degrees 55 minutes 36 seconds West a distance of 20.0 feet to a point; thence run South 00 degrees 02 minutes 30 seconds West a distance of 469.44 feet to a point situated on the South line of the said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4; thence run North 89 degrees 55 minutes 36 seconds East a distance of 20.0 feet to the point of beginning.

Description of strip lying South of Parcel A and North of the apparent North margin of Orange Grove Road: Beginning at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 South, Range 11 West and thence run North 89 degrees 55 minutes 36 seconds East along the South line of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 a distance of 140.57 feet to a point; thence run South 00 degrees 02 minutes 30 seconds West a distance of 7.0 feet, more or less to a point situated on the apparent North margin of Orange Grove Road; thence run South 89 degrees 20 minutes 23 seconds West along said North margin a distance of 140.58 feet to a point; thence run North 00 degrees 04 minutes 17 seconds East a distance of 5.20 feet, more or less to the Point of Beginning. Said parcel is subject to a 20 foot wide easement along the East line for the purpose of ingress and egress.



Legend

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



1 inch = 200 feet



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0708I-01-010.001	TRACY MCMURPHY(OWNER)	P.O. BOX 2681	GULFPORT	MS	39505
			Adjacent Property Owners(2304PC030)				
	115362	0708I-01-010.001	HURT TRACY M	16114 ORANGE GROVE RD	GULFPORT	MS	39503
	118535	0708I-01-010.005	SIMMERMAN JASON R	16116 ORANGE GROVE RD	GULFPORT	MS	39503
	115363	0708I-01-010.002	EZELL WANDA S -L/E-	P O BOX 3276	GULFPORT	MS	39503
	118534	0708I-01-010.003	EZELL WALTER D & BROOKS T	P O BOX 3714	GULFPORT	MS	39505
	118536	0708I-01-010.004	COTTER LINDA	16120 ORANGE GROVE RD	GULFPORT	MS	39503
	111379	0708I-01-009.001	KIMBRELL WILLIAM P & VERONICA ANN	16110 ORANGE GROVE RD	GULFPORT	MS	39503
	57508	0708I-01-003.000	WEAVER WILLIAM D JR AKA WD	21610 D'HERDE RD	GULFPORT	MS	39503
N	57519	0708I-01-008.000	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39501
	134326	0708I-01-008.005	GREGORY HENRY MATTHEW	11436 DAISY LN	GULFPORT	MS	39503
	134327	0708I-01-008.006	LANGSTON MELANIE J	11437 DAISY LN	GULFPORT	MS	39503
	134328	0708I-01-008.007	WINFIELD JAMES	11433 DAISY LANE	GULFPORT	MS	39503
	134329	0708I-01-008.008	GILLIS KATHERINE ANN	11429 DAISY LANE	GULFPORT	MS	39503
	134330	0708I-01-008.009	NECAISE ANGELA M	11425 DAISY LN	GULFPORT	MS	39503
	143908	0708I-01-010.013	CASAREZ ROBERTO & DENISE	16138 BROOKFIELD DR	GULFPORT	MS	39503
	143909	0708I-01-010.014	GRAISE DANIEL M & CYNTHIA R	16134 BROOKFIELD DR	GULFPORT	MS	39503
	143910	0708I-01-010.015	COCHRAN SCOTT MITCHELL & AMY MERRIT	16128 BROOKFIELD DR	GULFPORT	MS	39503

RE: Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001,16114 Orange Grove Rd, 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, April 27, 2023**, 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, April 27, 2023**. 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.

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 27, 2023 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.

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

Final Plat 2304PC042, by owner River Pointe Estates, LLC, seeking approval of final plat for 7 Single-family lots (River Point Estates Subdivision) at 10550 O'Neal Road, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, Zoned R-E (Residential Estate), Ward 6

This the 7th day of April 2023
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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Planning Commission Approval 2304PC031:

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2304PC031

Hearing Date: April 27, 2023

Current Zoning/Use: B-2 / Commercial Structure

Legal: Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

TECHNICAL DETAILS

The applicant requests planning commission approval for a medical cannabis dispensary use, as is required when the use is within 500 feet of a residential use. Several houses and some apartments, which classify as residential use, are within the 500-foot property line radius. By definition, this establishment would acquire, possess, store, transfer, sell, supply or dispense medical cannabis.

EXECUTIVE SUMMARY

The applicant's subject site appears to meet all the base requirements by the state for their distance requirements from schools, churches, and etcetera. Ordinance interest is the residential uses nearby and the effect on the surrounding neighborhood. Ordinance states "the planning commission shall approve or disapprove the application as to location and site plan" in regards to the planning commission approval applications. The primary concern around this project is the nearby housing and the vehicular access this development will influence.

Any approval should consider these conditions:

1. Shall comply with all City Codes and Ordinances.
2. Must meet State of Mississippi regulations and obtain a permit from the State of Mississippi. Must meet all current Building Codes and City of Gulfport Ordinances.
3. Police Department denied this project for the following. Within 500 ft of Residential, only 12 parking spots in front with unsecured parking in the rear, excess traffic to the business may cause traffic congestion as vehicles enter and exit the business.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 4/18/23.

Public Works: No conditions. Memo dated 4/18/23.

Traffic and Safety: No conditions. Memo dated 4/17/23.

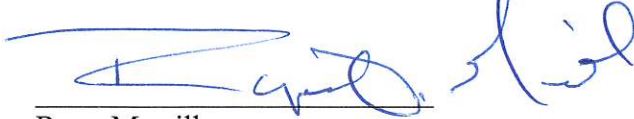
Technical Report

PLANNING COMMISSION APPROVAL

- Building Code Services:** Must meet State of Mississippi regulations and obtain a permit from the State of Mississippi. Must meet all current Building Codes and City of Gulfport Ordinances. Memo dated 4/17/23.
- GIS:** No conditions. Memo dated 4/14/23.
- Police Department:** Comments. Within 500 ft of Residential, only 12 parking spots in front with unsecured parking in the rear, excess traffic to the business may cause traffic congestion as vehicles enter and exit the business. Memo dated 4/17/23.
- Fire Department:** No conditions. Memo dated 4/13/23.
- City Arborist:** No conditions. Memo dated 4/13/23.

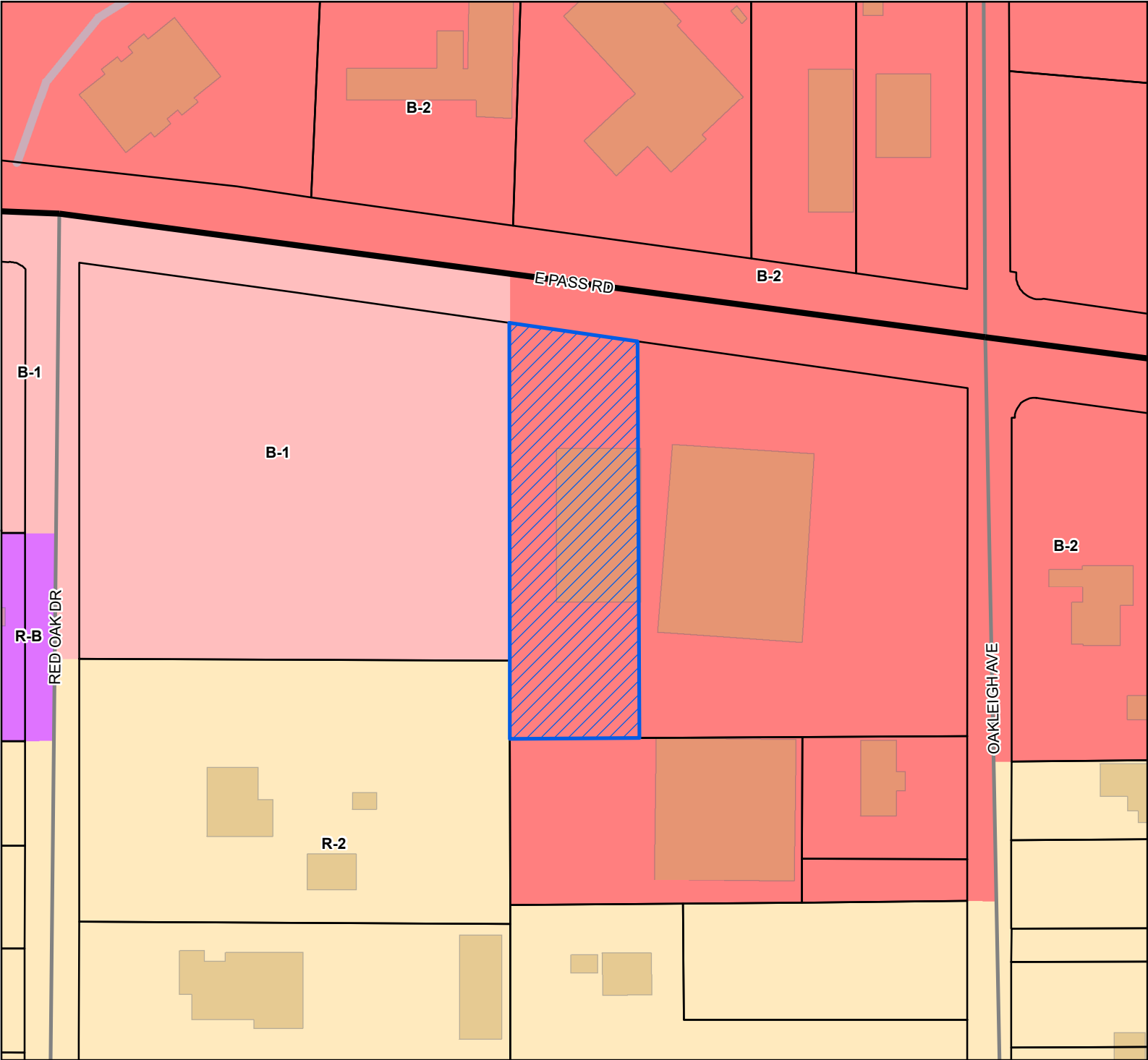
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Ryan Merrill
Director of Urban Development Department





Site

US or State Highway

Street

Parcels

Buildings

Water Features

Zoning

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

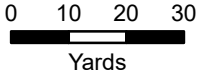
Site Information

1010H-02-019.000

Zoning: B2 (General Business District)

Size: 27,192 sqft

Flood: X



1 inch = 100 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: 2304 PC031Date Received: 7-28-23

Receipt Number: _____

Received By: KBZoning: B-2Ward: 2 Flood: XSize: 27,192

(If necessary, use separate sheet of paper)

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

1	0	1	0	H	-	0	2	-	0	1	9	•	0	0	0
					-			-				•			
					-			-				•			

Address of Property Involved: 2159 E PASS ROAD - SUITE A GULFPORT, MS 39507Lot(s) 4, Block(s) 2, Subdivision OAKLEIGH

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

medical dispensary

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

2159 E PASS LLC (KEEFE J. DITTA)
Printed Name of Owner
PO BOX 1339
Mailing Address
MARRERO LA 70073
City State Zip code
470.961.7943 504.302.0198
Home Phone Work/Cell Phone
alden@keefes.com
Email

Keefe J. Ditta
Signature of Owner

AGENT

Waseem Younis
Printed Name of Agent
5800 Schaefer Road
Mailing Address
Dearborn MI 48126
City State Zip code
313.416.0980
Home Phone Work/Cell Phone
wyounis14@gmail.com
Email

Waseem Younis
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, Keefe Pitta, being property owner of 2159 E Pass Road
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Waseem Younis 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.

Keefe Pitta
Signature

2-22-23
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22nd day of February, 2023

[Signature]
Notary Public

at death
Commission Expiration



medical Cannabis dispo:

more than 1000 ft from
churches or other dispensaries

Hours of opp:

Mon - Wed 9-7

Thurs - Sun 9-9

Sundays 6-6

Section F:

1. CTA
2. City Gpt
3. City Gpt # 6 R. 125
1000 & pass Rd.

Police 2220 15th St Gpt

4. Bay View Furnitures
European Otto.
Capital Car wash
5. Ample parking, easy access.
Plenty of parking in rear.
6. No undo traffic congestion
7. Providing A services to the
community.

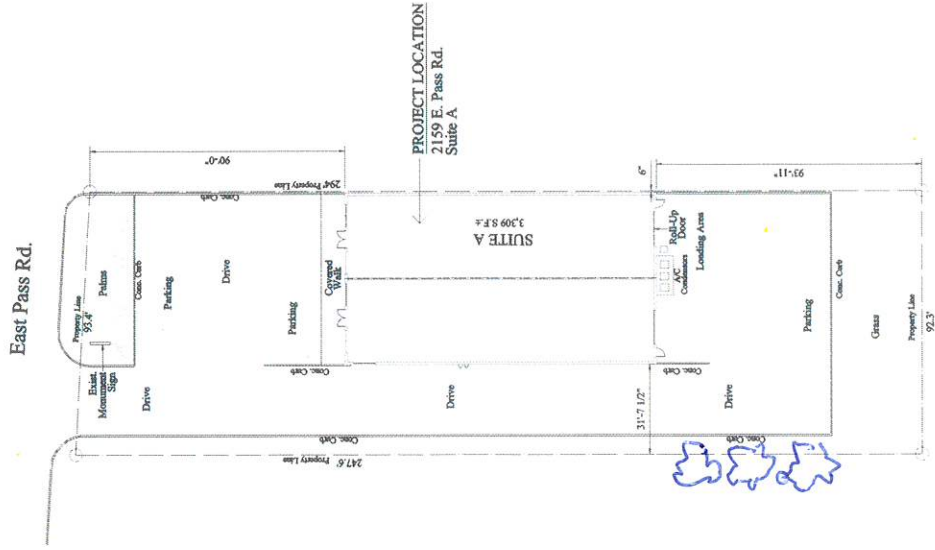
COWART ARCHITECTS, PC
710 PORTER AVE.
OCEAN SPRINGS, MS 39564
(228) 872-1801 (228) 872-1849

REVISIONS:

INTERIOR RENOVATIONS FOR
Hemphill Medical Dispensary
2159 Suite A E. Pass Rd.
Gulfport, MS

DATE: 01/30/2023
PROJ. NO. 2235-00
DRAWN BY: ALP/KCC
CHECKED: DKC

SHEET NO.
A1



1 A1 EXIST. SITE PLAN
1" = 20'-0"

Blow
This
Up

OUT FILE. 04/11/2018



1st Judicial District
Instrument 2017-8851-D-11
Filed/Recorded 12/14/2017 11:00 AM
Total Fees \$13.00
3 Pages Recorded



1st Judicial District
Instrument 2018-2482-D-11
Filed/Recorded 04/25/2018 03:10 PM
Total Fees \$13.00
3 Pages Recorded

Prepared by & Return To: Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441

STATE OF MISSISSIPPI

Index: Lt 4 Blk 2 Oakleigh Sd & Pcl in Sec 29-7-10

COUNTY OF HARRISON

CORRECTED**

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,

LJA DEVELOPERS, LLC,

2112 Old Mobile Hwy, Pascagoula, MS 39567, 228-623-9833,

does hereby sell, convey and warrant unto

2159 E PASS LLC,

60 East Simpson Ave, #2869, Jackson, WY 83001, 504-382-6198

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

See attached Exhibit "A"

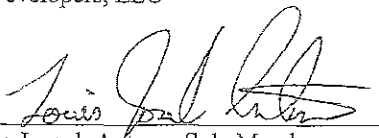
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

**This deed is being give to correct the leagle description.

IN WITNESS WHEREOF, LJA Developers, LLC has caused this conveyance to be executed by its duly authorized officer, after having first been duly authorized to do so, on this the 13th day of December, 2017.

LJA Developers, LLC

BY: 
Louis Joseph Antoon, Sole Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Louis Joseph Antoon, who acknowledged that he is the Sole Member of LJA Developers, LLC, and as its act and deed, he 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 after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 13th day of December, 2017.


NOTARY PUBLIC

My Commission Expires:

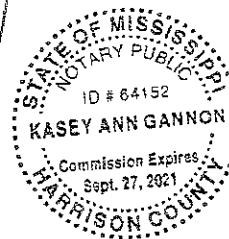
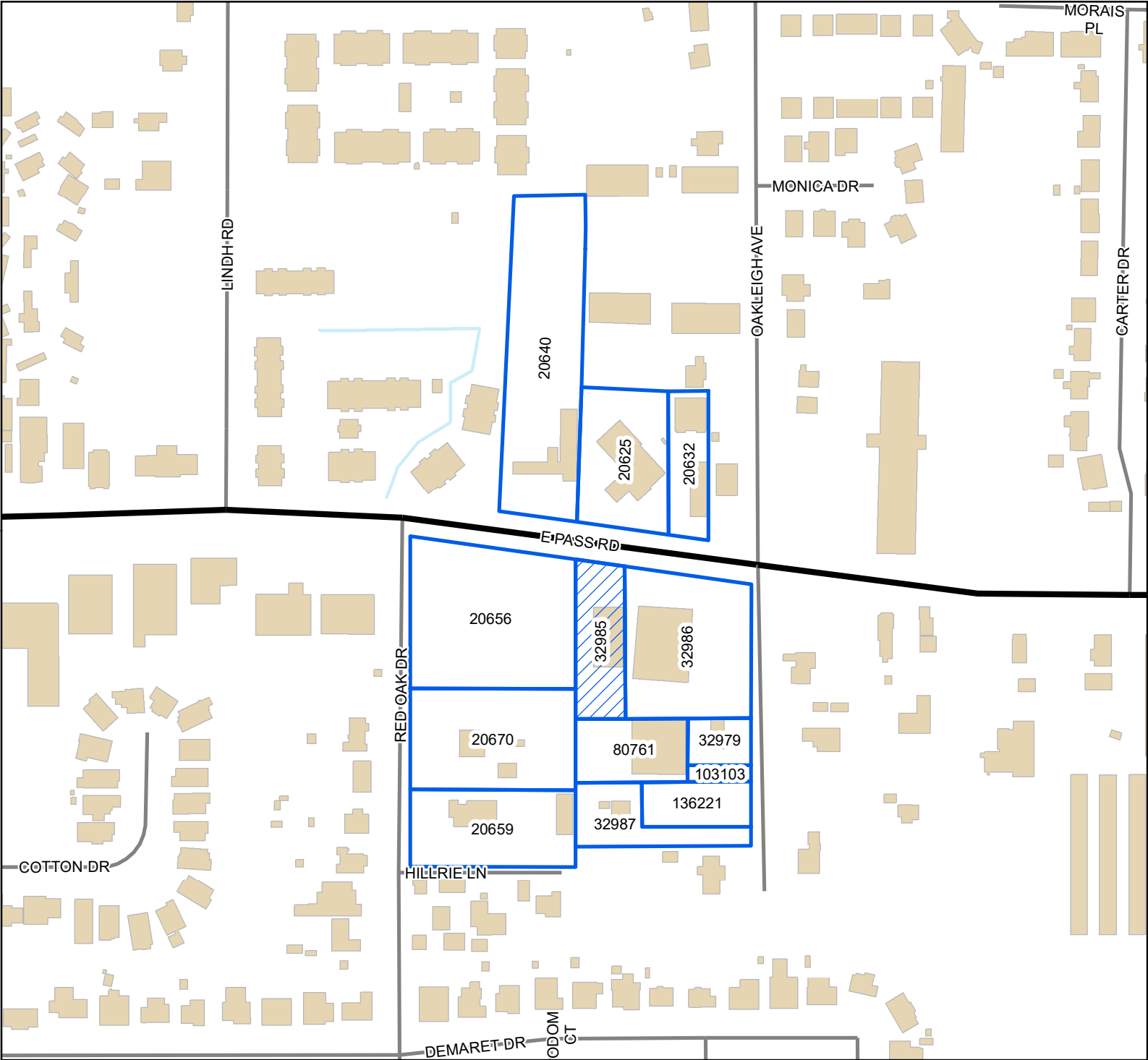


EXHIBIT A
LEGAL DESCRIPTION

Lot 4, Block 2, OAKLEIGH SUBDIVISION, City of Gulfport, Harrison County, Mississippi, and a strip of land adjoining the West side of said Lot 4 being more particularly described as follows:

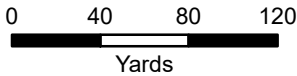
Commencing at a 1 inch iron pipe found at the Southeast corner of said Lot 4; thence South 89 degrees 10 minutes 47 seconds West 79.00 feet to the Southwest corner of said Lot 4 being the point of beginning; thence South 89 degrees 10 minutes 47 seconds West 13.31 feet to a 1 inch iron pipe on a fence line; thence North 00 degrees 40 minutes 42 seconds East 51.48 feet to a chain-link fence corner post; thence North 00 degrees 09 minutes 51 seconds East 247.62 feet to an iron rod lying on the South margin of Pass Road; thence along said South margin South 81 degrees 45 minutes 22 seconds East 13.44 feet to the West line of said Lot 4; thence along said West line South 00 degrees 15 minutes 10 seconds West 296.98 feet to the point of beginning.

Tax Parcel Number: 1010H-02-019.000



Legend

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



1 inch = 260 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
		1010H-02-019.000	2159 E PASS LLC (OWNER)	P O BOX 1339	MARRERO	LA	70073
			WASEEM YOUNIS (AGENT)	5808 SCHAEFER RD	DEARBORN	MI	48126
			Adjacent Property Owners(2304PC031)				
	32986	1010H-02-018.000	BELL ANTHONY	4 POVENIER PL	GULFPORT	MS	39507
	20670	1010H-02-029.000	STEELE VINCE R & BRIMAGE CHERYL	628 RED OAK DR	GULFPORT	MS	39507
	20659	1010H-02-028.000	SHEDDEN LARRY D & JAMIE W	616 RED OAK DR	GULFPORT	MS	39507
	20640	1010H-03-012.000	COASTAL CAR WASH OF THE SOUTH LLC	P O BOX 962	LONG BEACH	MS	39560
	20625	1010H-03-009.000	ROSS-FIELD DIANE E	29 OLD OAK LN	GULFPORT	MS	39503
	20632	1010H-03-011.000	GONZALES JOE & KOPSZYWA DIANNA	2170 E PASS RD	GULFPORT	MS	39507
N	80761	1010H-02-021.000	BELL ANTHONY W	4 POVENIER PLACE	GULFPORT	MS	39507
N	103103	1010H-02-021.001	BELL ANTHONY W	4 POVENIER PLACE	GULFPORT	MS	39507
	32985	1010H-02-019.000	2159 E PASS LLC	270 TRACE COLONY PARK STE B	RIDGELAND	MS	39157
	32979	1010H-02-020.000	BIG RENTALS INC	301 REAGAN CIRCLE	FRANKLIN	IN	46131
	32987	1010H-02-022.000	IRBY ENTERPRISES LLC	1086 CAMPBELL DR	BILOXI	MS	39532
N	136221	1010H-02-022.001	IRBY ENTERPRISES LLC	1086 CAMPBELL DR	BILOXI	MS	39532
	20656	1010H-02-030.000	GULF COAST EXOTIC AUTO LLC	2137 E PASS RD	GULFPORT	MS	39507

RE: Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) 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, April 27, 2023**, 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, April 27, 2023**. 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.

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 27, 2023 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.

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

Final Plat 2304PC042, by owner River Pointe Estates, LLC, seeking approval of final plat for 7 Single-family lots (River Point Estates Subdivision) at 10550 O'Neal Road, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, Zoned R-E (Residential Estate), Ward 6

This the 7th day of April 2023
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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Planning Commission Approval 2304PC033:

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 1011C-01-013.000, 1011C-01-010.000, 1011C-01-011.145, 1011C-01-011.000, Zoned T4+(General Urban Zone "Plus") Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2304PC033

Hearing Date: April 27, 2023

Current Zoning/Use: T5 / Vacant Lot
T6 / Vacant Lot

Legal: Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 1011C-01-010.000, 1011C-01-011.145, 1011C-01-011.000, Zoned T4+(General Urban Zone "Plus") Ward 2

TECHNICAL DETAILS

The applicant requests to convert all of the lots into a luxury RV Resort use located at the Northeast corner of U.S. HWY 90 and Cowan Lorraine Rd zoned T5 (Urban Center Zone) and T6 (Urban Core Zone). The applicant further states that their intent is to modify the park to support RV guests.

In addition, the applicant states that they will provide trash collection with onsite dumpsters. A park manager will be on site to ensure routine maintenance is completed. This includes mowing, the proposed tree trimming, road repairs, building repairs, etc. The property is served by City water, sewer and garbage to support RV use. (Furthermore, the applicant states that they are located next door to a City fire station to help with fire safety within the park and will have onsite professional management to assist with guest's needs.) In addition, the applicant will need to add additional fire hydrants within the park as required by the city.

However, even though the use of a RV park would be in harmony with the existing neighborhood, the applicant was denied by the Zoning Board of Adjustment and Appeals for the variance. 1) Variance of 35 ft to allow for 15 ft front yard setback where 50 ft is required.

EXECUTIVE SUMMARY

While the location has merits, the planning commission is charged with approving or disapproving the project "as to location and site plan". An approval will have a very significant impact upon the City of Gulfport and the property in this area. All required variances for site shall be approved by the Zoning Board of Adjustment and Appeals before moving forward. On April 20, 2023 the Zoning Board of Adjustment and Appeals denied the applicant's request to allow for a 15 ft front yard setback where 50 ft is required. Therefore, staff recommendation is to approve the request with the following conditions: The applicant must revise the site plan to reflect the 50 ft setback and all future site plans must include the 50 ft setback.

Any approval should consider these conditions:

1. Follow the International Fire Code for hydrants and road requirements.

Technical Report

PLANNING COMMISSION APPROVAL

2. Approval of proposed use and site plan is contingent on approved variance from the Zoning Board.
3. Ensure drainage does not adversely impact adjacent properties.
4. Must meet all City of Gulfport Ordinances and current Building Codes.
5. A site plan was provided but was not to scale. Please note the following must be met before final approval or variances will be required
 1. The club house must be elevated 1-ft over the base flood elevation.
 2. One toilet and one lavatory shall be provided for each gender at the rate of one each for every fifteen (15) recreational vehicle sites or fraction thereof. The number required based on (97) slips will be (6) toilets and (6) lavatories shall be provided for each gender for a total of 24 onsite. One shower shall be provided for each gender for every thirty (30) recreational vehicle sites or fraction thereof. The number of showers required is (3) based on (97) slips for a total of six (6) showers.
 3. Minimum of ten (10) ft separation of recreational vehicles from each other and from other structures.
 4. After all parcels have been purchased, it is best to combine them into one.

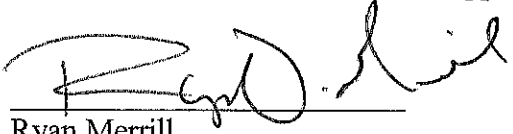
DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	Ensure drainage does not adversely impact adjacent properties. Memo dated 04/18/2023.
<u>Public Works:</u>	No conditions. Memo dated 05/18/2023.
<u>Traffic and Safety:</u>	No conditions. Memo dated 04/17/2023.
<u>Building Code Services:</u>	Must meet all City of Gulfport Ordinances and current Building Codes. Memo dated 04/17/2023.
<u>GIS:</u>	No conditions. Memo dated 04/13/2023.
<u>Police Department:</u>	No comments as of 04/19/2023.
<u>Fire Department:</u>	Conditions on Record. Follow the International Fire Code for hydrants and road requirements. Memo dated 04/13/2023.
<u>City Arborist:</u>	No conditions. Memo dated 04/13/2023.

Technical Report
PLANNING COMMISSION APPROVAL

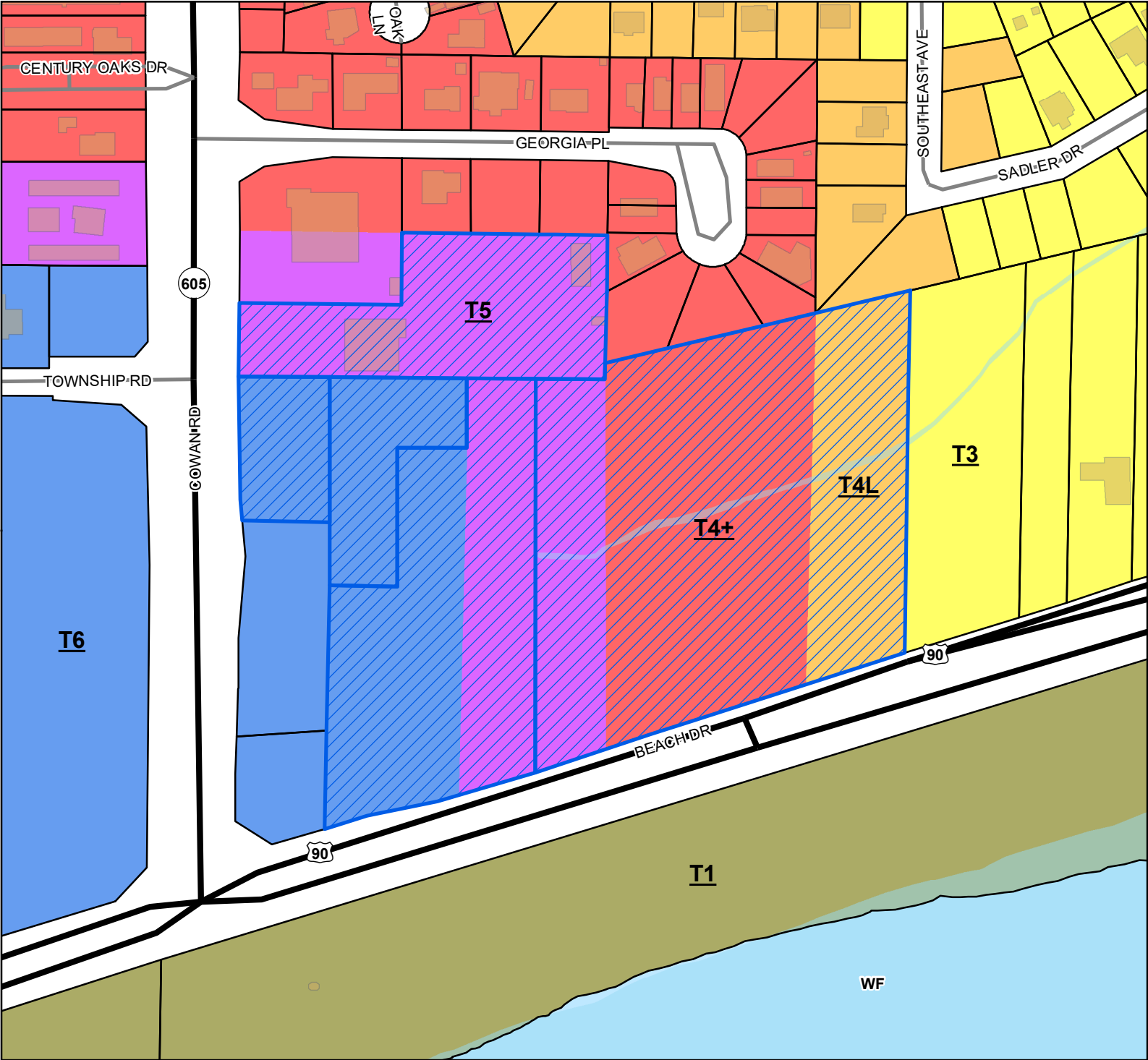
DIRECTOR APPROVAL

This report has been reviewed and approved by:

A handwritten signature in black ink, appearing to read "Ryan Merrill", is written over a horizontal line.

Ryan Merrill

Director of Urban Development Department



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

Smart Code

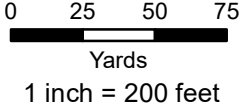
- T6
- T5
- T4+
- T4L
- T3
- T1

Zoning

- WF - Water Front

Site Information

1010N-04-032.000
1011C-01-013.000
1011C-01-010.000
1011C-01-011.145
1011C-01-011.000
Zoning: T5 (Urban Center Zone)
Size: 11.8 acres
Flood: AE



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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: 2304PC033Date Received: 3/2/2023

Receipt Number: _____

Received By: _____

Zoning: T5, T6Ward: 2 Flood: AESize: 13.4 acres(If necessary, use separate sheet of paper)
*See attachment.

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #	1	0	1	0	N	-	0	4	-	0	3	2	●	0	0	0
	1	0	1	1	C	-	0	1	-	0	1	3	●	0	0	0
	1	0	1	1	C	-	0	1	-	0	1	0	●	0	0	0

Address of Property Involved: Northeast corner U.S. 90 and Cowan Lorraine Road

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

General Location: Northeast corner U.S. 90 and Cowan Lorraine Road

GENERAL DESCRIPTION OF REQUEST:

For Planning Commission approval of a luxury RV Resort.

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

M & P Development, LLC

Printed Name of Owner
1900 Destrehan AvenueMailing Address
Harvey, LA 70058City State Zip code
(504) 347-1196Home Phone Work/Cell Phone
pete@petevicari.com

Email

Signature of Owner

AGENT

Peter Vicari

Printed Name of Agent
1900 Destrehan AvenueMailing Address
Harvey, LA 70058City State Zip code
(504) 347-1196Home Phone Work/Cell Phone
pete@petevicari.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.

ATTACHMENT TO APPLICATION FOR PLANNING COMMISSION APPROVAL

TAX PARCEL # 1011C-0¹~~4~~-011.145
1011C-01-011.000

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.

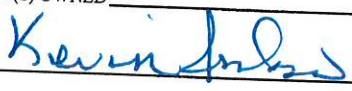
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) IB Investments, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 8682 Hickory Court, Daphne, AL 36527

PHONE # (H) _____ (W) (228) 669-8113

TAX PARCEL NUMBER(S) OWNED 1011C-01-011.000 and 1011C-01-011.145

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: M & F Development, LLC, Peter Vicari

GILLESPIE LAW FIRM

VIRGIL G. GILLESPIE

March 1, 2023

City of Gulfport
Urban Development - Planning Division
1410 24th Ave.
Gulfport, MS 39501

Re: Application for Planning Commission Approval
Parcel Nos. 1010N-04-032.000; 1011C-01-013.000; 1011C-01-010.000;
1011C-01-011.145; and 1011C-01-011.000
Filed on behalf of M&P Development, LLC (owner); IB Investment, LLC (owner); and
Peter Vicari as Agent

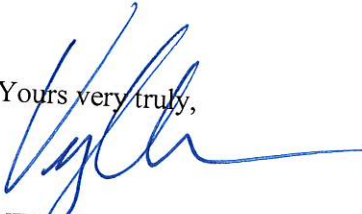
Gentlemen:

I submit herewith the following:

1. Application for Planning Commission Approval signed in duplicate originals by both Owners and the Agent;
2. Agent Authorization Form by IB Investments, LLC;
3. Agent Authorization Form by M&P Development, LLC;
4. Deed to the property owned by M&P Development, LLC;
5. Deed to the property owned by IB Investments, LLC;
6. Supplement No. 1: Need;
7. Supplement No. 2: Interest of Agent;
8. Supplement No. 3: Development Schedule;
9. Supplement No. 4: Effect of Approval;
10. Supplement No. 5: Statement regarding transportation facilities, water, sewer, etc.;
11. Plan of Luxury RV Resort;
12. Map with measurements; and
13. Check for \$75.00 as a filing fee.

Thank you for your attention in this matter.

Yours very truly,



VIRGIL G. GILLESPIE
Attorney at Law

VGG/ah

Enclosures: *As stated above.*

Cc: M&P Development LLC
Peter Vicari
IB Investments, LLC
Bill Williams, Esq.

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

Tax Parcel # 1010N-04-02³²0.000

Tax Parcel # 1011C-04-011.145

Property Owner: IB Investments, LLC

The undersigned, registered property owners of the above noted property, do hereby authorize

Peter Vicari

(Agent)

to act on my behalf and take all actions necessary with the Gulfport Planning and Zoning Department for the purposes of seeking Planning Commission approval for an R.V. Park.

Property Owner's Address (if different than property above):

8682 Hickory Court, Daphne, AL 36527

Telephone: (228) 669-8113

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

IB Investments, LLC

Kevin [Signature]

Authorized Signature (Owner)

Melissa A. Watrous

Notary

Date: 2/15/23

Date: 2/16/2023



AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

Tax Parcel #1010N-04-032.000

Tax Parcel #1011C-01-013.000

Tax Parcel #1011C-01-010.000

Property Owner: M & P Development, LLC

The undersigned, registered property owners of the above noted property, do hereby authorize

Peter Vicari

(Agent)

to act on my behalf and take all actions necessary with the Gulfport Planning and Zoning Department for the purposes of seeking Planning Commission approval for an R.V. Park.

Property Owner's Address (if different than property above):

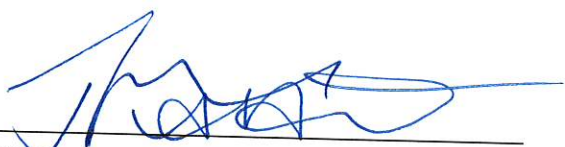
1900 Destrehan Avenue, Harvey, LA 70058

Telephone: (504) 347-1196

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

M & P Development, LLC


Authorized Signature (Owner)


Notary

Date: 3/1/2023

Date: 3-1-2023



POC Holdings, Inc.
Special Board Meeting
DECEMBER 27, 2018

A special meeting of the Board of Directors was held today with the following members present: Robert Barnes, Odean Busby, and Martha Underwood. The purpose of the meeting was to consider procedures necessary to sell real estate owned by the company.

Because of the numerous documents required to finalize real estate sales and the possible scheduling problems involved with any of the current officers attending the closings, it was proposed that certain PriorityOne Bank officers be named as officers of POC Holdings, Inc., and be granted authority to execute such documents on the company's behalf.

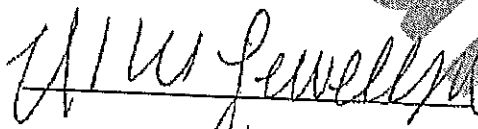
Upon motion made and second, the board unanimously named the following as officers of POC Holdings, Inc., and granted them the authority to execute sales contracts, warranty deeds, closing statements, and any other documents relating to the sale of real estate:

- Barry Winford, CCO
- Russell Smith, Special Assets Officer

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



Robert Barnes, President



Nicole Lewellyn, Corporate Secretary

SUPPLEMENT NO. 1 TO APPLICATION FOR PLANNING COMMISSION APPROVAL

NEED

The need for luxury RV space on the Mississippi Gulf Coast is overwhelming. This is a tourist location with many large casinos attracting people with the larger, luxurious Class A recreational vehicles. There are no accommodations similar to the luxury RV park to be built at this location on the Mississippi Gulf Coast. The Covid pandemic vastly increased the number of people buying and using RVs. Only one casino has an RV park, and that RV park does not offer luxury accommodations. Not only is there a need, but this location is a prime location at the very center of the tourist activity.

SUPPLEMENT NO. 2 TO APPLICATION FOR PLANNING COMMISSION APPROVAL

INTEREST OF AGENT

The Agent for both property owners in this application is Peter Vicari. Peter Vicari is the owner and manager of M&P Development, LLC, which owns Tax Parcel Nos. 1010N-04-032.000, 1011C-01-013.000, and 1011C-01-010.000. M&P Development, LLC has a contract to purchase Tax Parcel Nos. 1011C-04-011.145 and 1011C-01-011.000 from IB Investments, LLC and is acting herein as their Agent as reflected by the appropriate paperwork filed herewith.

SUPPLEMENT NO. 3 FOR PLANNING COMMISSION APPROVAL

DEVELOPMENT SCHEDULE

Development of the Luxury RV site planned on this property will begin immediately upon final approval of all of the parcels. Construction is expected to take 9 months to 12 months.

SUPPLEMENT NO. 4 TO APPLICATION FOR PLANNING COMMISSION APPROVAL

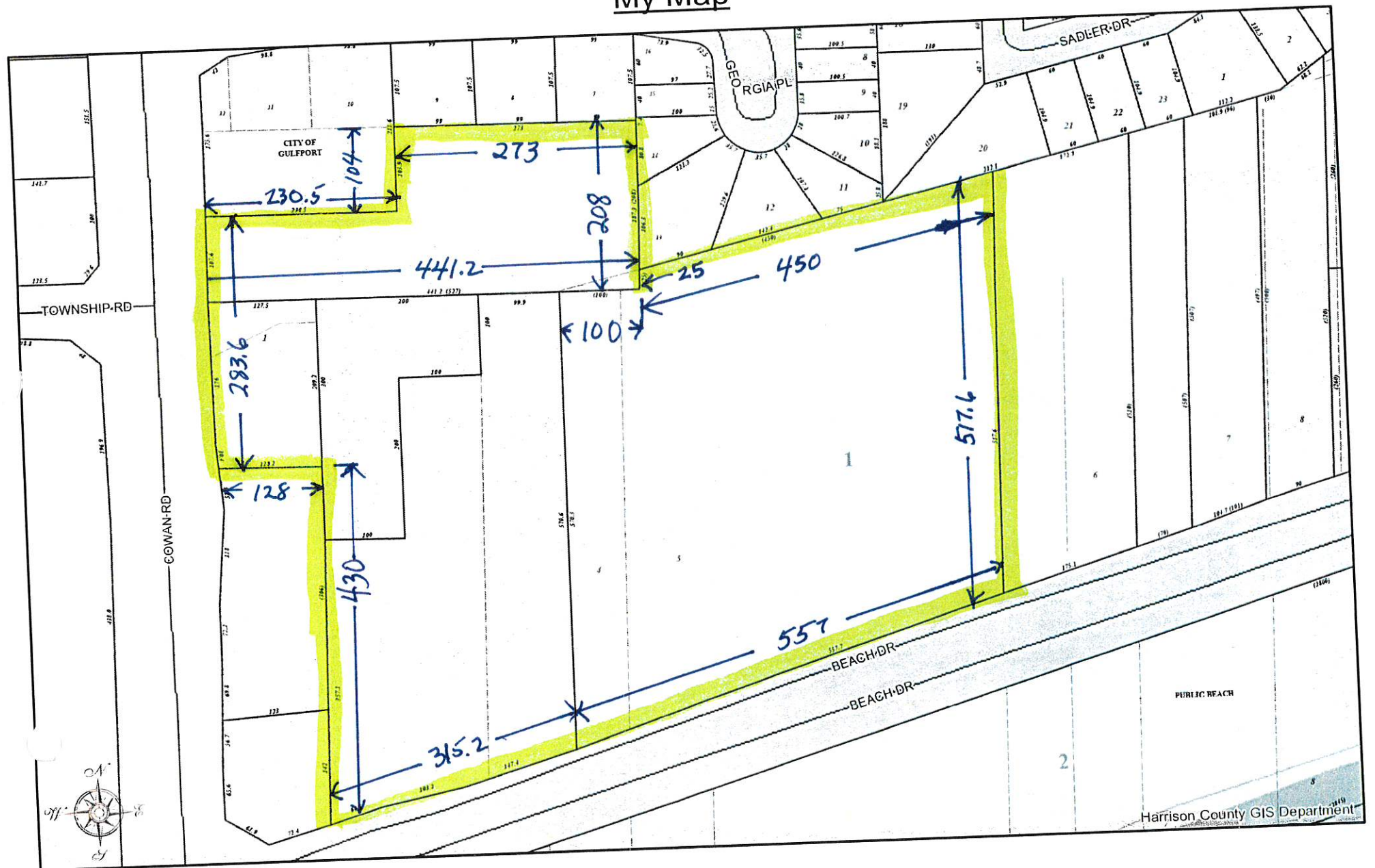
EFFECT OF APPROVAL

This approval will have a very significant and positive impact upon the City of Gulfport and the property in this area. The development of this property into a luxury RV park is consistent with the comprehensive plan and is needed in this tourist-oriented economy. Recreational Vehicles are attracted to this area because of the climate, beach, casinos, and many other attractions that draw these sophisticated vehicles. This will have an extremely large impact upon tourist income, ad valorem income, sales tax income, employment, and tourist attraction to this area.

SUPPLEMENT NO. 5 TO APPLICATION FOR PLANNING COMMISSION APPROVAL

The property to be approved is situated with excellent transportation facilities located on U.S. Highway 90, which is a four-lane highway at that point with turn lanes onto Cowan-Lorraine Road, and Lorraine Road, which is a four-lane highway (Highway 605) with turning bays at that location. The property is served by City water, sewer and garbage collection and is next door to a City fire station so fire protection is immediately at the site. The site is served by the Gulfport Police Department and enjoys all of the City facilities available in Gulfport, Mississippi. There will not be an overabundance of traffic produced by this RV site. Luxury RVs consist of one pulling vehicle and a trailer or one vehicle which is self-contained. They only enter and exit when coming or leaving, and some, but not all, may pull an automobile. Entering and leaving traffic will be at a minimum. The property has access on Cowan-Lorraine Road and U.S. Highway 90, and entrances thereto are more than adequate to handle the small amount of traffic generated. As stated at other parts of this application, this development is in the orderly and appropriate development of the area where it is located and is, as hereto forth stated, the highest and best use for this location.

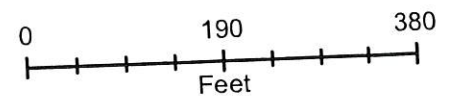
My Map



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: March 1, 2023



Harrison County GIS Department



Julien K. Byrne III 1st JUDICIAL DISTRICT
Instrument 2022-0026415-D-J1
Filed/Recorded 10/20/2022 10:05:01 AM
Total Fees 31.00
10 Pages Recorded

Prepared by:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

Return to:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS: Parcel 1: Exempt Parcel 2: Sec. 31, T7S, R10W; Parcel 3: Parts of Lots 4 & 5 and the Blackman Lot of the Uriel Wright Subd.; Parcel 4: Sec. 6, T8S, R10W; Parcel 5: SW 1/4 of the SE 1/4 of SE 1/4 of Sec. 31, T7S, R10W; all located in Harrison Co., 1st Jud. Dist., MS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

SPECIAL 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 considerations, the receipt and sufficiency of all of which is hereby acknowledged, **POC HOLDINGS, INC.**, a Mississippi corporation, of 220 Main Avenue North, Magee, MS 39111, (601) 849-6431, does hereby sell, convey and specially warrant unto **M & P COMMERCIAL DEVELOPMENT, LLC**, a Louisiana limited liability company, of 1900 Destrehan Avenue, Harvey, LA 70058, 504-329-1301, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

PARCEL 1: Lot 8, JIM ALLEN 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 20 at Page 4.

AND ALSO:

Lot 10, JIM ALLEN 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, Harrison County, Mississippi, in Plat Book 20 at Page 4, thereof reference to which is hereby made in aid of and as a part of this description.

PARCEL 2: Lots 11 and 12, JIM ALLEN 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 20 at Page 4.

LESS AND EXCEPT:

Beginning at a point of intersection of the southern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10 at Highway Survey Station 1+317.947; from said Point of Beginning run thence South 89 degrees 40 minutes 30 seconds West along said southern property line, a distance of 1.556 meters (5.105 feet) to the present eastern right-of-way line of Cowan Road; thence run North 00 degrees 03 minutes 57 seconds West along the present eastern right-of-way line of said Cowan Road, a distance of 33.269 meters (109.150 feet) to the present southern right-of-way line of Georgia Place; thence run South 89 degrees 50 minutes 03 seconds East along the present southern right-of-way line of said Georgia Place, a distance of 62.110 meters (203.743 feet) to a point on the present southern right-of-way line of Georgia Place that is 5.584 meters (18.156 feet) southerly of and perpendicular to the centerline of survey of Georgia Place relocation at Station 1+094.792 as shown on the plans for said project at Station 1+375.330; thence run South 82 degrees 11 minutes 43 seconds West a distance of 30.125 meters (98.835 feet); thence run South 58 degrees 17 minutes 08 seconds West, a distance of 12.809 meters (42.024 feet) to a point that is 20.000 meters (65.617 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 1+340; thence run South 00 degrees 35 minutes 04 seconds East along a line that is 20.000 meters (65.617 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 22.144 meters (72.651 feet) to the southern line of grantors property; thence run South 89 degrees 40 minutes 30 seconds West along said southern property line, a distance of 20.000 meters (65.617 feet) to the Point of Beginning, containing 0.085 hectares (0.211 acres), more or less, and being situated in and part of Lots 11 and 12 of JIM ALLEN SUBDIVISION in Plat Book 20, Page 4, in the Chancery Clerk's office, City of Gulfport, First Judicial District, Harrison County, Mississippi, Section 31, Township 7 South, Range 10 West.

AND ALSO:

A parcel of land situated in Section 31, 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:

Beginning at the southwest corner of Lot 12 of JIM ALLEN SUBDIVISION, thence run East along the south line of said subdivision a distance of 595 feet to the southeast corner of Lot 7 of said subdivision; thence run South and perpendicular to the south line of said subdivision a distance of 104 feet; thence run West and along the north line of the property of the City of Gulfport, a distance of 595 feet to the east margin of Cowan Road; thence run North and along said east margin of Cowan Road a distance of 104 feet to the Point of Beginning.

LESS AND EXCEPT:

Begin at the point of intersection of the northern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10 at Highway Survey Station 1+317.947; from said Point of Beginning run thence North 89 degrees 40 minutes 30 seconds East along said northern property line, a distance of 20.000 meters (65.617 feet); thence run South 00 degrees 35 minutes 04 seconds East along a line that is 20.000 meters (65.617 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 32.216 meters (105.696 feet) to the southern line of grantors property; thence run North 89 degrees 46 minutes 16 seconds West along said southern property line, a distance of 21.838 meters (71.647 feet) to the present eastern right-of-way line of Cowan Road thence run North 00 degrees 05 minutes 00 seconds West along the present eastern right-of-way line of said Cowan Road, a distance of 32.005 meters (105.003 feet) to the northern line of grantors property; thence run North 89 degrees 40 minutes 30 seconds East along said northern property line, a distance of 1.556 meters (5.105 feet) to the Point of Beginning, containing 0.070 hectares (0.172 acres), more or less, and being situated in and a part of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi.

LESS AND EXCEPT from Parcels 1 and 2 above that portion of the Parcels 1 and 2 conveyed to the City of Gulfport by Special Warranty Deeds recorded as Deed Instrument 2009 8397 D-J1 and Deed Instrument 2009 8399 D-J1, more particularly described as follows:

PARCEL A: That certain parcel of land and property off of the East end of parcel conveyed to Cowan Road and Highway 90, LLC by Land Deed Record Instrument No. 2007 8630 D-J1 situated in the Southwest 1/4 of the Southeast 1/4 (SW 1/4 of the SE 1/4) of Section 31, Township 7 South, Range 10 West, in the City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Beginning at a 3/4 inch iron pipe being the southeast corner of Lot 7 of JIM ALLEN SUBDIVISION on file and of record in Plat Book 20, Page 4, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet along the west line

of GEORGIA PLACE SUBDIVISION on file and of record in Plat Book 37 at Page 20 in the aforesaid Chancery Clerk's office, to the northeast corner of the property conveyed to the City of Gulfport per Deed Book 574 at Page 499 in the aforesaid Chancery Clerk's office and a 1/2 inch iron rod; thence North 89 degrees 50 minutes 18 seconds West 75.00 feet along the North line of said property now or formerly of Gulfport to a 1/2 inch iron rod; thence North 00 degrees 05 minutes 30 seconds East 104.21 feet to the south line of Lot 7 of said JIM ALLEN SUBDIVISION and a 1/2 inch iron rod; thence South 89 degrees 52 minutes 19 seconds East 75.00 feet to the Point of Beginning.

Said parcel contains 0.179 acres, more or less, shown and described as "Parcel B Boundary Description" on Plat of Survey prepared by J. Colter Ratliff, Professional Surveyor, as of September 4, 2009.

PARCEL B: Those certain parcels of land and property that together contain a contiguous parcel, situated and being in Section 31, Township 7 South, Range 10 West, in the City of Gulfport, First Judicial District of Harrison County, Mississippi, and being a part and parcel of the property conveyed to Cowan Road and Highway 90, LLC by Quitclaim Deed dated August 21, 2007, recorded as Deed Instrument No. 2007 8630 D-J1 in the Land Deed Records in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, particularly identified and described as follows, to-wit:

Commencing at a 3/4 inch iron pipe being the southeast corner of Lot 7 of JIM ALLEN SUBDIVISION on file and of record in Plat Book 20 at Page 4, First Judicial District of Harrison County, Mississippi; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet along the west line of GEORGIA PLACE SUBDIVISION on file and of record in Plat Book 37, at Page 20, to the northeast corner of the property conveyed to the City of Gulfport per Deed Book 574 at Page 499, and a 1/2 inch iron rod; thence North 89 degrees 50 minutes 18 seconds West 296.87 feet along the north line of said City of Gulfport property to a 1/2 inch iron rod and the Point of Beginning; thence continue North 89 degrees 50 minutes 18 seconds West 230.53 feet to the east margin of Cowan Road per conveyance to the Mississippi Transportation Commission (Deed Book 1438 Page 275) and a 3/4 inch pipe; thence North 00 degrees 40 minutes 04 seconds West 103.95 feet along said east margin of Cowan Road to the southwest margin of Lot 12, JIM ALLEN SUBDIVISION to the east margin of Cowan Road per conveyance to Mississippi Transportation Commission (Deed Book 1430 Page 646); thence North 00 degrees 32 minutes 02 seconds West 71.66 feet along said east margin of Cowan Road to a 6 inch square monument; thence North 58 degrees 46 minutes 02 seconds East 42.02 feet along the said margin of the Mississippi Transportation Commission deed for entrance to Georgia Place from Cowan Road; thence North 81 degrees 58 minutes 32 seconds East 98.84 feet, along the south margin of Georgia Place; thence South 89 degrees 52 minutes 12 seconds East 98.81 feet along the south line of Georgia Place to a 1 - 1/2 inch iron pipe being the northeast corner of Lot 10; thence run South 00 degrees 03 minutes 18 seconds West along the east line of Lot 10 a distance of 107.68 feet, to a mag nail at the southeast corner of Lot 10; thence continue South 00 degrees 03 minutes 18 seconds West a distance of 103.93 feet, to the Point of

Beginning.

Said parcel containing 1.089 acres, more or less, and being a portion of the property conveyed to Cowan Road and Highway 90, LLC per Deed Instrument Number 2007 863 D-J1, and specified in plat of survey of J. Colter Ratliff, Licensed Professional Surveyor, as of November 16, 2009.

PARCEL 3: That part of Lots 4 and 5 and the "Blackman" Lot of the URIEL WRIGHT SUBDIVISION of the Ludlow Survey per plat recorded in Deed Book 27, Page 384, in the office of the Chancery Clerk, First Judicial District of Harrison County, Mississippi, which lies north of the north right-of-way line of U.S. Highway 90, and being more particularly described as follows:

Commencing at an iron rod in an iron pipe at the intersection of the east margin of Cowan Road with the line between Section 31, Township 7 South, Range 10 West and Fractional Section 6, Township 8 South, Range 10 West; thence run North 89 degrees 38 minutes 12 seconds East for a distance of 499.07 feet to an iron rod at the northwest corner of said Lot 4 and the Point of Beginning; thence run South 00 degrees 14 minutes 43 seconds West along the west line of said Lot 4, said line being marked by a chiseled "X" on the seawall, for a distance of 570.27 feet to an iron rod on the north right-of-way line of U.S. Highway 90; thence run North 72 degrees 02 minutes 00 seconds East along said north right-of-way line for a distance of 551.71 feet to a railroad spike on the east line of said "Blackman" Lot, said line being marked by a chiseled "X" on the seawall; thence run North 00 degrees 13 minutes 24 seconds East along said east line for a distance of 517.61 feet to an iron rod at the northeast corner of said "Blackman" Lot; thence run South 76 degrees 53 minutes 22 seconds West along the south line COWAN ROAD HOMES SUBDIVISION for a distance of 134.49 feet to a concrete monument; thence run South 76 degrees 58 minutes 02 seconds West along the south line of GEORGIA PLACE SUBDIVISION and the north line of said URIEL WRIGHT SUBDIVISION for a distance of 394.50 feet to an iron rod on the township line; thence run North 89 degrees 35 minutes 41 seconds West along said township line 14.76 feet to the Point of Beginning. This parcel contains 6.59 acres, more or less.

PARCEL 4: A parcel of land located in Fractional Section 6, Township 8 South, Range 10 West, Gulfport, Harrison County, First Judicial District, Mississippi, more particularly described as:

Beginning at the intersection of the east margin of Cowan Road with the north line of Fractional Section 6, and from said Point of Beginning running thence North 89 degrees 58 minutes 30 seconds East along the north line of said Section 6 a distance of 200.1 feet; running thence South 0 degrees 18 minutes 10 seconds West a distance of 209.2 feet; running thence South 89 degrees 49 minutes 30 seconds West a distance of 208.7 feet to the east margin of Cowan Road; running thence North 2 degrees 38 minutes 30 seconds East along said east margin a distance of 210 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING TRACT:

RS

Begin at the point of intersection of the northern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10; from said Point of Beginning run thence South 89 degrees 45 minutes 10 seconds East along said northern property line, a distance of 20.000 meters (65.617 feet); thence run South 00 degrees 35 minutes 04 seconds East along a line that is 20.000 meters (65.617 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 53.819 meters (176.572 feet) to a point that is 20.000 meters (65.617 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 1+200; thence run South 05 degrees 09 minutes 34 seconds East, a distance of 10.061 meters (33.009 feet) to the southern line of grantors property; thence run North 89 degrees 45 minutes 13 seconds West along said southern property line, a distance of 24.009 meters (78.770 feet) to the present eastern right-of-way line of Cowan Road; thence run North 00 degrees 23 minutes 38 seconds East along the present eastern right-of-way line of said Cowan Road, a distance of 63.847 meters (209.472 feet) to the northern line of grantors property; thence run South 89 degrees 45 minutes 10 seconds East along said northern property line, a distance of 2.116 meters (6.942 feet) to the Point of Beginning, containing 0.145 hectares (0.358 acres) more or less, and being situated in and a part of Fractional Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi.

AND, ALSO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land situated and being located in Fractional Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the intersection of the new easterly right-of-way of Cowan Road as presently staked by State Project No. 94-9371-00-005-10 with the north line of Fractional Section 6, Township 8 South, Range 10 West, thence run from said Point of Beginning, North 89 degrees 47 minutes 57 seconds East 130.27 feet; thence run South 00 degrees 10 minutes 57 seconds West 210.56 feet; thence run North 89 degrees 38 minutes 05 seconds West 124.85 feet to the new easterly right-of-way of Cowan Road; thence run North 05 degrees 09 minutes 34 seconds West 32.75 feet along the new easterly right-of-way of Cowan Road; thence run North 00 degrees 35 minutes 04 seconds West 176.70 feet along the new easterly right-of-way of Cowan Road to the Point of Beginning.

PARCEL 5: That certain parcel of land and property situated and being in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 7 South, Range 10 West, in the City of Gulfport, Harrison County, First Judicial District, Mississippi, conveyed to the City of Gulfport, Mississippi, by Warranty Deed dated August 12, 1966 from W.H. Grove, Jr. recorded in Deed Book 574 at Page 499 of the Records of Deeds to Lands in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, LESS AND EXCEPT that part off to the West side thereof conveyed by Deed dated October 28, 1998 from the City of Gulfport to the Mississippi Transportation Commission for the widening of

Cowan Road, recorded in Deed Book 1434 at Pages 602-606 of the aforesaid records; AND SUBJECT TO: perpetual easements in favor of Bellsouth Telecommunications, Inc., upon, over and under a portion of said property to construct, operate and maintain communications facilities granted by the City of Gulfport: (1) dated August 19, 1998, recorded in Deed Book 1421 at Page 418-421 of the aforesaid records, (2) filed for record on March 1, 2000, and recorded in Deed Book 1485 at Pages 447-449 of the aforesaid records; and (3) dated August 30, 2007, recorded as Deed Instrument 2007 9109 D-J1 of the aforesaid land deed records.

AND SAID PROPERTY hereinabove identified is also more particularly described in calls and distance as shown by boundary line survey prepared by J. Colter Ratliff, P.S., dated August 26, 2009, as follows:

Commence at an iron rod being the southeast corner of Lot 7, JIM ALLEN SUBDIVISION, Plat Book 20 at Page 4, First Judicial District of Harrison County, Mississippi; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet to a 1/2 inch iron rod; thence South 00 degrees 19 minutes 38 seconds West 30 feet to a 1/2 inch iron rod and the Point of Beginning; thence South 00 degrees 19 minutes 38 seconds West 53.04 feet to the north line of the property conveyed to Cowan Road and Highway 90, LLC per Deed Instrument 2007 8631 D-J1 and a 4 inch square concrete monument, thence South 76 degrees 52 minutes 14 seconds West 86.87 feet along said north line to a 1/2 inch iron rod; thence North 89 degrees 42 minutes 10 seconds West 14.82 feet along said north line to a 1 inch iron rod; thence South 89 degrees 28 minutes 45 seconds West 296.02 feet to an iron pipe; thence South 89 degrees 41 minutes 35 seconds West 130.37 feet (more or less) to the east margin of Cowan Road and a 1/2 inch iron rod; thence North 00 degrees 35 minutes 55 seconds West 107.58 feet along said east margin to an iron pipe; thence South 89 degrees 50 minutes 18 seconds East 497.40 feet (more or less) from Cowan Road margin to a 1/2 inch iron rod; thence continue South 89 degrees 50 minutes 18 seconds East 30.00 feet to a 1/2 inch iron rod at the west margin of GEORGIA PLACE SUBDIVISION as per official map or plat in Plat Book 37 at Page 20; thence South 00 degrees 19 minutes 38 seconds West along said west margin line of GEORGIA PLACE SUBDIVISION 30.00 feet to a 1/2 inch iron rod at the Point of Beginning.

SAID PROPERTY IS SUBJECT TO perpetual easements in favor of Bellsouth Telecommunications, Inc., its successors and assigns identified and recorded as stated above and more particularly described, as follows: (1)(a) Commence at an iron rod being the SE corner of Lot 7, JIM ALLEN SUBDIVISION; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet to the Point of Beginning of easement, and thence run North 89 degrees 50 minutes 18 seconds West 30.0 feet to an iron rod; thence South 00 degrees 19 minutes 38 seconds West 30.0 feet to an iron rod; thence South 89 degrees 50 minutes 19 seconds East 30 feet; thence run North 00 degrees 19 minutes 38 seconds East 30 feet to the Point of Beginning; and (b) commence at an iron rod being the southeast corner of Lot 7, JIM ALLEN SUBDIVISION, and thence run South 00 degrees 05 minutes 30 seconds West 104.25 feet to an iron rod; thence run South 00 degrees 19 minutes 38 seconds West 30 feet to the Point of Beginning of the easement; thence run North 89 degrees 50

minutes 19 seconds West 10 feet; thence run South 00 degrees 19 minutes 38 seconds West to the north line of the property conveyed to Cowan Road and Highway 90, LLC per Deed Instrument 2007 8631 D-J1; thence run North 76 degrees 52 minutes 14 seconds East along said north line to a 4 inch square concrete monument at the southwest corner of Lot 13, GEORGIA PLACE SUBDIVISION, per Plat Book 37 at Page 20; and thence run North 00 degrees 19 minutes 38 seconds East a distance of 53.04 feet to the Point of Beginning.

And (2) commence at an iron pipe being at the southeast corner of Lot 7, JIM ALLEN SUBDIVISION, thence run South 00 degrees 05 minutes 30 seconds West 104.25 feet to an iron rod; thence South 00 degrees 19 minutes 38 seconds West 83.04 feet to a 4 inch square concrete monument; thence South 78 degrees 52 minutes 14 seconds West 86.87 feet to a 1/2 inch iron rod at the Point of Beginning of the easement; thence North 89 degrees 42 minutes 10 seconds West 14.82 feet to a 1 inch iron rod; and thence run South 89 degrees 28 minutes 45 seconds West 281.2 feet (more or less) to the southwest corner of 5.0 foot easement per Deed Book 1485 at Pages 447-449; thence North 00 degrees 22 minutes 06 seconds East 5.0 feet; thence North 89 degrees 28 minutes 45 seconds East and parallel to the south property line now or formerly City of Gulfport a distance of 296.02 feet to a point; and thence continue North 89 degrees 28 minutes 45 seconds East to the north line of property conveyed to Cowan Road and Highway 90, LLC by Deed Instrument 2007 8631 D-J1; and thence South 76 degrees 52 minutes 14 seconds West along said north line to a 1/2 inch rod at the Point of Beginning;

And (3) a 5 foot square expansion easement (Deed Instrument 2007 9109 D-J1) expanding the 5 foot easement described above from its West terminus South 89 degrees 28 minutes 45 seconds West 5 feet along the south line of property now or formerly of City of Gulfport.

LESS AND EXCEPT:

That title and right acquired by Harrison County Utility Authority in Eminent Domain action to that parcel described in Cause #D2401-13-00898, Court of Eminent Domain, Harrison County, Mississippi, and adjacent to an easement to access same, in Deed Instrument 2016 555 D-J1, dated June 15, 2015, and in Deed Instrument 2016 562 D-J1.

It being the intention of the Grantor to sell and convey all that property acquired by it in that certain Substitute Trustee's Deed dated July 1, 2016 and recorded as Deed Instrument 2016 4755 D-J1 and re-filed as Deed Instrument 2016 4758 D-J1, all in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year have been prorated 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 herein agree to pay on a basis of an actual proration. All subsequent year taxes are specifically assumed by the Grantee.

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

Witness the signature of the Grantor this 18th day of October, 2022.

POC HOLDINGS, INC.

By:

Russell Smith

RUSSELL SMITH, Special Assets Officer

STATE OF MISSISSIPPI

COUNTY OF Forrest

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, RUSSELL SMITH, who acknowledged that he is Special Assets Officer of POC HOLDINGS, INC., a Mississippi corporation, and as its act and deed, he executed the above and foregoing instrument of writing on the day and in the year therein written, he having been first duly authorized to do so.

Given under my hand and official seal of office this 18 day of October, 2022.



Rebecca Taylor
NOTARY PUBLIC

My Commission Expires: 02/18/2024

AFFIX SEAL



1st Judicial District
Instrument 2014 10395 D - J1
Filed/Recorded 12/31/2014 02:45 P
Total Fees \$ 155.00
3 Pages Recorded

Prepared by and after recording return to:

J. William Williams, MBN 99709
Williams & Nichols, PA
Post Office Box 60
Gulfport, Mississippi 39502-0060
Telephone No. (228) 265-8200
Facsimile: (228) 265-8050

Grantor's Name, Address and Telephone Number:

CHATEAU MISSISSIPPI II, L.L.C, a Mississippi limited liability company
319 Market Street
Natchez, Mississippi 39121
(601) 446-6621

Grantee's Names, Address and Telephone Number:

IB INVESTMENTS, LLC, a Mississippi limited liability company
868 Hickory Court
Daupine, Alabama 36527
(228) 381-0103

Indexing Instructions:

Fractional Section 6, Township 8 South, Range 10 West; and Units 100-129; 154-171; 200-229; 254-271; 300-329; 354-371, all of the CHATEAU DE LA MER CONDOMINIUMS, City of Gulfport, First Judicial District of Harrison County, Mississippi

**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 which is hereby acknowledged, the undersigned CHATEAU MISSISSIPPI II, LLC, a Mississippi limited liability company ("**Grantor**"), does sell, grant, convey, and warrant unto IB INVESTMENTS, LLC, a Mississippi limited liability company ("**Grantee**"), the real property, together with all improvements thereon, situated in Harrison County, First Judicial District,

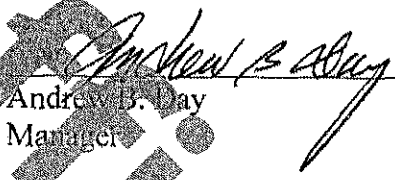
Mississippi, and more particularly described on Exhibit "A," which is hereby incorporated by reference.

The conveyance is made subject to all protective covenants, rights of way, easements, and oil, gas or mineral reservations or conveyances of use or record pertaining to the subject property.

Taxes for the current year are assumed by the Grantee.

WITNESS, the Grantor has caused this instrument to be executed, this the 31st day of December, 2014.

CHATEAU MISSISSIPPI II, LLC, a Mississippi limited liability company

By: 

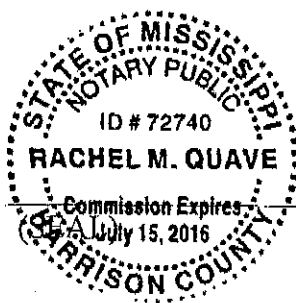
Name: Andrew B. Day

Title: Manager

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 31st day of December, 2014, within my jurisdiction, the within named ANDREW B. DAY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do

SWORN TO AND SUBSCRIBED before me on the 31st day of December, 2014.



My Commission Expires: _____


NOTARY PUBLIC

3

EXHIBIT "A"

Legal Description

A certain piece or portion of ground situated in the State of Mississippi, City of Gulfport, being a portion of fractional Section 6, Township 8 South, Range 10 West, and more fully described as follows:

Commence at the intersection of the East margin of Cowan Road and the North line of Fractional Section 6. Measure thence N 89° 58' 30" E along the North line of fractional Section 6 a distance of 200.10 feet to a point, the True Point of Beginning. Thence from the True Point of Beginning measure N 89° 58' 30" E a distance of 99.87 feet to a point; thence N 89° 4' 30" E a distance of 200.40 feet to a point; thence S 0° 18' 10" W a distance of 570.60 feet to a point on the northerly right of way line of U.S. Highway 90; thence S 72° 02' 00" W along the northerly right of way line of U. S. Highway 90 a distance of 317.10 feet to a point; thence N 0° 25' 00" E a distance of 455.90 feet to a point; thence N 0° 18' 10" E a distance of 209.20 feet to a point, the True Point of Beginning.

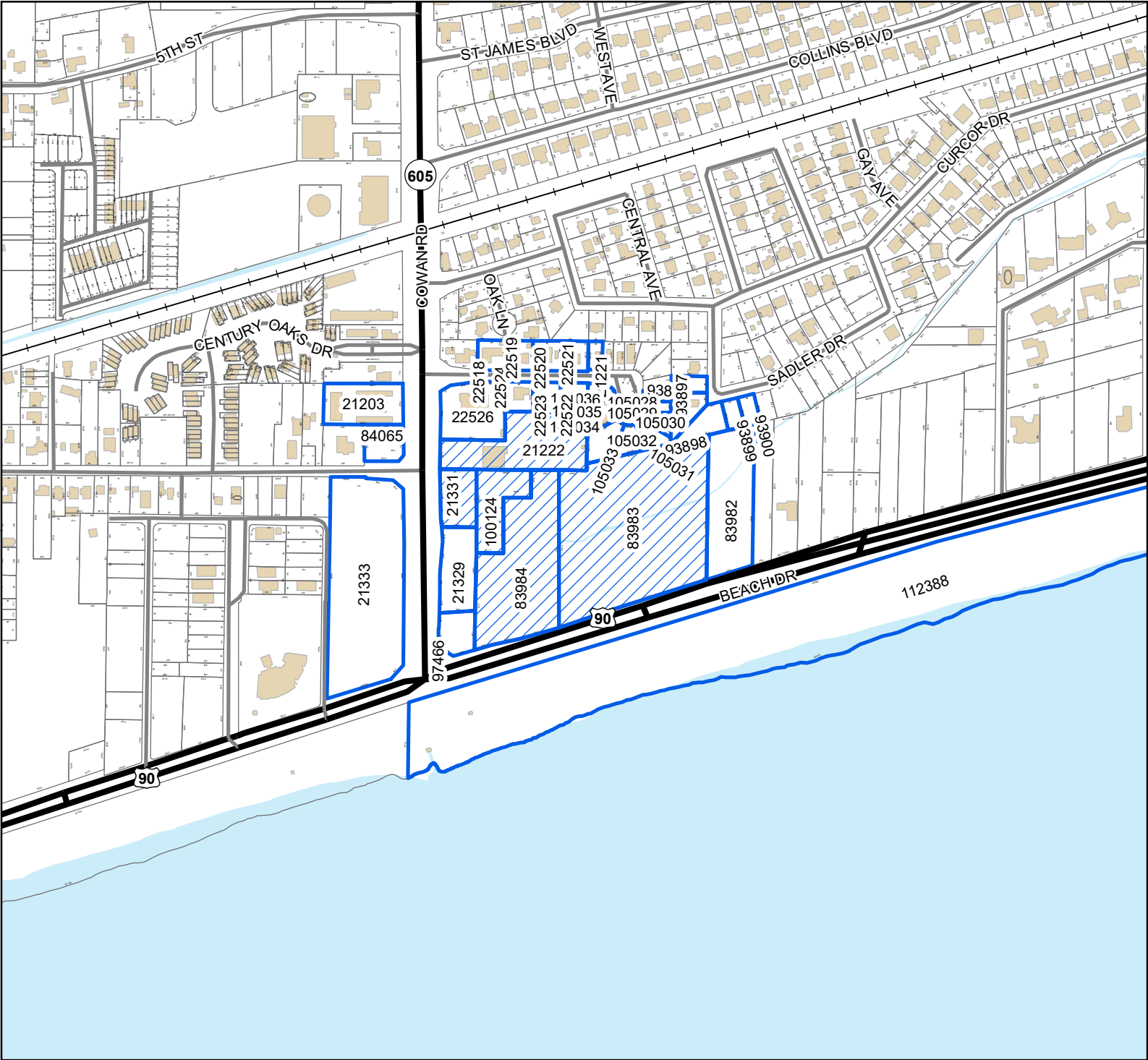
The above described property was acquired by U. S. Home Corporation by virtue of Warranty Deeds recorded in Deed Book 892, Pages 70 through 73, and Deed Book 893, Pages 416 through 417, found of record in the Records of Deeds in the Office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi.

LESS AND EXCEPT:

Begin at the point of intersection of the Western line of property of Chateau de la Mer Owners Association, Inc. with the present Northwestern right-of-way line of U.S. Highway No. 90 as shown on the plans for State Project No. 94-9371-0-005-10; from said point of beginning run thence North 00° 06' 53" East, along said Western property line, a distance of 24.52 meters (8.045 feet); thence run North 72° 42' 59" East a distance of 19.693 meters (64.610 feet) to a point that is 76.000 meters (249.345 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 1+062; thence run North 78° 20' 38" East, a distance of 31.447 meters (103.173 feet) to the present Northwestern right-of-way line of U.S. Highway No. 90; thence run South 73° 32' 24" West along said present Northwestern right-of-way line, a distance of 51.728 meters (169.711 feet) to the point of beginning, containing 0.009 hectares (0.023 acres), more or less and being situated in and a part of Fractional Section 6, Township 8 South Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi.

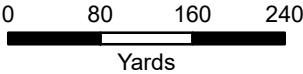
ALSO DESCRIBED AS FOLLOWS:

Condominium Unit Numbers 100 through 129, inclusive; and also Condominium Unit Numbers 154 through 171, inclusive; and also Condominium Unit Numbers 200 through 229, inclusive; and also Condominium Unit Numbers 254 through 271, inclusive; and also Condominium Unit Numbers 300 through 329, inclusive; and also Condominium Unit Numbers 354 through 371 **CHATEAU DE LA MER CONDOMINIUMS** together with all interest in the common elements thereof of the Chateau De La Mer Condominium, Gulfport, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 32, Page 38 and according to the Declaration thereof which is recorded in Book 907, Pages 1-66, in the Records of Deed in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi. Together with all appurtenances thereof, all according to the said Declaration of Condominium.



Legend

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



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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			M&P DEVELOPMENT, LLC (OWNERS)	1900 DESTREHAN AVENUE	HARVEY	LA	70058
			PETER VICARI (AGENT)	1900 DESTREHAN AVENUE	HARVEY	LA	70058
			Adjacent Property Owners				
	97466	1011C-01-012.001	VASS HOLDINGS LLC	PO BOX 835	PURVIS	MS	39475
	93896	1010N-04-011.023	FLANAGAN ERIC S & ANGELA D MARTIN	696 WILLOW MILL CT	MARIETTA	GA	30068
	22524	1010N-04-028.000	ROSS RONALD E & LYDIA J	1426 GEORGIA PL	GULFPORT	MS	39507
N	22523	1010N-04-029.000	POC HOLDINGS INC	PO BOX 516	MAGEE	MS	39111
	105028	1010N-04-019.007	ROSICK JAMES A	1549 PARSONS BEND CT	O'FALLON	MO	63366
	93897	1010N-04-011.024	GOZA KEVIN LEO & TAMMIE DORRIS	6334 WIRTZ RD	FLOWOOD	MS	39232
N	112388	1011C-02-001.000	GULFPORT CITY OF				0
	21329	1011C-01-012.000	VASS HOLDINGS LLC	PO BOX 835	PURVIS	MS	39475
	93899	1010N-04-011.026	MOEINI MOHAMMAD	P O BOX 8833	GULFPORT	MS	39506
	84065	1010M-03-006.000	ZIEGLER TERRY M	P O BOX 6460	GULFPORT	MS	39506
	83982	1011C-01-008.000	TAYLOR MARTHA A HAYS	912 BENT TREE CIRCLE	PASS CHRISTIAN	MS	39571
	105032	1010N-04-019.011	DAVENPORT PATRICIA	1132 MARIGNY	MANDEVILLE	LA	70448
	21331	1011C-01-013.000	POC HOLDINGS INC	PO BOX 516	MAGEE	MS	39111
	93898	1010N-04-011.025	GOZA KEVIN LEO & TAMMIE DORRIS	6334 WIRTZ RD	FLOWOOD	MS	39232
	105029	1010N-04-019.008	OWEN SHERRY L	P O BOX 673	GULFPORT	MS	39502
	22518	1010N-04-023.000	BELL SYLVIA M -ESTATE-	1419 GEORGIA PL	GULFPORT	MS	39501
	21221	1010N-04-019.000	PERKINS CHARLES F	401 3RD AVE NORTH	COLUMBUS	MS	39701
	100124	1011C-01-011.145	IB INVESTMENTS LLC	8682 HICKORY COURT	DAPHNE	AL	36527
	105030	1010N-04-019.009	CERNICKY CAROL & BRUCE	1472 GEORGIA PLACE	GULFPORT	MS	39507
	105036	1010N-04-019.015	CYRUS BERNIE	75124 HWY 25	COVINGTON	LA	70435
	21203	1010M-03-005.000	CURLY OAKS LLC	2187 COLLINS BLVD	GULFPORT	MS	39507
	22520	1010N-04-021.000	WOJCIK DONALD & SHAPLEY MARY	1431 GEORGIA PLACE	GULFPORT	MS	39507
	22521	1010N-04-020.000	WHITING DAVID -ESTATE-	1441 GEORGIA PL	GULFPORT	MS	39507
	93900	1010N-04-011.027	FLANAGAN ERIC SHEA & ANGELA D MARTI	696 WILLIOW MILL CT	MARIETTA	GA	30068
	105035	1010N-04-019.014	MARSHALL MICHAEL L & REBECCA B	1450 GEORGIA PL	GULFPORT	MS	39507
N	105034	1010N-04-019.013	MARSHALL MICHAEL L & REBECCA B	1454 GEORGIA PL	GULFPORT	MS	39507
	83983	1011C-01-010.000	POC HOLDINGS INC	PO BOX 516	MAGEE	MS	39111
	105033	1010N-04-019.012	GARVEY MICHAEL & JACLYN	1458 GEORGIA PL	GULFPORT	MS	39507
	105031	1010N-04-019.010	CARSEN SUSAN	10 BANEBURY COVE	GULFPORT	MS	39503
	22519	1010N-04-022.000	PAGITT JIMMY DAN & MARIE	1429 GEORGIA PLACE	GULFPORT	MS	39507
	83984	1011C-01-011.000	IB INVESTMENTS LLC	8682 HICKORY COURT	DAPHNE	AL	36527
	21333	1011D-01-001.000	DHAC REAL ESTATE LLC	853 E VALLEY BLVD	SAN GABRIEL	CA	91776
N	22526	1010N-04-026.000	GULFPORT CITY OF				0

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
22522	1010N-04-030.000	BRITT BEVERLY		1115 NEWELL RD NW	BROOKHAVEN	MS	39601
21222	1010N-04-032.000	POC HOLDINGS INC		PO BOX 516	MAGEE	MS	39111

RE: Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 1011C-01-013.000, 1011C-01-010.000, 1011C-01-011.145, 1011C-01-011.000, Zoned T4+(General Urban Zone "Plus") 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, April 27, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, April 27, 2023**. 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.

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 27, 2023 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.

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

Final Plat 2304PC042, by owner River Pointe Estates, LLC, seeking approval of final plat for 7 Single-family lots (River Point Estates Subdivision) at 10550 O'Neal Road, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, Zoned R-E (Residential Estate), Ward 6

This the 7th day of April 2023
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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: General Plan 2304PC034:

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Technical Report

*General Plan
(The Grove Townhomes)*

GENERAL INFORMATION

Case File Number: 2304PC034

Hearing Date: April 27, 2023

Current Zoning/Use: R-3 / Vacant Property

Legal: General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a 25-lot townhome development with two outparcels for detention pond and designated green space, named The Grove Townhomes.

Regulations state that the minimum property size for new townhomes in this zoning district is 3,800 square feet and 1,200 square feet for each additional unit with a front yard setback of 10 feet and a side and rear yard setback of 8 feet; with a required lot width of 14-feet. Thus, these items are properly indicated on the General Plan. The proposed properties range from 3,969 to 2,735 square feet. This property was rezoned from I-2 (Heavy Industry) to R-3 (General residence district) in December 2022. In addition, in review of the site plan; all parking requirements have been met.

The proposed parcels are located adjacent to existing city rights-of-way, and are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant has submitted a copy of the restrictive covenants as required by ordinance and application.

EXECUTIVE SUMMARY

In review of the site plan presented, the general plan meets the requirements for the new 25-lot townhome development with two out parcels. Therefore, the staff recommendation is to approve the request.

Any approval should consider these conditions:

1. Provide complete construction plans and drainage calculations at time of permitting.
2. Must meet all current Building Codes and City Ordinance.
3. As a Zero Lot Line townhouse subdivision, each unit's utilities shall be independent and shall not pass through or under another unit's structure. All electrical services shall be mounted on each townhouse. Each sanitary sewer and water service shall service each unit independently. All utilities shall be located in an easements.

Technical Report

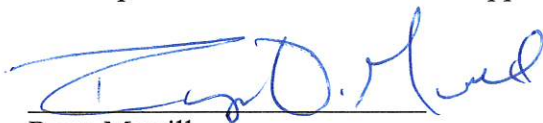
*General Plan
(The Grove Townhomes)*

DEPARTMENTAL CONDITIONS

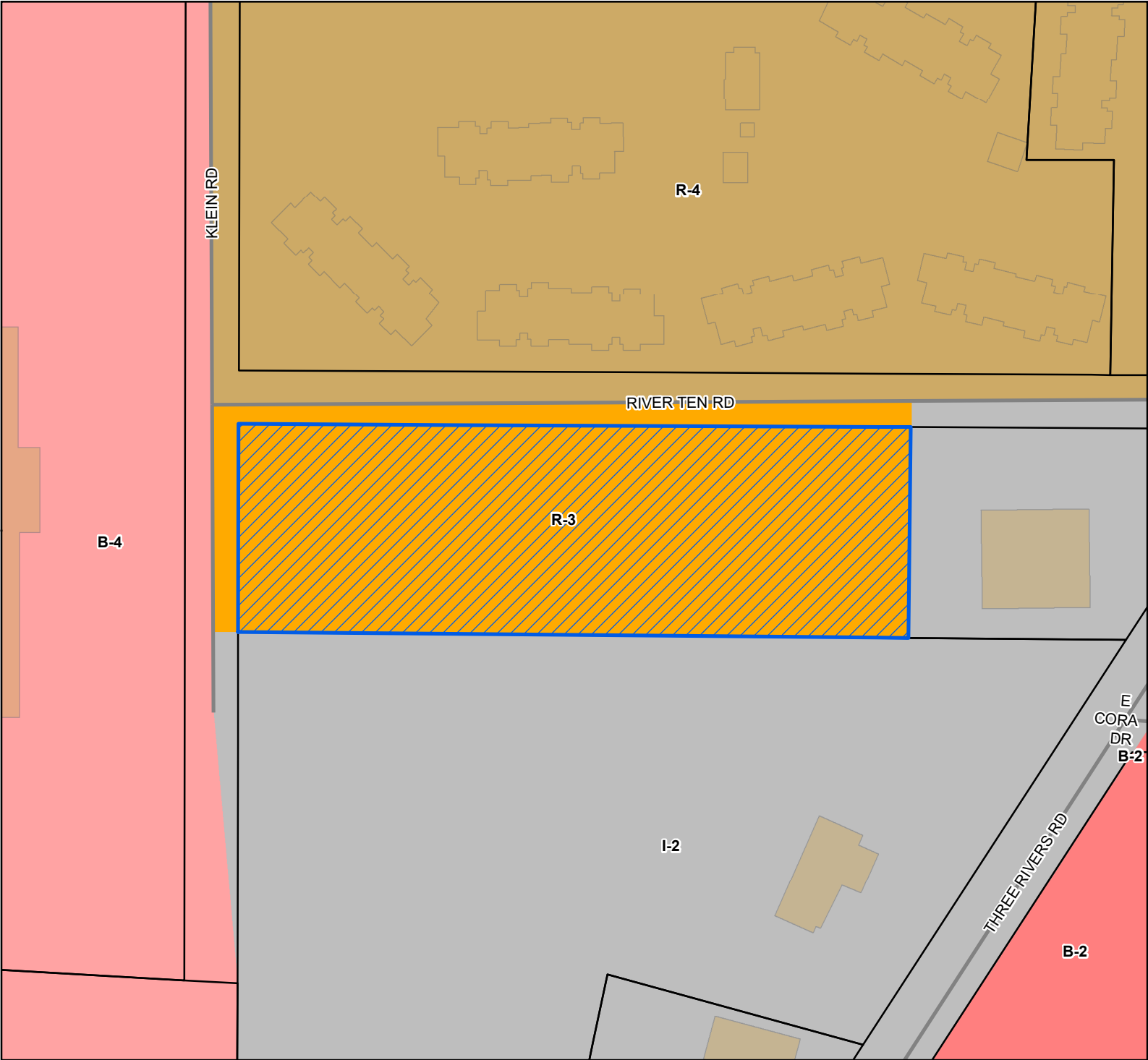
<u>Engineering:</u>	Conditions. Provide complete construction plans and drainage calculations at time of permitting. Memo dated 4/18/2023.
<u>Public Works:</u>	See engineering comments. Memo dated 4/18/2023.
<u>Traffic and Safety:</u>	No conditions. Memo dated 4/17/2023.
<u>Building Code Services:</u>	Conditions. As a Zero Lot Line townhouse subdivision, each unit's utilities shall be independent and shall not pass through or under another unit's structure. All electrical services shall be mounted on each townhouse. Each sanitary sewer and water service shall service each unit independently. All utilities shall be located in an easements. Memo dated 3/30/2023.
<u>GIS:</u>	No conditions. Memo date 4/3/2023.
<u>Police Department:</u>	No comments as of 4/18/2023.
<u>Fire Department:</u>	No conditions. Memo dated 4/13/2023.
<u>City Arborist:</u>	No conditions. Memo dated 3/30/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Ryan Merrill
Director of Urban Development Department



Site

Street

Parcels

Buildings

Zoning

B-2 - General Business District

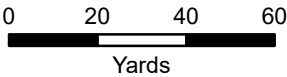
B-4 - Highway Business District

I-2 - Heavy Industry District

R-3 - General Residence (High Density)

R-4 - General Residence (High Density)

Site Information
0809B-03-017.000
Zoning: R3 (General Residence (High Density))
Size: 2.82 acres
Flood: X



1 inch = 130 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.

\$ 315.00



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

**APPLICATION FOR
GENERAL SUBDIVISION PLAN
FOR TOWNHOMES**
Property Information

For Staff Use Only

Case File #: 2304PC034Date Received: 3/3/23Receipt #: 12069957Received By: RgrZoning: R-3

Ward: _____ Flood: _____

Size: _____

TAX PARCEL #	0	8	0	9	B	-	0	3	-	0	1	7	•	0	0	0
						-			-				•			
						-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: River Ten Road and Klein Road

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

General Location: North of I-10, East of Highway 49, West of Three Rivers Road**GENERAL DESCRIPTION OF REQUEST:**New 25 Lot Townhouse DevelopmentZoning was changed from I-2 to R-3 in December 20222.82 Total Acres**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.

OWNERBlessed Investment Team, LLC
Printed Name Of Owner
PO Box 2353
Mailing Address
Gulfport, MS 39505

City	State	Zip code
<u>228-860-2203</u>		

Home Phone	Work/Cell Phone
<u>wcbuildersms@gmail.com</u>	

Email

Signature Of Owner

AGENTEngineering Xcellence, Robert K. Riemann, P.E.
Printed Name Of Agent
3103 5th Avenue, Suite B
Mailing Address
Gulfport, MS 39501

City	State	Zip code
<u>228-518-2980</u>		

Home Phone	Work/Cell Phone
<u>kris@engineeringxcellence.com</u>	

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) GREG D. WILLIAMS

ADDRESS (STREET, CITY, STATE, ZIP CODE) 824 WIRE ROAD EAST, PERKINSTON
MI, 39513

PHONE # (H) 228.297.2216 (W) _____

TAX PARCEL NUMBER(S) OWNED 0809B-03-017.000

SIGNATURE: Greg D Williams

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: _____

Designation of Agent

I, Wayne Carr, being owner of the property at 0809B-03-017.000 on River Ten Road and Klein Road which is the subject of this application hereby authorize Robert K. Riemann, P.E. 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.

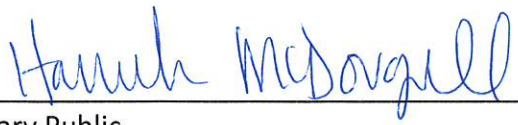
The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.


Signature

16/FEB 2023
Date

STATE OF MISSISSIPPI, COUNTY OF HARRISON

Given under my hand and seal of office this the 16th day of February, 2023.


Notary Public

11-2-24
Commission Expiration





ENGINEERING EXCELLENCE

WITH KRIS RIEMANN & ASSOCIATES

NARRATIVE

"THE GROVE" TOWNHOUSES -25 LOTS - SUBDIVISION

EXECUTIVE SUMMARY

Through this application, the property owner requests approval from the City of Gulfport to subdivide the subject property (shown below) into a 25-lot townhouse subdivision (The Grove) for the future construction of single-family high-density residential townhomes. This project will subdivide **0809B-03-.017.000 on River Ten Road & Klein Road** into a townhouse subdivision for 25 lots. As described in further detail throughout this written statement and as detailed in the preliminary plans, the townhouse subdivision will include all necessary streets, sidewalks, services, utilities, and other public improvements that are necessary to support the project. Approval of The Grove benefits the City of Gulfport by providing much-needed construction jobs, necessary street connections, future homes for people to live in, as well as permits and other fees to support City services and fund future City public works/infrastructure improvement projects.

This property was re-zoned from I-2 to R-3 in December 2022.

This written statement includes findings of fact demonstrating that the application complies with all applicable approval criteria as determined by the City of Gulfport. These findings are supported by substantial evidence which includes preliminary plans and other written documentation. This information, which is included in this application package, provides the basis for the City to approve the application.

"THE GROVE" RIVER TEN ROAD & KLEIN ROAD TOWNHOUSES

March 7, 2023

Basic Facts

Zoning/Permitted Use: The subject site was re-zoned R-3 in **December 2022**. R-3 – Multifamily Residential District.

R-3 district: Multifamily residence districts. These districts are composed mainly of areas containing multiple-family dwellings and open area where such development seems likely to occur in the future. The district regulations are designed to protect the residential character of the districts by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, parks and churches; to prevent overcrowding of the land by requiring certain minimum yard and other open spaces for all buildings; and to avoid excessive population density by requiring a certain minimum building site area for each dwelling unit.

For Townhomes:

Minimum lot area shall be: First two (2) dwelling units - 3,800 sq. ft

Each additional dwelling unit - 1,200 sq. ft.

Minimum lot width: Fourteen (14) feet

Corner lots shall be determined based on the minimum requirement as outlined in Sec IV (D) (3) and (6) as set forth below:

(3) Corner building site: In any district, a corner building site having to its rear a building site facing toward the intersection or side street shall have to provide on the intersecting or side street side of the corner building site a side yard having a width equal at least to the depth of the front yard required for a structure on the building site to the rear of the corner building site; provided, however, that this regulation shall not be applied to reduce the buildable width of the corner building site to less than thirty (30) feet

(6) Major street right-of-way: Front yard depth, and in the case of a corner building site side yard width shall be measured from the future street right-of-way of a major street established on the Plan for Circulation (Major Street Plan), a part of the Master Plan for the City of Gulfport.

- Nonresidential sites. Sites to be reserved or dedicated for parks, recreation areas, schools, or other public uses; sites, if any for multi-family dwellings, shopping centers, churches, industry, or other non-public uses exclusive of single-family dwellings.
- Building setback lines for townhomes. Minimum building setback lines. Minimum front yard setback: The same as required for each zoning district except where the development contains units located on both sides of a street constructed by the developer to the city's specifications. In this case, the minimum front yard setback shall be ten (10) feet. Minimum side yard setback: None for townhouses except that on corner lots the minimum side yard on the corner side shall be as described in the corner building site above -Sec IV (D) (3) & (6). Also, the minimum side yard required for the townhouse unit located at the end of a row of townhouses shall be eight (8) feet from the exterior lot line. Minimum rear yard setback: See Section III. Yards required for townhouses. Shall comply with district regulations.
- Maximum height. The maximum height measured from the foundation to the lower floor of the uppermost habitable level shall not exceed twenty (20) feet in R-1, R-2, and R-O districts. In all other zoning districts, the maximum height is established in Section III, District Regulations.
- Maximum lot coverage. A townhouse dwelling including accessory structures shall not occupy more than seventy-five (75) percent of the lot area.
- Townhouses shall be constructed up to side lot lines without side yards and no windows, doors or other openings shall face a side lot line except that the outside wall of end units may contain such openings.
- Adjoining land. The approximate direction and gradient of the ground slope, including any levees or embankments; the character and location of buildings, railroads, power lines, towers, and other nearby residential land uses or adverse influences; and names of recorded subdivision plats of adjoining platted land by record name, date and number and the names of Record owners of adjoining unsubdivided land.
- Parking spaces. Minimum off-street parking spaces shall be as required in section IV, except where a townhouse lot is less than eighteen (18) feet in width the required parking spaces may be designed to allow vehicles to be parked in a vertical line and each space shall be at least eight (8) feet wide and eighteen (18) feet long.
- The maximum length of a row of townhouses shall not exceed two hundred twenty-five (225) feet. When an end unit of row houses does not side on a street, an open space or court of at

least twenty (2) feet in width shall be provided between it and the adjacent row of townhouses. However, where two (2) rows of townhouses which together are less than two hundred twenty-five (225) feet in length and immediately adjacent to each other, this open space between the ends of the two (2) buildings may be reduced to a minimum of fifteen (15) feet.

Site Description / Setting: The applicant's property is approximately 2.8 acres in size and is generally located east of Klein Road and south of River Ten Road. Over time, the surrounding area has been developed with streets, sidewalks, and multi-family residential homes and apartments. The existing site topography is very flat (+/- .02% slope), with only +/- 1.5 feet of elevation gain from the southwest to the northeast, a linear distance of approximately 640 feet. The majority of the property is cleared of vegetation, with a few scattered trees located near the southern border of the property. After performing the field survey, it had been determined that there are **NO Trees** scheduled to be removed.

The proposed townhouse subdivision will yield 25 lots within the existing R-3 zone which contains 0 acres of wetlands on the 2.82 total tract. Therefore, we will be building on the entire 2.82 acres minus the green space and detention pond.

Wetlands. There are NO Wetlands on this project site.

Project Description:

The proposal involves the creation of 28 lots to accommodate the future construction of multi-family townhouse residences. There are no existing structures on the site. To effectively develop the property to its permitted residential density, access (streets) and services are proposed to be provided to all portions of the property. Each of the lots is proposed to be provided with individual sanitary sewer, storm sewer, and water service, as well as utilities such as electrical, gas, phone, cable, etc. The property is efficiently served by existing sewer infrastructure and water. Below are some details concerning the lots.

Lots A, B, and C will be dedicated to the Home Owner's Association for each purpose listed below.

- Lot A – Detention Pond owned and maintained by the Home Owner's Association

- Lot B – Green Space to be owned and maintained by the Home Owner's Association
- Lot C – Green Space to be dedicated to a mailbox cluster to be owned and Maintained by the Home Owner's Association.

Fence Surrounding the Subdivision along River Ten Road and Klein Road shall be a maximum of 6-8 feet high.

Additional details concerning the proposal can be gleaned from the preliminary plans, which are included in the application materials along with this project narrative and other written materials.

Citizen Participation: The City will send notice of this proposal to property owners within three hundred feet of the subject property, as well as various City departments, and other agencies to solicit public input.

Residential Density Calculations: The site is approximately 2.82 acres (122,839 square feet) of buildable space in size. The lot size for the 28 lots range in the project is 2,160 square feet to 7,536 square feet. Therefore, the proposed subdivision complies with the density as required by the zoning.

Facilities

The following facilities currently serve the existing lots and are available for the proposed lots:

1. Sewer - City of Gulfport/HCUA
2. Water - City of Gulfport/HCUA
3. Drainage - City of Gulfport
4. Natural gas - Centerpoint
5. Electric service - Coast Electric Power Association
6. Fire protection & Emergency response - City of Gulfport
7. Waste Disposal - HCUA Contract
8. Law Enforcement – City of Gulfport

Natural Environment

Site Soils.

Stormwater quantity should be greater than the open ditches because of flow along concrete curb and gutters. Stormwater quality should be improved because the proposed retention pond will remove silt and impurities from storm runoff.

Lawns, shrubs, and trees will be managed by the homeowners and increase the quality of the vegetation.

Future Development

The proposed utility additions to the water system will provide fire protection as well as water system access to the many residents inside "The Grove" Townhouses.

Surrounding Land Use

The proposed multi-family lots and landscape areas along River Ten Road and Klein Road are similar to the surrounding area. The proposed lots will have safer access to the inside of the subdivision. The proposed subdivision will have one access road from Klein Road with a cul-de-sac as required by the Fire Department.

No negative impacts are apparent that need mitigation.

Phasing Plan

No phases are proposed for this development plan. The subdivision shall be constructed in 1 phase.

Meeting Minutes The Grove Townhouses

I. Urban Development:

- A townhome is defined as 3 units or more. 2 units is considered a duplex therefore the proposed site plan would not be allowed.
- Lot 11 for a single family does not meet lot size requirements.
- A property line cannot run through the middle of a duplex.
- A "5-plex" can be done. A row of townhomes cannot exceed 225-feet.
- Consider connecting the two single family homes to the duplex in between them. Also consider connecting the other duplex to the 4-plex next to it.
- If there are 25 or more platted lots, Architectural Review Committee design standards will apply to the whole site.
- A general plan is needed with a final plat. General plan's require Planning Commission approval. Final plat's require Planning Commission approval as well as City Council approval.
- Each bedroom must have a window.
- The setback for a townhome can go as low as 10-feet if there are townhomes on both sides of the street.
- A land disturbance permit is required. When applying for such, turn in a SCNOI (small construction notice of intent).

II. Engineering/Public Works:

- If 6-inch water pipes are in place or being used then it needs to be looped.
- Sewer profile and geometry with the road is needed.
- Do everything you can to get the pond to drain and stay dry.



- 
- Some of the property's elevation is 3-feet lower than Riverten Road.
 - Underground detention is a possibility.
 - Downstream improvements instead of a pond are a possibility.
 - Consider sidewalks and a crosswalk to the school.

III. Fire:

- Street width and fire hydrants look good.
- 97-feet total width pavement is required for a cul-de-sac.

IV. Leisure Services:

- N/A

V. Police:

- N/A

Attendees

Kaitlyn Klingenger	City of Gulfport Urban Development
Geoff Hittner	City of Gulfport Urban Development
Greg Holmes	City of Gulfport Urban Development
Su-Lin Featherston	City of Gulfport Urban Development
Ryan Merrill	City of Gulfport Urban Development
Jeremy Harrison	City of Gulfport Engineering
Greg Marks	City of Gulfport Fire
Alan Featherston	City of Gulfport Leisure Services
Tyler Gentry	City of Gulfport Public Works
Kris Riemann	Engineering Xcellence



Meeting Minutes The Grove Townhouses

I. Urban Development:

- A townhome is defined as 3 units or more. 2 units is considered a duplex therefore the proposed site plan would not be allowed.
- Lot 11 for a single family does not meet lot size requirements.
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- Consider connecting the two single family homes to the duplex in between them. Also consider connecting the other duplex to the 4-plex next to it.
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- A general plan is needed with a final plat. General plan's require Planning Commission approval. Final plat's require Planning Commission approval as well as City Council approval.
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- A land disturbance permit is required. When applying for such, turn in a SCNOI (small construction notice of intent).

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- If 6-inch water pipes are in place or being used then it needs to be looped.
 - Sewer profile and geometry with the road is needed.
 - Do everything you can to get the pond to drain and stay dry.
- 
- 

- Some of the property's elevation is 3-feet lower than Riverton Road.
- Underground detention is a possibility.
- Downstream improvements instead of a pond are a possibility.
- Consider sidewalks and a crosswalk to the school.

III. Fire:

- Street width and fire hydrants look good.
- 97-feet total width pavement is required for a cul-de-sac.

IV. Leisure Services:

- N/A

V. Police:

- N/A

Attendees

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Geoff Hittner	City of Gulfport Urban Development
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Su-Lin Featherston	City of Gulfport Urban Development
Ryan Merrill	City of Gulfport Urban Development
Jeremy Harrison	City of Gulfport Engineering
Greg Marks	City of Gulfport Fire
Alan Featherston	City of Gulfport Leisure Services
Tyler Gentry	City of Gulfport Public Works
Kris Riemann	Engineering Xcellence



DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

December 22, 2022

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Carr Wayne
21680 Saucier Fairely Road
Saucier, MS 39574

Williams Greg D.
824 Wire Road East
Perkingston, MS 39573

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Zoning Map Amendment 2211PC209, by agent Robert Reimann, tax parcel 0809B-03-017.000, Requests to rezone from I-2 (Heavy Industry) to R-3 (General residence), River Ten Rd & Klein Rd, Zoned I-2 (Heavy Industry), Ward 7

To Whom It May Concern:

On Tuesday, December 20, 2022, the Gulfport City Council considered the above rezoning request. This letter is your official notification that the City Council **approved** the rezoning from **I-2 (Heavy Industry) to R-3 (General residence)**.

A building permit must be secured within one year of the rezoning of the subject property and must be issued for the use for which the applicant requested the rezoning as required in Sec IX (B) of the Comprehensive Zoning Ordinance. The failure to secure a building permit and/or failure to maintain a valid building permit shall result in the reversion of the Zoning classification of the subject property back to its original classification.

If you have any questions, please contact this office.

Sincerely,
City of Gulfport Planning Division

c. Agent



John 1st Judicial District
Instrument 2013 5492 D - J1
Filed/Recorded 8/ 8/2013 10:09 A
Total Fees \$ 12.00
8 Pages Recorded

PREPARED AND RETURN TO:
Frederick T. Hoff, Jr., Esq. (MBN 2495)
Jones Walker LLP
P. O. Box 160
Gulfport, MS 39502-0160
228-822-8538

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL 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, the undersigned, as Grantor:

Frederick T. Hoff, Jr., Trustee
of and under the Roy Anderson, Jr. Revocable Trust
Post Office Box 6623
Gulfport, Mississippi 39506-6623
Tel.: (228) 822-8536

does hereby sell, convey and warrant specially unto the following, as Grantee:

RJJ Properties, LLC,
a Mississippi limited liability company
Post Office Box 520
Gulfport, Mississippi 39502-0520
Tel.: (228) 594-4002

the following described land, together with all improvements situated thereon and all appurtenances and hereditaments thereunto appertaining or in anywise belonging, which are situated and located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Exhibit "A"--Attached

Index: SW ¼ of NW ¼, S15, T7S, R11W, FJD, Harrison County, MS

This instrument was prepared based on information furnished by the Grantor, and no independent title search has been made.

Roy Anderson, Jr. died on April 20, 2011, and his estate has been administered by the Chancery Court of the First Judicial District of Harrison County, Mississippi, in Cause No. 11-01036(4).

The conveyances set out herein are subject to all prior restrictive covenants, rights-of-way, reservations and easements of record relating to the above-described land.

Ad valorem taxes for the year 2013 are hereby assumed by the Grantee herein.

WITNESS MY SIGNATURE this the 6th day of August, 2013.


Frederick T. Hoff, Jr., Trustee

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally came and appeared before me, the undersigned authority in and for the aforesaid state and county, the within named **Frederick T. Hoff, Jr.**, who acknowledged that he is the trustee of the **Roy Anderson, Jr. Revocable Trust**, and that in his fiduciary capacity as trustee of the aforesaid trust, he executed and delivered the above and foregoing instrument, being a certificate of trust, after being duly authorized so to do.

Given under my hand and official seal of office, this 6th day of August, 2013.


Notary Public

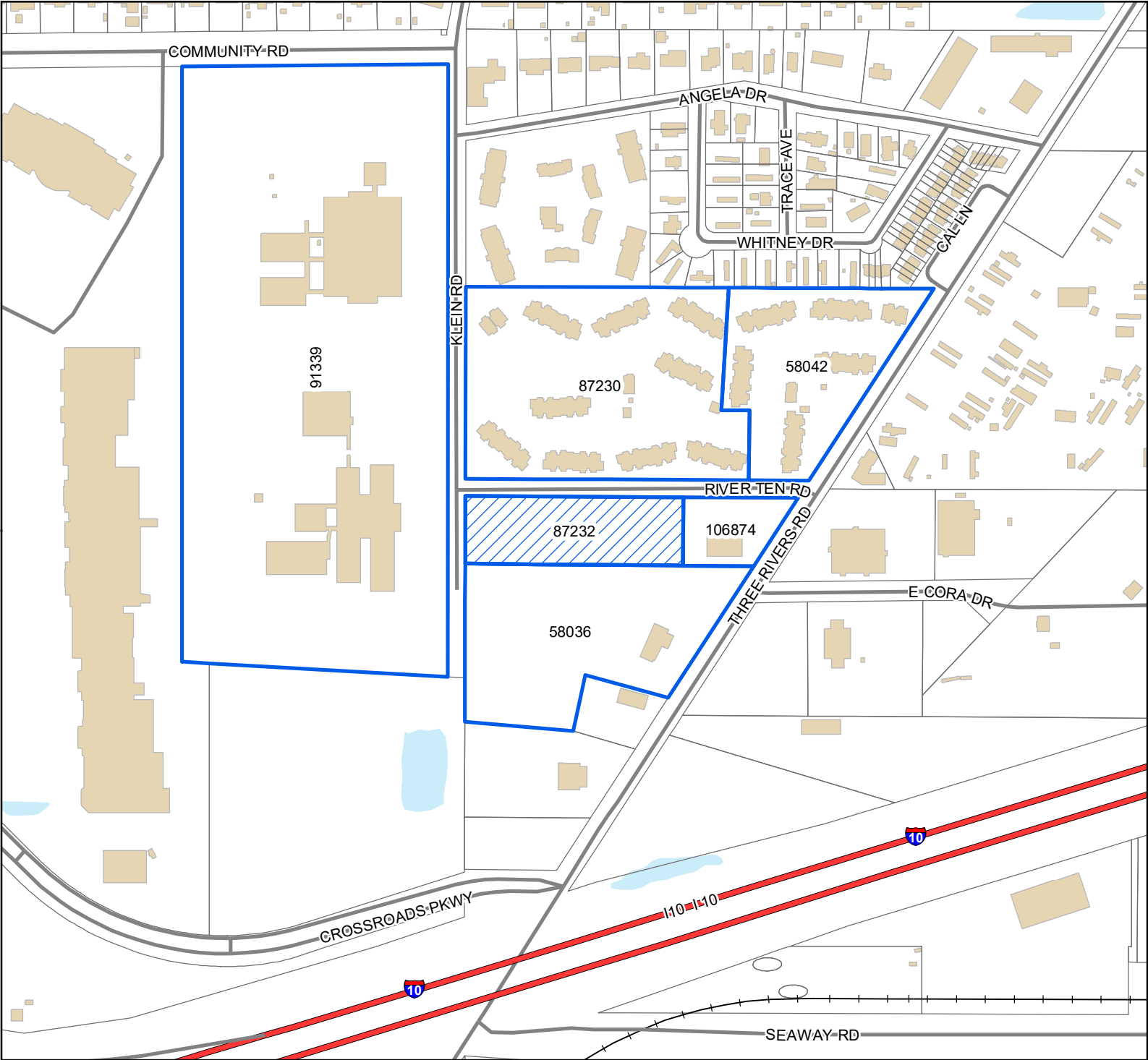
My Commission Expires:

9-13-2015



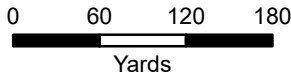
EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the NW corner of Section 15, Township 7 South, Range 11 West, Harrison County, Mississippi; thence run South 1343.5 feet to an iron pipe which marks the intersection of the south margin of River-Ten Road and the east margin of Klein Road for a point of beginning; thence run South along said east margin of Klein Road 195.0 feet to an iron pipe which is 1091.6 feet north of a concrete marker which is the SW corner of the NW 1/4 of said Section 15; thence continue East 834.1 feet to the west margin of Three Rivers Road; thence run North 33 degrees 03' 20" East along west margin of Three Rivers Road 232.6 feet to its intersection with the South margin of River Ten Road; thence run West along the south margin of River Ten Road 961.0 feet to the Point of Beginning. Being the same property as Lots 6 through 9 of River Ten Park, previously platted and vacated.



Legend

- Site
- Adjacent Properties
- Interstate Highway
- Street
- Railroad
- 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
Y		0809B-03-017.000	BLESSED INVESTMENT TEAM LLC(OWNER)	P O BOX 2353	GULFPORT	MS	39505
			GREG D WILLIAMS(OWNER)	824 WIRE RD EAST	PERKINGSTON	MS	39573
			ENGINEERING XCELLENCE(AGENT)	3103 5TH AVE SUITE B	GULFPORT	MS	39501
N			Adjacent Property Owners				
	87230	0809B-03-016.000	MMI CAPITAL PARTNERS "THE PALMS" LLC	P O BOX 16506	MOBILE	AL	36616
N	58042	0809B-03-015.000	MMI CAPITAL PARTNERS "THE PALMS" LL	P O BOX 16506	MOBILE	AL	33616
	106874	0809B-03-017.001	AIRGAS USA LLC	2015 VAUGHN ROAD	KENNESAW	GA	30194
	58036	0809B-03-018.000	BP INVESTMENTS LLC	11514 TREELAWN ST	GULFPORT	MS	39503
	87232	0809B-03-017.000	RJJ PROPERTIES LLC	10 BAYOU PLACE	GULFPORT	MS	39503
	91339	0809C-01-002.000	HARRISON CO SCHOOL BOARD	P O BOX 1090	GULFPORT	MS	39502

RE: General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (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, April 27, 2023**, 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, April 27, 2023**. 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.

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 27, 2023 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.

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

Final Plat 2304PC042, by owner River Pointe Estates, LLC, seeking approval of final plat for 7 Single-family lots (River Point Estates Subdivision) at 10550 O'Neal Road, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, Zoned R-E (Residential Estate), Ward 6

This the 7th day of April 2023
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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Planning Commission Approval 2304PC036:

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorrain Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2304PC036

Hearing Date: April 27, 2023

Current Zoning/Use: B-2 / Commercial Structure

Legal: Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

TECHNICAL DETAILS

Applicant is seeking Planning Commission approval for use of a car wash and storage facility at the intersection of Lorraine Road and Dedeaux Road. The larger lot (1008M-01-008.000) location has been vacant for several years. The adjacent parcel is the old location of Captain Al's restaurant. It too has been vacant for a few years. That facility will be an improvement to that location. The storage facility and car wash will be of use to the ever-developing communities in the area.

As proposed, the applicant states the development schedule will begin later this year and should be completed by 2024.

EXECUTIVE SUMMARY

By ordinance, the planning commission may "establish conditions and limitations with respect the site plan. The proposed site plan is clear and concise about the future development and the desired building use is in harmony with the direction of positive growth for Lorraine Road; it is in harmony with the other businesses on Lorraine Rd and Dedeaux Rd. Therefore, staff recommendation is to approve the request.

Any approval should consider these conditions:

1. Approval allows for a carwash use and a warehouse use.
2. Provide complete construction plans and drainage calculations at the time of permitting.
3. Must meet all current building codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: Provide complete construction plans and drainage calculations at the time of permitting. Memo dated 04/18/23.

Technical Report
PLANNING COMMISSION APPROVAL

Public Works: Provide construction plans at the time of permitting. Memo dated 04/18/23

Traffic and Safety: No conditions. Memo dated 04/17/23.

Building Code Services: Must meet all current building Codes and City of Gulfport Ordinances. Memo dated 04/17/23

GIS: No conditions. Memo dated 04/13/23

Police Department: No conditions.

Fire Department: No conditions. Memo dated 04/13/23.

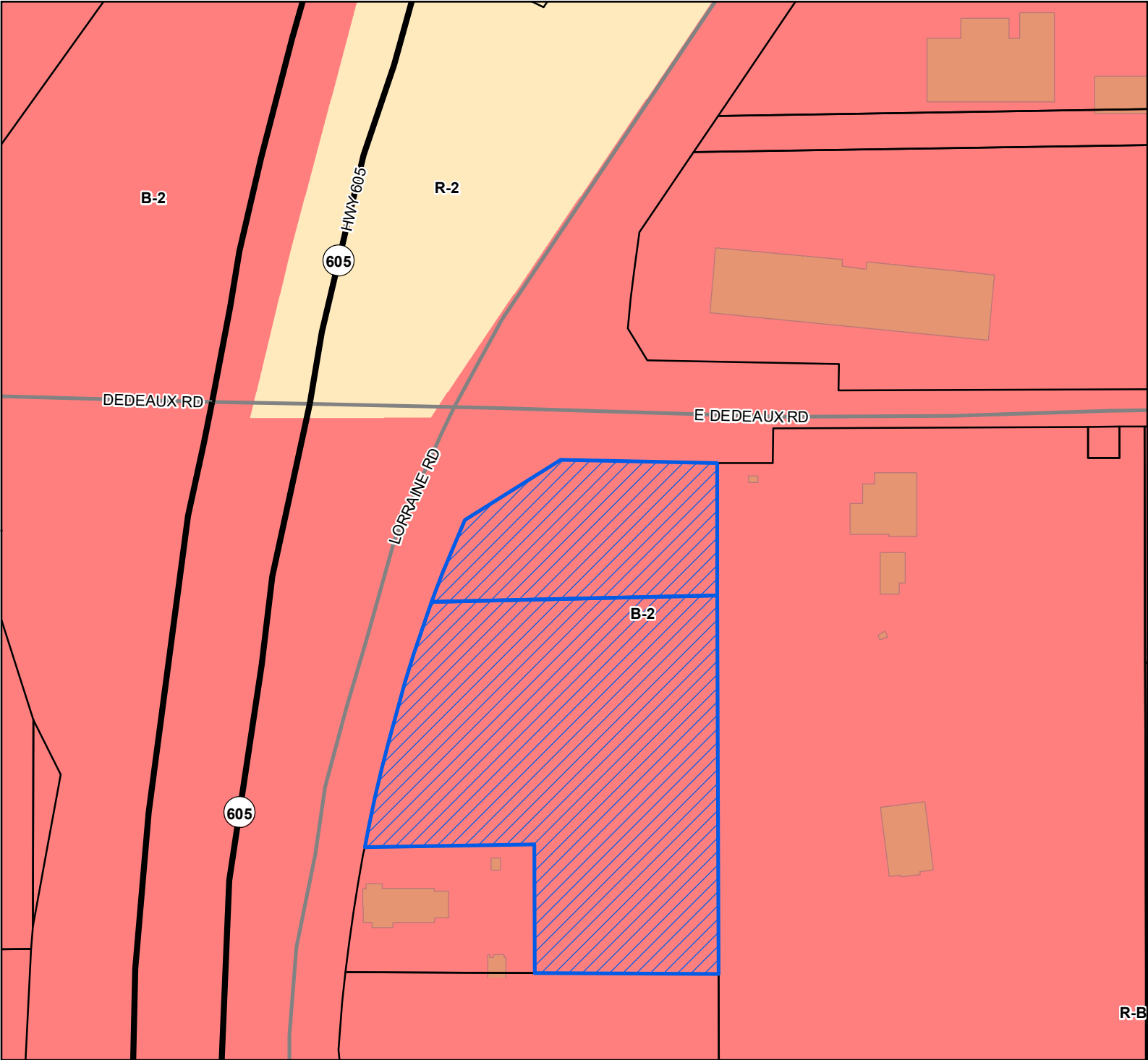
City Arborist: No conditions. Memo dated 04/13/23.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Ryan Merrill
Director of Urban Development Department



Site

US or State Highway

Street

Parcels

Buildings

Zoning

B-2 - General Business District

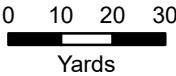
R-2 - Single Family Residence District (Medium Density)

R-B - Residence-Business District

Site Information

1008M-01-007.000
Zoning: B-2 (General Business District)
Size: 21017.71 sqft
Flood: X

1008M-01-008.000
Zoning: B-2 (General Business District)
Size: 1.497 acres
Flood: X



1 inch = 110 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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Case Number: 2304 PC036Date Received: 03/06/2023

Receipt Number: _____

Received By: J. A.Zoning: B-2Ward: 6 Flood: _____Size: 1.97 acres

Property Information

TAX PARCEL #

1	0	0	8	M	-	0	1	-	0	0	8	•	0	0	0
1	0	0	8	M	-	0	1	-	0	0	7	•	0	0	0
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 11236 Lorraine Rd Gulfport/11248 LORRAINE RD - GPT

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

General Location: signalized hard corner of Lorraine & DEDEAUX

GENERAL DESCRIPTION OF REQUEST:

zoning approval for use of CARWASH AND STORAGE FACILITY in current B2 zoning

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.

SEE ATTACHED OWNER

Printed Name of Owner

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Owner

AGENT

Stacy Elentieris Barber

Printed Name of Agent

10291 3rd Ave Sta B

Mailing Address

D'berville, MS 39540

City

State

Zip code

228-275-7653 / 228-547-0293

Home Phone

Work/Cell Phone

SLB123@gmail.com

Email

Stacy Elentieris Barber

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.

OWERSHIP 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 1:

Gary Richard
PRINTED NAME OF OWNER
11034 Shore Crest Rd
MAILING ADDRESS
Biloxi MS 39532
CITY STATE ZIP CODE
HOME/CELL NUMBER [Signature] EMAIL
SIGNATURE OWNER 1

OWNER 2:

GERRY RICHARD
PRINTED NAME OF OWNER
11041 SHORECREST RD
MAILING ADDRESS
Biloxi MS 39532
CITY STATE ZIP CODE
228-326-5240
HOME/CELL NUMBER EMAIL
[Signature]
SIGNATURE OWNER 2

OWNER 3:

Kathleen T. Trine
PRINTED NAME OF OWNER
11022 Shorecrest Rd.
MAILING ADDRESS
Biloxi MS 39532
CITY STATE ZIP CODE

228-229-4917 Kaine Kprine28@gmail

HOME/CELL NUMBER EMAIL

Katherine Kprine

SIGNATURE OWNER 3

OWNER 4:

Larry Richard

PRINTED NAME OF OWNER

PO Box 372

MAILING ADDRESS

Hondale LA

39748

CITY

STATE

ZIP CODE

229 94 3984

HOME/CELL NUMBER

EMAIL

Larry Richard

SIGNATURE OWNER 4

OWNER 5:

Jacqueline E. Richard

PRINTED NAME OF OWNER

1788 Medical Park Dr

MAILING ADDRESS

Biloxi MS

39532

CITY

STATE

ZIP CODE

HOME/CELL NUMBER

EMAIL

Jacqueline E. Richard

SIGNATURE OWNER 5

IN THE CASE OF MULTIPLE OWNERS, SUCH AS THIS ONE, THE FOLLOWING WILL BE THE PERSON WHO WILL BE ACTING AS THE DESIGNATED SPOKE PERSON /AGENT FOR OWNERS:

DESIGNATED SPOKESPERSON/AGENT

STACEY EUTERIU BARBER

PRINTED NAME OF DESIGNATED AGENT

Premier Properties

TITLE

Broker/owner

10291 3RD AVE Ste B

Diberville, MS 39540

BUSINESS/CELL NUMBER

228-547-0293 Step123@gmail.com

EMAIL

SIGNATURE DESIGNATED SPOKESPERSON/AGENT

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, 2023, with my jurisdiction, the written named

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

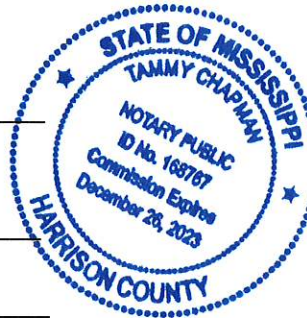
WITNESS my hand and official seal.

Tammy Chapman

SIGNATURE OF NOTARY exp- 12-26-23

Affiant of Notary _____ Produced ID _____

Type of ID 1168787



There has been historical growth along Lorraine Cowan Road with exponential growth and development at Exit 38 off of Interstate 10. Since the initial zoning of this property, multiple businesses have emerged, which services transients and residents alike. Further developments, such as the Harrison County Industrial Seaway Complex, and the expansion and connection to Highway 605, have increases activity to this location. Captain Al's restaurant was very successful in this location since 1993 and when they relocated it made way for a new type of use.

The vast increase of residential developments, commercial development and increased transient traffic leads to the need for development of a higher use at this signalized intersection.

The proposed use for this rezoning application is similar in nature as the current zoning. It will provide a service to both residents and transient traffic while filling a market void. The first proposed use of a new 3 story secure climate controlled storage facility will fill the increased demand in the self storage market, with occupancy rates reaching more than 90% since 2015. By 2019 ,the self storage industry has reached over \$87 Billion overall. The second proposed use of this property is a Fully automated car wash. This location will fill a market gap since the closest car washes are located on Pass Road or Highway 49. The close proximity to the Interstate will pull transient traffic off of the highway as well as provide a service to local employees and residents in the surrounding area.

Prasant Patel is the potential Purchaser/Developer for this property. He is a successful developer and business operator and has owned and operated businesses on the Gulf Coast since the early 2000's. He currently owns and operates hotels, car washes and storage facilities and currently has several under construction.

The development schedule for the proposed, will be as follows:

- Once the new zoning use has been approved, Mr .Patel will close in June-July 2023.
- Architectural and Engineering to be completed August-Sept 2023
- Permit issued Q4 2023
- Car Wash Opening Q4
- Storage Facility Opening Q1 2024

The effects on the surrounding property will be complimentary. With the increased development of car dealerships, gas stations and fast food restaurants, as well as all of the new residential developments to the north, both of these uses will provide services for everyone that they don't currently have in the immediate area and will increase quality of life and convenience for everyone.

With Mr. Patels proven track record of success and performance, both uses will be an asset to the subject property as well as the neighborhood and surrounding areas alike.

Transportation and access -

- No new access will be needed. It is a signalized existing intersection.

Water supply -

- Existing utilities from previous businesses

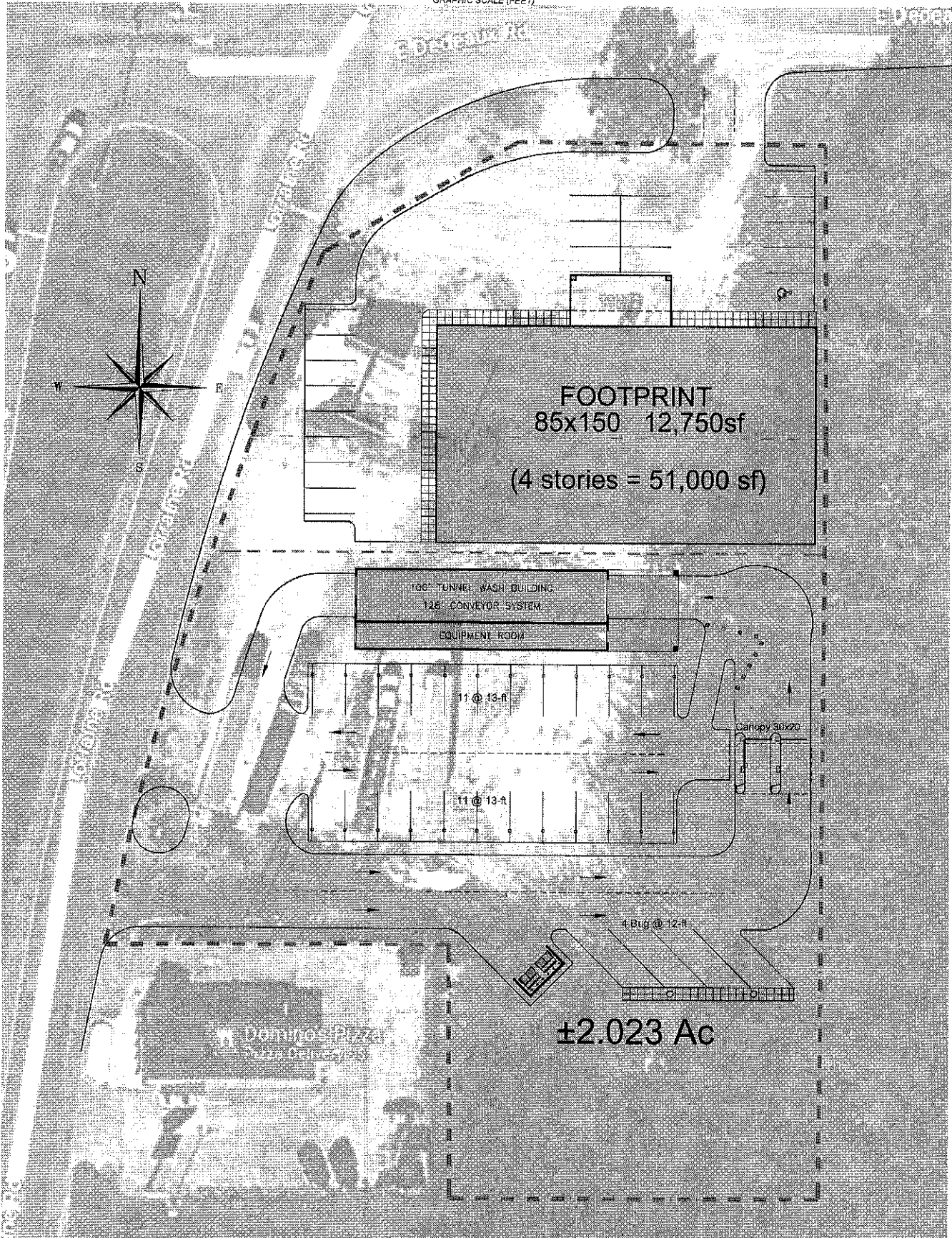
Waste disposal -

- existing utilities from previous business

Fire and Police Protection -

- not seeking anything that is not currently available. No other public facilities needed.

This site provides on site turn around and points of ingress and egress and will not create congestion or traffic hazards. These parcels will be combined to create a planned building group.





J. Nichols 1st Judicial District
Instrument 2011 2781 D -J1
Filed/Recorded 4/21/2011 04:30 P
Total Fees \$ 12.00
2 Pages Recorded

Prepared by and after recording return to:
Erich Nichols (MBN 102588)
Watkins Judlam Winter & Stennis, P.A.
Post Office Box 160
Gulfport, Mississippi 39501
Telephone No. (228) 864-3094

Grantor's Name, Address and Telephone Number:
Gary Albert Richard,
Executor of the Estate of Clyde Warner Richard
11036 Shorecrest Road
Biloxi, Mississippi 39532
Telephone No. (228) 392-6968

Indexing Instructions: NE 1/4 of SW 1/4,
S7 T17S R10W Harrison County, MS

Grantee's Name, Address and Telephone Number:
Clyde Warner Richard Family Trust
11019 Shorecrest Road
Biloxi, Mississippi 39532
Telephone No. (228) 392-5641

STATE OF MISSISSIPPI
COUNTY OF HARRISON

EXECUTOR'S DEED

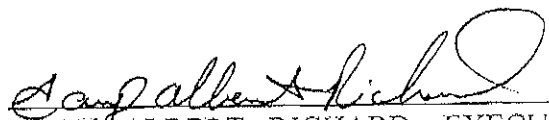
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GARY ALBERT RICHARD, EXECUTOR OF THE ESTATE OF CLYDE WARNER RICHARD, ("Grantor"), pursuant to that Order Granting Waiver of First and Final Accounting, Authorizing Distribution of Estate Assets, Closing the Estate and Discharging the Executor, Cause No. C2402-10-524(2), does hereby sell, convey, and warrant unto CLYDE WARNER RICHARD FAMILY TRUST ("Grantee"), the real property together with all improvements thereon situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as:

A parcel of land situated and being located at the following: Beginning at 852.7 feet west and 15 feet South of the Northeast corner of Southwest ¼ of Section 7 on south margin of Price Road South 128.3 feet West 236.6 feet to East margin of Lorraine Road northerly along road to Price Road East along Road to point of beginning being part of Lot 5 partition of Jesse Richard (unrecorded), part of Northeast ¼.

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.

Taxes for the current year are assumed by the Grantee.

WITNESS, the Grantor has caused this instrument to be executed, this the 21st day of April, 2011.


GARY ALBERT RICHARD, EXECUTOR OF
THE ESTATE OF CLYDE WARNER RICHARD

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this, the 21st day of April, 2011, within my jurisdiction, the within named GARY ALBERT RICHARD, who acknowledged that he is the EXECUTOR OF THE ESTATE OF CLYDE WARNER RICHARD, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.


NOTARY PUBLIC

My commission expires:

11-15-2013

TITLE NOT EXAMINED.



BOOK 1530 PAGE 560

STATE OF MISSISSIPPI

COUNTY OF HARRISON



1st Judicial District

Instrument Number 2001 1271 D

Filed 2 19 2001 12 43 N

Total Fees 8.00

Book 1530 Page 560 Sub 2-20-01



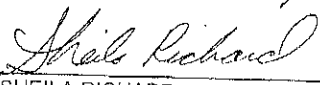
QUITCLAIM DEED

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, I the undersigned SHEILA RICHARD, wife of GARY RICHARD, do hereby sell, convey and quitclaim unto GARY RICHARD all of my interest in the following described real property and improvements contained thereon situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

A lot or parcel of land containing 1.96 acres more or less lying and being situated in Lot No. 5 in the North East 1/4 of the South West 1/4, Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi, and more particularly described as beginning at the South East corner of Lot No. 5 of the subdivision of the North East 1/4 of the South West 1/4, Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi, as recorded in Deed Book 190 at Page 474, run South 89° 55' West along the south line of Lot No. 5 for 320.97 feet to a point on the east line of Lorraine Road; thence North 00° 04' 30' East along the east line of Lorraine Road, 52.58 feet to a concrete monument; thence North 18° 56' East along the east line of Lorraine Road 259.82 feet to a concrete monument; thence North 89° 55' East 236.6 feet to an iron pin; thence south 298.22 feet to the point of beginning.

This Conveyance is subject to any and all recorded deeds of trust, easements, rights of way, mineral reservations, restrictive covenants and prior reservation of any oil, and gas, and matters of record applicable to subject property.

WITNESS MY SIGNATURE, this 7 day of February, 2001.


SHEILA RICHARD

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 1530 PAGE 561

Personally came and appeared before the undersigned authority in and for the
aforesaid County and State, the within named SHEILA RICHARD who acknowledged to
and before me that she signed and delivered the above and foregoing instrument on the
day and year therein mentioned.

GIVEN under my hand and official seal of office, this the 7th day of

February, 2001.

Julie M. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Jan. 8, 2003

Address of Grantor:

11036 Shorecrest Road
Biloxi, MS 39532
(228) 392-3162

Address of Grantee:

11036 Shorecrest Road
Biloxi, MS 39532
(228) 392-3162

Document prepared by:

COMPTON, CROWELL & HEWITT, P.L.L.C.
146 Porter Avenue
Post Office Drawer 1937
Biloxi, MS 39533-1937
(601) 374-4940

INDEXING INSTRUCTIONS:

North East 1/4 of the South West 1/4, Section 7, Township 7 south, Range 10 West,
Harrison County, Mississippi

Title has not been examined.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS (\$ 10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, C. F. GEIGER and LORETTA GEIGER, husband and wife, do hereby sell, convey and warrant unto CLYDE RICHARD and GARY ALBERT RICHARD as joint tenants and not as tenants in common, but to the survivor, the following described real property lying and being situated in the County of Harrison, State of Mississippi, more particularly described as follows, to-wit:

A lot or parcel of land containing 1.96 acres more or less lying and being situated in Lot No. 5 in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi, and more particularly described as beginning at the SE corner of Lot No. 5 of the subdivision of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi, as recorded in Deed Book 190 at Page 474 run S89° 55'W along the south line of Lot No. 5 for 320.97 feet to a point on the east line of Lorraine Road; thence N 00° 04' 30"E along the east line of Lorraine Road 52.58 feet to a concrete monument; thence N 18° 56'E along the east line of Lorraine Road 259.82 feet to a concrete monument; thence N 89° 55'E 236.6 feet to an iron pin; thence south 298.22 feet to the point of beginning.

The property herein conveyed, being the property reflected on the attached plat of survey made April 8, 1978, by George W. Covington, P.E., Exhibit "A" hereto.

Taxes for the year 1979 are assumed by the Grantees herein.

This conveyance is subject to all restrictions, easements and reservations and rights-of-way of record.

WITNESS our signatures this the 19th day of July, 1979.

C. F. GEIGER

LORETTA GEIGER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

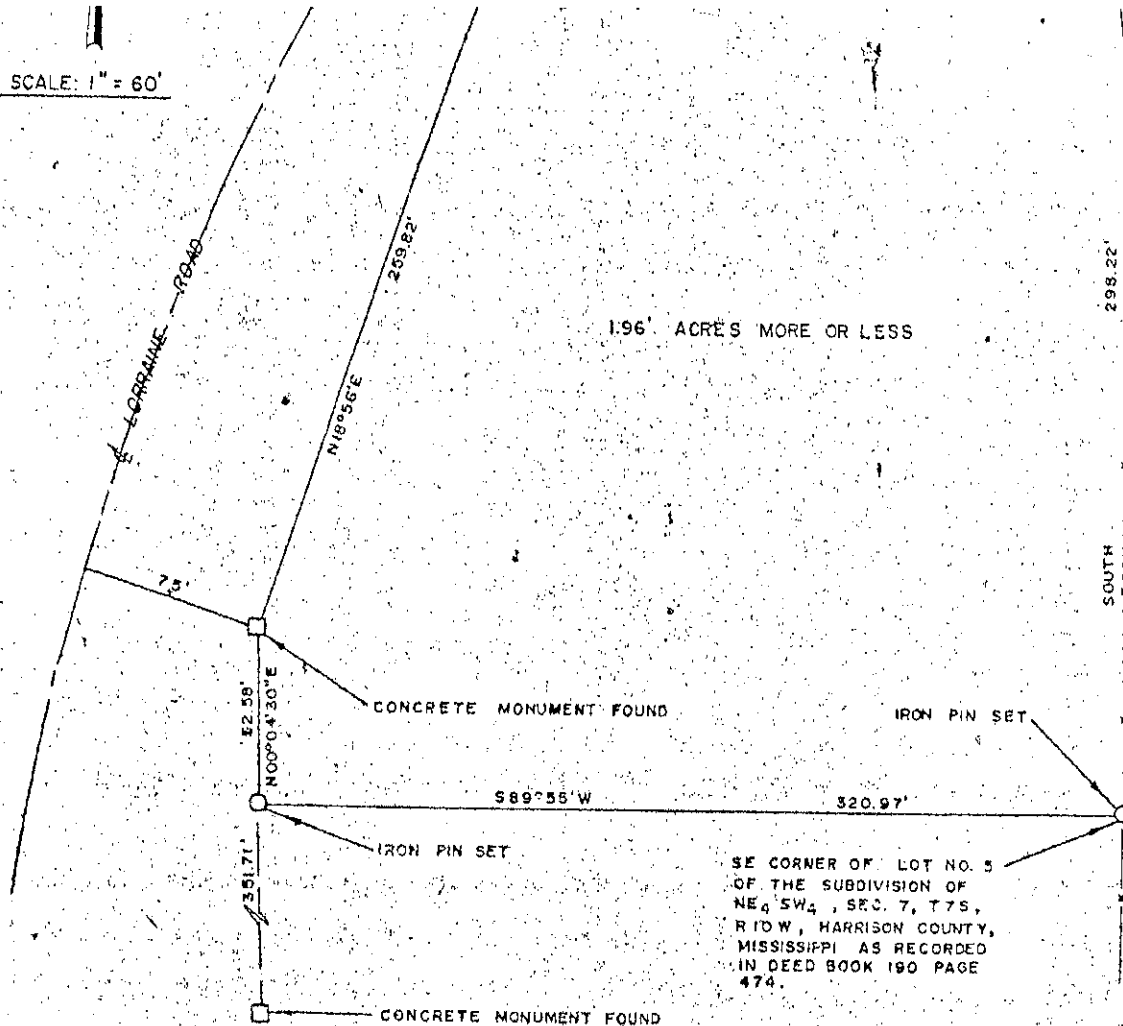
PERSONALLY appeared before me, the undersigned authority in and for the above said County and State, C. F. GEIGER and LORETTA GEIGER, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and official seal of office on this the 19 day of July, 1979.

NOTARY PUBLIC

(SEAL)

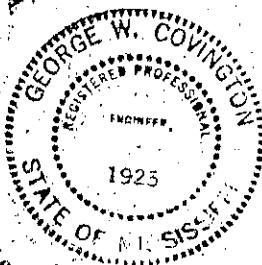
SCALE: 1" = 60'



TO ALL PARTIES INTERESTED IN TITLE TO THE PROPERTY SURVEYED:

A lot or parcel of land containing 1.96 acres more or less lying and being situated in Lot No. 5 in the NE 1/4 of the SW 1/4, Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi and more particularly described as beginning at the SE corner of Lot No. 5 of the subdivision of the NE 1/4 of the SW 1/4, Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi as recorded in Deed Book 190 at Page 474 run S. 89° 55' W along the south line of Lot No. 5 for 320.97 feet to a point on the east line of Lorraine Road; thence N 00° 04' 30" E along the east line of Lorraine Road 52.58 feet to a concrete monument; thence N 18° 56' E along the east line of Lorraine Road 259.82 feet to a concrete monument; thence N 89° 55' E 236.6 feet to an iron pin; thence south 298.22 feet to the point of beginning.

This survey was made April 8, 1978 at the request of Mr. Clyde Richard.



George W. Covington
George W. Covington, P. E.

Exhibit "A"

4240

STATEMENT OF FEES

Filing _____ .05
Recording _____ Words @ _____
FEE _____

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 10 o'clock and _____ minutes P.M. on 20 day of July, A. D. 1979

BOOK 1520 PAGE 402

ROW-005A



1st Judicial District
Instrument Number 2000 9449 D
Filed 11 21 2000 2 24 P
Total Fees 8.00
Book 1520 Page 402-404 recorded 11-22-00

94002005W 03/15/99
Shiela Richard et al
005-0-00-W

WARRANTY DEED

STATE OF MISSISSIPPI

County of Harrison

For and in consideration of Twenty-Five Thousand Seven
Hundred Seventy and 00/100 Dollars (\$ 25,770.00-)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant,
bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following
described land:

INDEX: NE ¼ of SW ¼ of Sec. 7, T-7-S, R-10-W

Begin at a point on the present Eastern right-of-way line for the existing Lorraine Road that is located South 85°29'20" East, a distance of 32.833 meters (107.72 feet) measured radially from the centerline of survey for the Cowan Lorraine Road Extension at Station 8+495.863 as shown on the plans for State Project No. 94-9371-00-002-10; from said point of beginning run thence along said right-of-way line courses of North 00°07'37" West, a distance of 14.238 meters (46.71 feet) and North 18°38'39" East, a distance of 80.959 meters (265.61 feet) to a Northern property line; thence run North 89°54'24" East along said property line, a distance of 2.633 meters (8.64 feet) to a line being parallel with and 12 meters (39.37 feet) Easterly of the centerline of survey for the South Frontage Road as shown on the plans for said Project; thence run Southerly along said parallel line being the circumference of a circle to the left with a radius of 413.000 meters (1,354.99 feet), a distance of 93.447 meters (306.58 feet) to a Southern property line; thence run South 89°55'02" West along said property line, a distance of 7.873 meters (25.83 feet) to the point of beginning containing 0.050 hectares (0.13 acres) of land, more or less, and being situated in and a part of Lot 5, Jesse Richard 1929 Subdivision, City of Gulfport, Mississippi, in the Northeast ¼ of the Southwest ¼ of Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi.

Deed
cf This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land. The Grantee herein, its Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantors remaining land for removing or demolishing the improvements. The consideration herein named is in full payment of all said improvements.

ROW-005A

94002005W 03/15/99
Shiela Richard et al
005-0-00-W

Page 2

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives for or on account of the construction of the proposed Highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

The grantors herein agree to pay all real property taxes assessed against the above described property for the current year.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness signature the 19 Day of September, A.D. 1999
Gary Albert Richard Shiela Richard
Gary Albert Richard Clyde Richard
Shiela R. Richard
Shiela Richard

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-1919
Account No. 94-9371-00-002-10

Grantor Address:
Shiela Richard et al
Clyde W. Richard
11019 Shorecrest Dr.
Biloxi, MS 39532
Phone Number: 228-392-5641
Business Number:

Agent's Initials GR GRANTOR IS RESPONSIBLE
Grantor's Initials GR FOR PROPERTY TAXES

ROW-005A

94002005W 03/15/99
Shiela Richard et al
005-0-00-W

Page 3

STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____

15 day of September, 2000, within my jurisdiction, the within named ____

Shiela R. Richard

____ who acknowledged that (he)

(she) ~~(they)~~ executed the above and foregoing instrument.

Colum J. Lusk
(NOTARY PUBLIC)

My commission expires:

11/8/2003

(SEAL)

ROW-005A

94002005W 03/15/99
Shiela Richard et al
005-0-00-W

Page 3

STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15 day of September, 192000, within my jurisdiction, the within named _____

Sheryl Albert Richard

_____ who acknowledged that (he)

(she) (they) executed the above and foregoing instrument.

Coleen J. Leonard
(NOTARY PUBLIC)

My commission expires:

1/8/2003
(SEAL)

BOOK 1520 PAGE 406

ROW-005A

94002005W 03/15/99
Shiela Richard et al
005-0-00-W

Page 3

STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____

15 day of September, 2000, within my jurisdiction, the within named ____

Olyde Richard

____ who acknowledged that (he)

(she) (they) executed the above and foregoing instrument.

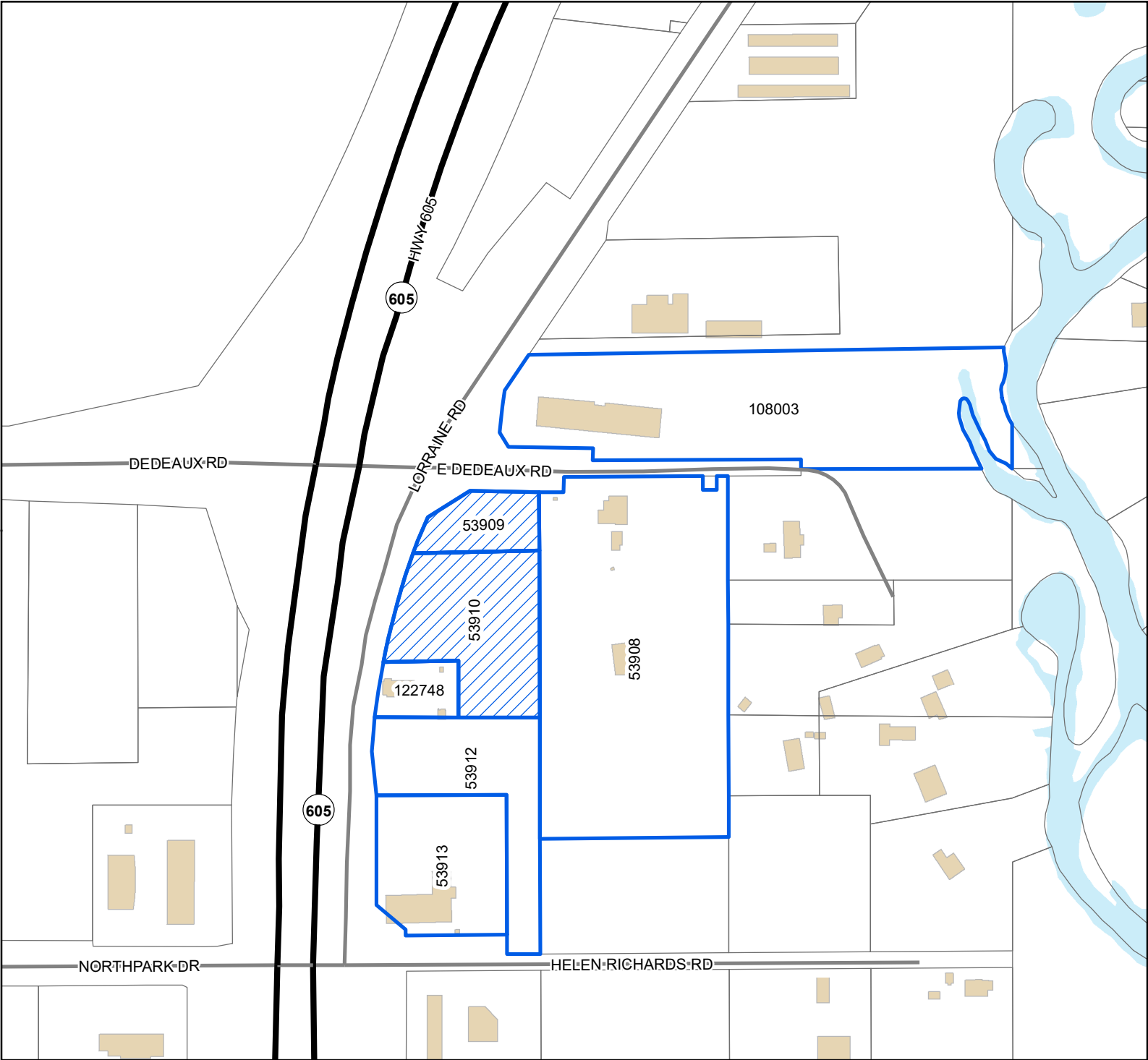
Coleman J. Guardanque

(NOTARY PUBLIC)

My commission expires:

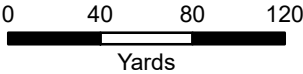
11/8/2003

(SEAL)



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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1008M-01-007.000	CLYDE WARNER RICARD FAMILY TRUST (OWNER)	11019 SHORECREST ROAD	BILOXI	MS	39532
Y		1008M-01-008.000	RICHARD GARY(OWNER)	11036 SHORECREST RD	BILOXI	MS	39532
Y			STACEY ELEUTERIUS BARBER(AGENT)	10291 3RD AVE SUITE B	D'IBERVILLE	MS	39540
Adjacent Property Owners (2304PC036)							
	108003	1008L-02-005.002	WILLIAMS MARSHALL J	12506 LORRAINE RD	BILOXI	MS	39532
N	53909	1008M-01-007.000	RICHARD CLYDE WARNER FAMILY TRUST	11019 SHORECREST ROAD	BILOXI	MS	39532
	53913	1008M-01-010.000	CLARK OIL COMPANY INC	720 STATION ST	WAYNESBORO	MS	39367
	53908	1008M-01-006.000	MISS REGIONAL HOUSING AUTH # VIII	10430 THREE RIVERS RD	GULFPORT	MS	39503
N	53910	1008M-01-008.000	RICHARD GARY	11036 SHORECREST RD	BILOXI	MS	39532
	122748	1008M-01-008.001	WHITWORTH CAROL -TRUSTEE- ETAL	C/O WHITWORTH SCHOOL	PORTLAND	OR	97220
	53912	1008M-01-009.000	HIGHWAY DEVELOPMENT CO INC	4450 OLD CANTON RD STE 203	JACKSON	MS	39211

RE: Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for a use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorrain Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 27, 2023**, 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, April 27, 2023**. 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.

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 27, 2023 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.

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

Final Plat 2304PC042, by owner River Pointe Estates, LLC, seeking approval of final plat for 7 Single-family lots (River Point Estates Subdivision) at 10550 O'Neal Road, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, Zoned R-E (Residential Estate), Ward 6

This the 7th day of April 2023
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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Planning Commission Approval 2304PC037:

Planning Commission Approval 2304PC037, by agent Donovan Scruggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2(Heavy Industry), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2304PC037

Hearing Date: April 27, 2023

Current Zoning/Use: I-2/ Commercial Structure and Vacant Lot

Legal: Planning Commission Approval 2304PC037, by agent Donovan Scruggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2(Heavy Industry), Ward 3

TECHNICAL DETAILS

The applicant are seeking approval for an indoor shooting range located at 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry). The properties were recently rezoned to I-2 (Heavy Industry District), which permits a shooting range by Planning Commission Approval. The subject site is surrounded by properties that are either zoned industrial or have industrial characteristics.

In addition, the use will include some retail sales associated with the use to include purchase of ammunition, rental of firearms, protective eyewear, sales of firearms, and similar items. Furthermore, these items are currently sold in stores such as Walmart, Academy Sports and various pawnshops. The Subject property combined is approximately 36,815 square feet and building size of 8,600 square feet. Further, site visit from staff shows existing businesses that would be harmonious with the subject site such as, Bayou Concrete and Coast Concrete, 1st Choice Boat and RV Storage, and Affordable Trailer Sales. The proposed use would be less stringent to the surrounding area; therefore, the proposed use will not adversely affect adjacent properties. Thus, the staff recommendation is to approve applicant request.

EXECUTIVE SUMMARY

The staff recommendation is to approve the applicant request due to the proposed use would be less stringent to the surrounding area; therefore, the proposed use will not adversely affect adjacent properties. In addition, site provide ample parking for such use.

Any approval should consider these conditions:

1. Approval grants the use of an indoor shooting range.
2. Must meet all current Building Codes and City Ordinances.

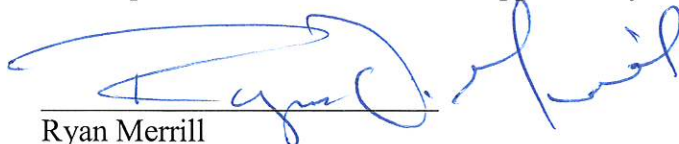
Technical Report
PLANNING COMMISSION APPROVAL

DEPARTMENTAL CONDITIONS

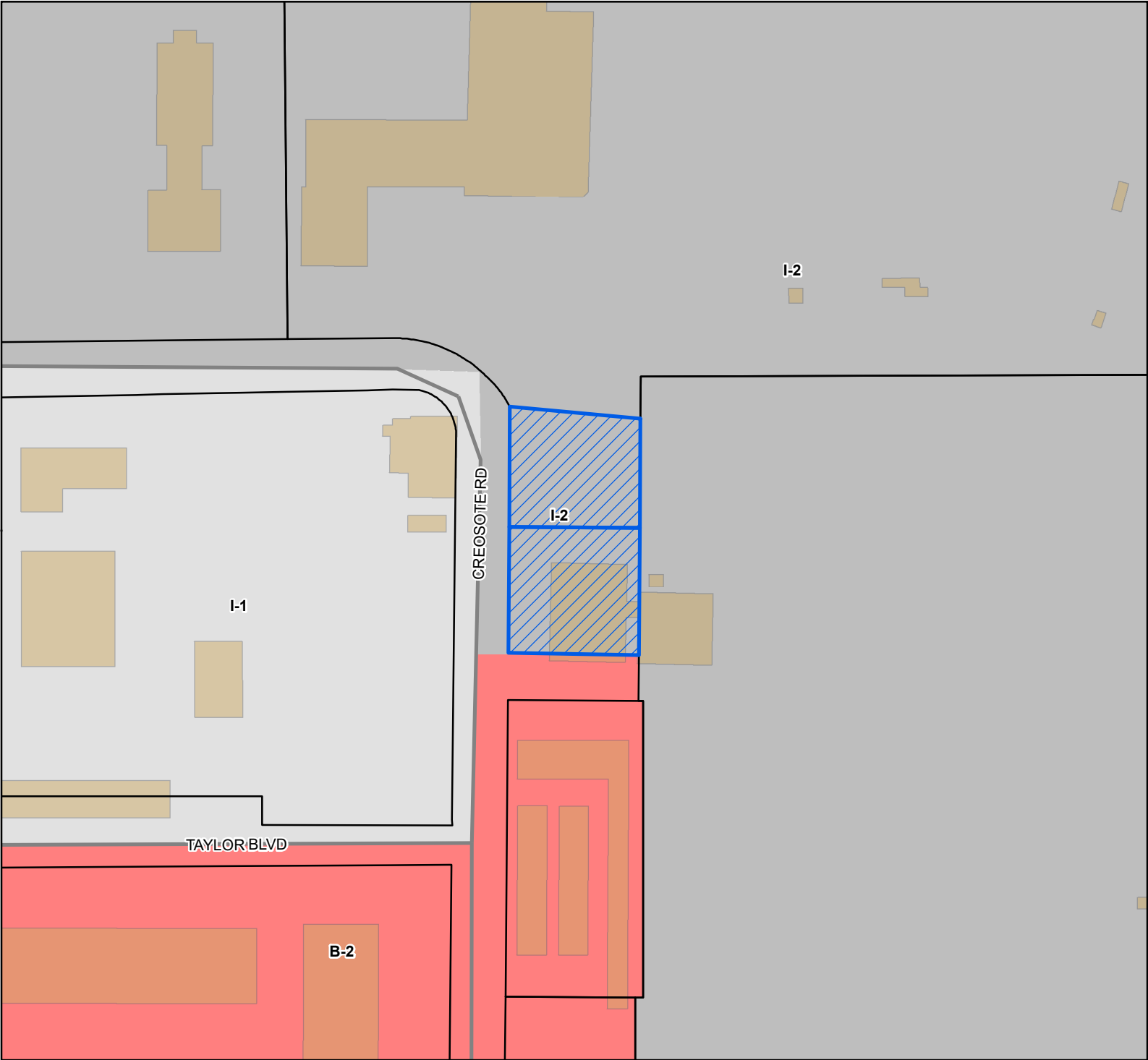
<u>Engineering:</u>	No conditions. Memo dated 4/18/2023.
<u>Public Works:</u>	No conditions. Memo dated 4/18/2023.
<u>Traffic and Safety:</u>	No conditions. Memo dated 4/18/2023.
<u>Building Code Services:</u>	Must meet all current Building Codes and City Ordinances. Memo dated 4/17/2023.
<u>GIS:</u>	No conditions. Memo dated 4/13/2023.
<u>Police Department:</u>	No conditions. Memo dated 4/18/2023.
<u>Fire Department:</u>	No conditions. Memo dated 4/13/2023.
<u>City Arborist:</u>	No conditions. Memo dated 4/13/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Ryan Merrill
Director of Urban Development Department



Site

Street

Parcels

Buildings

Zoning

B-2 - General Business District

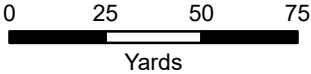
I-1 - Light Industry District

I-2 - Heavy Industry District

Site Information

0809I-01-020.000
Zoning: I-2 (Heavy Industry District)
Size: 19315.152 sqft
Flood: X

1010N-03-018.000
Zoning: I-2 (Heavy Industry District)
Size: 17500.87 sqft
Flood: X



1 inch = 150 feet



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	8	0	9	1	-	0	1	-	0	2	0	0	0	0
0	8	0	9	1	-	0	1	-	0	2	1	0	0	0
					-			-						

For Staff Use Only

Case Number: 2304PC037Date Received: 03/17/23

Receipt Number: _____

Received By: McDZoning: I-2Ward: 3 Flood: XSize: 36,816.02 sqft

(If necessary, use separate sheet of paper)

Address of Property Involved: 9506 and 9524 Creosote RoadLot(s) NA, Block(s) NA, Subdivision NAGeneral Location: On the east side of Creosote Road and .6 miles east of Three Rivers Road

GENERAL DESCRIPTION OF REQUEST:

The owner is requesting Planning Commission approval for an indoor shooting range in an I-2 District.

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

Broad Avenue Medical Specialists, LLC

Printed Name of Owner
111 W Scenic Drive

Mailing Address
Pass Christian MS 39571
City State Zip code
NA 228-363-2819 (Jourdan Nicaud)

Home Phone Work/Cell Phone

Email jourdan@nicaudfoods.com

Email

Signature of Owner

AGENT

Donovan Scruggs

Printed Name of Agent
317 Pine Drive

Mailing Address
Ocean Springs MS 39564
City State Zip code
NA 228-348-1315

Home Phone Work/Cell Phone

Email donovan@scruggsplanning.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.

**Land Use Report for a
Planning Commission Approval for an Indoor Shooting Range Located
Along East Side of Creosote Road (9506 and 9524 Creosote Road)
PIDNS: 0809I-01-020.000 and 0809I-01-021.000**

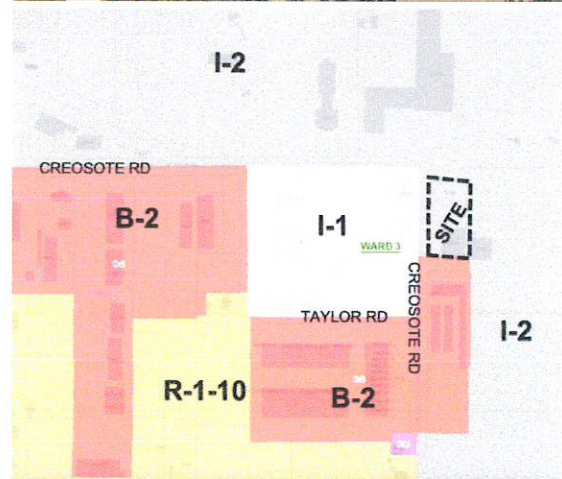
Prepared by: S. Donovan Scruggs, AICP
Date: March 6, 2023

Broad Avenue Medical Specialists, LLC has submitted an application to permit an indoor shooting range on two parcels of land situated along the east side of Creosote Road. The properties were recently rezoned to I-2 (Industrial) District which permits a shooting range by Planning Commission Approval. The subject site is surrounded by properties that are either zoned industrial or have industrial characteristics.

To the immediate north of the site is Bayou Concrete and Coast Concrete. 1st Choice Boat and RV Storage and mini-warehouses are located to the south and within a B-2 District. Across the street and west of the site is Affordable Trailer Sales which is zoned I-1 (Light Industrial District). To the east or behind the subject site is Cavenham Forest Industries, Inc. The trailer sales and mini-warehouses generate low volumes of traffic and site activity. Cavenham Forest Industries is approximately 74 acres in size and is largely vacant.

The subject site is approximately .8 acres (36,800 square feet) and includes a metal building that is approximately 8,600 square feet in size that was constructed in 1979. The building and site are currently vacant due to damage to the building that resulted from Hurricane Zeta in October 2020. The roof was replaced and all repairs have been made, but the tenant was lost as a result of the damage.

The owner is requesting approval for an indoor shooting range. The use will include some retail sales associated with the use to include purchase of ammunition, rental of firearms, protective accessories (earmuffs, protective eyewear, etc.), sales of firearms, and similar items. The sales of these items are common to pawn shops that are permitted by right in the I-2 District. The sales or rental of these items are a secondary or accessory use and not the primary use or purpose of the shooting range.



The building located on the property is approximately 8,600 square feet. It is a metal building that includes showroom and warehouse space.

1. Overview.

The proposed use is an indoor shooting range. The use is permitted with Planning Commission approval. The proposed shooting range will include 8 shooting lanes (proposed). The building will be renovated with the required improvements to manage air quality, removal and capturing of lead, noise suppression, and improvements to prevent penetration. No exterior site improvements are planned. The site includes 42 parking spaces which is more than sufficient for the proposed use.

The owner purchased the building in 2019. The site is located on Creosote Road and south of the Harrison County Industrial Seaway. In recent years, the north parcel was purchased by the owner of the south parcel, and the two parcels are now in common ownership. The northern lot was paved for additional parking for the southern building. The building was most recently occupied by Aerocare for approximately two years. However, the building was damaged by Hurricane Zeta in 2020 and has not been occupied since.

The site is located within an area that has a Heavy Industrial character. This is reinforced heavily by Bayou Concrete and Coast Concrete to the immediate north of the site. Dusts, noises, heavy trucks, long hours of operation, and other associated characteristics impacts adjacent properties. This is not a critical statement toward the operational activities of these businesses, as both have been located at their sites decades and the concrete related activities are consistent with the Industrial designation. The intensity of the activities establishes the character of the area, and the proposed use will not adversely affect adjacent properties.

To the west is affordable trailer sales. This use is part of larger property that is leased to apparently three tenants. It appears that large equipment trailers for commercial and private purposes are sold and manufactured along the northeast portion of the property (upper image). The building associated with this use is in a state of neglect. This property is located west of the subject site along the west side of Creosote Road. The disrepair of the building and on-going activities are not concern to the owner, but it does re-emphasize the industrial character of the area and the need for investment to the area. Along the southern portions of the property are additional uses. Within the southwest portion of this property is a vehicle and boat storage area. A business that provides roll-off dumpsters and other containers or equipment for rubbish is located within the southwest corner of this parcel. These uses are considered industrial in nature and are correctly zoned. The arrangement of this property has changed several times to meet the needs of tenants, but the uses have always been industrial.

South of the site is 1st Choice RV and Boat Storage. The site also includes a number of self-storage units. The self-storage site is located within the same B-2 District, and includes vehicle storage facilities. Mini-warehouse are permitted within the B-2 District, but it is a use that is oftentimes associated with industrial districts and areas. Similarly,



a new site was developed to the west for United Rentals. This use rents heavy equipment and construction machinery. It is located within a B-2 District but is more suited for an Industrial designation. It is a better fit for an Industrial District and further establishes the character of the area.

To the east of the site is Cavenham Forest Industries, Inc. The site includes approximately 74 acres of land that is a former wood treating plant. Due to environmental issues associated with the site, the business has been essentially closed since the late 1980s and monitoring of the site for groundwater remediation efforts continue.

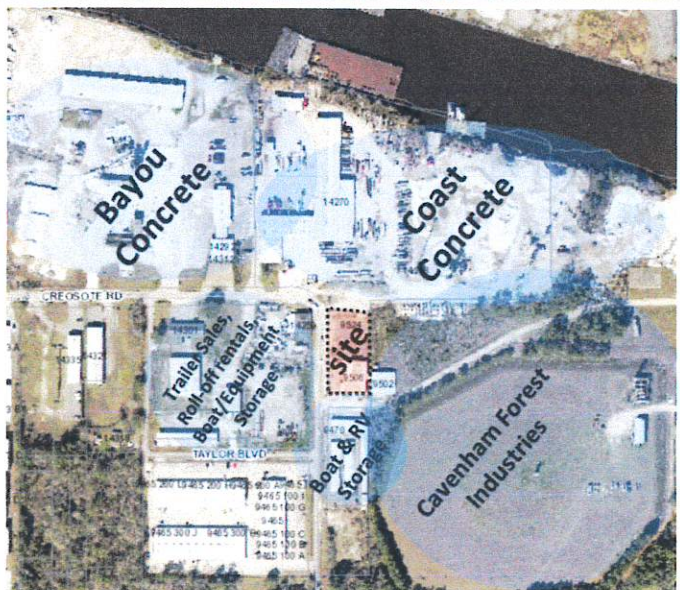
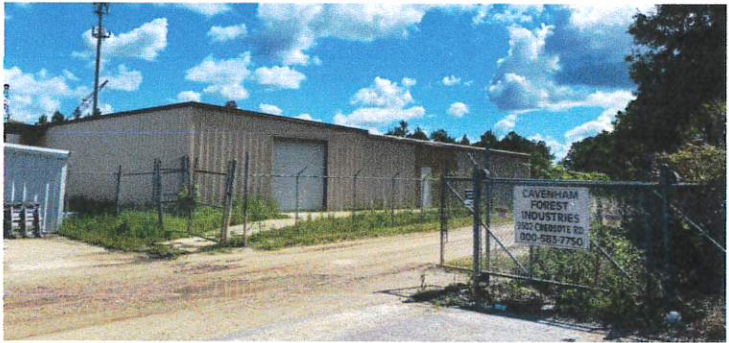
While there is not expected to be any exterior evidence, noise, dust, odors, or similar objectionable characteristics, the Cavenham site provides a substantial buffer. The mini-warehouses and trailer sales/storage area to the south and west provide similar buffer with buildings and larger sites. The concrete plants to the north along with the industrial waterway, provide substantial buffer to the north. Noises of the concrete plant should further diminish sounds if any noises escape the building.

2. Impact on Surrounding Area: Industrial Use and Brownfield

The proposed use is within a heavy industrialized area. The RV and boat storage facility is more consistent with the I-1 or I-2 Districts than the B-2 District, but a shooting range is also permitted within the B-2 District with Planning Commission approval so the use is consistent with the area.

The subject site is surrounded by industrial uses and will not negatively impact residential areas farther south. The subject site is buffered by the storage facility located immediately to its south. Beyond the storage facility is the Cavenham Forest Industries, Inc. property. This is a site that is comprised of approximately 74 acres of land that is mostly zoned I-2. The site has been in various stages of remediation for a number of years, but the southern portion of the property has a wooded buffer of approximately 350 feet and includes more than 7 acres of wooded land.

The uses associated with the site will be internal to the building and it will not generate noise, dust, odors, heavy



traffic or other nuisances. It is, however, significantly buffered from other uses to the south by neighboring properties.

3. Development Schedule and Requirements

Broad Avenue Medical Specialists, LLC will enter a contract to lease the building upon approval by the Planning Commission. The prospective tenant will begin the 'build-out' of the facility. While the footprint of the building or site will not change, the interior space of the building will be retro-fitted. The HVAC system will be replaced to provide a filtering system. Lead from the filters and the firing will be collected by a third-party contractor for reuse, recycling, and disposal. Walls and firing lanes will be improved to suppress noises and contain firings. The proposed improvements to the building to meet OSHA regulations is expected to exceed \$1 million.

The proposed indoor shooting range requires no upgrade in municipal services.

- Transportation and access – The site is located on Creosote Road. The traffic generation associated with the facility is minimal. The indoor range is expected to have 8 firing lanes. This size of the facility will limit traffic and parking. As an 'entertainment' or sporting facility, it is expected that weekday use will be more limited than nights and weekends. Saturdays are typically considered the higher use days which will be a time with other uses along Creosote Road are closed.
- Water supply – There are no additional water supply requirements of the facility.
- Waste disposal – Municipal waste will be low impact. There is no food service associated with the request. A third party contractor for cleaning services. The contractor will be responsible for removal and disposal of lead, lead dust, brass and other waste.
- Fire and Police protection – The site is not expected to cause an additional burden on police and fire services.
- Other public facilities – No other public facilities are expected to be impacted.

The site is located on a roadway with low daily traffic counts. The proposed use does not generate larger volumes of traffic and much of this traffic is expected to be on weekends and evenings. Use during the week is typically lower than evening and weekend uses.

While the use is not expected to generate noises, wastes, odors, or other characteristics that are objectionable, the site is within an Industrial District where these characteristics are found. The use will operate in an existing building that will be retrofitted for the indoor firing range. The range will provide little exterior evidence of the use. Parking is accommodated on site, and the area is significantly buffered from non-industrial districts or uses.

4. Conclusions.

The request is for Planning Commission Approval for the conversion of the subject site into an indoor shooting range. Indoor shooting ranges are much more controlled than their outdoor counterparts. One of the more notable differences between indoor and outdoor ranges is noise. The indoor facilities are able to suppress the noises related to the firing of guns. Additionally, the caliber of guns permitted within an indoor firing range is more limited. Outdoor ranges typically allow the use of high-caliber rifles and shotguns. These firearms are larger and louder, and noises are not suppressed in an outdoor environment.

While the outdoor ranges are 'open' and do not require ventilation, indoor ranges require specific HVAC systems and filters to capture smoke and vapors released during firing. Similarly, the reclamation of the lead from firing is more controlled. This can cause runoff issue with an outdoor facility, but the indoor facilities can reclaim and properly dispose of the lead. In general, the often perceived exterior issues associated with a firing range are typically associated with the outdoor ranges. The indoor ranges with smaller guns and noise suppression are much better neighbors.

The proposed site is 'good for the use'. While exterior noises will be undetectable, the site is surrounded by uses that are either largely unoccupied or generate their own noises. The warehouses and storage spaces have very limited on-site occupancy. Employees are typically inside or off-site. Visitors are only on-site for short periods of time. The concrete plants to the north generate noises that will diminish or cover any potential sounds that escape from the range.

North of the concrete plants is the industrial waterway that provides an additional distance or buffer along the north side of the property. Cavenham to the east and south is a large 74-acre tract that provides a significant buffer area. The concerns related to noises will be solved by the suppression related an indoor range and the buffer from surrounding properties.

The subject site was rezoned in 2022 to I-2 District. In March 2019, the City Council of Gulfport amended its regulations to permit firing ranges within the B-2, B-4, I-1, I-2, and I-3 Districts. This use is only allowed within each of these districts through Planning Commission approval.

Respectfully Submitted:



Donovan Scruggs, AICP
Donovan Scruggs Town Planning and Consulting, LLC
317 Pine Drive
Ocean Springs, MS 39564

March 6, 2023

Mr. Greg Holmes
Assistant Director, Urban Development
City of Gulfport
1410 24th Avenue
Gulfport, MS 39501

RE: Authorization to Represent for Land Use Related Matters
For Parcels Along East Side of Creosote Road
PIDNs: 0809I-01-020.000 (S. parcel) and 0809I-01-021.000 (N. parcel)

Dear Mr. Holmes:

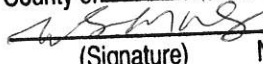
Please accept this letter as authorization for Donovan Scruggs Town Planning and Consulting to represent Broad Avenue Medical Specialists, LLC for land use, special/conditional uses, rezoning, and similar matters for two parcels of land located along the east side of Creosote Road as identified above.

Please accept applications, documents and other representations by Donovan Scruggs, submitted and provided on my behalf, that relate to this property.

Sincerely,


Jourdan Nicaud, Manager
Broad Avenue Medical Specialists, LLC

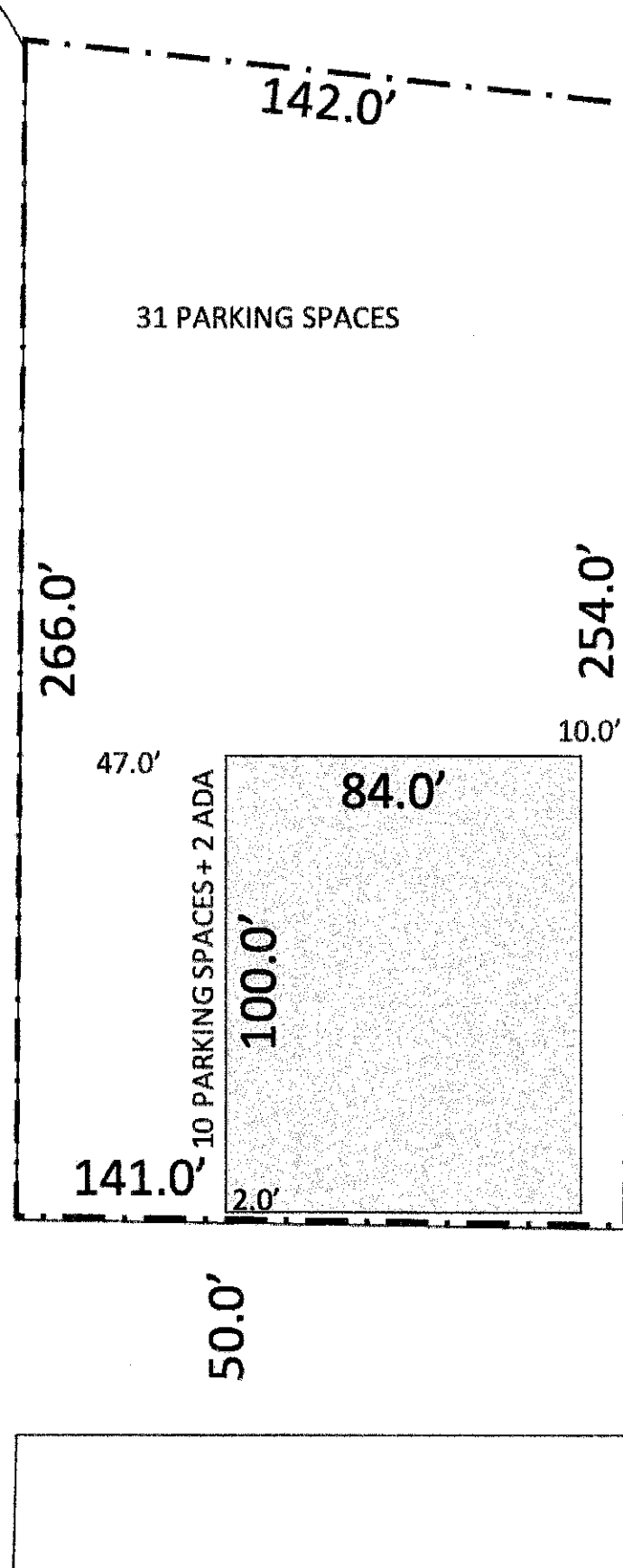
Notary:

Subscribed and sworn to before me in my
presence, this 7th day of March
2023, a Notary Public in and for the
County of Harrison State of Mississippi

(Signature) Notary Public
My Commission Expires Sept 5 2026



CREOSOTE RD

50.0'



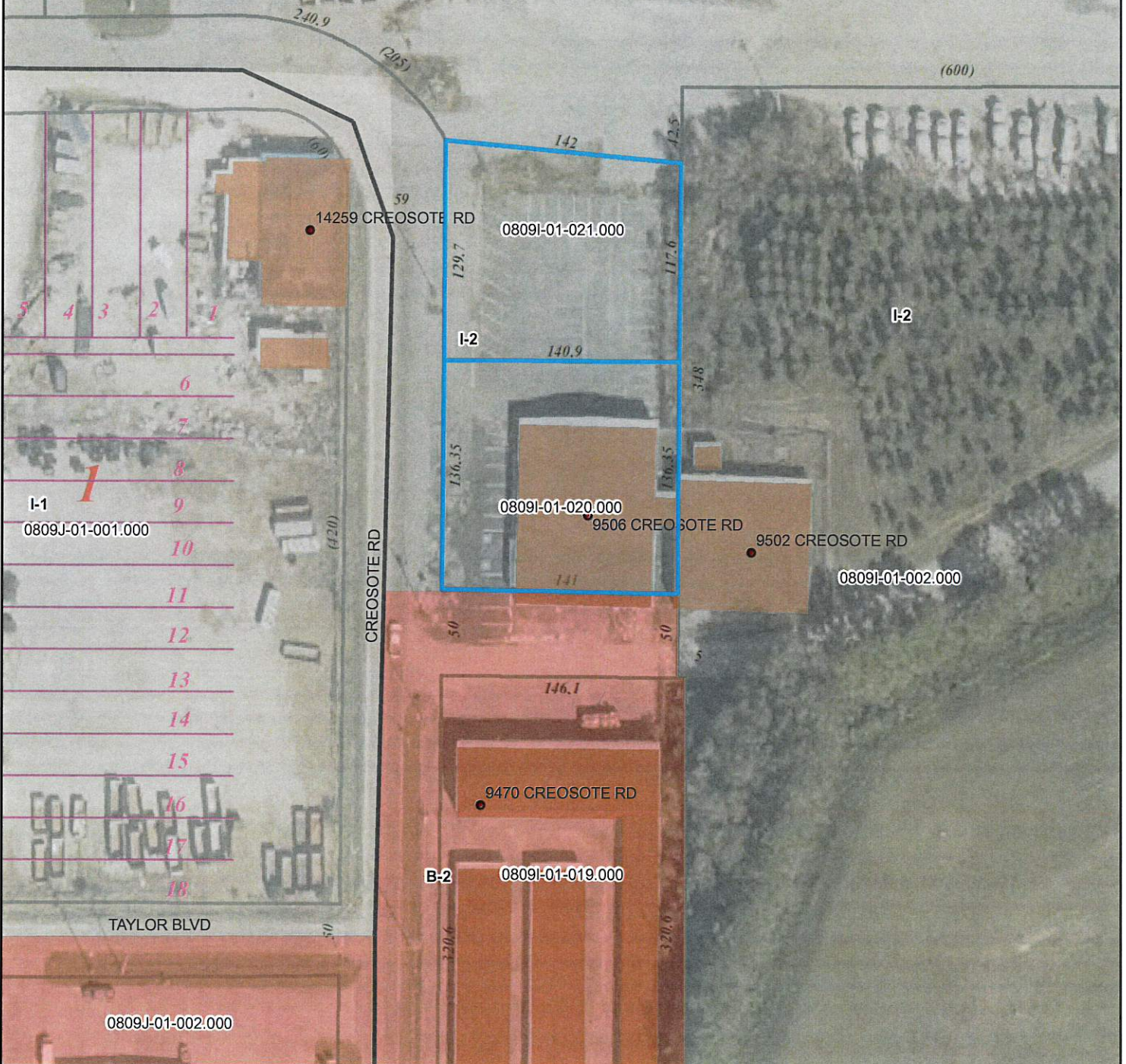


Area Map

Printed 3/7/2023

0809G-02-001.000

0809H-02-003.000



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



1 inch = 83 feet

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J. Jordan 1st Judicial District
Instrument 2019 8154 D - J1
Filed/Recorded 9/26/2019 12:32 N
Total Fees \$ 12.00
3 Pages Recorded

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

Indexing Instructions:
SW 1/4 of SE 1/4, Sec. 15
NW 1/4 of NE 1/4, Sec. 22
T-7-S, R-11-W

File# 191621

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

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,

**TOMMY ROBISON
P. O. BOX 2233
GULFPORT, MS 39503
228-864-0086**

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

**BROAD AVENUE MEDICAL SPECIALISTS, LLC
a Mississippi limited liability company
1110 BROAD AVE.
GULFPORT, MS 39503
228-363-2819**

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:

Parcel No. 1

Commencing at the mutual Section corner of Sections 15, 16, 21 and 22, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and located on the South right of way line of Creosote Road; thence run East along said right of way a distance of 2,700.74 feet to a point on East right of way of Creosote Road; thence run South along said East right of way a distance of 161.65 feet to the POINT OF BEGINNING; thence run East a distance of 141.00 feet; thence run South a distance of 136.35 feet to the North right of way of a country road; thence run West a distance of 141.00 feet along said right of way to the East right of way of Creosote Road; thence run North along said right of way a distance of 136.35 feet to the Point of Beginning. Said parcel contains 0.44 acres, more or less.

Parcel No. 2

A parcel of land situated and being located in the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 7 South, Range 11 West, and also the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Beginning at a point on the east margin of Creosote Road that is 2784.0 feet East of the section corner common to Section 15, 16, 21 and 22, Township 7 South, Range 11 West, and said point being 35.5 feet South right-of-way of an Illinois Central Railroad Spur as per J. Michael Cassady, R.L.S. survey dated November 17, 1983, and run along the East margin of Creosote Road, South 00 degrees 28 minutes 59 seconds West 101.67 feet to an iron rod; thence further along said East margin, South 00 degrees 38 minutes 53 seconds West 59.90 feet to an iron rod; thence South 89 degrees 30 minutes 56 seconds East 140.90 feet to an iron rod; thence North 00 degrees 44 minutes 27 seconds East 60.00 feet to a point; thence North 00 degrees 56 minutes 33 seconds East 62.58 feet to the corner of a metal storage building; thence along the East edge of said metal storage building, North 01 degrees 52 minutes 35 seconds East 52.08 feet to the corner of said storage building; thence North 88 degrees 17 minutes 52 seconds West 142.50 feet to an iron rod; thence South 00 degrees 28 minutes 59 seconds West 16.11 feet to the point of beginning, containing 0.572 acre, more or less.

LESS AND EXCEPT: A parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 7 South, Range 11 West and the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 7 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, being more particularly described as follows:

Beginning at an iron rod found at the point of intersection of the section line common to Section 15 and 22 with the East margin of Creosote Road, said point being 2784.0 feet East of the section corner common to Sections 15, 16, 21, and 22, Township 7 South, Range 11 West; thence North 00 degrees 28 minutes 59 seconds East 16.11 feet along an extension of the East margin of Creosote Road to an iron rod found; thence South 88 degrees 17 minutes 52 seconds East 142.80 feet to the Northeast corner of a metal storage building; thence along the East wall of said building South 01 degrees 52 minutes 35 seconds West 52.08 feet to the Southeast corner of said building; thence South 00 degrees 56 minutes 33 seconds West 4.96 feet to an iron rod set; thence North 84 degrees 37 minutes 25 seconds West 141.98 feet to an iron rod set on the East margin of Creosote Road; thence along said East margin North 00 degrees 28 minutes 59 seconds East 31.85 feet to the Point of Beginning, said parcel containing 0.171 acre, more or less.

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.

The above-described property is no part of the homestead of the Grantor herein, nor is it contiguous thereto.

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 24th day of September, 2019.

Tommy Robison
TOMMY ROBISON

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

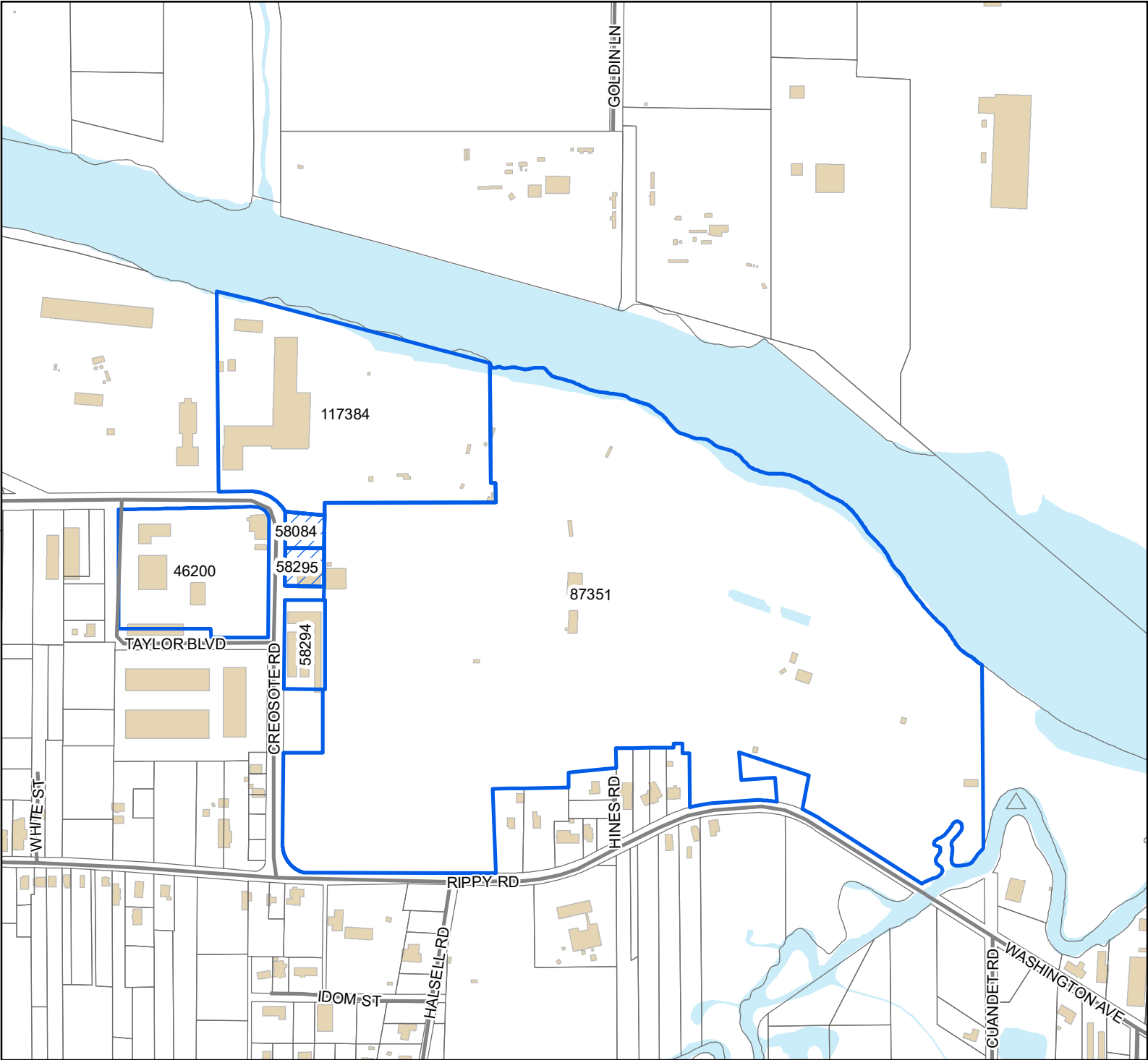
GIVEN under my hand and official seal on this the 24th day of September, 2019.

Edna Marian Seng
NOTARY PUBLIC

(SEAL)

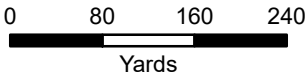
My Commission Expires





Legend

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



1 inch = 500 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
		0809I-01-020.000	BROAD AVENUE MEDICAL SPECIALISTS LLC(OWNER)	111 W SCENIC DR	PASS CHRISTIAN	MS	39571
		0809I-01-021.000	BROAD AVENUE MEDICAL SPECIALISTS LLC(OWNER)	111 W SCENIC DR	PASS CHRISTIAN	MS	39571
Y			DONOVAN SCRUGGS(AGENT)	317 PINE DR	OCEAN SPRINGS	MS	39564
			Adjacent Property Owners(2304PC037)				
	58294	0809I-01-019.000	REGENCY OF MISSISSIPPI INC	40 NORTH 4TH STREET	CARBONDALE	CO	81623
	46200	0809J-01-001.000	CREOSOTE ROAD LLC	32 GREENBRIER DR	GULFPORT	MS	39507
	117384	0809H-02-003.000	W C FORE TRUCKING CO INC	14270 CREOSOTE RD	GULFPORT	MS	39503
	58084	0809I-01-021.000	BROAD AVENUE MEDICAL SPECIALISTS LL	1110 BROAD AVE	GULFPORT	MS	39503
N	58295	0809I-01-020.000	BROAD AVENUE MEDICAL SPECIALISTS LL	1110 BROAD AVE	GULFPORT	MS	39503
	87351	0809I-01-002.000	CAVENHAM FOREST INDUSTRIES INC	C/O ENVIRONMENTAL MGMT SRVS INC	HATTIESBURG	MS	39404

**RE: Planning Commission Approval 2304PC037, by agent
Donovan Scruggs, seeking approval for an indoor shooting range
at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506
Creosote Road & 9524 Creosote Road, Zoned I-2(Heavy
Industry), Ward 3**

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 27, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, April 27, 2023**. 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.

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 27, 2023 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.

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

Final Plat 2304PC042, by owner River Pointe Estates, LLC, seeking approval of final plat for 7 Single-family lots (River Point Estates Subdivision) at 10550 O'Neal Road, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, Zoned R-E (Residential Estate), Ward 6

This the 7th day of April 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

MEMORANDUM

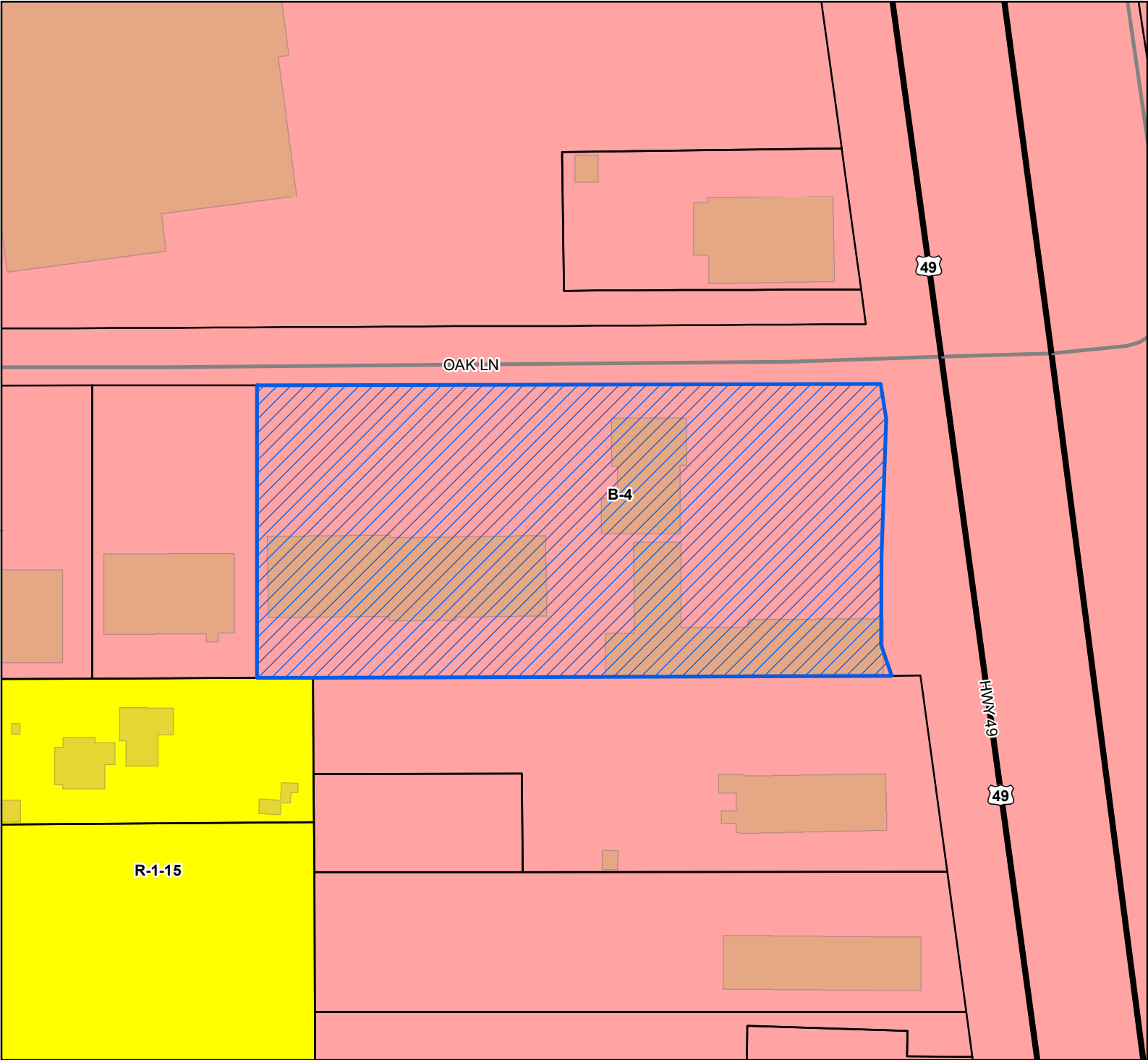
To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Special Exception 2304SE038:
Postponed to May meeting:

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7



 Site

 US or State Highway

 Street

 Parcels

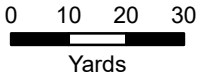
 Buildings

Zoning

 B-4 - Highway Business District

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

Site Information
0808L-04-001.001
Zoning: B-4 (Highway Business District)
Size: 2.18 acres
Flood: X



1 inch = 100 feet



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

Case Number
2304SE038

Zoning Board of Adjustments and Appeals Application

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

(A separate submission form is required for each request):

☐	Appeal of Planning Administrator
☐	Excessive Height
☒	Fence Variance
☐	Special Exception
☐	Variance

Tax Parcel Numbers

0	8	0	8	L	-	0	4	-	0	0	1	.	0	0	1					-										
					-							.								-										
					-							.								-										

Property Address: 15487 OAK LN PLACE, GULF PORT, MS

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. We can only accept applications with original signatures.

OWNER

RIA PROPERTIES AZ LLC
RAMIRO RODRIGUEZ

Printed Name of Owner

614 CRESCENT LN

Mailing Address

MADERA CA 93636

City State Zip code

(928) 210-2085

Home Phone

Work/Cell Phone

ramiro_rodr@hotmaill.com

Email

Signature of Owner

AGENT

KENYETTER Johnson

Printed Name of Agent

11090 AMBER DRIVE

Mailing Address

Diberville MS 39540

City State Zip code

240 412 9674 228 207 7270

Home Phone

Work/Cell Phone

With your child in mind@gmail.com

Email

Signature of Agent

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. We can only accept applications with *original signatures*.

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) Ramiro Rodriguez

ADDRESS (STREET, CITY, STATE, ZIP CODE) 614 CRESCENT LN MADERA CA 93636

PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED 0808L-04-001.001

SIGNATURE: _____

NAME OF OWNER (PRINT) Gloria E. Alvarado

ADDRESS (STREET, CITY, STATE, ZIP CODE) 614 CRESCENT LN MADERA CA 93636

PHONE # (H) _____ (WK/CELL) 928 503-9090

TAX PARCEL NUMBER(S) OWNED 0808L-04-001.001

SIGNATURE: _____

NAME OF OWNER (PRINT) Susana G. Rodriguez

ADDRESS (STREET, CITY, STATE, ZIP CODE) 614 Crescent LN Madera, CA 93636

PHONE # (H) _____ (WK/CELL) 601-818-0348

TAX PARCEL NUMBER(S) OWNED 0808L-04-001.001

SIGNATURE: _____



Designation of Agent

I, Ramiro Rodriguez, being property owner of 0808L-04-001.001
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Kenyetta Johnson to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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


 Signature

2/22/23
 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the _____ day of _____, 20____

see Attached Ca. Notary Page

Notary Public

Commission Expiration

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

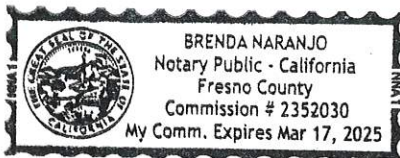
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Fresno)
 On Feb 22, 2023 before me, Brenda Naranjo, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Ramiro Rodriguez
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Brenda Naranjo
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Designation of Agent
 Document Date: 2-22-2023 Number of Pages: 1
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ramiro Rodriguez
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: Self

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____



Covenant Affidavit

I, Rafino Ponce, being owner or agent of the property 0808L-04-001.001
PRINT NAME 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.

[Signature]
Signature

2/22/23
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the _____ day of _____, 20____

See Attached Ca. Notary
Notary Public

Commission Expiration

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

[Signature]
 Signature of Document Signer No. 1

[Signature]
 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Fresno

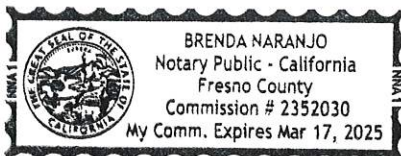
Subscribed and sworn to (or affirmed) before me
 on this 22 day of February, 2023
 by Date Month Year

(1) Ramiro Rodriguez

(and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature Brenda Naranjo
 Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Covenant Affidavit Document Date: 2-22-2023
 Number of Pages: 1 Signer(s) Other Than Named Above: _____

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the Northwest One-Fourth of the Northwest One-Fourth (NW 1/4 of the NW 1/4) of Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit: Commencing at the Northwest corner of Section 9, Township 7 South, Range 11 West, and thence run North 89 degrees 27 minutes 30 seconds East along the North line of said Section 9 a distance of 35.0 feet to an iron rod; thence run North 89 degrees 27 minutes 30 seconds East along the North line of Section 9 a distance of 354.71 feet to the POINT OF BEGINNING; thence run North 89 degrees 27 minutes 30 seconds East along said section line a distance of 452.72 feet to a point situated on the West right-of-way line of U.S. Highway 49; thence run South 07 degrees 45 minutes 25 seconds East along said right-of-way a distance of 211.68 feet to a point; thence run South 89 degrees 27 minutes 32 seconds West a distance of 481.15 feet to a point; thence run North 00 degrees 02 minutes 17 seconds West a distance of 210.01 feet to the Point of Beginning. Said parcel contains 2.25 acres, more or less.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

**CONSENT OF THE MEMBERS OF
RIA PROPERTIEZ AZ, LLC.**

The undersigned, being all of the members in RIA PROPERTIEZ AZ LLC, an Arizona limited liability company (the "Company"), do hereby acknowledge, represent and consent as follows:

A. The undersigned members are all of the members of the Company. The Company will purchase the real property described on the attached Exhibit A (the "Real Property").

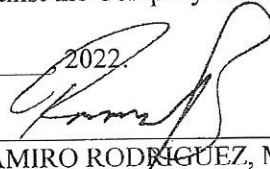
B. The undersigned members hereby consent to and authorize the Company to purchase the Real Property from GRYDER'S AT "OAK LANE PLACE", LLC ("Seller") for the sum of \$2,200,000.00, pursuant to the terms of the Contract for the Sale and Purchase of Real Estate (the "Contract") dated August 5, 2022, to finance the purchase with a loan from The Peoples Bank, Biloxi, Mississippi, in the amount of \$1,540,000.00 and to execute and deliver whatever documents and take whatever steps are necessary to consummate the purchase and loan contemplated by the Contract, including but not limited to executing and delivering all warranty deeds, deed of trusts, assignments of leases and any and all other documents (the "Closing Documents") required for the purpose of purchasing all of the Sellers's right, title and interest in and to the Real Property and financing the purchase with The Peoples Bank, Biloxi, Mississippi.

C. The Company is a limited liability company formed under, validly existing and in good standing under the laws of the State of Arizona, is qualified to do business in each other jurisdiction where the conduct of its business or the ownership of its properties requires such qualification and has full power, authority and legal right to execute and deliver the Sale Documents and to perform the obligations under the terms of the Contract.

D. The execution, delivery and performance by the Company of the Sale Documents have been duly authorized by all necessary membership action of the Company, do not require any further membership approval or the approval or consent of any trustee or the holders of any indebtedness of the Company, do not contravene any law, regulation or order binding on the Company or the operating agreement, and do not contravene the provisions of or constitute a default under any indenture, mortgage, contract or other agreement or instrument to which the Company is a party or by which the Company or any of its properties may be bound or affected.

E. The Sale Documents when executed by the Ramiro Rodriguez, Manager of the Company, on behalf of the Company, will have been duly executed and delivered by the Company and will constitute the legal, valid and binding obligations of the Company enforceable against the Company in accordance with their respective terms.

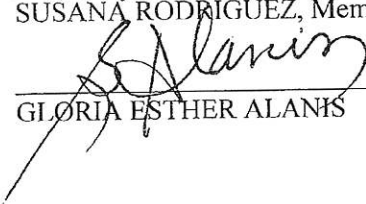
DATED this the 17 day of October, 2022.



RAMIRO RODRIGUEZ, Member



SUSANA RODRIGUEZ, Member



GLORIA ESTHER ALANIS

Exhibit A: Legal Description
Exhibit B: Articles of Organization

I am requesting a special exception
for a childcare center use.

The hours of operation will be
Monday thru Friday 6:00am-6:00pm.

WRITTEN STATEMENT
TO
ZONING BOARD

- 1) THE SITE ALREADY HAS INGRESS AND EGRESS FROM A PUBLIC RIGHT OF WAY.
- 2) THE SITE HAS A PARKING LOT WITH STRIPED PARKING FOR PROPOSED BUSINESSES.
- 3) WILL BE UTILIZING THE PROVIDED DUMPSTER ON SITE.
- 4) THE EXISTING COMMERCIAL BUILDING ALREADY HAS WATER AND SEWER UTILITIES.
- 5) THERE IS A FENCE THAT PROVIDES SCREENING FROM THE ADJACENT RESIDENTIAL PROPERTY.
- 6) WE ARE NOT DOING ANY ADDITIONAL SIGNAGE.
- 7) STATE REQUIRES AN OUTSIDE PORTION TO BE FENCED IN FOR OUTDOOR PLAY.
- 8) WE ARE SURROUNDED BY COMMERCIAL ZONING AND PART OF THE COMMERCIAL CORRIDOR.
- 9) SPECIAL EXCEPTION WILL BE IN HARMONY WITH COMMERCIAL USE BECAUSE IT IS IN COMMERCIAL ZONING.

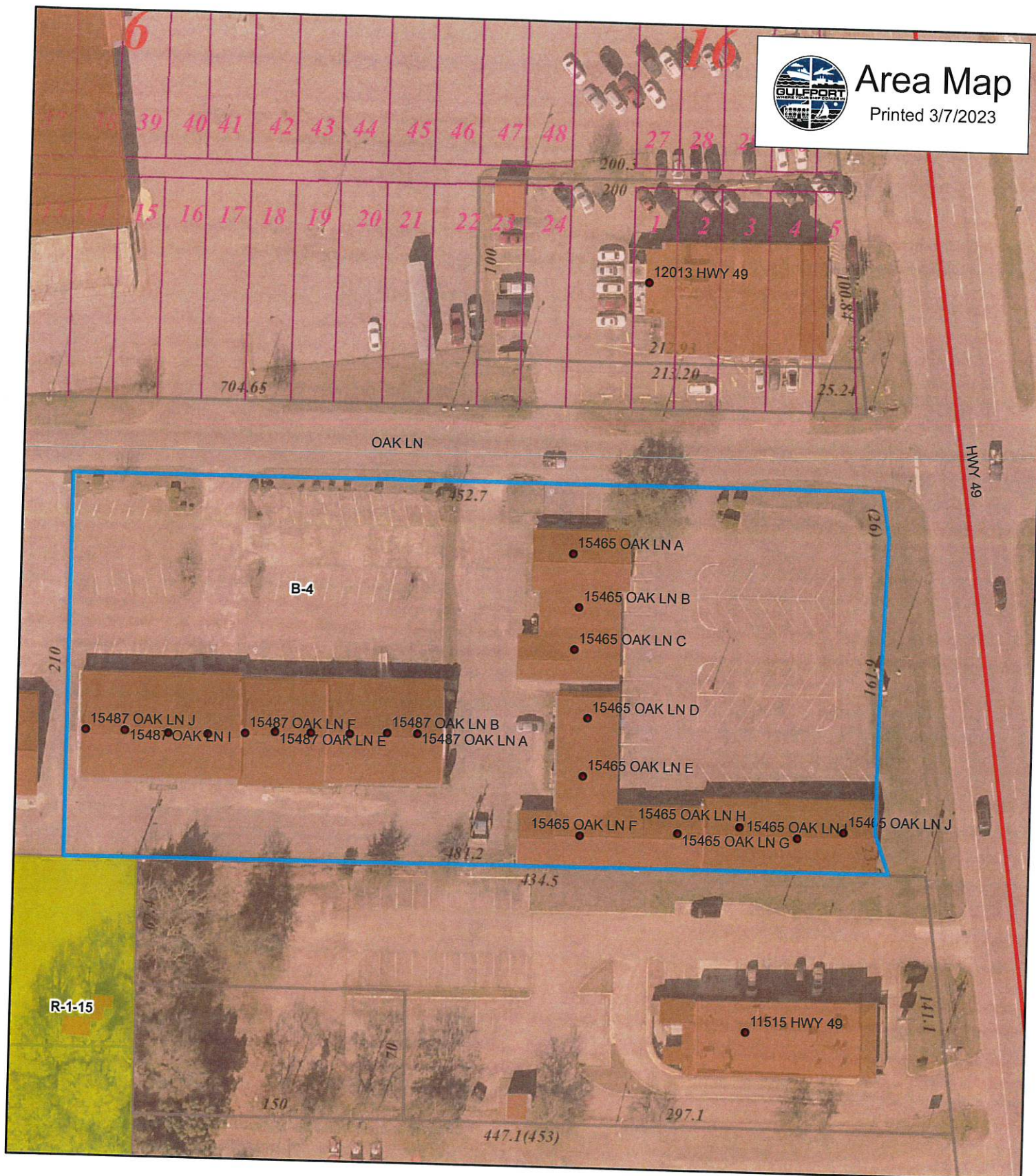
WRITTEN STATEMENT
TO
PLANNING COMMISSION

- 1) INGRESS AND EGRESS OFF OF PUBLIC HIGHWAY HAS ALREADY BEEN PROVIDED.
- 2) THE SITE ALREADY HAS EXISTING HOOK UP TO WATER AND SEWER UTILITY LINES.
- 3). WE ARE NOT ASKING FOR ANY ADDITIONAL FIRE/POLICE SERVICES.
- 4) WE ALREADY HAVE ON SITE PARKING THAT IS AVAILABLE TO THE COMMERCIAL DEVELOPMENT.



Area Map

Printed 3/7/2023



Harrison_HughRes_2020.sid

● Addresspoints	RGB
Principal Arterial	Red: Band_1
Minor/Residential	Green: Band_2
WaterFeatures	Blue: Band_3
Parcels	



1 inch = 70 feet

DATA DISCLAIMER:
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PREPARED BY and RETURN TO:
David A. Wheeler, Esquire
Wheeler & Wheeler, PLLC
P.O. Box 264
Biloxi, MS 39533
(228) 374-6720
MSB 7126

INDEXING: NW 1/4 of NW 1/4 Sec. 9,
T7S-R11W, Harrison County, 1st Jud. Dist., MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

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 of which is hereby acknowledged, GRYDER'S AT "OAK LANE PLACE", LLC, a Mississippi limited liability company, 2113 Government Street, Suite D4, Ocean Springs, MS 39564 (228) 875-7217, GRANTOR, does hereby GRANT, SELL, BARGAIN, CONVEY and WARRANT to RIA PROPERTIEZ AZ, LLC, an Arizona limited liability company, 614 Crescent Lane, Madera, CA 93636 (559) 660-2873, an undivided two-thirds interest and GLORIA E. ALANIS, 614 Crescent Lane, Madera, CA 93636 (559) 660-2873, an undivided one-third interest, GRANTEES, all right, title and interest in and to the following described real property, together with all improvements situated thereon, lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

A parcel of land situated in the Northwest One-Fourth of the Northwest One-Fourth (NW 1/4 of the NW 1/4) of Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit: Commencing at the Northwest corner of Section 9, Township 7 South, Range 11 West, and thence run North 89 degrees 27 minutes 30 seconds East along the North line of said Section 9 a distance of 35.0 feet to an iron rod; thence run North 89 degrees 27 minutes 30 seconds East along the North line of Section 9 a distance of 354.71 feet to the POINT OF BEGINNING; thence run North 89 degrees 27 minutes 30 seconds East along said section line a distance of 452.72 feet to a point situated on the West right-of-way line of U.S. Highway 49; thence run South 07 degrees 45 minutes 25 seconds East along said right-of-way a distance of 211.68 feet to a point; thence run South 89 degrees 27 minutes 32 seconds West a distance of 481.15 feet to a point; thence run North 00 degrees 02 minutes 17 seconds West a distance of 210.01 feet to the Point of Beginning. Said parcel contains 2.25 acres, more or less.

The Grantor herein intends, and by its execution of this instrument does, transfer unto Grantees all right, title and interest it presently has in and to the above described property, subject to all restrictions, easements and rights of way of record.

It is agreed and understood that the taxes for the current year have been prorated 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 Grantor agrees to pay said Grantees or their assigns any deficit on actual proration. This conveyance and Grantor's warranty of title is subject to: (a) all restrictions of record, (b) all easements and rights of way of record; (c) prior reservations of oil,

gas and mineral rights; (d) current year taxes, if any; and (e) all matters which would be revealed by an accurate inspection and/or survey of the subject property.

WITNESS MY SIGNATURE, this the 17 day of Oct., 2022.

GRYDER'S AT "OAK LANE PLACE", LLC - Owner/Seller

By: Micha Vickery Gryder
MICHA VICKERY GRYDER, Manager

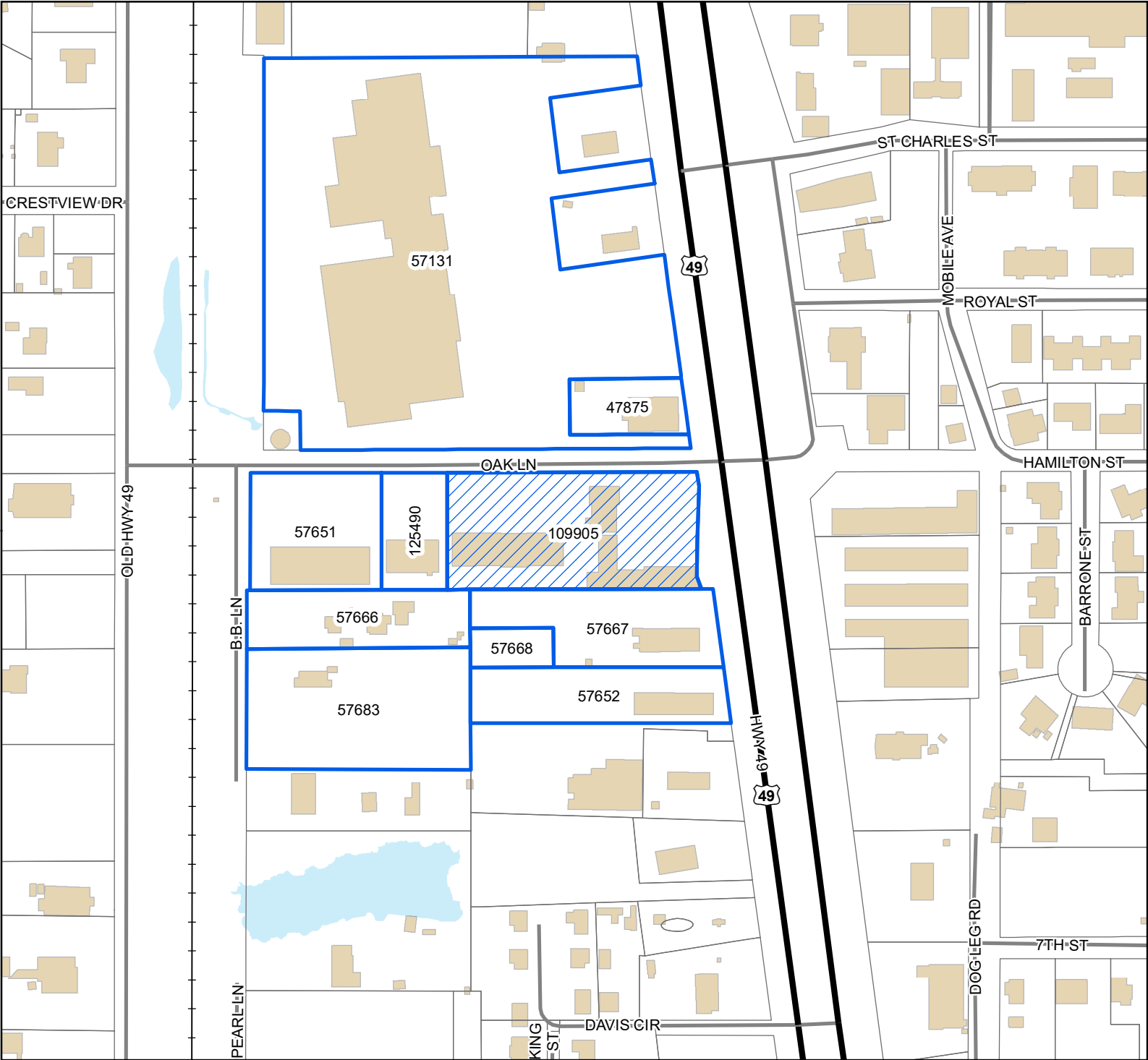
STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 17th day of October, 2022, within my jurisdiction, the within named MICHA VICKERY GRYDER, who acknowledged that she is the Manager of GRYDER'S AT "OAK LANE PLACE", LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

[Signature]
NOTARY PUBLIC

My Commission Expires:





Legend

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

0 40 80 120
Yards

1 inch = 250 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808L-04-001.001	RIA PROPERTIES AZ LLC(OWNER)	614 CRESENT LN	MADERA	CA	93636
Y			KENNYETTER JOHNSON(AGENT)	11090 AMBER DR	D'IBERVILLE	MS	39540
			Adjacent Property Owners(2304SE038)				
	47875	0808E-04-012.000	ROJAS HECTOR	2815 22ND AVE	GULFPORT	MS	39501
	57683	0808L-04-005.000	TORJUSEN ROBERT D & PATRICIA A	12530 JOHN ROSS RD	GULFPORT	MS	39503
	57667	0808L-04-002.000	BH INVESTMENTS LLC	11497 HWY 49 N	GULFPORT	MS	39503
	57666	0808L-04-005.001	MAULDIN AVERY L & ANN JEAN	22072 RED FOX RUN	SAUCIER	MS	39574
	57668	0808L-04-003.000	BH INVESTMENTS LLC	11497 HWY 49 N	GULFPORT	MS	39503
	57652	0808L-04-006.000	BH INVESTMENTS LLC	13084 OLD HWY 49	GULFPORT	MS	39503
	109905	0808L-04-001.001	GRYDER'S AT OAK LANE PLACE LLC	2113 GOVERNMENT ST	OCEAN SPRINGS	MS	39564
	125490	0808L-04-001.002	RLS PROPERTIES LLC	11590 STANTON CIR	GULFPORT	MS	39503
	57651	0808L-04-001.000	MOSAIC MINISTRIES	2226 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
	57131	0808E-04-010.000	DELMAR PLAZA HOLDINGS LLC	225 SPRINGHILL MEMORIAL PL	MOBILE	AL	36608

RE: Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) 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, April 27, 2023**, 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, April 27, 2023**. 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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Planning Commission Approval 2304PC039:

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2304PC039

Hearing Date: April 27, 2023

Current Zoning/Use: I-2 / Vacant Lot

Legal: Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5.

TECHNICAL DETAILS

The applicant is seeking Planning Commission approval for use of a reducing salon (i.e. gym, fitness facility) in a multi-tenant commercial building at 13334 Seaway Road. The applicant states that the proposed reducing salon use “will be one of the tenants in the 45,000 sf +/- building that is located on the front of the property.” Applicant states that, “there has been a precedence set over the years along Seaway Road that non-industrial uses be allowed.” Applicant elaborates further stating “uses such as (Office, Banks, Blueprinting and Photostatting, Post Office Branch, etc.)” Upon staff review, according to the Chart of Permitted Uses, Office uses are allowed in I-1, I-2, and I-3 by right, with Banks being allowed in I-2 zones with Planning Commission approval. The other listed uses are not allowed in I-1, I-2, or I-3 zones according to the Chart of Permitted Uses.

As proposed, the applicant states the building the proposed use would be within has begun foundation work and is scheduled to be completed by early to mid-summer. Applicant further states that if approved, the facility would be completed around the same time as the building or shortly after.

EXECUTIVE SUMMARY

By ordinance, the planning commission may “establish conditions and limitations with respect the site plan.” The proposed site plan shows the development for the multi-tenant commercial building, however they do not specify where the proposed use will be. The proposed reducing salon use is in an I-2 zoning district, which is allowed with Planning Commission approval following City Council’s decision on previous Zoning Text Amendment 2301PC007.

Any approval should consider these conditions:

1. Approval allows for a reducing salon use.
2. Must meet all current building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 4/17/23.

Technical Report
PLANNING COMMISSION APPROVAL

Public Works: No conditions. Memo dated 4/18/16.

Traffic and Safety: No conditions. Memo dated 4/17/23.

Building Code Services: Must meet all current building Codes and City of Gulfport Ordinances. Memo dated 4/17/16.

GIS: No conditions. Memo dated 4/13/23.

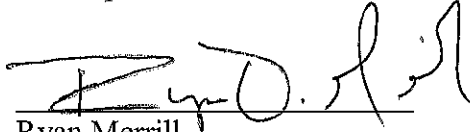
Police Department: No comments as of 4/19/23.

Fire Department: No conditions. Memo dated 4/13/23.

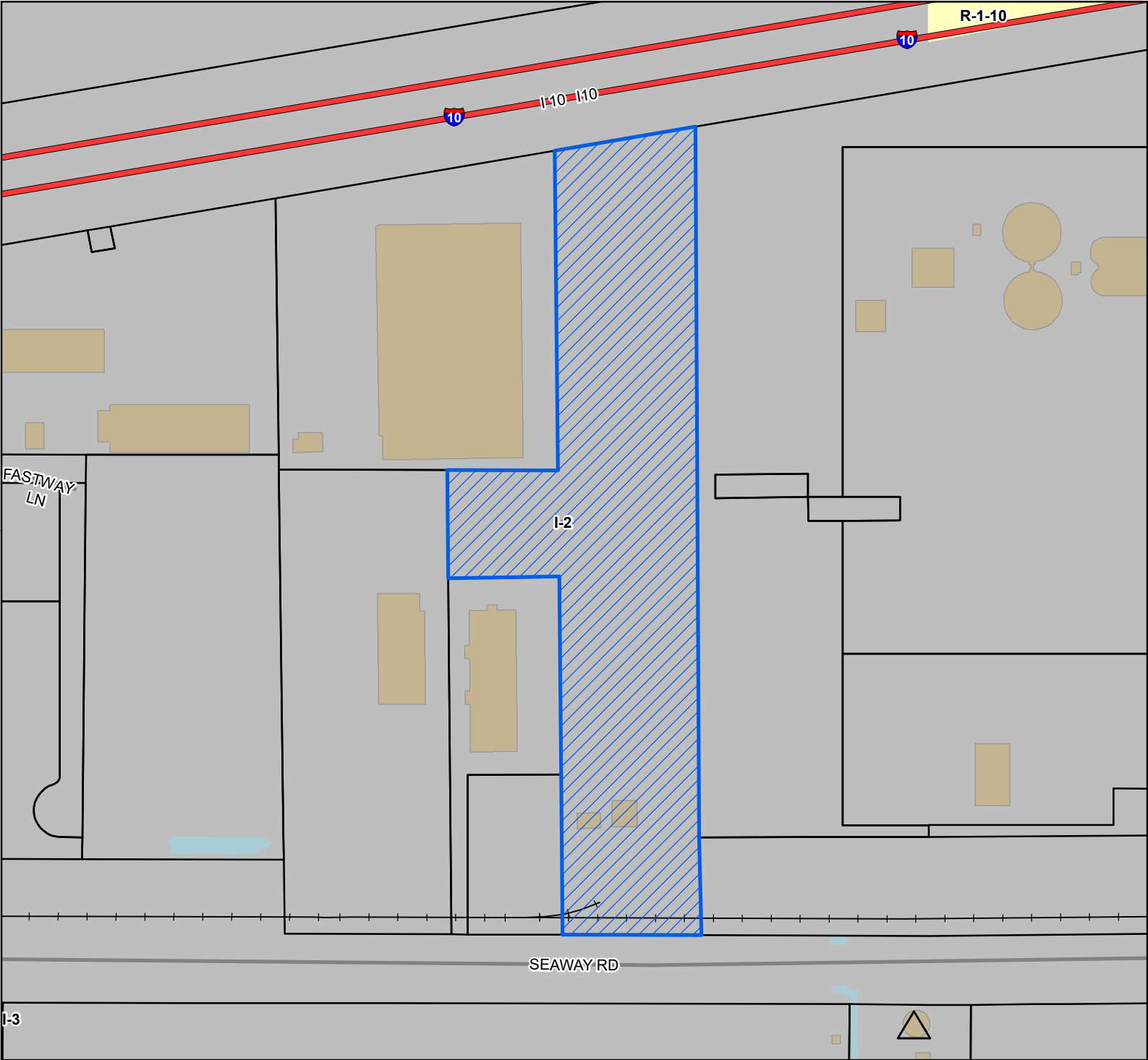
City Arborist: No conditions. Memo dated 4/13/23.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

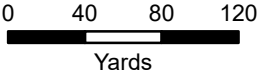
A handwritten signature in black ink, appearing to read "Ryan Merrill", is written over a horizontal line.

Ryan Merrill
Director of Urban Development Department



- Site
- Interstate Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features
- Zoning**
 - I-2 - Heavy Industry District
 - I-3 - Planned Industrial District
 - R-1-10 - Single Family Residence (Low Density)

Site Information
0909D-02-006.000
Zoning: I-2 (Heavy Industry District)
Size: 13.13 acres
Flood: X



1 inch = 300 feet



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



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2304PC039Date Received: 3-7-23

Receipt Number: _____

Received By: LBZoning: I-2Ward: 5 Flood: XSize: 13 ac

Property Information

TAX PARCEL #	0	9	0	9	D	-	0	2	-	0	0	6	●	0	0	0
						-			-				●			
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: 13334 Seaway Road

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

General Location: North of Seaway Road, South of I10, West of Larkin Smith Drive, and East of Fastway Lane

GENERAL DESCRIPTION OF REQUEST:

Requesting Planning Commission Approval for a reducing salon within a multi-tenant commercial building. This building is being constructed on a 13 acre site. The gym will be one of the tenants in the 45,000 sf +/- building that is located on the front of the property. This building will also have general business tenants as well as warehouse use within the building.

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

Jennifer Davi - Seaway Business Center, LLC

Printed Name of Owner
1822 15th Street, Ste. A

Mailing Address
Gulfport MS 39501

City State Zip code
228-326-7186

Home Phone Work/Cell Phone
kristin@leighrosellc.com

Email
Jennifer Davi
Signature of Owner

AGENT

Freddie Fountain - Fountain & Associates, LLC

Printed Name of Agent
1822 15th Street, Ste. 12

Mailing Address
Gulfport MS 39501

City State Zip code
228-861-5209

Home Phone Work/Cell Phone
freddie@fountainllc.com

Email
Freddie Fountain
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.



Written Statement for Zoning Text Amendment for Parcel # - 0909D-02-006.000

Fountain & Associates is making this application on behalf of Seaway Business Center, LLC. Freddie Fountain is the representative with Fountain & Associates that will be making the presentation. The property located at 13334 Seaway Road is in an Industrial Zoning District (I-2). This is also known as a "Heavy Industry District". Things such as manufacturing and production plants are what are commonly seen in this district. Along Seaway Road, there has been a precedence set over the years along Seaway Road that non-industrial uses be allowed. Uses such as (Office, Banks, Blueprinting and Photostating, Post Office Branch, Etc.) What is being requested is that a Gym Facility be allowed in this zoning district. By the "Chart of Permitted Uses" this use is known as a "Reducing Salon" (listed on Page 7 of 9 of the "Chart of Permitted Uses"). This use is no different than any of the other businesses that are allowed along Seaway Road. The area needs more facilities for people to exercise and get healthy. Orange Grove, Seaway Island, and Bayou View areas will be in very close proximity to this site and will likely be some of the users of this facility. There are not many small gyms in this area to serve the large population in these fairly dense areas. This would be a nice addition to this area. The building that this proposed use would be within has begun the foundation work and is scheduled to be completed by early to mid-summer. If approved, this facility would be completed around the same time as the building or shortly after. Allowing this use to be approved will give the residents of Gulfport and surrounding areas a place to exercise and get healthy. This use will be within a building where other businesses will be located. Therefore, transportation and access, water supply, waste disposal, fire and police protection, and all other public facility requirements have already been addressed for this site and will be no different than what the other tenants within this building already have access to.

Seaway Business Center, LLC
1822 15th Street, Ste. A
Gulfport, MS 39501

March 7, 2023

City of Gulfport
Planning Department
1410 24th Avenue
Gulfport, MS 39501

RE: **Agent Letter for Planning Commission Approval**
Tax Parcel #s: 0909D-02-006.000
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Freddie Fountain with Fountain & Associates**, is authorized to act as agent on behalf of **Seaway Business Center, LLC** in any Planning Commission or City Council matters for the above referenced address.

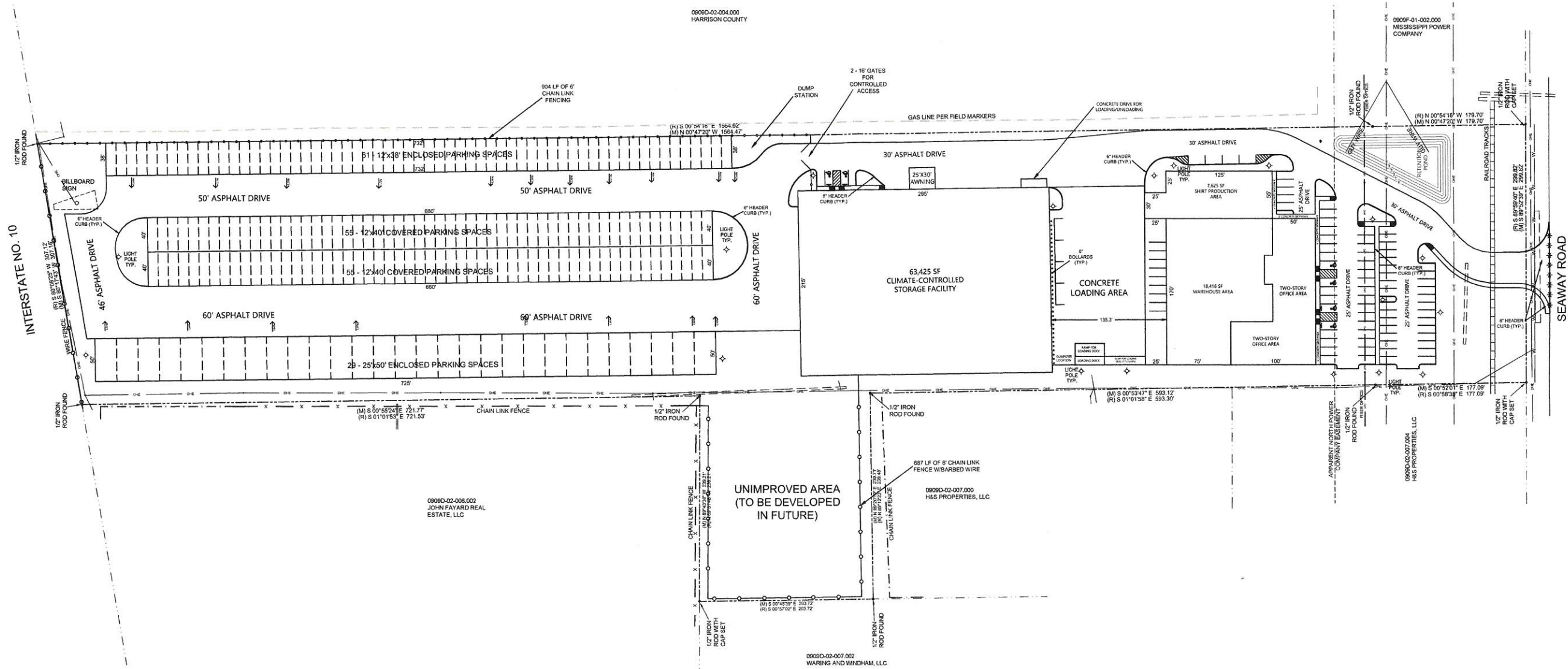
If you have any questions, please call me at 228-224-5337.

Sincerely,


Jennifer Davi

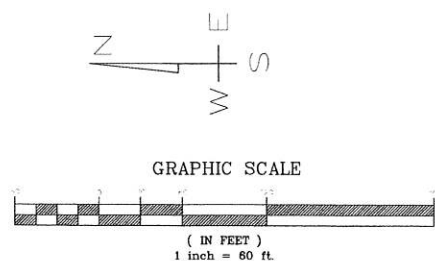

Notary





SITE MASTER PLAN

SCALE: 1" = 60'-0"



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME. SUBJECT PROPERTY LIES WITHIN "X" & "X500" FLOOD ZONES PER FEMA PANEL 28047C0254H & 262H DATED DECEMBER 21, 2017.



TERRY MORAN ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535

PH 228.896.4733

TERRY MORAN, P.E., P.L.S.



In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 09-07-2022
Drawn By F.O.F.
Check By T.J.M.
REV 10-07-2022
01-03-2023
02-08-2023

PROPOSED MULTI-TENANT
COMMERCIAL SPACE
SEAWAY ROAD
GULFPORT, MS

Sheet
C3

20-022



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.898.4733

TERRY MORAN,
P.E., P.L.S.



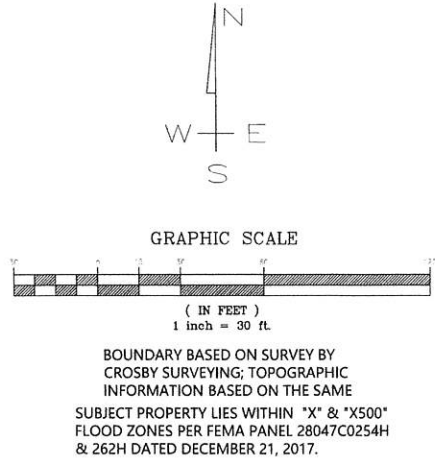
In Association With

FA FOUNTAIN & ASSOCIATES
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1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 09-07-2022
Drawn By F.O.F.
Check By T.J.M.
REV 10-07-2022
01-03-2023
02-08-2023

PROPOSED MULTI-TENANT
COMMERCIAL SPACE
SEAWAY ROAD
GULFPORT, MS

Sheet
C5



SITE DATA TABLE

ACREAGE: 13 +/- AC

ZONING: I2

SETBACKS:

FYSB - 25 FT
SYSB - 0 FT
RYSB - 0 FT

TENANT EMPLOYEES

DDKF (ATTORNEY OFFICE) - 25 EMPLOYEES
LEIGH ROSE (ACCOUNTING OFFICE) - 20 EMPLOYEES (WITH FUTURE GROWTH ACCOUNTED)
SHS (PAPER SUPPLY OFFICE AND DISPLAY) - 14 EMPLOYEES (WITH FUTURE GROWTH ACCOUNTED)
WAREHOUSE (PRODUCT STORAGE PAPER SUPPLY) - 4 EMPLOYEES (WITH FUTURE GROWTH ACCOUNTED)
24 HOUR STORAGE (OFFICE FOR STORAGE FACILITY) - 3 EMPLOYEES
TENANT SPACE (USE TBD) - ESTIMATED 4 EMPLOYEES

TOTAL EMPLOYEES - 70 EMPLOYEES (WITH FUTURE GROWTH ACCOUNTED)

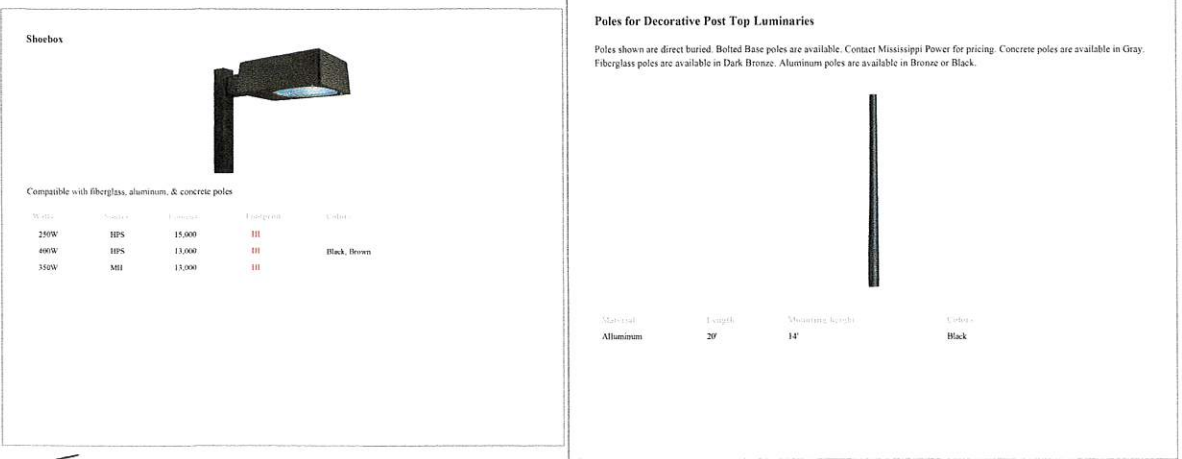
PARKING REQUIRED

OFFICE/BUSINESS SQUARE FOOTAGE - 24,536 SF

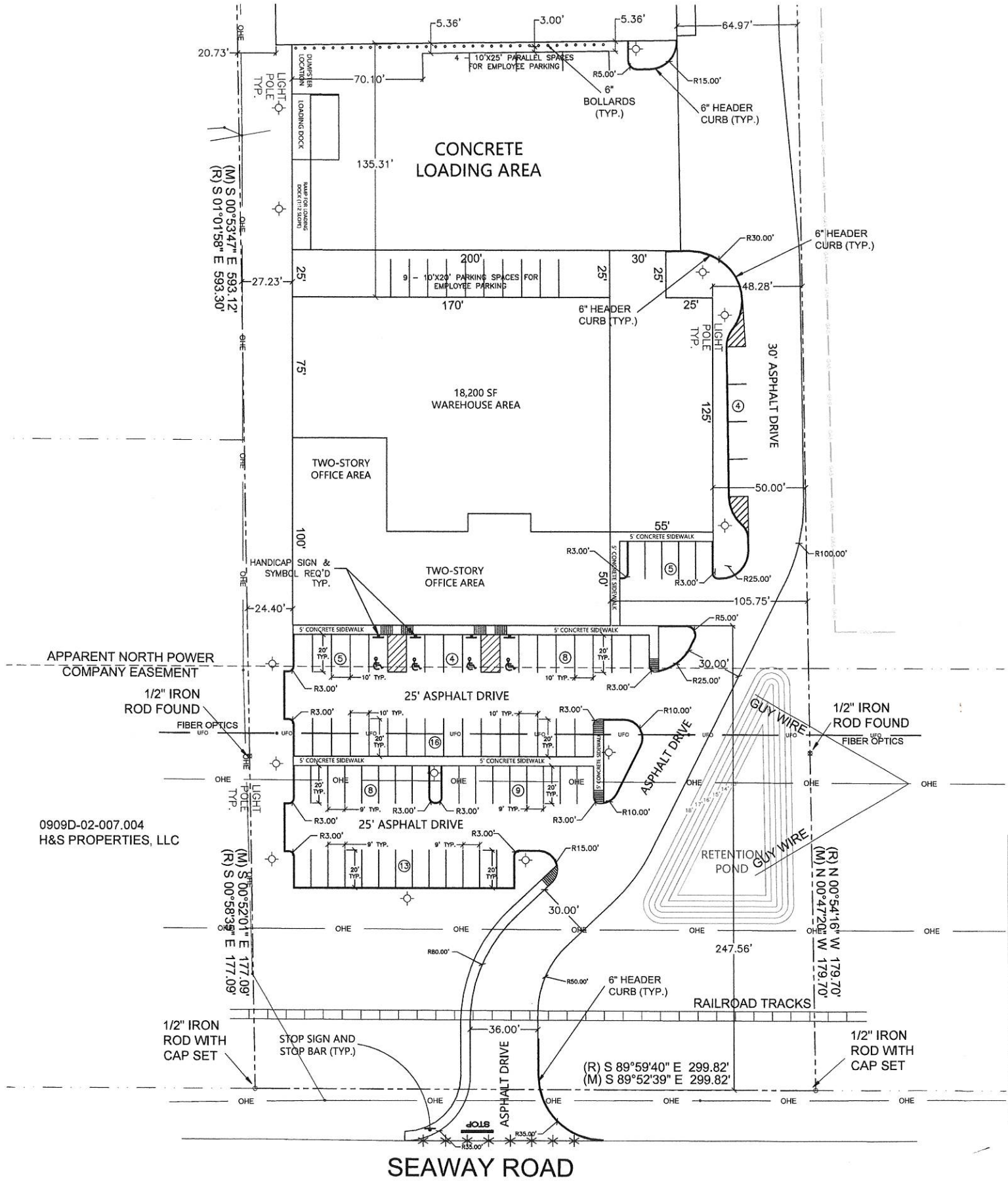
BUSINESS PARKING CALCULATION - 1/ 300 SF = 82 SPACES
WAREHOUSE PARKING CALCULATION - 1/2 EMPLOYEES = 2 SPACES

PARKING PROVIDED

85 SPACES; W/ 4 HANDICAP; 2 VAN ACCESSIBLE



NOTE: LIGHTING TO BE INSTALLED BY MS POWER. THEY SHALL SUPPLY PHOTOMETRIC STUDY OF SITE.



ENLARGED SITE PLAN

SCALE: 1" = 30'-0"



11 - GULFPORT DISTRICT
Instrument 2022-0083924-D-J1
Filed/Recorded 03/15/2022 1:35:01 PM
Total Fees 26.00
4 Pages Recorded

Indexing: NE ¼ of 14-7-11

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File #4060

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, the undersigned,

**CAMDAV, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
2082 BEACH DRIVE
GULFPORT, MS 39507
(228) 224-5337**

does hereby **SELL, CONVEY and WARRANT** unto

**SEAWAY BUSINESS CENTER, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
1822 15th STREET, SUITE A
GULFPORT, MS 39501
(228) 224-5337**

the following described land, together with all improvements thereon, located in the First
Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to any and all easements, restrictive or protective
covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2022 and all subsequent years are hereby assumed by the Grantee herein.

WITNESS my signature on this the 14th day of March, 2022.

CAMDAV, LLC

BY: Jennifer Davi
Jennifer Davi, Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of March, 2022, within my jurisdiction, the within named Jennifer Davi, who acknowledged that she is the Managing Member of CAMDAV, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, she executed and delivered the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Janet N. Fowler
NOTARY PUBLIC

My Commission expires:
9/20/2023



Exhibit "A"

Parcel 1)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 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 THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND AT THE POINT OF BEGINNING; THENCE N00°47'20"W 380.60'; THENCE WEST 300.77'; THENCE S00°53'47"E 382.58' TO AN IRON ROD FOUND; THENCE S00°52'01"E 177.09' TO AN IRON ROD SET ON THE NORTH MARGIN OF SEAWAY ROAD; THENCE ALONG SAID NORTH MARGIN, S89°52'39"E 299.82' TO AN IRON ROD SET; THENCE N00°47'20"W 179.70' TO THE POINT OF BEGINNING, CONTAINING 3.860 ACRES.

And also

Parcel 2)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 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 THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND; THENCE N00°47'20"W 380.60' TO THE POINT OF BEGINNING; THENCE N00°47'20"W 372.16'; THENCE S89°15'45"W 62.01'; THENCE N00°47'20"W 606.45'; THENCE S89°21'00"W 116.00'; THENCE N01°09'49"W 176.83' TO THE SOUTH MARGIN OF INTERSTATE NO. 10; THENCE ALONG SAID SOUTH MARGIN, S80°17'43"W 125.81' TO AN IRON ROD FOUND; THENCE S00°55'24"E 721.77' TO AN IRON ROD FOUND; THENCE N89°43'36"W 239.21' TO AN IRON ROD SET; THENCE S00°48'39"E 203.72' TO AN IRON ROD FOUND; THENCE N89°20'19"E 239.71' TO AN IRON ROD FOUND; THENCE S00°53'47"E 210.54'; THENCE EAST 300.77' TO THE POINT OF BEGINNING, CONTAINING 7.494 ACRES.

And also:

Parcel 3)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 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 THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND; THENCE N00°47'20"W 752.76' TO THE POINT OF BEGINNING; THENCE N00°47'20"W 811.71' TO AN IRON ROD FOUND ON THE SOUTH MARGIN OF INTERSTATE NO. 10; THENCE ALONG SAID SOUTH MARGIN, S80°17'43"W 181.34'; THENCE S01°09'43"E 176.83'; THENCE N89°21'00"E 116.00'; THENCE S00°47'20"E 606.45'; THENCE N89°15'45"E 62.01' TO THE POINT OF BEGINNING, CONTAINING 1.647 ACRES.

including and as to all parcels described above, the following easement which shall serve as a perpetual right-of-way and access/utility easement running across and over parcels 1 and 2, and serving parcel 3:

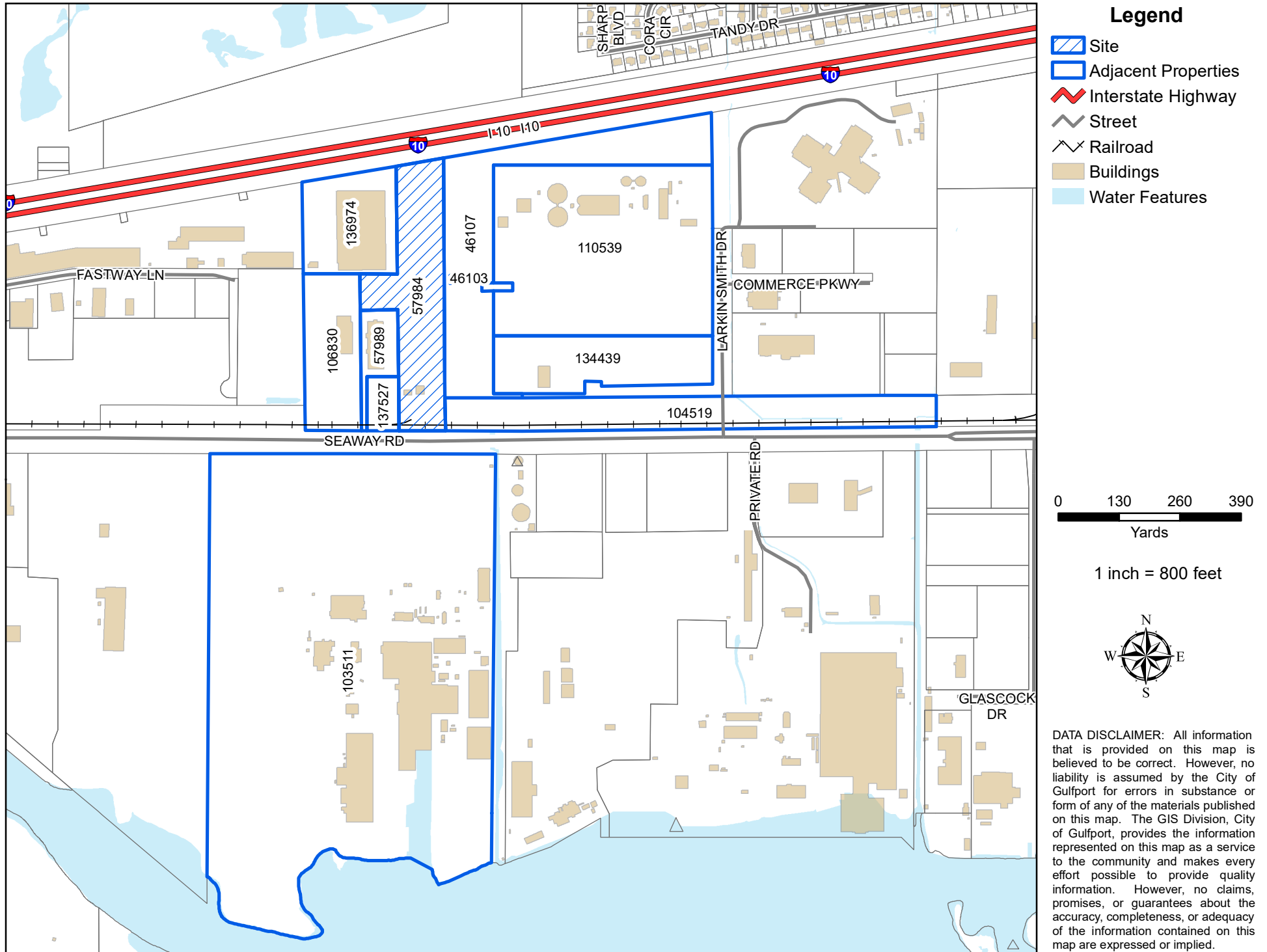
AN INGRESS AND EGRESS AND UTILITY EASEMENT SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND; THENCE N00°47'20"W 27.48' TO THE POINT OF BEGINNING; THENCE N00°47'20"W 725.28'; THENCE WEST 30.01'; THENCE S00°47'20"E 705.10'; THENCE S47°47'50"W 220.74'; THENCE S00°01'59"E 78.25' TO THE NORTH MARGIN OF SEAWAY ROAD; THENCE ALONG SAID NORTH MARGIN, S89°52'39"E 45.30'; THENCE N00°02'12"W 58.28'; THENCE N44°59'07"E 210.03' TO THE POINT OF BEGINNING.

The above described parcels being the same property described in and as conveyed to CamDav, LLC in Instrument Number 2021-0029387D-I1 dated October 18, 2021 and recorded on October 19, 2021 in the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

2304PC039

Planning Commission Approval



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			SEAWAY BUSINESS CENTER, LLC(OWNER)	1822 15TH ST SUITE A	GULFPORT	MS	39501
Y			FOUNTAIN&ASSOCIATES, LLC(AGENT)	1822 15TH ST SUITE 12	GULFPORT	MS	39501
Adjacent Property Owners(2304PC039)							
	104519	0909F-01-002.000	MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS	39501
N	46103	0909D-02-002.000	HARRISON CO WASTEWATER MGMT				0
	110539	0909C-02-002.002	HARRISON CO WASTEWATER MGMT	14108 AIRPORT RD	GULFPORT	MS	39503
N	46107	0909D-02-004.000	HARRISON CO	P O DRAWER CC	GULFPORT	MS	39502
N	103511	0909E-01-002.000	TOPSHIP LLC -LESSEE-	C/O MS STATE PORT AUTH -LESSOR-	CUT OFF	LA	70345
	137527	0909D-02-007.004	H&S PROPERTIES LLP	1640 VARNER DR	MOBILE	AL	36693
N	57989	0909D-02-007.000	H&S PROPERTIES LLP	1640 VARNER DR	MOBILE	AL	36693
	136974	0909D-02-008.002	JOHN FAYARD REAL ESTATE LLC	13486 FASTWAY LN	GULFPORT	MS	39503
	106830	0909D-02-007.002	WARING & WINDHAM LLC	431 PORT TERMINAL CIR	VICKSBURG	MS	39183
	134439	0909C-02-002.008	CONSOLIDATED PIPE & SUPPLY CO INC	P O BOX 2472	BIRMINGHAM	AL	35201
	57984	0909D-02-006.000	CAMDAV LLC	2082 BEACH BLVD	GULFPORT	MS	39507

RE: Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 27, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, April 27, 2023**. 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.

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 27, 2023 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.

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

Final Plat 2304PC042, by owner River Pointe Estates, LLC, seeking approval of final plat for 7 Single-family lots (River Point Estates Subdivision) at 10550 O'Neal Road, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, Zoned R-E (Residential Estate), Ward 6

This the 7th day of April 2023
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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Planning Commission Approval 2304PC040:

Planning Commission Approval 2304PC040, by agent Tasheena Guidry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2304PC040

Hearing Date: April 27, 2023

Current Zoning/Use: T-5 / Commercial Structure

Legal: Planning Commission Approval 2304PC040, by agent Tasheena Guidry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

TECHNICAL DETAILS

The applicant is seeking Planning Commission approval for autosales at 739 E Pass Road. The regulations in this district (T5) generally conform to the B-1 district unless otherwise specified. B-1 districts: Neighborhood business districts. Often located on a thoroughfare or near the intersection of two (2) thoroughfares, these districts are small and within convenient distance of most of the areas they serve. The district regulations are designed to permit the development of the districts for their purpose and to protect the abutting and surrounding residential areas.

Upon conducting a site visit to the intended location, we found it difficult to identify the necessary parking for customers and inventory. After conferring with applicant regarding our concerns, the applicant explained they intend to hold five (5) to ten (10) vehicles in inventory, the applicant also stated, "that additional parking is located in the rear of the main office building; where there is a workshop for minor repairs."

EXECUTIVE SUMMARY

The business is in harmony with other businesses in the area. There is a Hyundai car lot located nearby, on the same street, therefore; staff recommendation is to approve the request, with pending conditions.

Any approval should consider these conditions:

1. Clearly defined Entry and Exit area on the property.
2. Customers must be able to turn around on premises without entering into the Right of Way.
3. Must meet all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: Parking to meet City of Gulfport construction standards. No parking within Right of Way. Memo dated 04/18/23.

Public Works: Parking to meet City of Gulfport construction standards. Memo dated 04/18/23.

Technical Report
PLANNING COMMISSION APPROVAL

Traffic and Safety: No conditions. Memo dated 04/17/23.

Building Code Services: Must meet all current building Codes and City of Gulfport Ordinances. Memo dated 04/17/23.

GIS: No conditions. Memo dated 04/13/23.

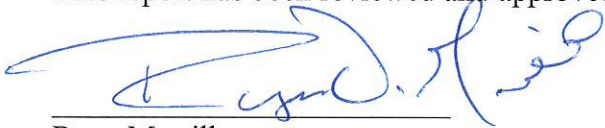
Police Department: No conditions.

Fire Department: No conditions. Memo dated 04/13/23.

City Arborist: No conditions. Memo dated 04/13/23.

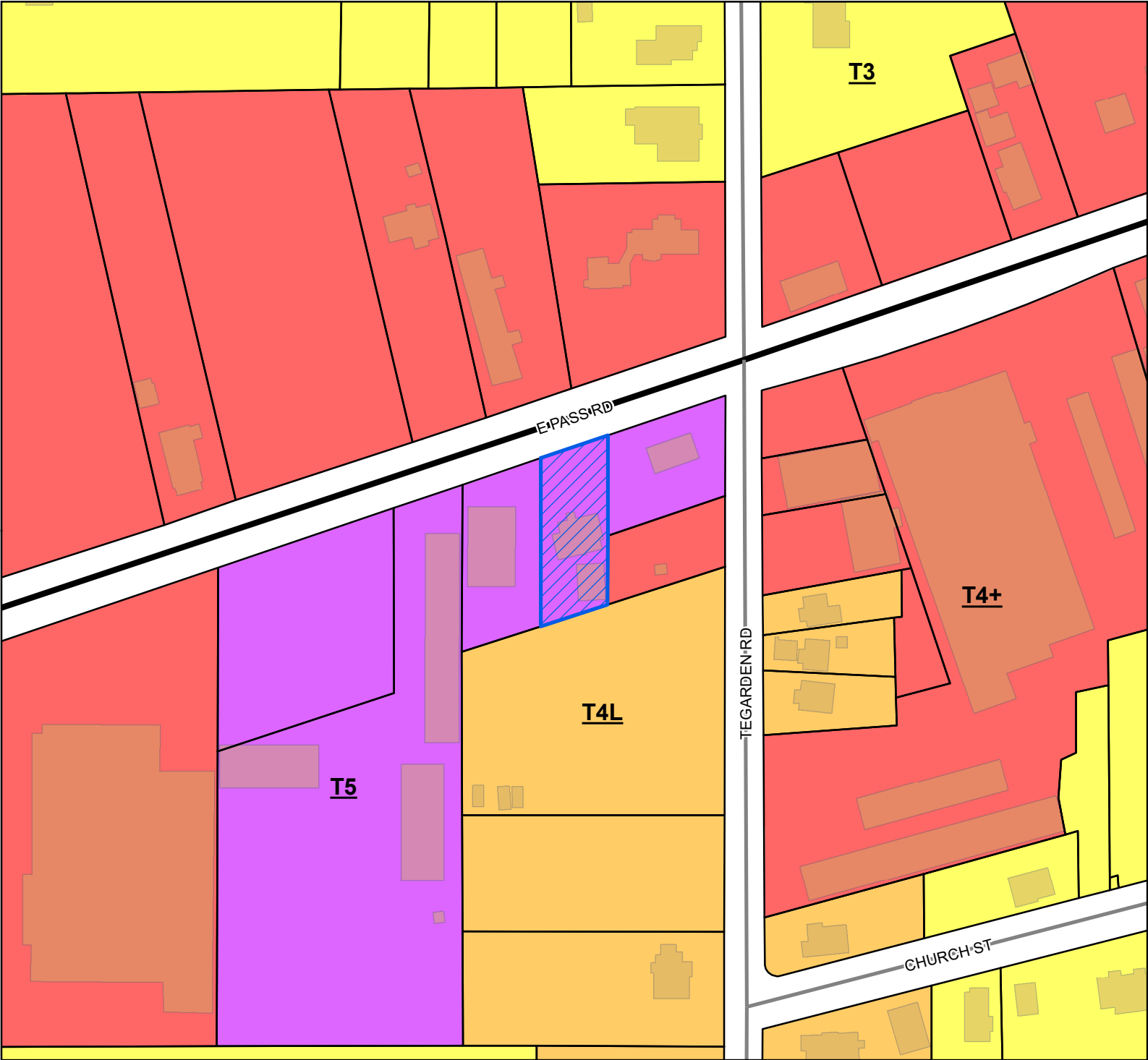
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Ryan Merrill
Director of Urban Development Department





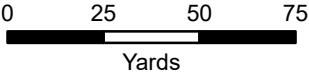
- Site
- US or State Highway
- Street
- Parcels
- Buildings

Smart Code

- T5
- T4+
- T4L
- T3

Site Information

0910I-02-003.000
Zoning: T5
Size: 13210.14 sqft
Flood: X



1 inch = 150 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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Case Number: 2304 PC040Date Received: 13-7-23

Receipt Number: _____

Received By: KBZoning: T5Ward: 2 Flood: _____Size: 13,210 sq ft

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	9	1	0	I	-	0	2	-	0	0	3	•	0	0	0
					-			-				•			
					-			-				•			

Address of Property Involved: 739 E. PASS ROAD

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

WANT TO FORM A CAR LOT, WE HAVE
BEEN ESTABLISHED AT 1901 PASS ROAD OWNER

WANTS HIS BUILDING BACK HE SOLD HIS BUSINESS AND WIE
OWNERSHIP AND CERTIFICATION: HAVE A TIME RESTRAINT

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.

WILEY OWNERWILFORD WIL GIEGER

Printed Name of Owner

319 JAMAICA DR

Mailing Address

OCEAN SPRINGS, MS 39564

City

State

Zip code

228-875-2220 228-238-4717

Home Phone

Work/Cell Phone

Email

Wiley Wilford Dieger

Signature of Owner

AGENT

TASHEENA GUIDRY

Printed Name of Agent

18247 CARDINAL LANE

Mailing Address

GULFPORTMS.39503

City

State

Zip code

228-274-4925

Home Phone

Work/Cell Phone

BROWNSEAN500@aol.com

Email

Tasheena Guidry

Signature of Agent

WE HAD A
LAST MINUTE
NOTICE

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.

WILEY WLD
NAME OF OWNER (PRINT) WILFORD WYLE GIEGER

ADDRESS (STREET, CITY, STATE, ZIP CODE) 319 JAMAICA DR OCEAN SPRINGS, MS

PHONE # (H) (228) 875-2220 (W) (228) 238-4717

TAX PARCEL NUMBER(S) OWNED 09101-02-001.000

SIGNATURE: Wiley Wilford Gieger

NAME OF OWNER (PRINT) JANE W GIEGER

ADDRESS (STREET, CITY, STATE, ZIP CODE) 319 JAMAICA DR OCEAN SPRINGS, MS

PHONE # (H) (228) 875-2220 (W) N/A

TAX PARCEL NUMBER(S) OWNED 09101-02-001.000

SIGNATURE: Jane W Gieger

NAME OF OWNER (PRINT) ANGELA Gieger BONTA MS

ADDRESS (STREET, CITY, STATE, ZIP CODE) 700 HIDDEN OAKS OCEAN SPRINGS

PHONE # (H) (251) 377-0416 (W) N/A

TAX PARCEL NUMBER(S) OWNED 09101-02-001.000

SIGNATURE: Angela Gieger BONTA

(Use additional forms as needed)

WILEY WLD GIEGER, MANAGER

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

PERSON/AGENT FOR YOU: Lashon Boney

- TRANSPORTATION AND ACCESS CONSIST OF ONE HANDICAP PARKING AND ALSO 2 NONHANDICAP PARKINGS. WHICH HAVE BEEN PAINTED AND COVERED.
- WATER SUPPLY IS ALREADY PROPERLY INSTALLED AND UP TO CODE
- WASTE DISPOSAL HAS ALREADY BEEN SUPPORTED FOR THIS LOCATION.
- FIRE AND POLICE PROTECTION LOCATION HAS PROPER EXTINGUISHER FOR BUILDING
- THIS PROPOSAL WILL NOT CAUSE UNLAWFUL TRAFFIC CONGESTION, PROPER PARKING HAS BEEN PAVED, ALSO YOU CAN ENTER ONE WAY AND HAS A EXIT TO LEAVE TO NOT FORM CONGESTION
- WE WANT TO FORM A CAR LOT AND WE KNOW ~~WITH~~ THAT THIS WILL HELP BRING PASS ROAD BACK ALIVE AS WELL AS THERE IS ANOTHER CAR LOT CORNERED AND IT WILL NOT EFFECT ANYTHING AROUND AND WILL BRING MORE REVENUE FOR TAXES IN THE COMMUNITY. PLEASE GIVE US THIS OPPORTUNITY TO MAKE A DIFFERENCE!

Certificate of Completion
Department of Urban Development
BUILDING CODE SERVICES
1410 24th Avenue
William H. Hardy Building
Gulfport, MS 39501

This Certificate issued pursuant to the requirements of the International Building Code, 2018 edition certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction.

Building Permit Number 201900401

Fire District Yes X No

Owner of Building WILLFORD GIEGER

Owner's Mailing Address 739 E PASS RD

Owner's City, State, Zip GULFPORT, MS. 39507

Building Address 739 E PASS RD (INTERIOR RENOVATION)

Date: 04/09/2019



Building Official
(TN)



Designation of Agent

I, Wiley Wilfred Gieger being property owner of 739 EAST PASS RD
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize TASHEENA GUIDRY 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.

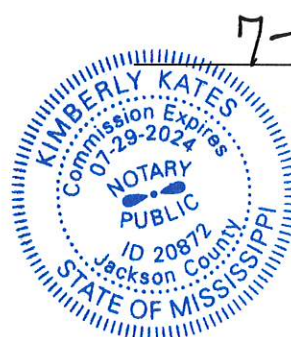
Wiley Wilfred Gieger
Signature

3/07/2023
Date

STATE OF MISSISSIPPI | COUNTY OF Jackson KLK
~~HARRISON~~

Given under my hand and seal of office this the 7th day of March, 2023

Kimberly Kates
Notary Public



7-29-24
Commission Expiration



URBAN DEVELOPMENT
BUILDING CODE SERVICES

April 11, 2019

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5700
Fax: 228-868-5800

To: Owner / Agent

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

Re: 739 E. Pass Road
Gulfport, MS 39507

The structure located at 739 E. Pass Road was issued a permit by this office for the renovation of the structure (permit # 201900401). The entire structure excluding the foundation received and passed the required inspections bringing it into compliance with the adopted 2018 International Building Code.

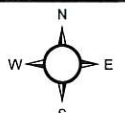


Gary Anderson
Building Official



Area Map

Printed 2/28/2023



1 inch = 28 feet

- Addresspoints
- ~ Principal Arterial
- WaterFeatures
- Parcels

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1739 E PASS ROAD

Building

EXIT

FOR COMPANY
VEHICLES

OPEN GATE
WITH GRAVEL

garage bay

garage bay

garage bay

garage bay

HANDICAP

NON HANDICAP

NON HANDICAP

Parking

Parking

Parking

Parking

9x18

9x18

9x18

9x18

9x18



[Signature] 1st Judicial District
Instrument 2012 4304 D - J1
Filed/Recorded 7/25/2012 09:20 A
Total Fees \$ 12.00
3 Pages Recorded

Prepared by & Return to:
E. Foley Ranson, P.A.
P.O. Box 848
Ocean Springs, MS 39566
Telephone: 228-875-8770
MS Bar No. 4629
File No. 12-R2562

Grantors:

Wiley Wilford & Jane W. Gieger
319 Jamaica Drive
Ocean Springs, MS 39564
Telephone: 228-875-2220

Grantees:

Wiley Wilford & Jane W. Gieger
319 Jamaica Drive
Ocean Springs, MS 39564
Telephone: 228-875-2220

Angela D. Gieger Bonta
700 Hidden Oaks Drive
Ocean Springs, MS 39564
Telephone: 251-377-0416

Indexing Instructions: NE 1/4 of NE 1/4 of Section 36-7-11

STATE OF MISSISSIPPI

COUNTY OF HARRISON, 1st Judicial District

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **WILEY WILFORD GIEGER and JANE W. GIEGER**, do hereby

Page Two

sell, convey and warrant unto **WILEY WILFORD GIEGER, JANE W. GIEGER and ANGELA D. GIEGER BONTA**, as joint tenants with right of survivorship and not as tenants in common the following described property, situated in the County of Harrison, 1st Judicial District, State of Mississippi, as follows, to-wit:

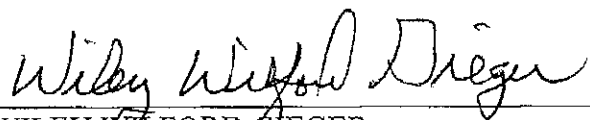
The following described parcel of land situated and being in Section 36, Township 7 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, to-wit:

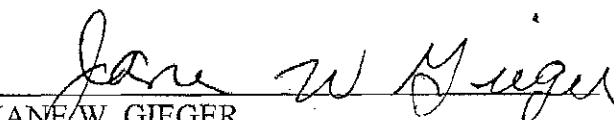
Beginning at a point on the South side of Pass Christian Road 135 West of the intersection of the South line of said Pass Christian Road with the West line of Teagarden Road; running thence South 70 degrees 10 minutes West along said Pass Christian Road a distance of 75 feet to the property now or formerly of Albert Creel; thence South 200 feet to a point; thence North 70 degrees 10 minutes East parallel with Pass Christian Road a distance of 75 feet; run thence North 200 feet to the point of Beginning in the South margin of Pass Road.

The Grantees assume responsibility for all ad valorem taxes.

This conveyance is made subject to any and all recorded restrictive covenants, rights-of-way, easements and reservations of any oil, gas minerals and other rights.

WITNESS THE SIGNATURE of the undersigned on this the 24 day of July, 2012.


WILEY WILFORD GIEGER


JANE W. GIEGER

Page Three

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named WILEY WILFORD GIEGER and JANE W. GIEGER who acknowledged that they executed the above and foregoing instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 24 day of July, 2012.

My commission expires:

1-22-2015

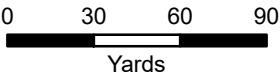


Sherree L. Ranson
NOTARY PUBLIC



Legend

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



1 inch = 200 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910I-02-003.000	WILEY WILFORD GIEGER(OWNER)	319 JAMAICA DR	OCEAN SPRINGS	MS	39564
		0910I-02-003.000	JANE W GIEGER(OWNER)	319 JAMAICA DR	OCEAN SPRINGS	MS	39564
			TASHEENA GUIDRY(AGENT)				
			Adjacent Property Owners(2304PC040)				
N	21846	0910I-02-002.000	SBA PROPERTIES INC/ A/P DEPARTMENT	8051 CONGRESS AVE	BOCA RATON	FL	33487
N	21845	0910I-02-001.000	GIEGER WILEY W & JANE W ETAL	319 JAMAICA DR	OCEAN SPRINGS	MS	39564
	21840	0910I-01-064.000	GORDON KANE & LEGER ARIEL	730 PASS RD	GULFPORT	MS	39507
	21842	0910I-01-061.000	ARDE WARREN A & JENNIFER	PO BOX 8575	GULFPORT	MS	39506
N	83499	0910I-02-004.000	GIEGER WILEY W & JANE W ETAL	319 JAMAICA DR	OCEAN SPRINGS	MS	39564
	21838	0910I-01-066.000	FULLHOUSE VENTURE CO LP	P O BOX 1139	GULFPORT	MS	39502
N	21847	0910I-02-003.000	GIEGER WILEY W & JANE W ETAL	319 JAMAICA DR	OCEAN SPRINGS	MS	39564
	22083	0910I-02-005.000	THOMAS PRESS PROPERTIES LLC	944 CLEVELAND AVE	GULFPORT	MS	39507
	137692	0910I-02-008.001	THOMAS PRESS PROPERTIES LLC	572A MAGNOLIA STREET	GULFPORT	MS	39507
N	22085	0910I-02-008.000	THOMAS PRESS PROPERTIES LLC	944 CLEVELAND AVE	GULFPORT	MS	39507
	21841	0910I-01-062.000	STAFFORD PROPERTIES LLC	8775 SUNDANCE LN	GULFPORT	MS	39503

RE: Planning Commission Approval 2304PC040, by agent Tasheena Guidry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), 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, April 27, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, April 27, 2023**. 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.

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 27, 2023 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.

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

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Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

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This the 7th day of April 2023
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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Planning Commission Recommendation

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Zoning Map Amendment 2301PC003:
(Remanded back by City Council)

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2301PC003

Hearing Date: January 26, 2023
April 27, 2023

Current Zoning/Use: B-2 / Vacant lot

Legal: Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, tax parcel 0710M-01-053.003, Requests to rezone from B-2 (General business) to I-1 (Light industry), 0 28th Street, 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 2.15 acres of property from B-2 (General business) to an I-1 (Light industrial) zone. Upon staff review of the property, the site was approved for a cell telecommunication tower in 2001 (Variance case # 010ZB069) and subdivided without city approval in 2004 and placing the existing tower on a separate parcel. Currently, this property is vacant.

According to the City's 2002 Comprehensive Plan, this area was intended to become general commercial. The current zoning would allow for a contractor's office with limited indoor storage of equipment, materials, and supplies that is not as intensive as the industrial zoning to the south.

The applicant has addressed change of the neighborhood and 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 Character of the Neighborhood changing by stating, "the rezoning is requested due to the character of the neighborhood downgrading." growth of the

Technical Report

Zoning Map Amendment

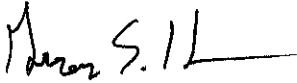
surrounding area is exponential. The public need is addressed in that there is a need for the development of business / office space for contractors in the area.

EXECUTIVE SUMMARY

The future plan of the City's growth indicated that continuing with commercial along 28th Street was in the future. It should be noted that this board has approved the rezoning along 28th Street from its intended zoning of commercial to a lesser zone of R-B (Residence-business) to keep with the commercial zoning and would make single-family homes in the surrounding neighborhood conforming, case # 2206PC115 and case # 2211PC202. The proposed location of an industrial zone is not in harmony with the commercial and residential nature of the surrounding area. In addition, the applicant has not proven with clear and convincing evidence for a zoning change as required by the state, therefore, the staff recommendation is to deny the request. It should be noted that at the March 3, 2023 meeting, City Council concluded this would not be spot zoning and remanded this back to Planning Commission for review and reconsideration.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Ryan Merrill

Director of Urban Development Department

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2301PC003

Hearing Date: January 26, 2023

Current Zoning/Use: B-2 / Vacant lot

Legal: Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, tax parcel 0710M-01-053.003, Requests to rezone from B-2 (General business) to I-1 (Light industry), 0 28th Street, 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 2.15 acres of property from B-2 (General business) to an I-1 (Light industrial) zone. Upon staff review of the property, the site was approved for a cell telecommunication tower in 2001 (Variance case # 010ZB069) and subdivided without city approval in 2004 and placing the existing tower on a separate parcel. Currently, this property is vacant.

According to the City's 2002 Comprehensive Plan, this area was intended to become general commercial. The current zoning would allow for a contractor's office with limited indoor storage of equipment, materials, and supplies that is not as intensive as the industrial zoning to the south.

The applicant has addressed change of the neighborhood and 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 Character of the Neighborhood changing by stating, "the rezoning is requested due to the character of the neighborhood downgrading." growth of the

Technical Report

Zoning Map Amendment

surrounding area is exponential. The public need is addressed in that there is a need for the development of business / office space for contractors in the area.

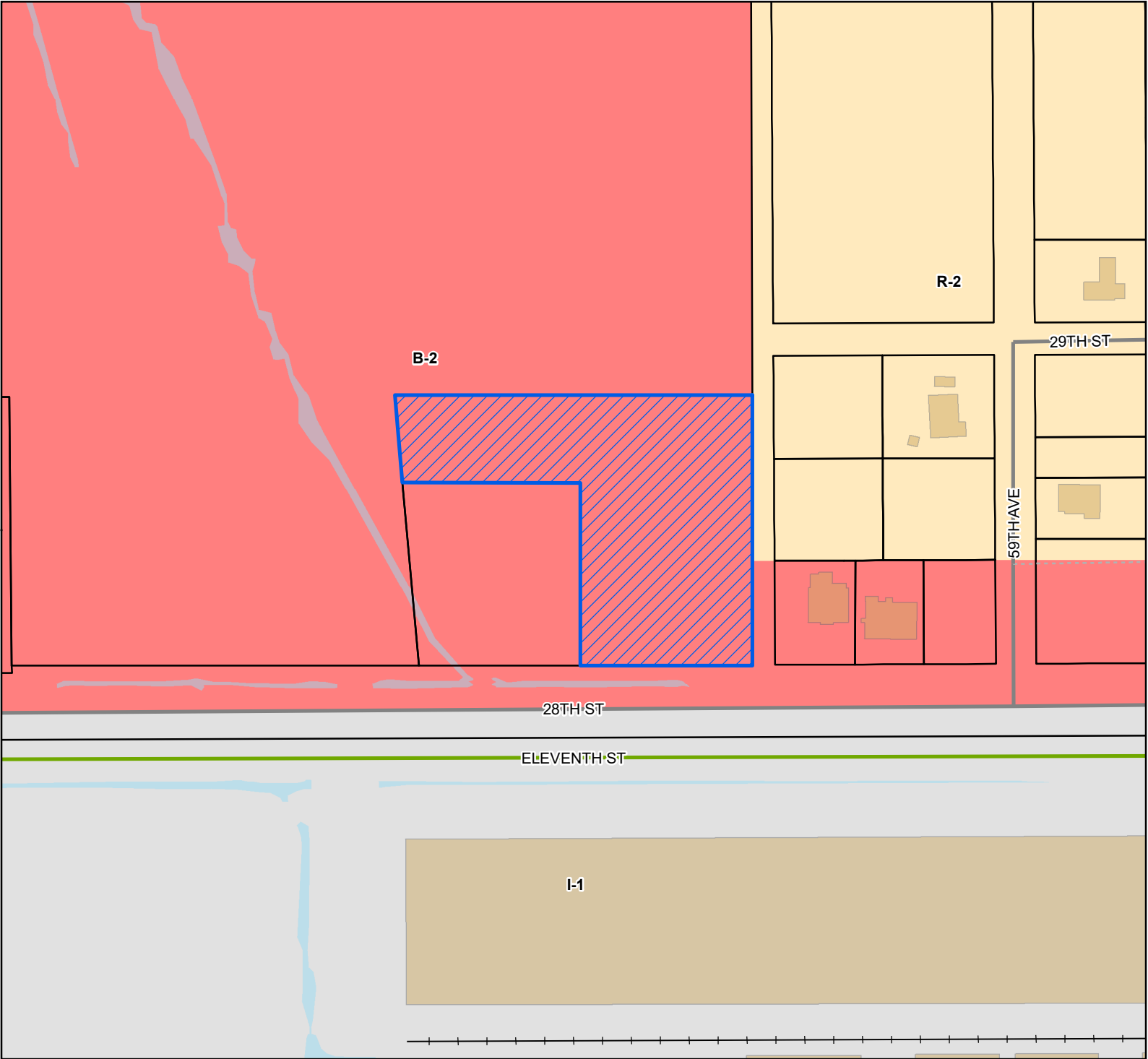
EXECUTIVE SUMMARY

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DIRECTOR APPROVAL

This report has been reviewed and approved by:

Ryan Merrill
Director of Urban Development Department



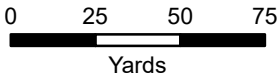
Legend

- Site
- Street
- Military Street
- Alley
- Railroad
- Parcels
- Buildings
- Water Features

Zoning

- B-2 - General Business District
- I-1 - Light Industry District
- R-2 - Single Family Residence District (Medium Density)

Site Information
 0710M-01-053.003
 Zoning: B-2 (General business district)
 Size: 2.15 acre
 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 File #: 2301PC003Date Received: 12-6-22

Receipt #: _____

Received By: KBZoning: B-2Ward: 1 Flood: X

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

Property Information

TAX PARCEL #

0	7	1	0	M

 -

0	1

 -

0	5	3

 •

0	0	3

(If necessary, use separate sheet of paper)

Address of Property Involved: _____

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

General Location: North of CB Base, touching CD Base, 1000' East of Canal Rd

GENERAL DESCRIPTION OF REQUEST:

Change Zoning from B-2 to I-1

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

Advanced Contracting Services

Printed Name Of Owner

24080 Anna Savcier Rd

Mailing Address

Gulfport MS 39503

City

State

Zip code

228-236-7717

Home Phone

Work/Cell Phone

advancedcontractingservices@yahoo.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.

I am requesting rezoning due to the character of the neighborhood downgrading and for the public need of development in this area of business / office space for contractors.

Request for rezoning a 2.5 acre lot parcel # 0710M-01-053.003 from B-2 to I-1. The lot is located directly across from the 613 acre I-1 CB Base on the north side of 28th St and roughly 1000' east of Canal Rd. This lot is located between the contractor entrance on the CB Base and Canal Rd. The described property surrounds a lot with a huge Cell Tower on it.

Advanced Contracting Services is a local Gulfport contractor that is in need of an office and area to park and house equipment that we use. We are one of the contractors that is called regularly to do work on the CB Base and we would not be of any harm to noise or traffic in this area with this business location. We plan to develop the property with a building in the next year to have an office space and house some of the equipment. Our plan is to also fence the property where needed to block the view onto the property and to keep a nice clean look.

We would like to help develop this area of Gulfport that lays dormant and we feel needs improvements.

I Ian Nuschke owner of Advanced Contracting Services, a Gulfport based contractor, is asking you to accept my request for rezoning of this parcel to I-1 zoning.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Advanced Contracting Services, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	978217
Status:	Good Standing
Effective Date:	02/07/2011
State of Incorporation:	Mississippi
Principal Office Address:	24080 Anno Saucier Rd Gulfport, MS 39503

Registered Agent

Name
Nuschke, Ian A
11530 US 49, Suite C
Gulfport, MS 39503

Officers & Directors

Name	Title
Ian A Nuschke 24080 Anno Saucier Rd Gulfport, MS 39503	Member

A B C CONTRACTOR

20 22

BUILDING CODE SERVICES

1410 24TH AVE., ROOM 114, WILLIAM H. HARDY BUILDING,
GULFPORT, MS 39501

THIS IS TO

CERTIFY THAT

NUSCHKE IAN A
ADVANCED CONTRACTING INC

HAS QUALIFIED UNDER ORDINANCE No. 1891 AS A

BUILDING CONTRACTOR OR SUB-CONTRACTOR

LICENSED TO DO WORK IN THE CITY OF GULFPORT, MISS.

THIS LICENSE EXPIRES ON

DEC 31, 2022

INS EXPIRATION

06/03/2023

CONTRACTOR LIC. No.

39149

MIKE EDWARDS (J.S.)

BUILDING OFFICIAL

2813

THIS LICENSE MUST BE POSTED
IN A CONSPICUOUS PLACE

BUSINESS # 9533

State of Mississippi
CITY OF GULFPORT
PRIVILEGE TAX LICENSE

FY2023

License Number 10265

ORIGINAL

LICENSE IS HEREBY GRANTED TO:

ADVANCED CONTRACTING SERVICES LLC
IAN NUSCHKE
3410 A. AVENUE
GULFPORT, MS 39507

Location :

3410 A AVENUE

CATEGORY: ADMINISTRATIVE SERVICES

TYPE : ADMINISTRATIVE SERVICES

DESC: CONSTRUCTION OFFICE

DATE ISSUED 10/28/2022

Jasmin Seferovic

CLERK

EXPIRES 09/30/2023

IN THE CITY OF GULFPORT, COUNTY OF
HARRISON, STATE OF MISSISSIPPI ON THE
EXPRESS CONDITION THAT LICENSEE
SHALL OBSERVE AND OBEY THE LAWS OF
THE STATE AND THE ORDINANCES OF THE
CITY OF GULFPORT AS ARE NOW IN FORCE
OR MAY HEREAFTER BE ENACTED

THIS LICENSE IS NOT TRANSFERABLE AND
IS SUBJECT TO SUMMARY REVOCATION
IN CASE THE LICENSEE VIOLATES THE
LAWS AND ORDINANCES THEN IN FORCE
AND EFFECT.

IF = IRON PIPE
IR = IRON ROD
PK = PK NAIL
RA = RAIL ROAD SPIKE
CS = COTTON SPINDLE
CM = CONCRETE MONUMENT

S = SET
F = FOUND
D = DEED BEARING/DISTANCE
P = PLAT BEARING/DISTANCE
OHL = OVERHEAD UTILITY LINES
NTS = NOT TO SCALE

A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.

© 2005 L&D Surveying, Inc.; may not be reproduced by any means without express permission.

PARCEL IN THE SOUTHWEST QUARTER OF
SECTION 31, TOWNSHIP 07 SOUTH, RANGE 11 WEST,
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI
HARRISON COUNTY TAX PARCEL 0710M-01-053.003
SURVEYED FOR MACILL PROPERTIES, INC. MAY 2006

DEED REFERENCE:	LANDGRABER	DEED:	BOOK/PAGE	BOOK/PAGE
PARCEL NUMBER	ARNDT, C. E.	10272/55	1208/575	
07/04-01-053-000		47714/5	2/08/584	
ROW ACQUISITION	CITY OF DULUTH	1392/50		
07/04-01-053-001	PIANI, L. V.	10272/55	132/116	
		10707/5	1072/134	
07/08-01-054-002	BERNETT, P. W.	1209/52	1268/52	
		4771/5	201/504	
07/04-01-053-003	GORDY, E. R.	1440/52	131/716	
	12/06/178	1092/50	1810/75	
		4272/45	2810/584	
07/04-01-054-004	JGSTA TOWNS, H.	1388/50	1505/119	
	13/80/052	1462/552	1317/115	
		1228/178		
OLEN TERNAC SUBDIVISION PLAT, 1928		13/017	54/484	
PREVIOUS REFERENCE SURVEY PLAT SURVEYED BY				
JAMES C. CLARKE, DATED 1909				
ROBERT E. DAVIS, DATED 1909				
RICHARD O. PERMUTT, DATED 1901 AND 2009				

SURVEY DESCRIPTION:

SOURCE DESCRIPTION:
SAME PROPERTY AS PER DEED BOOK 1480, PAGE 532 AND AS TAX PARCEL 0710M-01-053.003
A PARCEL OF LAND SITUATED IN AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 07
SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON SPINDLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 31, RUN NORTH 33.15 FEET TO A POINT, THEN RUN NORTH 88°46'40" EAST 34.80 FEET TO A COTTON SPINDLE MARKING THE NORTH MARGIN OF 28TH STREET AND THE EAST MARGIN OF CANAL ROAD AS LOCATED PRIOR TO JANUARY 1993, THEN CONTINUE EASTWARD ALONG SAID PRIOR 1993 NORTHERN MARGIN OF 28TH STREET 382.36 FEET TO A POINT; THEN LEAVING SAID PRIOR NORTHERN MARGIN RUN NORTH 00°00'00" WEST 31.00 FEET TO A CONCRETE MARKER AT THE PRESENT NORTHERN MARGIN OF 28TH STREET, THEN RUN EASTWARD ALONG PRESENT NORTHERN MARGIN OF 28TH STREET 441.03 FEET TO AN IRON ROD FOR THE POINT OF BEGINNING (P.O.B.).

FROM THIS POINT OF BEGINNING RUN
NORTH 00°04'00" WEST 332.82 FEET TO AN IRON ROD, THEN RUN
SOUTH 89°57'50" EAST 486.07 FEET TO AN IRON ROD, THEN RUN
SOUTH 00°04'00" EAST 351.85 FEET TO AN IRON ROD ON THE PRESENT NORTHERN MARGIN OF 28TH STREET,
THEN RUN WESTWARD ALONG SAID PRESENT NORTHERN MARGIN
SOUTH 89°56'50" WEST 244.56 FEET TO AN IRON ROD, THEN LEAVING SAID PRESENT NORTHERN MARGIN RUN
NORTH 00°07'05" EAST 227.31 FEET TO AN IRON ROD, THEN RUN
SOUTH 89°58'35" WEST 197.92 FEET TO AN IRON ROD, THEN RUN
SOUTH 00°08'38" WEST 227.12 FEET TO AN IRON ROD, THEN RUN
SOUTH 89°56'50" WEST 29.49 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.52 ACRES, MORE OR LESS.

RR BRK' END
APPARENTLY SET AFTER 2000
AT 0.5 H OF CSF

CORNER
TON 31
P.O.C.

McGILL PROPERTIES, INC.

SECTION 31, TOWNSHIP 07 SOUTH, RANGE 11 WEST
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

BOUNDARY SURVEY

LAND SURVEYING
INCORPORATED

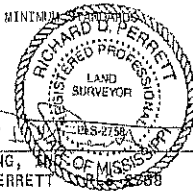
203 - 48th STREET
GULFPORT, MS 39507
PHONE (228) 354-8452 FAX (228) 863-6937

NUMB (22B) 364-8452 FAX (22A) 863-6937

SCALE	1" = 100'
PLOT DATE:	05/10/2005
DRAWN BY:	RRP
CHECKED BY:	RRP
DWG NAME:	Plot - McClellan
REVISED:	

SUBJECT PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION
AND ALL DATA SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE

CLASS B SURVEY, WINTER



LAND SURVEYING, MISSISSIPPI
RICHARD D. PERRETT
MAY 06, 2006



SCALE

0 50 100 200
(1 inch = 100 feet)

NAVAL CONSTRUCTION
BATTALION CENTER

SUBJECT PROPERTY LIES IN ZONES "X" AND "AE" OF
F.I.R.M. 285253 0003 C, REVISED OCTOBER 04, 2002.

THIS SURVEY AND PLAT WERE PREPARED ONLY FOR CLIENT AS NAMED HEREON
AND NO THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
ALL BEARINGS/DISTANCES AND ANGLE MEASUREMENTS ARE NOTED OTHERWISE.
BEARINGS ARE GIVEN IN THE TRIMMED FROM STATE PLANE COORDINATE SYSTEM.
THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
THIS PLAT IS CERTIFIED ONLY TO THAT DATA SHOWN HEREON AND MAY NOT BE
COMPLETE OR ALL-INCLUSIVE FOR ANY PURPOSES OR USES OTHER THAN THOSE
AS ORIGINALLY CONTRACTED FOR BY CLIENT.
VERIFICATION OF ACTUAL FIELD CONDITIONS IS REQUIRED BEFORE DETAILED
PLANNING OR CONSTRUCTION IS COMMENCED.



Area Map

Printed 9/12/2022



● Addresspoints Edits addresspoints Harrison_NAIP_2021.sid

STRUCT_CLASS

- Commercial
- Device/Utility
- Primary
- Residential
- Unclassified
- ~ Minor Arterial
- ~ Minor/Residential
- ~ Military
- ~ Alley
- ~ WaterFeatures
- ▭ Parcels

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

tax parcel #

0710M-01-053.003

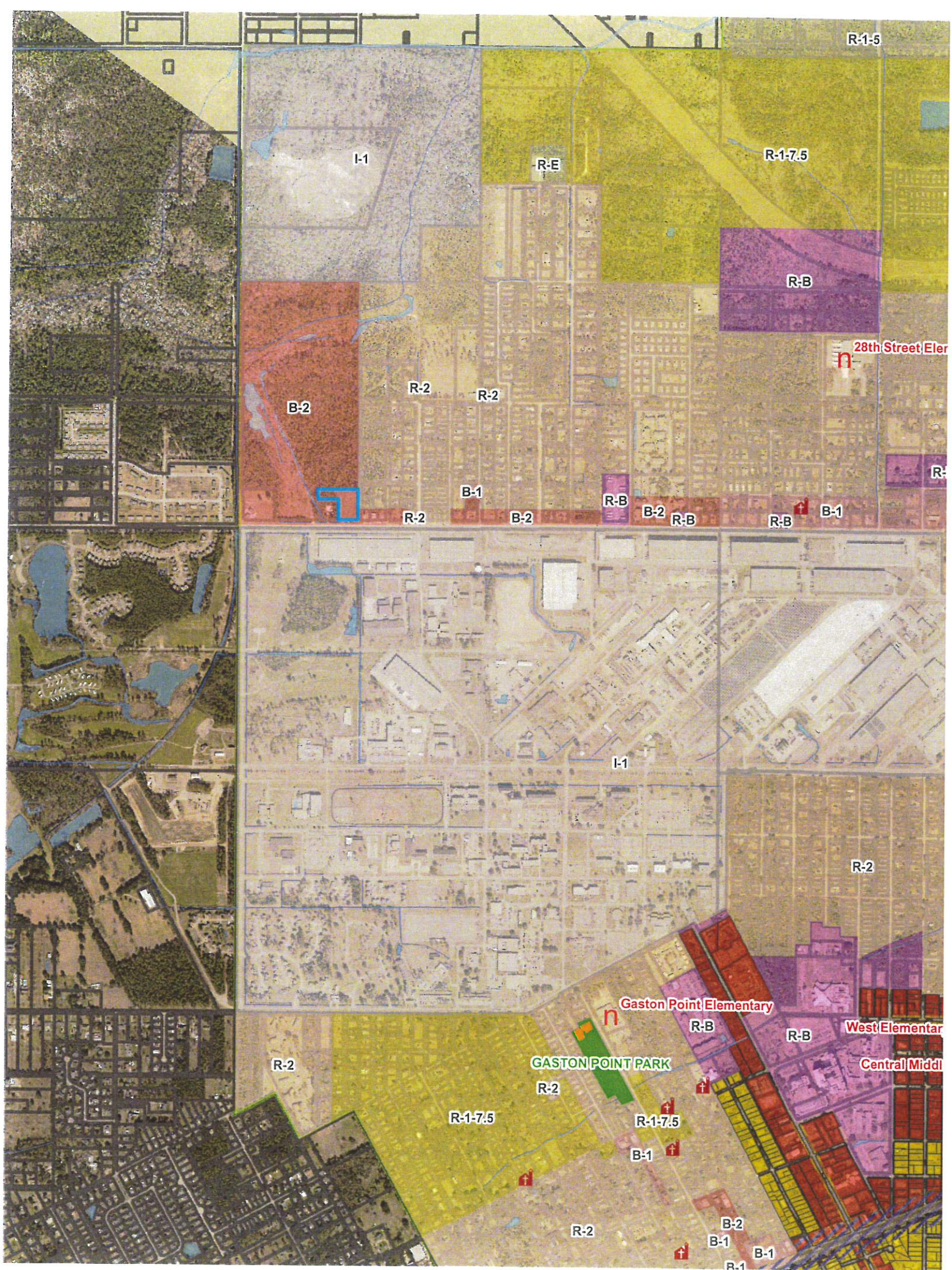


1 inch = 176 feet

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deed shows 2. 2.15 calculate





SCANNED



[Signature] 1st JUDICIAL DISTRICT
Instrument 2022-0023910-D-11
Filed/Recorded 09/21/2022 1:20:01 PM
Total Fees 26.00
5 Pages Recorded

PREPARED BY:
Michael J. Yentzen
Esplanade Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39501
(228) 594-8860
MS Bar # 100866

RETURN TO:
Michael J. Yentzen
Esplanade Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39507
(228) 594-8860

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged,

MCGILL PROPERTIES, INC.
A MISSISSIPPI CORPORATION
P.O. BOX 2163
GULFPORT, MS 39505
228.365.6968

does hereby sell, convey, and warrant unto

ADVANCED CONTRACTING SERVICES, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
24080 ANNO SAUCIER ROAD
GULFPORT, MS 39503
228.236.7717

the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, and more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. It is agreed and understood that the taxes for the current year have been prorated 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 Grantor agrees to pay said Grantee or their assigns any deficit on the actual proration.

WITNESS the signature of the Grantor on this the 21st day of September, 2022.

MCGILL PROPERTIES, INC. - Grantor

[Signature of Emma McGill]

Emma McGill, President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 21st day of September, 2022, within my jurisdiction, the within named EMMA MCGILL who acknowledged that he signed, executed and delivered the above and foregoing instrument as PRESIDENT of MCGILL PROPERTIES, INC., A MISSISSIPPI CORPORATION, after being duly authorized to do so.

GIVEN under my hand and official seal of office.

My Commission Expires:

MAY 26, 2026


NOTARY PUBLIC



EXHIBIT "A"

LEGAL DESCRIPTION: A PARCEL OF LAND SITUATED IN AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A COTTON SPINDLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 31, RUN NORTH 33.15 FEET TO A POINT, THEN RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST 34.90 FEET TO A COTTON SPINDLE MARKING THE NORTH MARGIN OF 28TH STREET AND THE EAST MARGIN OF CANAL ROAD AS LOCATED PRIOR TO JANUARY 1993, THEN CONTINUE EASTWARD ALONG SAID PRIOR 1993 NORTHERN MARGIN OF 28TH STREET, NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST 362.36 FEET TO A POINT, THEN LEAVING SAID PRIOR NORTHERN MARGIN RUN NORTH 00 DEGREES 04 SECONDS 00 SECONDS WEST 31.00 FEET TO A CONCRETE MARKER AT THE PRESENT NORTHERN MARGIN OF 28TH STREET, THEN RUN EASTWARD ALONG PRESENT NORTHERN MARGIN OF 28TH STREET, SOUTH 89 DEGREES 37 MINUTES 34 SECONDS EAST 441.03 FEET TO AN IRON ROD FOR THE POINT OF BEGINNING. FROM THIS POINT OF BEGINNING RUN NORTH 00 DEGREES 04 MINUTES 00 SECONDS WEST 332.62 FEET TO AN IRON ROD, THEN RUN SOUTH 89 DEGREES 57 MINUTES 30 SECONDS EAST 466.07 FEET TO AN IRON ROD, THEN RUN SOUTH 00 DEGREES 04 MINUTES 00 SECONDS EAST 331.85 FEET TO AN IRON ROD ON THE PRESENT NORTHERN MARGIN OF 28TH STREET, THEN RUN WESTWARD ALONG SAID PRESENT NORTHERN MARGIN, SOUTH 89 DEGREES 56 MINUTES 50 SECONDS WEST 244.56 FEET TO AN IRON ROD, THEN LEAVING SAID PRESENT MARGIN RUN NORTH 00 DEGREES 07 MINUTES 05 SECONDS EAST 227.31 FEET TO AN IRON ROD, THEN RUN SOUTH 89 DEGREES 53 MINUTES 35 SECONDS WEST 197.92 FEET TO AN IRON ROD, THEN RUN SOUTH 00 DEGREES 08 MINUTES 36 SECONDS WEST 227.12 FEET TO AN IRON ROD, THEN RUN SOUTH 89 DEGREES 56 MINUTES 50 SECONDS WEST 23.49 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.52 ACRES, MORE OR LESS. (TAX PARCEL # 0710M-01-053.003).

**UNANIMOUS CONSENT OF THE
DIRECTORS AND SHAREHOLDERS OF MCGILL PROPERTIES, INC.
TO TAKE ACTION WITHOUT A MEETING**

The undersigned, being the Directors and Shareholders of **MCGILL PROPERTIES, INC.**, a MISSISSIPPI Corporation, hereby unanimously consent to the following actions taken without a meeting:

Be it resolved by the Directors and Shareholders of **MCGILL PROPERTIES, INC.**, that consent is hereby given to Emma McGill, President, to execute all necessary closing documents to convey the property known as NHN 28th Street, Gulfport, Mississippi, 39501 to **ADVANCED CONTRACTING SERVICES, LLC**, a MISSISSIPPI Limited Liability Company on or about September 21, 2022.

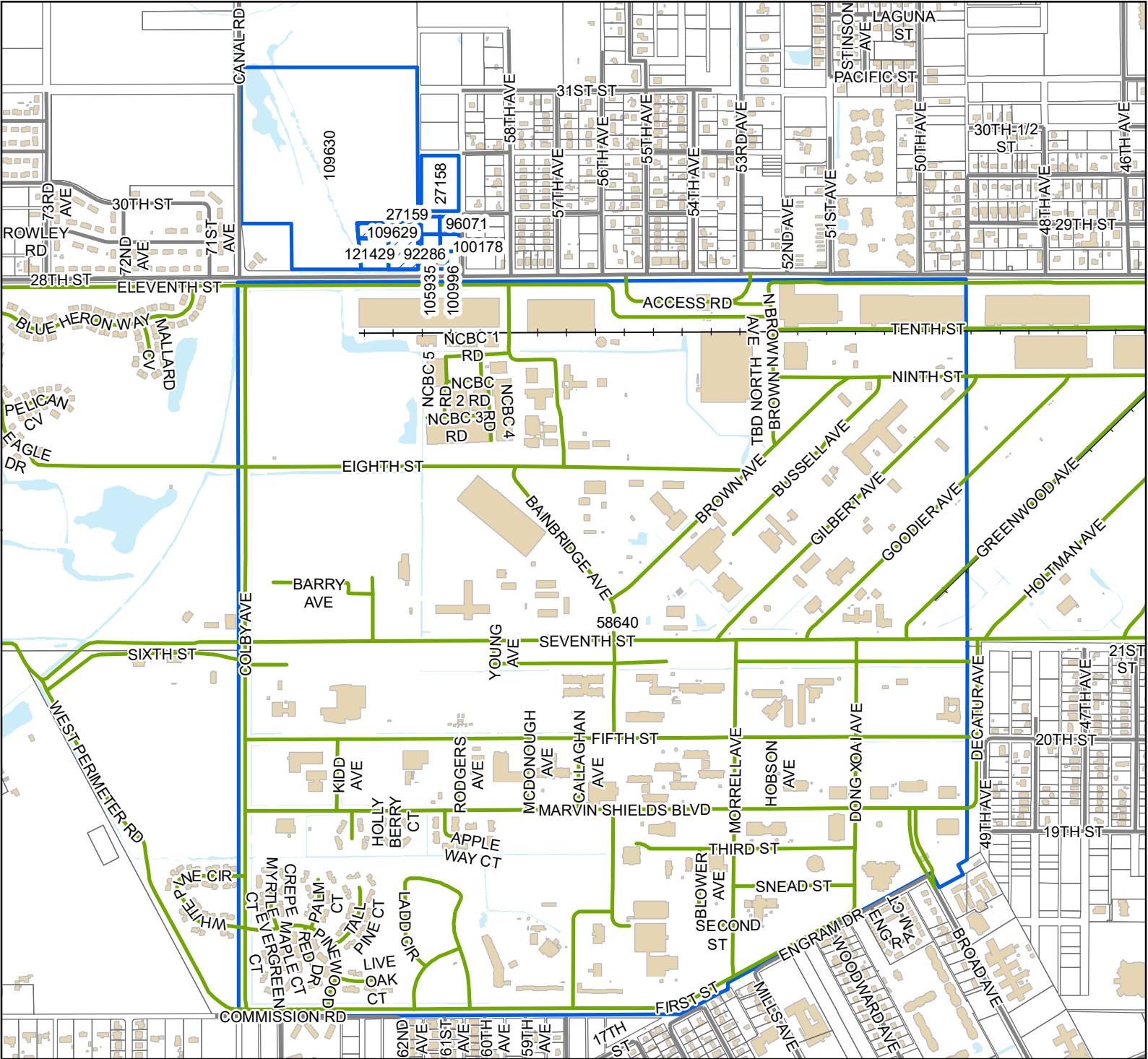
Witness the signatures of the Directors and Shareholders of **MCGILL PROPERTIES, INC.**, below.



Emma McGill, President/Director & Shareholder

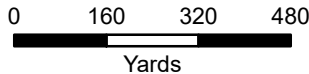


Dustin A. McGill, Vice President/ Director & Shareholder



Legend

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



1 inch = 1,000 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	109629	0710M-01-053.003	ADVANCED CONTRACTING SERVICES (OWNE	24080 ANNE SAUCIER RD	GULFPORT	MS	39505
			Adjacent Property Owners (2301PC003)				
N	100178	0710M-01-012.004	BARTHOLOMEW JOSEPH A & DEBORAH	19070 LANDON ROAD	GULFPORT	MS	39503
	100996	0710M-01-012.005	BARTHOLOMEW JOSEPH A & DEBORAH	19070 LANDON ROAD	GULFPORT	MS	39503
	109630	0710M-01-053.002	DRAKE MARY CAROLYN -ETAL-	159 EDGEWATER DR	BILOXI	MS	39531
	121429	0710M-01-053.004	GTP ACQUISITION PARTNERS II LLC	P O BOX 723597	ATLANTA	GA	31139
	96071	0710M-01-012.003	MASON ELIZABETH A	2821 59TH AVE	GULFPORT	MS	39501
	92286	0710M-01-012.001	MAY HUBERT H JR	9300 COCONUT DR	OCEAN SPRINGS	MS	39564
	105935	0710M-01-012.006	ROJAS HECTOR	27460 ROAD 310	PASS CHRISTIAN	MS	39571
	27158	0710M-01-011.000	SNEED JOHN O & ELIZABETH S WETHEM	114 DRIFTWOOD DR	LONG BEACH	MS	39560
	58640	0711F-01-001.000	U S GOVT	4802 JEFFERSON AVE	GULFPORT	MS	39501
	27159	0710M-01-012.000	WARD JOSEPH BENJAMIN	25429 PECAN RD	PASS CHRISTIAN	MS	39571

RE: Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, tax parcel 0710M-01-053.003, Requests to rezone from B-2 (General business) to I-1 (Light industry), 0 28th Street, 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, January 26, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, January 26, 2023**. 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:
IPL0104298
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
BLX - Legal Ads
Final Cost:
63.12
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
January 4, 2023 2:29:50 PM EST
Amount:
63.12

SCHEDULE FOR AD NUMBER IPL01042980

January 11, 2023
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL01042980**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, January 26, 2023 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.

Planning Commission Approval 2301PC002, by agent Bryce McMurry, tax parcel 08100-02-012.000, Requests to convert portion of Mobile Home Park into RV use, 2800 19th Ave, Zoned B-2 (General business), Ward 3
Special Exception 2301SE006, by agent Austin Keith, tax parcel 0911B-02-013.000, seeking approval of a liquor store use at 111 Courthouse Rd, Zoned T-6 (Urban Core Zone), Ward 2

Planning Commission Approval 2211PC194, by owner Daniel Conwill IV, tax parcel 1011D-03-008.000, Seeking approval for an outdoor entertainment venue at 942 1/2 Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2

Zoning Text Amendment 2209PC171, by Lauren Illing, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section I Definitions (B) Words and Phrases Medical cannabis Establishment and Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses Medical Cannabis Dispensary, to allow a Medical Cannabis dispensary as a matter of right in R-B, B-1, B-2, B4, T4+, T5, T6 zoning districts.

Zoning Map Amendment 2211PC195, by owner Daniel Conwill IV, tax parcel 1011D-03-008.000, Requests rezone from T5 (Urban Center Zone) to T6 (Urban Core Zone), 942 1/2 Beach Blvd, Ward 2

Zoning Text Amendment 2212PC225, by CRC Westside, amendments to the SmartCode Zoning Article 5, as amended, Section 5.3.3 (a), 5.4.3 (a), 5.5.3 (a), 5.6.3 (a), and Article 6, Table 10; to establish how unspecified uses of property are addressed in areas subject to SmartCode.

Zoning Map Amendment 2301PC001, by agent Greg Smith, tax parcels 1011D-01-036.000 and 1011D-01-038.001, Requests to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 146 Oleander Dr., Zoned T6 (Urban Core Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, tax parcel 0710M-01-053.003, Requests to rezone from B-2 (General business) to I-1 (Light industry), 0 28th Street, Ward 1

Zoning Text Amendment 2301PC007, by agent Freddie Fountain, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses - REDUCING SALON; to allow a reducing salon (i.e. a gym/fitness facility) in I-2 zoning districts

Zoning Text Amendment 2301PC008 by City of Gulfport, amendments to the accessory building ordinance Sec. IV. Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

This the 4th day of January, 2023
Virginia Adolph, Vice - Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

RE: Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light industry), Tax Parcel 0710M-01-053.003, 0 28th Street, 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, April 27, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, April 27, 2023**. 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.

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 27, 2023 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.

Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

Final Plat 2304PC042, by owner River Pointe Estates, LLC, seeking approval of final plat for 7 Single-family lots (River Point Estates Subdivision) at 10550 O'Neal Road, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, Zoned R-E (Residential Estate), Ward 6

This the 7th day of April 2023
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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: Zoning Text Amendment 2301PC008:
Postponed to May meeting:

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV. Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.



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 #: 2301PC008Date Received: 12/06/22

Receipt #: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

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

To amend Sec. IV Supplementary regulations (A) Supplementary use regulations (2)

Accessory Buildings.

Due to the staggering number of variances needed for accessory structure quantity, size and height,

The City of Gulfport propose the following amendments.

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
P.O. Box 1780

Mailing Address
Gulfport, MS 39501

City 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.

Technical Report

ZONING TEXT AMENDMENT

GENERAL INFORMATION

Case File Number: 2301PC008

Hearing Date: March 23, 2023

Legal: Zoning Text Amendment 2301PC008 by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV. Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

TECHNICAL DETAILS

The City of Gulfport requests to amend the text to the zoning ordinance due to the large volume of requests for variances in regards to limitation of size, height, setbacks and quantity of accessory structures in zoning districts.

Specifically, most applicants have asked for variances in areas less than 1 acres of land (where 600 square feet is allowed by right), the average request is for 810 square feet. For areas more than 1 acres of land (where 1,000 square feet is allowed by right), the average request is for 1,800 square feet with a total of 40 applicants.

The average height request for accessory structures is 18 feet (where 14 feet is allowed by right) with being approved out of 17 requests. Applicants requested variances for setbacks of at least 6-8 feet where 21 out of 26 application were approved. The average quantity of accessory structures requested is 2 (most popular quantity requested) following 3 as the second most requested quantity. There were a total of 71 requested accessory structures. This data has been collected from January 2019 – February 2023 Accessory Structure Applications.

EXECUTIVE SUMMARY

Due to the staggering number of variances needed for accessory structure quantity, size and height, The City of Gulfport propose the following amendment to the accessory structure ordinance.

- 1) To allow 1,000 square foot accessory buildings for parcels less than an acre, to allow 2,000 square foot accessory building for parcels containing an acres or more.
- 2) To allow a height of 20-feet max for all parcels.
- 3) To allow two accessory building on a single parcel before a variance is required.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Ryan Merrill
Director of Urban Development Department

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2023, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A (COMPREHENSIVE ZONING ORDINANCE), SECTION IV (SUPPLEMENTARY REGULATIONS), PARAGRAPH A (SUPPLEMENTARY USE REGULATIONS), SUBPARAGRAPH 2 (ACCESSORY BUILDINGS) OF THE CODE OF ORDINANCES, AND FOR RELATED PURPOSES

[CASE NO. 2301PC008]

WHEREAS, the City of Gulfport, by and through its Governing Authority, has, from time to time, enacted various ordinances regulating zoning within the City of Gulfport and those ordinances have been codified at Appendix A to the Code of Ordinances of the City of Gulfport, Mississippi (i.e., the Comprehensive Zoning Ordinance); and

WHEREAS, within Appendix A, at Section IV (A) (2), the City has, heretofore, provided supplementary regulations/use regulations concerning the placement of “accessory buildings” on a lot or parcel in the City of Gulfport; and

WHEREAS, in order to modify the limitations on “accessory buildings” to allow for more and larger accessory structures on a lot or parcel it is necessary to amend the provisions of Section IV (A) (2) of Appendix A of the Code of Ordinances as more fully set forth below.

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

SECTION 1: That the matters and things set forth in the above preamble are hereby accepted as stated as the findings of the Gulfport City Council.

SECTION 2. That Appendix A, at Section IV (A) (2) (c) of the Code of Ordinances of the City of Gulfport be and the same is hereby amended to read, as follows:

EXISTING:

~~(2)(c) Accessory buildings. No more than one (1) detached accessory building may be permitted on a parcel or lot in which a single or multi-family structure exists.~~

AMEND TO READ:

(2)(c) Accessory buildings. No more than one (2) detached accessory buildings may be permitted on a parcel or lot in which a single or multi-family structure exists.

SECTION 3. That Appendix A, at Section IV (A) (2) (i) (8) of the Code of Ordinances of the City of Gulfport be and the same is hereby amended to read, as follows:

EXISTING:

(i) (8) (Height and Yard Requirements.

Size limitation chart:

Lot Size	Size Limit	Height Limit
Less than 1 acre	600 square feet	14 feet
Greater than or equal to 1 acre	1000 square feet	14 feet

AMEND TO READ:

(i) (8) (Height and Yard Requirements.

Size limitation chart:

Lot Size	Size Limit	Height Limit
Less than 1 acre	1,000 square feet	20 feet
Greater than or equal to 1 acre	2,000 square feet	20 feet

SECTION 4. The Governing Authority further finds that the following shall serve as an explanatory statement of this Ordinance for purposes of publication: “This Ordinance amends the City’s Code of Ordinances (Appendix A – Comprehensive Zoning Ordinance) to allow for up to two (2) accessory buildings on a lot or parcel and to increase the size and height limitations on said accessory buildings. A copy of the full text of this Ordinance is available to municipal residents upon request to the City Clerk.” For the next thirty (30) days, a copy of the full text of this Ordinance shall be posted by the City Clerk: (a) in the first floor lobby at City Hall (2309 15th Street, Gulfport, Mississippi 39501); (b) in the first floor lobby of the City’s Hardy Building (1410 24th Avenue, Gulfport, Mississippi 39501); and (c) in the first floor lobby of the County Courthouse in Gulfport (1801 23rd Avenue, Gulfport, Mississippi 39501). The City Clerk shall further furnish any resident of the City a copy of the full text of this Ordinance upon request.

SECTION 3: This Ordinance shall otherwise be in full force and effect thirty (30) days after the date of passage. It shall be published according to law and shall be spread upon the minutes of the Gulfport City Council.

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

YEAS: ABSTENTIONS: ABSENCES: NAYS:

WHEREUPON the President declared the motion carried and the Ordinance adopted this
the ____ day of _____, 2023.

(SEAL:)

ATTEST:

ADOPT:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance, having been submitted and approved by the Mayor, this
the ____ day of _____, 2023.

BILLY HEWES, Mayor

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:
IPL0104298
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
BLX - Legal Ads
Final Cost:
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Account Billed
User ID:
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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
January 4, 2023 2:29:50 PM EST
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SCHEDULE FOR AD NUMBER IPL01042980

January 11, 2023
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL01042980**LEGAL NOTICE
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Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, tax parcel 0710M-01-053.003, Requests to rezone from B-2 (General business) to I-1 (Light industry), 0 28th Street, Ward 1

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This the 4th day of January, 2023
Virginia Adolph, Vice - Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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Beaufort Gazette
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Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	378810	Print Legal Ad-IPL01082870 - IPL0108287		\$66.16	2	47 L

Attention: Matilda Welch

PO BOX 1780
GULFPORT, MS 39502

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 PM., Thursday, February 23, 2023 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.

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Planning Commission Approval 2302PC012, by agent Kristine Greb, tax parcel 0910B-01-046.000, Requests approval for a home occupation of a mobile provider for LED light facial treatments, 4800 Kendall Ave, Zoned R-1-7.5 (Single family district), Ward 4

Special Exception 2302SE015, by agents Twial & Terrance Johnson, tax parcel 0809K-01-001.019, Requests Special Exception for day care use, 9454 Three Rivers Rd, Zoned B-2 (General business), Ward 3

Zoning Text Amendment 2301PC008 by City of Gulfport, amendments to the accessory building ordinance Sec. IV. Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Zoning Map Amendment 2302PC014, by owner Jeanette Ladner, tax parcel 0711P-01-002.000, Requests to rezone from T5 (Urban center zone) from T4+ (General Urban Zone "Plus"), Ward 2

Zoning Text Amendment 230202PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses Medical Cannabis Dispensary

Zoning Text Amendment 2302PC023, by the City of Gulfport, Amendments to the SmartCode Zoning Article 3, Section 3.1, to vacate the SmartCode Community Regulating Plans for Westside and Florence Gardens

This the 1st day of February, 2023
Keith Williams, - Chairman
City of Gulfport Planning Commission
IPL0108287
Feb 8 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Stefani Beard, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
02/08/23

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

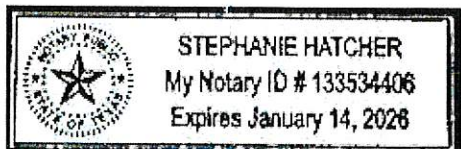
Stefani Beard

Sworn to and subscribed before me this 8th day of February in the year of 2023

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: **Final Plat 2303PC025:**

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

Technical Report
Final Plat
(Plantation Oaks Phase II)

GENERAL INFORMATION

Case File Number: 2303PC025

Hearing Date: April 27, 2023

Current Zoning/Use: R-B / Vacant Property

Legal: Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

TECHNICAL DETAILS

The applicant requests approval of a Final Plat to create a new 16-lot 4.0-acre residential subdivision, named Plantation Oaks Phase Two, on tax parcel 0907J-01-001.101, zoned R-B (Residential Business). This new subdivision is a continuation of Plantation Oaks residential development. Phase I was approved by the Planning Commission on September 26, 2013 case number (1310PC081). In addition, City Council approved Phase I on October 22, 2013. Notably, Plantation Oaks Subdivision Phase III General Plan was approved by Planning Commission on December 15, 2022.

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, with lot width of 60 feet. In review of the Final Plat, the applicant meets or exceeds the city's requirements for this zoning district. Street access created for this closed-end street (cul-de-sac) is connected to existing roadways and provides an ingress and egress off Three Rivers Road.

The proposed parcels are located adjacent to existing city rights-of-way, and are protected by Gulfport Fire and Police. In addition, all lots will have capacity for city water and sewer. However, required copy of the covenants and warranty bonds have not been provided.

EXECUTIVE SUMMARY

The applicant meets or exceeds the city's requirements for this zoning district. However, the applicant has not provided the required copy of covenants nor a copy of the warranty bond. Please note that Engineering Department requires final inspection with all close out documentation. Therefore, the staff recommends conditional approval.

Any approval should consider these conditions:

1. 2 copies Mylar, 1 copy Linen must be submitted before case can be heard by City Council.
2. All construction shall comply with all City Building Codes and Ordinances.
3. Oak Arbor Drive needs stop signs and stop bars on both ends.

Technical Report
Final Plat
(Plantation Oaks Phase II)

4. Needs final inspection with all close out documents.
5. Tree permit will be required before tree work can be started.
6. Applicant must provide required covenants and warranty bonds.

DEPARTMENTAL CONDITIONS

Engineering:

Conditions. Memo dated 4/18/23.
1. See Public Works notes.

Public Works:

Needs final inspection with all close out documents. Memo dated 4/18/23.

Traffic and Safety:

Conditions. Oak Arbor Drive needs stop signs and stop bars on both ends. Memo dated 3/9/23.

Building Code Services:

Conditions. Must meet all current Building Codes and City Ordinance. Memo dated 4/18/23.

GIS:

No conditions. Memo date 4/13/23.

Police Department:

No conditions. Memo dated 3/9/23.

Fire Department:

No conditions. Memo dated 4/17/23.

City Arborist:

No conditions. Memo dated 4/13/2023.

DIRECTOR APPROVAL

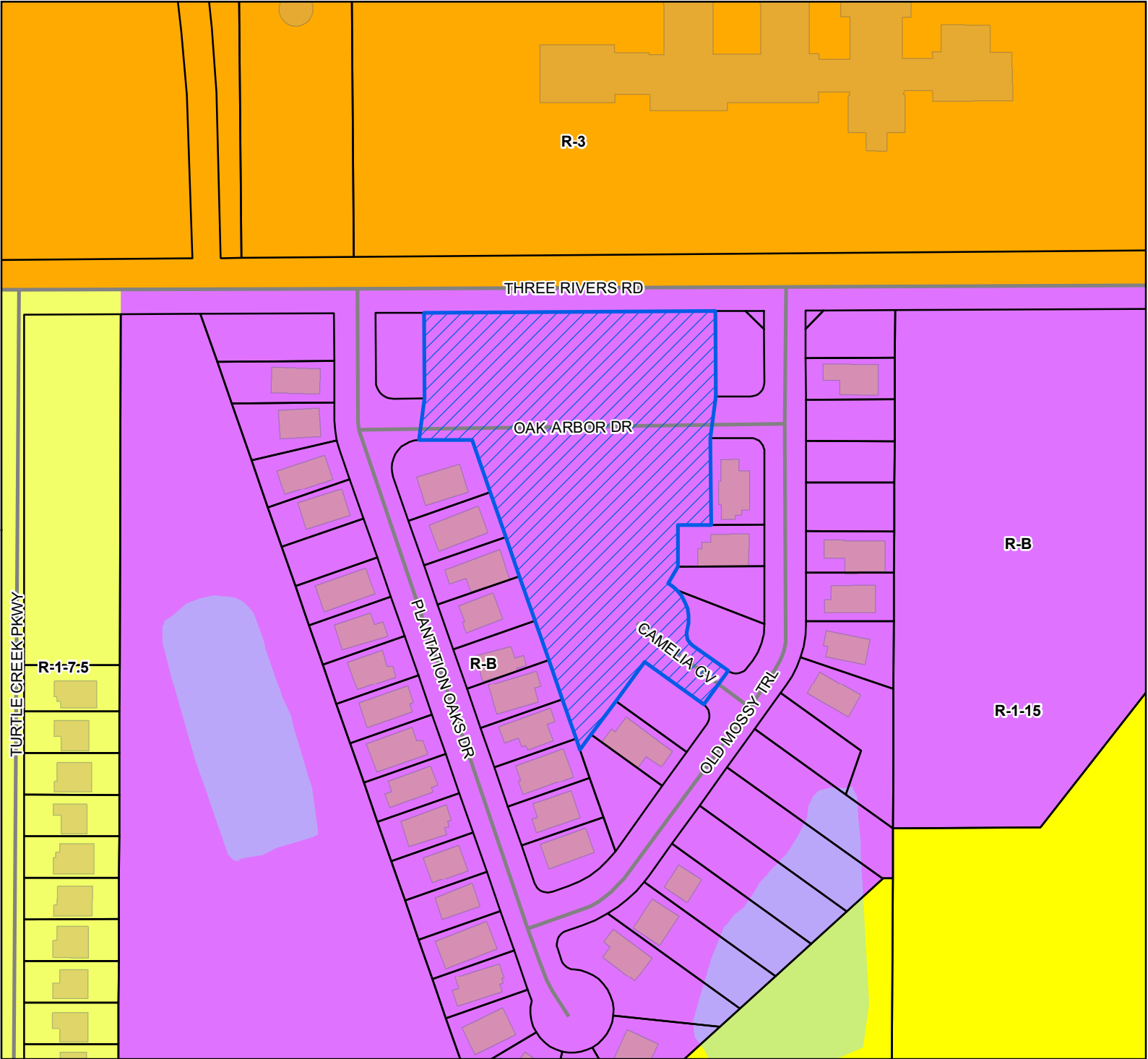
This report has been reviewed and approved by:



Ryan Merrill

Director of Urban Development Department





Legend

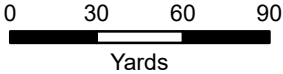
- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

- R-1-15 - Single Family Residence District (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-3 - General Residence (High Density)
- R-B - Residence-Business District

Site Information

0907J-01-001.101
 Zoning: R-B(Residence-Business)
 Size: 8.5 acres
 Flood: X



1 inch = 200 feet



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

\$255.00 ~~\$255.00~~

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

For Staff Use Only

Case File #: 2303PC025Date Received: 02-1-23

Receipt #: _____

Received By: ICBZoning: R.BWard: 6 Flood: XSize: 8.5 Acres

(If necessary, use separate sheet of paper)

TAX PARCEL #	0	9	0	7	J	-	0	1	-	0	0	1	●	1	0	1
						-			-				●			
						-			-				●			

Address of Property Involved: 0 Three Rivers Rd.Lot(s) N/A, Block(s) N/A, Subdivision _____General Location: West of Old Mossy Trail, East of Turtle Creek Parkway, and South of Three Rivers Rd.**GENERAL DESCRIPTION OF REQUEST:**

Final Plat approval for the new 16 single family residential lots included in the second phase of the Plantation Oaks Subdivision.

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

Plantation Oaks, LLC

Printed Name Of Owner
1460 Beach Blvd.

Mailing Address

Biloxi MS 39530

City State Zip code
228-218-0040

Home Phone Work/Cell Phone
N/A

Email

Richard Bailey
Signature Of Owner

Freddie Fountain

Printed Name Of Agent
1822 15th St. Suite 12

Mailing Address

Gulfport MS 39503

City State Zip code
N/A 228-861-5209

Home Phone Work/Cell Phone
freddie@fountainllc.com

Email

Freddie Fountain
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.

**Plantation Oaks, LLC
1460 Beach Blvd
Biloxi, MS 39530**

January 30, 2023

City of Gulfport
Planning Department
1410 24th Avenue
Gulfport, MS 39502

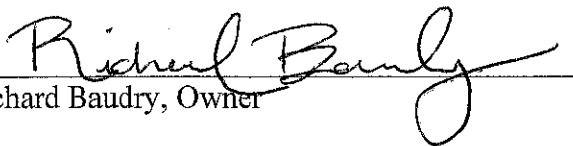
**RE: Agent Letter for Application for
General Subdivision Plan
Tax Parcel #s: 0907J-01-001.005
Gulfport, Mississippi**

To Whom It May Concern:

Please allow this letter to serve as official notice that **Freddie Fountain**, is authorized to act as agent on behalf of **Plantation Oaks, LLC** in any Planning Commission or City Council matters for the above referenced address.

If you have any questions, please call me at 228-218-0040.

Sincerely,


Richard Baudry, Owner


Notary



PLANTATION OAKS SUBDIVISION PHASE 2

SITUATED IN THE NW 1/4 OF THE NW 1/4 OF
SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11
WEST, CITY OF GULFPORT, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY, MISSISSIPPI

OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 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 A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 58, PLANTATION OAKS SUBDIVISION, PHASE 1;
THENCE ALONG THE SOUTH LINE OF LOT 58, N89°33'48"E 420.00' TO A 1/2" IRON ROD FOUND AT THE
NORTHWEST CORNER OF LOT 38 OF SAID SUBDIVISION; THENCE S00°29'11"E 125.00' TO THE SOUTHWEST CORNER OF SAID
LOT 38; THENCE S07°24'30"W 80.83' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 39 OF SAID SUBDIVISION;
THENCE S00°18'39"E 125.00' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 39 OF SAID SUBDIVISION;
48.00' TO THE NORTHWEST CORNER OF LOT 40 OF SAID SUBDIVISION; THENCE S00°02'15"E 80.00' TO A 1/2" IRON ROD FOUND
AT THE SOUTHWEST CORNER OF SAID LOT 40; THENCE ALONG THE WEST LINE OF LOT 41 OF SAID SUBDIVISION, S30°03'33"W
27.20' TO A 1/2" IRON ROD FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00', AN ARC LENGTH OF
78.80' AND A CHORD BEARING AND DISTANCE OF S22°01'11"E 78.10' TO A 1/2" IRON ROD FOUND; THENCE ALONG A CURVE TO
THE LEFT, HAVING A RADIUS OF 20.00', AN ARC LENGTH OF 24.14' AND A CHORD BEARING AND DISTANCE OF S18°20'07"E 22.70'
TO A 1/2" IRON ROD FOUND; THENCE S54°25'35"E 84.00' TO A 1/2" IRON ROD FOUND; THENCE S35°58'33"W 69.87' TO A 1/2" IRON
ROD FOUND ON THE NORTHEAST LINE OF LOT 43 OF SAID SUBDIVISION; THENCE ALONG THE NORTHEAST LINE OF SAID LOT
43, N54°22'45"W 104.91' TO A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 43; THENCE S36°28'59"W
158.71' TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 48 OF SAID SUBDIVISION; THENCE N19°08'00"W 136.88' TO A 1/2"
IRON ROD FOUND AT THE NORTHERNMOST CORNER OF LOT 80 OF SAID SUBDIVISION; THENCE N19°16'12"W 335.85' TO A 1/2"
IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 55 OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID
LOT 55, S89°32'53"W 78.16' TO A 1/2" IRON ROD FOUND; THENCE N07°11'32"E 80.55' TO THE SOUTHEAST CORNER OF LOT 56 OF
SAID SUBDIVISION; THENCE N00°28'11"W 125.00' TO THE POINT OF BEGINNING, CONTAINING 4.020 ACRES.

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF RECORD OF THE
LAND SHOWN ON THIS PLAT AND DECLARES THIS TO BE A CORRECT PLAT OF
PLANTATION OAKS SUBDIVISION, PHASE 2 AND THAT SAID OWNER HEREBY
DEDICATES THE RIGHTS-OF-WAY, UTILITIES AND EASEMENTS UNTO THE CITY OF
GULFPORT, HARRISON COUNTY FOR PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____
2023.

PLANTATION OAKS, LLC BY IT'S MANAGING MEMBER DERRY LANE, INC.

BY: RICHARD BAUDRY
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF MISSISSIPPI, COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said
county and state, on this the _____ day of _____, 2023, within
my jurisdiction, the within named Richard Baudry, who acknowledged to me
that he is President of Derry Lane, Inc, a Mississippi Corporation, a Member of
Plantation Oaks, LLC, a limited liability company, and that for and on behalf of
said corporation as member of said limited liability company, and as the act
and deed of said corporation as member of said limited liability company, he
executed and delivered the above and foregoing instrument, after first having
been duly authorized by said corporation and said limited liability company so
to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON VR GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301) MS E.
- 3.) 1/2" X 1/8" IRON RODS SET AT ALL LOT CORNERS.
- 4.) SURVEY CLASS- "B"
- 5.) TOTAL LOTS - 16
- 6.) THIS ENTIRE PHASE 2 LIES IN ZONE "X" ACCORDING TO FIRM MAP NUMBER 28047C0260H DATED DECEMBER 21, 2017.
- 7.) DATE OF FIELD SURVEY- JANUARY 13, 2023
- 8.) THERE IS A 10 FEET WIDE DRAINAGE AND/OR UTILITY EASEMENT RESERVED ALONG ALL FRONT LOT LINES, UNLESS OTHERWISE SHOWN.
- 9.) SEE LOT 10 FOR TYPICAL MINIMUM BUILDING SETBACKS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED
BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT,
MISSISSIPPI BY ORDER DULY ADOPTED ON THE _____ DAY
OF _____, 2023, AND ENTERED IN THE
OFFICIAL MINUTES OF THE CITY OF GULFPORT IN MINUTE BOOK
NO.: _____ PAGES _____

CITY OF GULFPORT

BY: _____
BILLY HEWES, MAYOR

DATE OF EXECUTION _____

BY: _____
F.B. "RUSTY" WALKER, IV
COUNCIL PRESIDENT

DATE OF EXECUTION _____

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR
THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND
DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____
2023.

CLIFFORD A. CROSBY, P.L.S. NO. 2539

PLANNING COMMISSION APPROVAL

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE GULFPORT
CITY PLANNING COMMISSION ON THE _____ DAY OF _____,
2023.

KEITH WILLIAMS, CHAIRMAN
GULFPORT CITY PLANNING COMMISSION

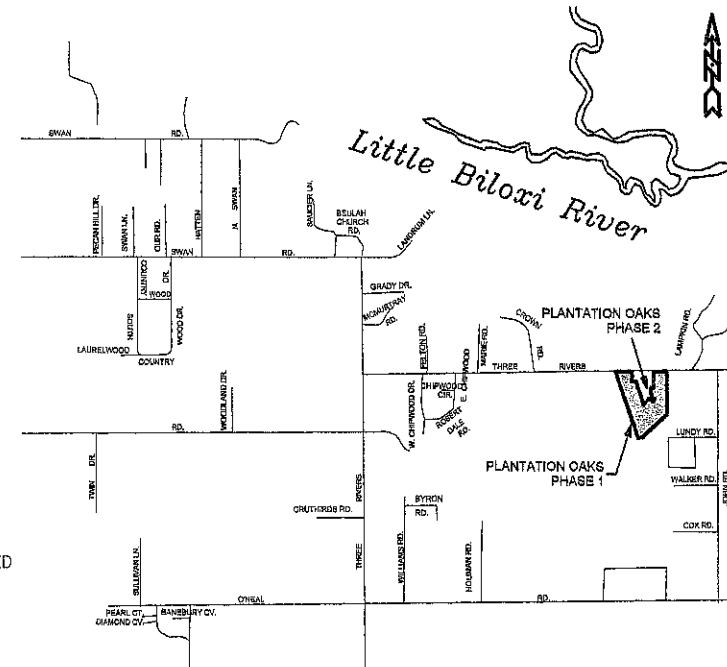
PLANNING DIVISION ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE OF APPROVAL

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORD WITH THE
REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE PLANNING
COMMISSION IN GIVING TENTATIVE APPROVAL OF THE GENERAL SUBDIVISION PLAN.

THE CITY ENGINEER IS HEREBY GIVEN ON THIS _____ DAY OF _____, 2023.

WAYNE E. MILLER, P.E.
CITY ENGINEER



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS
DUPLICATE PLAT OF PLANTATION OAKS SUBDIVISION, PHASE 2,
WITH THE ORIGINAL PLAT HEREOF AND FIND THE SAME TO BE AN
EXACT COPY THEREFORE.

WITNESS OUR SIGNATURES ON THIS _____ DAY OF _____
2023.

DEPUTY CLERK

CLIFFORD A. CROSBY, P.L.S. NO. 2539

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS _____ DAY OF _____
2023, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN PLAT
BOOK _____, ON PAGE _____.

JOHN MCADAMS, CHANCERY CLERK

BY: _____ D.C.

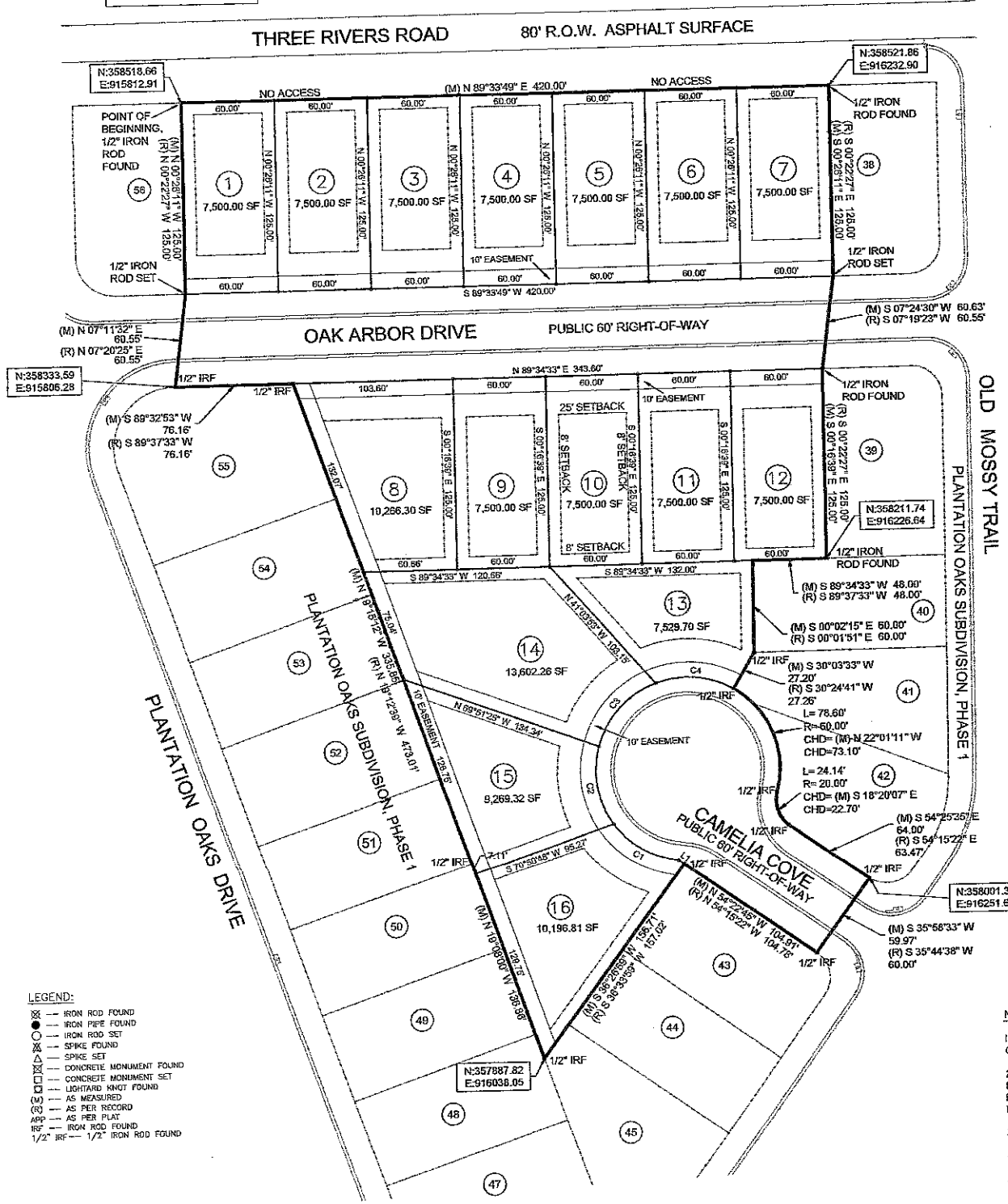
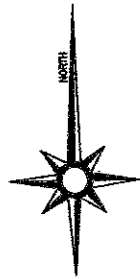


CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649
EMAIL: cliffordcrosby@gmail.com

SHEET 1 OF 2



AT POINT OF BEGINNING,
CONVERGENCE ANGLE=
-0°06'36.81"
SCALE FACTOR= 0.99995537



LINE	BEARING	DISTANCE
L1	(M) N 52° 23' 05" W	4.38'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	89.55'	60.00'	(M) S 89° 13' 18" E	49.08'
C2	53.20'	60.00'	(M) N 09° 40' 41" W	51.48'
C3	67.17'	60.00'	(M) N 43° 01' 08" E	55.03'
C4	52.64'	60.00'	(M) S 84° 35' 58" E	50.88'

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS
- 2.) HARRISON COUNTY PROPERTY LINK
- 3.) FINAL RECORDED PLAT OF PLANTATION OAKS, PHASE 1

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON VR GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301) MGS 13.
- 3.) 1/2" X 1/8" IRON RODS SET AT ALL LOT CORNERS.
- 4.) SURVEY CLASS- "B"
- 5.) TOTAL LOTS - 16
- 6.) THIS ENTIRE PHASE 2 LIES IN ZONE "X" ACCORDING TO FIRM MAP NUMBER 28047C0260H DATED DECEMBER 21, 2017.
- 7.) DATE OF FIELD SURVEY- JANUARY 13, 2023
- 8.) THERE IS A 10 FEET WIDE DRAINAGE AND/OR UTILITY EASEMENT RESERVED ALONG ALL FRONT LOT LINES, UNLESS OTHERWISE SHOWN.
- 9.) SEE LOT 10 FOR TYPICAL MINIMUM BUILDING SETBACKS.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C0260H, DATED DECEMBER 21, 2017.

- LEGEND:**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - SPIKE FOUND
 - SPIKE SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - LIGHTWIRE KNOT FOUND
 - (M) --- AS MEASURED
 - (R) --- AS PER RECORD
 - APP --- AS PER PLAT
 - RF --- IRON ROD FOUND
 - 1/2" IRF --- 1/2" IRON ROD FOUND

ZONING, R-B DISTRICT:

Building site area. The minimum building site area shall be:
7,500 square feet.

Building site coverage. The maximum building site coverage by all buildings shall be forty-five (45) percent.

Building height limit. No structure shall exceed forty-five (45) feet in height.

Yards required. The minimum dimensions of yards shall be:

Front yard--25 feet.

Side yard--8 feet.

Rear yard--8 feet.

FOR MORE INFORMATION, CONTACT THE CITY OF GULFPORT PLANNING DEPARTMENT, PH: 228-868-5710

PLANTATION OAKS SUBDIVISION PHASE 2

SITUATED IN THE NW 1/4 OF THE NW 1/4 OF
SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11
WEST, CITY OF GULFPORT, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY, MISSISSIPPI



CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BLOOM, MISSISSIPPI 39532
PHONE: 228-234-1649
EMAIL: cliffordcrosby@gmail.com



1st Judicial District
Instrument 2011 5988 D -J1
Filed/Recorded 9/16/2011 02:18 P
Total Fees \$ 12.00
3 Pages Recorded

PREPARED BY AND RETURN TO JERRY D. RILEY
RILEY LAW FIRM / P O BOX 550 GULFPORT MS
39502 228-864-4511/ #5359

GRANTOR: BCH Properties, LLC
10600 Derry Lane
Ocean Springs, MS 39564
228-218-0040
GRANTEE: Plantation Oaks, LLC
10600 Derry Lane
Ocean Springs, MS 39564
228-218-0040

STATE OF MISSISSIPPI
COUNTY OF Harrison

Indexing: NW 1/4 of NW 1/4
in Section 36, Township 6 South,
Range 11 West, Harrison co., MS

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 BCH Properties, LLC, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto Plantation Oaks, LLC, a Mississippi Limited Liability Company, the following described land and property located and being situated in Harrison County, State of Mississippi and being more particularly described as follows, to-wit:

See Attached Exhibit "A"

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 Members after being duly authorized so to execute and deliver the same, this the 15th day of September, 2011

BCH Properties, LLC

Ira S. Herrington, Member

Clifford A. Crosby, Member

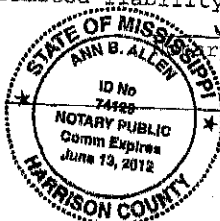
Derry Lane, Inc., Member

By: Richard Baudry, President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of September, 2011, within my jurisdiction, the within named Richard Baudry, who acknowledged to me that he is President of Derry Lane, Inc., a Mississippi Corporation, a Member of BCH Properties, LLC, a limited liability company, and that for and on behalf of said corporation as member of said limited liability company, and as the act and deed of said corporation as member of said limited liability company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of September, 2011, within my jurisdiction, the within named Clifford A. Crosby, a Member of BCH Properties, LLC, a limited liability company, and that for and on behalf of said corporation as member of said limited liability company, and as the act and deed of said corporation as member of said limited liability company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of September, 2011, within my jurisdiction, the within named Ira S. Herrington, a Member of BCH Properties, LLC, a limited liability company, and that for and on behalf of said corporation as member of said limited liability company, and as the act and deed of said corporation as member of said limited liability company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

My Commission Expires:



Notary Public

EXHIBIT "A"

Parcel A

A parcel of land located and being situated in the First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

For a point of beginning, commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 36, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi and thence run North 00 degrees 07' 54" West 1242.20 feet to an iron rod situated on the south margin of Threa Rivers Road, thence run South 89 degrees 49' 15" West along the south margin of said road a distance of 1116.58 feet to an iron rod; thence run South 00 degrees 00' 04" East 1241.33 feet to an iron rod; thence run North 89 degrees 51' 56" East 1119.41 feet back to the POINT OF BEGINNING.

Less and Except:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 36, Township 6 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and also being more particularly described as follows:

Commencing at the SE corner of the NW 1/4 of the NW 1/4 of Section 36 Township 6 South, Range 11 West, First Judicial District, Harrison County, State of Mississippi and using it as the Point of Beginning, run thence N 89 degrees 42' 18" W 475 feet; run thence N 00 degrees 17' 44" E 15 feet; run thence N 47 degrees 42' 07" E 620.39 feet; run thence N 89 degrees 51' 44" E 15.00 feet; run thence S 00 degrees 08' 16" E 435 feet back to the Point of Beginning.

And also described as:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, SAID POINT HAVING COORDINATES OF NORTH-357266.87 AND EAST-915488.90 (M.S.P.C.S.- 2301 EAST ZONE/NAD 83 IN FEET); THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, N00°09'51"W 435.00' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST LINE, N00°09'51"W 821.24' TO AN IRON ROD FOUND ON THE SOUTH MARGIN OF THREE RIVERS ROAD; THENCE ALONG SAID SOUTH MARGIN OF THREE RIVERS ROAD, S89°37'33"W 1107.11' TO AN IRON ROD FOUND; THENCE S00°19'39"W 1242.20' TO AN IRON ROD FOUND; THENCE S89°36'39"E 643.37' TO AN IRON ROD FOUND; THENCE N04°17'11"E 15.07' TO AN IRON ROD FOUND; THENCE N47°44'39"E 620.82'; THENCE N89°58'09"E 15.00' TO THE POINT OF BEGINNING, CONTAINING 29.393 ACRES AND BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 1007-0005044-D-11 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

AND ALSO:

Parcel B

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 6 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and also being more particularly described as follows.

Commencing at the Southeast corner of the NW 1/4 of the NW 1/4 of Section 36, Township 6 South, Range 11 West, First Judicial District, Harrison County, State of Mississippi, and using it as the Point of Beginning run thence North 89 degrees 42 minutes 16 seconds West 475 feet, thence North 00 degrees 17 minutes 44 second East 15 feet, thence North 47 degrees 42 minutes 07 seconds East 620.39 feet, thence North 89 degrees 51 minutes 44 seconds East 15.00 feet, thence South 00 degrees 08 minutes 16 seconds East 435 feet back to the Point of Beginning. Together with access easement as recorded in Instrument No. 2007 2693 D-11.

And also described as:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, SAID POINT HAVING COORDINATES OF NORTH-357266.87 AND EAST-915488.90 (M.S.P.C.S.- 2301 EAST ZONE/NAD 83 IN FEET); THENCE N89°42'16"W 475.07' TO AN IRON ROD FOUND; THENCE N04°17'11"E 15.07' TO AN IRON ROD FOUND; THENCE N47°44'39"E 620.82'; THENCE N89°58'09"E 15.00'; THENCE S00°19'39"E 1242.20' TO THE POINT OF BEGINNING, CONTAINING 2.524 ACRES AND BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 2007-001513-D-11 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, TOGETHER WITH THAT ACCESS EASEMENT RECORDED IN INSTRUMENT NO. 2007-0002693-D-11 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

Richard Bandy

RE: Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 27, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

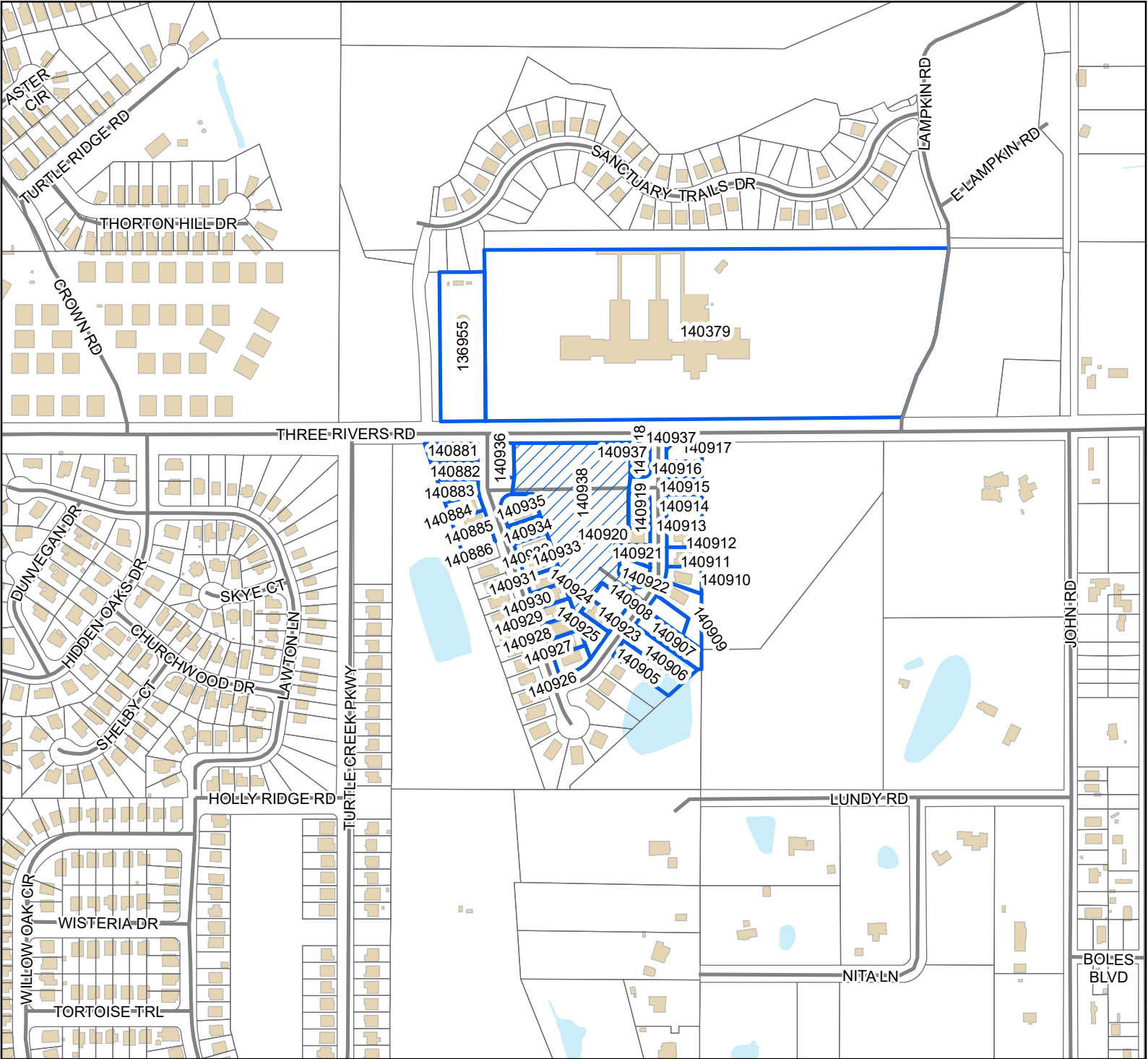
For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, April 27, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the 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.

RE: Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.005, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

To Applicants and Adjacent Property Owners:

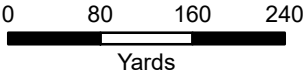
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For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, March 23, 2023**. A map showing the location of the property involved is located at this website. If you have any 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.



Legend

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



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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			PLANTATION OAKS LLC (OWNERS)	1460 BEACH BLVD	BILOXI	MS	39530
			FREDDIE FOUNTAIN (AGENT)	1822 15TH ST. SUITE 12	GULFPORT	MS	39503
			Adjacent Property Owners				
	136955	0907G-01-001.009	HARRISON CO UTILITY AUTH	PO BOX 2409	GULFPORT	MS	39503
	140379	0907G-01-001.010	HARRISON CO SCHOOL DISTRICT	11072 HWY 49	GULFPORT	MS	39503
	140936	0907J-01-001.099	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140905	0907J-01-001.068	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140906	0907J-01-001.069	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140907	0907J-01-001.070	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140908	0907J-01-001.071	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140910	0907J-01-001.073	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140911	0907J-01-001.074	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
	140912	0907J-01-001.075	FRATANTUONO GENENDAL PRICE & GERALD	14058 OLD MOSSY TRAIL	GULFPORT	MS	39503
N	140913	0907J-01-001.076	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140914	0907J-01-001.077	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140915	0907J-01-001.078	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
	140916	0907J-01-001.079	HARDER CLIFFORD J SR & MARY J	14038 OLD MOSSY TRAIL	GULFPORT	MS	39503
N	140935	0907J-01-001.098	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
	140919	0907J-01-001.082	HOLIFIELD MITCHELL RAY II -ETAL-	14057 OLD MOSSY TRAIL	GULFPORT	MS	39503
	140920	0907J-01-001.083	ROBIN BRENT A & KIMBERLY K	14063 OLD MOSSY TRAIL	GULFPORT	MS	39503
	140924	0907J-01-001.087	HAYES TRISHA MARIE	14093 OLD MOSSY TRAIL	GULFPORT	MS	39503
N	140927	0907J-01-001.090	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140928	0907J-01-001.091	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
	140929	0907J-01-001.092	MUSSA CARL J & LISA J	14054 PLANTATION OAKS DR	GULFPORT	MS	39503
N	140930	0907J-01-001.093	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
	140931	0907J-01-001.094	MILLER KYLE S & ADKINS CHELSIE D	14044 PLANTATION OAKS DR	GULFPORT	MS	39503
	140932	0907J-01-001.095	BRANNUM JOHNNY & LEEANN	14038 PLANTATION OAKS DR	GULFPORT	MS	39503
N	140934	0907J-01-001.097	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
	140933	0907J-01-001.096	QUILLIN GREGORY ROSS & SHAN	14034 PLANTATION OAKS DR	GULFPORT	MS	39503
N	140881	0907J-01-001.044	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140882	0907J-01-001.045	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140883	0907J-01-001.046	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140884	0907J-01-001.047	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140885	0907J-01-001.048	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140886	0907J-01-001.049	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140923	0907J-01-001.086	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	140925	0907J-01-001.088	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140926	0907J-01-001.089	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140917	0907J-01-001.080	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140918	0907J-01-001.081	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140937	0907J-01-001.100	PLANTATION OAKS LLC	10600 DERRY LANE	OCEAN SPRINGS	MS	39564
N	140909	0907J-01-001.072	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140938	0907J-01-001.101	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
N	140922	0907J-01-001.085	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
N	140921	0907J-01-001.084	ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502

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:****IPL0112426****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

55.24

Payment Type:

Account Billed

User ID:

IPL0024925

PREVIEW FOR AD NUMBER IPL01124260**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**

March 2, 2023 12:15:40 PM EST

Amount:

55.24

SCHEDULE FOR AD NUMBER IPL01124260

March 8, 2023

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, March 23, 2023 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.

Planning Commission Approval 2303PC026, by agent John Wolfe, seeking approval for a medical cannabis dispensary at Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), Ward 3

Zoning Text Amendment 2302PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III (K) , (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+, R-B zoning districts.

Zoning Map Amendment 2303PC024, by agent Donovan Scruggs, Requesting to rezone Tax Parcel 0908M-01-001.000, from R-1-10 (Single-Family) to R-B (Residential Business), 13283 Dedeaux Rd, Ward 5

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-

01-001.005, seeking approval of Final
Plat for 16 single-family residential
lots (Plantation Oaks Subdivision) at 0
Three Rivers Road, Zoned R-B (Resi-
dential Business), Ward 6

This the 2nd day of March, 2023
Keith Williams, - Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

LEGAL NOTICE PUBLIC HEARING

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Planning Commission Approval 2304PC030, by owner Tracy M. McMurphy, seeking approval for a home-based online property management company at Tax Parcel 0708I-01-010.001, 16114 Orange Grove Rd, Zoned R-1-15 (Single Family), Ward 7

Planning Commission Approval 2304PC031, by agent Waseem Younis, seeking approval for a medical cannabis dispensary at Tax Parcel 1010H-02-019.000 2159 E Pass Road, Zoned B-2 (General Business) Ward 2

Planning Commission Approval 2304PC033, by agent Peter Vicari, seeking approval for a luxury RV resort at Tax Parcels 1010N-04-032.000, 10111C-01-013.000, 10111C-01-010.000, 10111C-01-011.145, 10111C-01-011.000, Zoned T4+ (General Urban Zone "Plus") Ward 2

Planning Commission Approval 2304PC036, by agent Stacey Barber, seeking approval for an use of car wash and storage facility at Tax Parcels 1008M-01-008.000, 1008M-01-007.000, 11236 Lorraine Road & 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2304PC037, by agent Donovan Scroggs, seeking approval for an indoor shooting range at Tax Parcels 0809I-01-020.000 & 0809I-01-021.000, 9506 Creosote Road & 9524 Creosote Road, Zoned I-2 (Heavy Industry), Ward 3

Special Exception 2304SE038, by agent Kenyetter Johnson, seeking approval for day care use at Tax Parcel 0808L-04-001.001, 15487 Oak Lane, Zoned B-4 (Highway Business) Ward 7

Planning Commission Approval 2304PC039, by agent Freddie Fountain, seeking approval for a reducing salon within a multi-tenant commercial building at Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy Industry) Ward 5

Planning Commission Approval 2304PC040, by agent Tasheena Guldry, seeking approval for use of a car lot at Tax Parcel 0910I-02-003.000, 739 E Pass Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2301PC003, by owner Advanced Contracting Services, Requests to rezone from B-2 (General business) to I-1 (Light Industry), Tax Parcel 0710M-01-053.003, 0 28th Street, Ward 1

Zoning Text Amendment 2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV, Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-01-001.101, seeking approval of Final Plat for 16 single-family residential lots (Plantation Oaks Subdivision) at 0 Three Rivers Road, Zoned R-B (Residential Business), Ward 6

General Plan 2304PC034, by agent Robert Riemann, seeking approval of a General Plan for a new 25 lot townhouse development, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

Final Plat 2304PC042, by owner River Pointe Estates, LLC, seeking approval of final plat for 7 Single-family lots (River Point Estates Subdivision) at 10550 O'Neal Road, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, Zoned R-E (Residential Estate), Ward 6

This the 7th day of April 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

MEMORANDUM

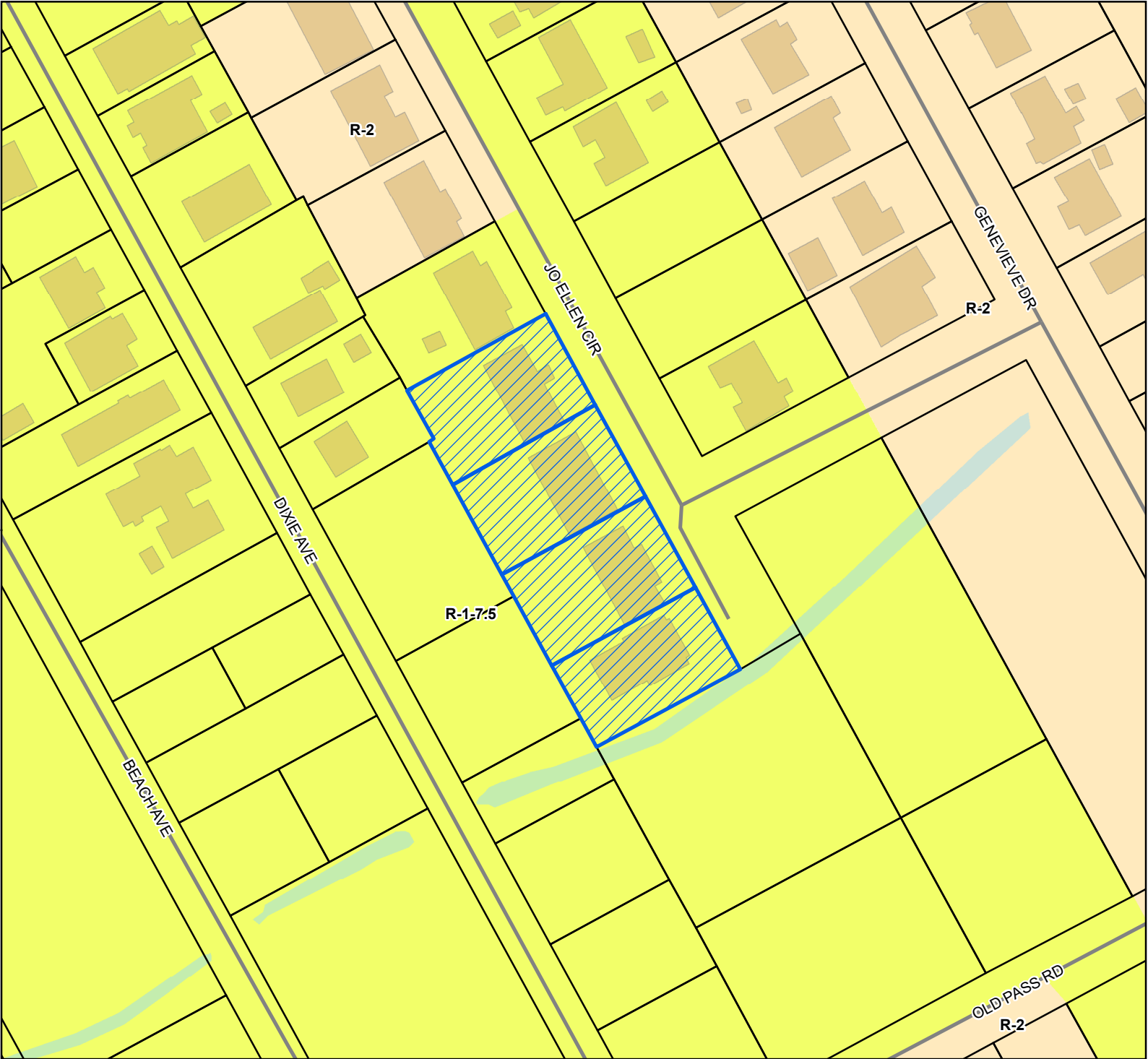
To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: April 27, 2023

Re: **Zoning Map Amendment 2304PC041:**

Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax
Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from
R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411
Jo Ellen Cir, 1409 Jo Ellen Cir, Ward 1

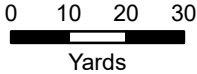


Site
 Street
 Parcels
 Buildings
 Water Features

Zoning

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

Site Information
0711K-04-037.006
Zoning: R-1-7.5 (Single Family Residence District (Low Density))
Size: 8696.78 sqft
Flood:AE
0711K-04-037.007
Zoning: R-1-7.5 (Single Family Residence District (Low Density))
Size: 8783.47 sqft
Flood:AE
0711K-04-037.008
Zoning: R-1-7.5 (Single Family Residence District (Low Density))
Size: 8836.91 sqft
Flood:AE
0711K-04-037.009
Zoning: R-1-7.5 (Single Family Residence District (Low Density))
Size: 7897.62 sqft
Flood:AE



1 inch = 100 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	K	-	0	4	-	0	3	7	•	0	0	6
0	7	1	1	K	-	0	4	-	0	3	7	•	0	0	7
0	7	1	1	K	-	0	4	-	0	3	7	•	0	0	8

0711K 04 037 009

For Staff Use Only

Case File #: 2304 PC041Date Received: 3-7-23

Receipt #: _____

Received By: KBZoning: R-17.5Ward: 1 Flood: _____Size: 34,217.78(If necessary, use separate sheet of paper) sq ftAddress of Property Involved: 1415, 1413, 1411, 1409
JO ELLEN CIR.Lot(s) _____, Block(s) _____, Subdivision OWEN HOMES SUBD. PH 2General Location: END OF JO ELLEN CIR.**GENERAL DESCRIPTION OF REQUEST:**

THE REQUEST IS TO REZONE THE 4 PARCELS FROM R-1-7.5 TO R-2.
THIS WILL CORRECT THE USE FOR THE 4 EXISTING DUPLEXES,

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

JO ELLEN PROPERTIES, LLC

Printed Name Of Owner

60 N. KEEBLE AVE.

Mailing Address

SAN JOSE CA 95126

City State Zip code

408-329-0594 408-295-5595

Home Phone Work/Cell Phone

Lars@fullerlawfirm.net

Email

[Signature]

Signature Of Owner

ROBERT HEINRICH-HEINRICH & ASSOC.

Printed Name Of Agent

1806 23RD AVE. SUITE B

Mailing Address

GULFPORT MS 39501

City State Zip code

228-896-6768

Home Phone Work/Cell Phone

bobby.h@heinrichassociates.net

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.

Jo Ellen Properties, LLC
60 N. Keeble Ave.
San Jose, CA 95126

March 6, 2023

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

RE: **Agent Letter for
Jo Ellen Properties, LLC
Tax Parcel No's. 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008,
and 0711K-04-037.009
Gulfport, Mississippi**

To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich** of *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Jo Ellen Properties, LLC** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Notary

My Commission Expires:



JoEllen Properties, LLC

60 N. Keeble Ave.
San Jose, CA 95126

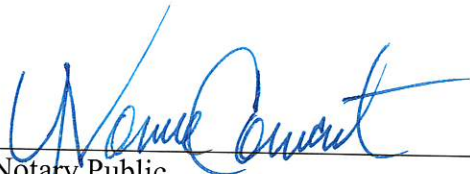
CORPORATE RESOLUTION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **Lars Fuller** who acknowledged that he is a **Member of JoEllen Properties, LLC**, A Mississippi Limited Liability Company, and for that and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first have been duly authorized by said company so to do has authority to sign all city documents on behalf of said company.

Given under my hand and official seal of office, this the 7th day of March 2023.


Lars Fuller, Member


Notary Public

My Commission Expires:



SUPPLEMENTAL INFORMATION for RE-ZONING from R-1-7.5 TO R-2

**Located at Pass Rd. and the South end of JoEllen Cir.,
City of Gulfport, First Judicial District of Harrison County, Mississippi**

**Tax Parcel No's: 0711K-04-037.006
0711K-04-037.007
0711K-04-037.008
0711K-04-037.009**

1. Interest:

The official names and addresses of the applicants for this application are as follows:

JoEllen Properties, LLC
60 N. Keeble Ave.
San Jose, CA 95126
(408) 329-0594

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-1-7.5 per the Official Zoning Map of the City of Gulfport. It is generally located at Pass Rd. and the south end of JoEllen Cir. The request is to rezone the aforementioned subject parcels from R-1-7.5 to R-2 which will allow the existing Two-Family (duplex) units to conform to the correct zoning.

2. Change in Conditions:

The subject parcels are already developed with each lot having a Two-Family dwelling or duplex. The duplex dwellings are approximately 55 years old and are currently 100% occupied. Therefore, the change in conditions would be for the zoning to match the existing use.

3. Increase in Need for Sites:

The sites are occupied with existing Two-Family units.

4. Development Schedule:

N/A – Sites are occupied with existing Two-Family units.

5. **Effects of Amendment:**

The proposed zoning will be consistent with properties already zoned R-2 located to the north and east. Granting this zoning change will have no effect to the neighborhood.

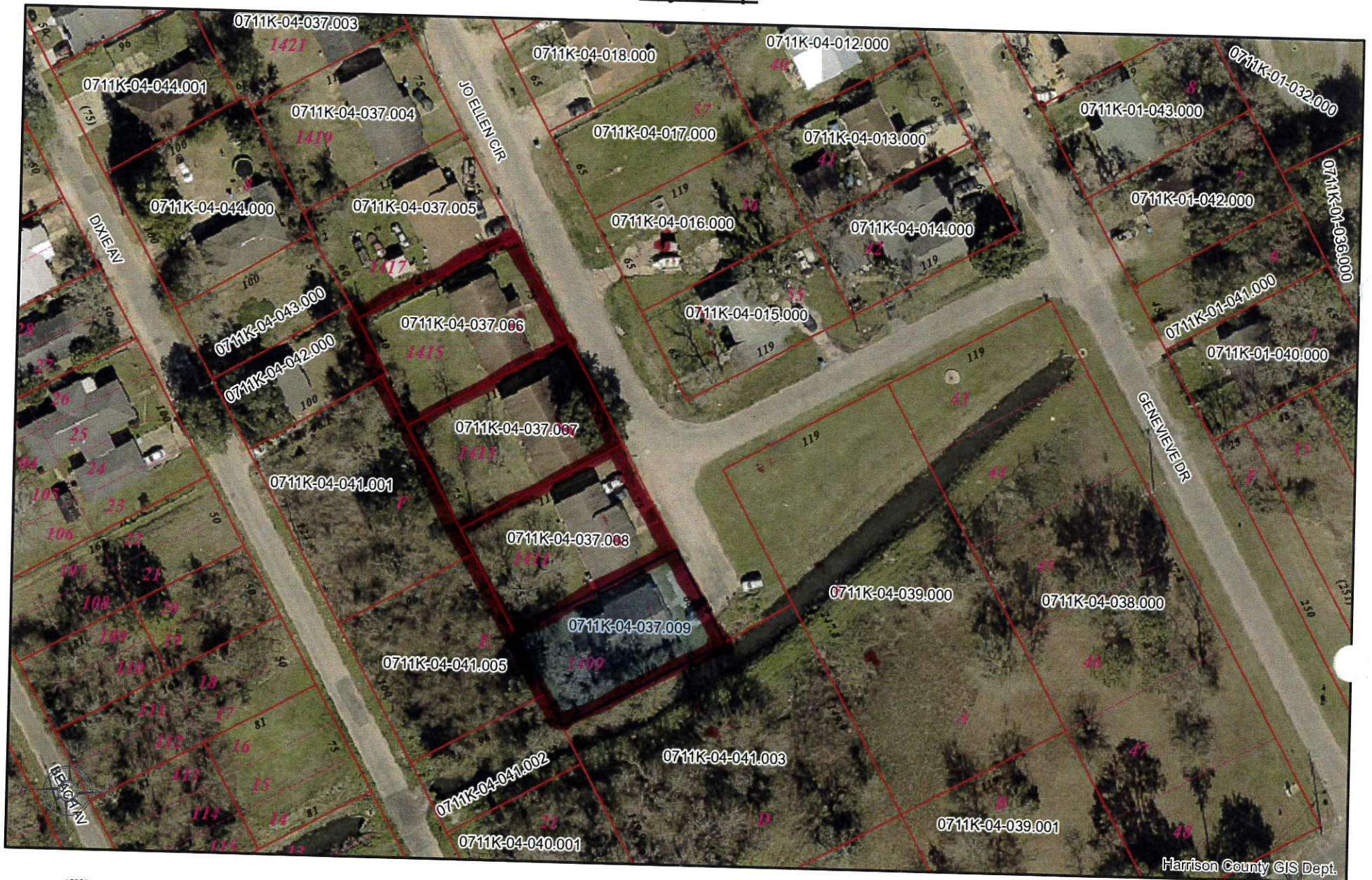
6. **Error:**

The owner feels that there was a mistake made when the City zoned these parcels to R-1-7.5. The buildings were constructed prior to City zoning.

7. **Site Plan:**

A site plan will be attached to the application and will be presented at the City meetings.

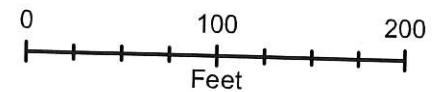
My Map



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.

MAP DATE: March 6, 2023



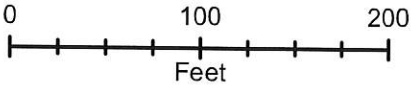
My Map



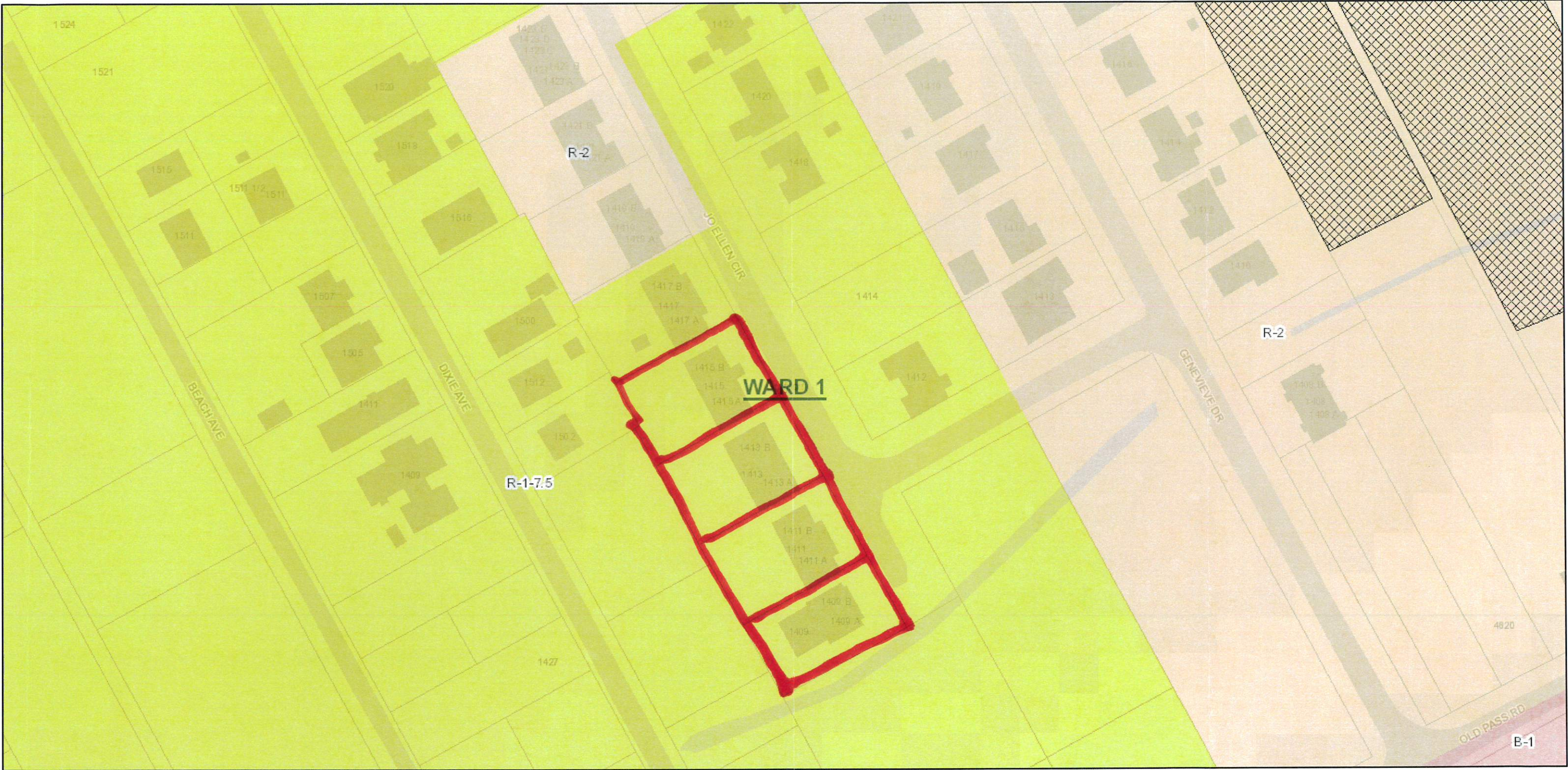
HARRISON COUNTY, MISSISSIPPI

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MAP DATE: March 6, 2023



Gulfport Online Atlas



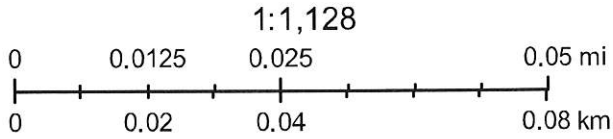
March 6, 2023

- Hybrid Zones
- Hybrid
- Wards
- Government Property
- Smart Code - Appendix D**
- CS - Community Service District

- SD - Special District
- T1 - Natural Zone
- T2 - Rural Zone
- T3 - SFR Zone
- T4L - Limited Commercial Zone
- T4+ - Commercial Zone

- T5 - Heavy Commercial Zone
- T6 - Urban Core/Downtown
- Hybrid Code - Appendix A**
- CS - Community Service District
- SD - Special District
- T1 - Natural Zone

- T2 - Rural Zone
- T3 - SFR Zone
- T4L - Limited Commercial Zone
- T4+ - Commercial Zone
- T5 - Heavy Commercial Zone
- T6 - Urban Core/Downtown



STATE OF MISSISSIPPI
COUNTY OF HARRISON



1st Judicial District
Instrument 2007 241 D -J1
Filed/Recorded 15 2007 11 33 A
Total Fees 12.00
2 Pages Recorded



SCANNED

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, DWIGHT E. FERGUSON, A SINGLE PERSON, 1058 SOUTH 9TH STREET, OCEAN SPRINGS, MS 39564, 618 281-9215, does hereby sell, convey and warrant unto LARS FULLER, 60 NORTH KEEBLE AVENUE, SAN JOSE, CA 95126, 408-295-5595, 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:

Lot One Thousand Four Hundred Eleven (1411), OWEN HOMES SUBDIVISION, Phase Two, 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 33 at Page 34 thereof, reference to which is hereby made in aid of and as a part of this description.

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

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantee herein.

WITNESS MY SIGNATURE, ON THIS THE 5TH DAY OF DECEMBER, 2006.

A handwritten signature of Dwight E. Ferguson in cursive script.
DWIGHT E. FERGUSON

2

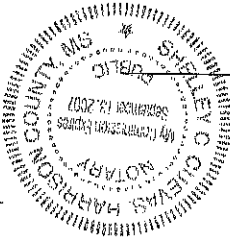
STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, DWIGHT E. FERGUSON, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

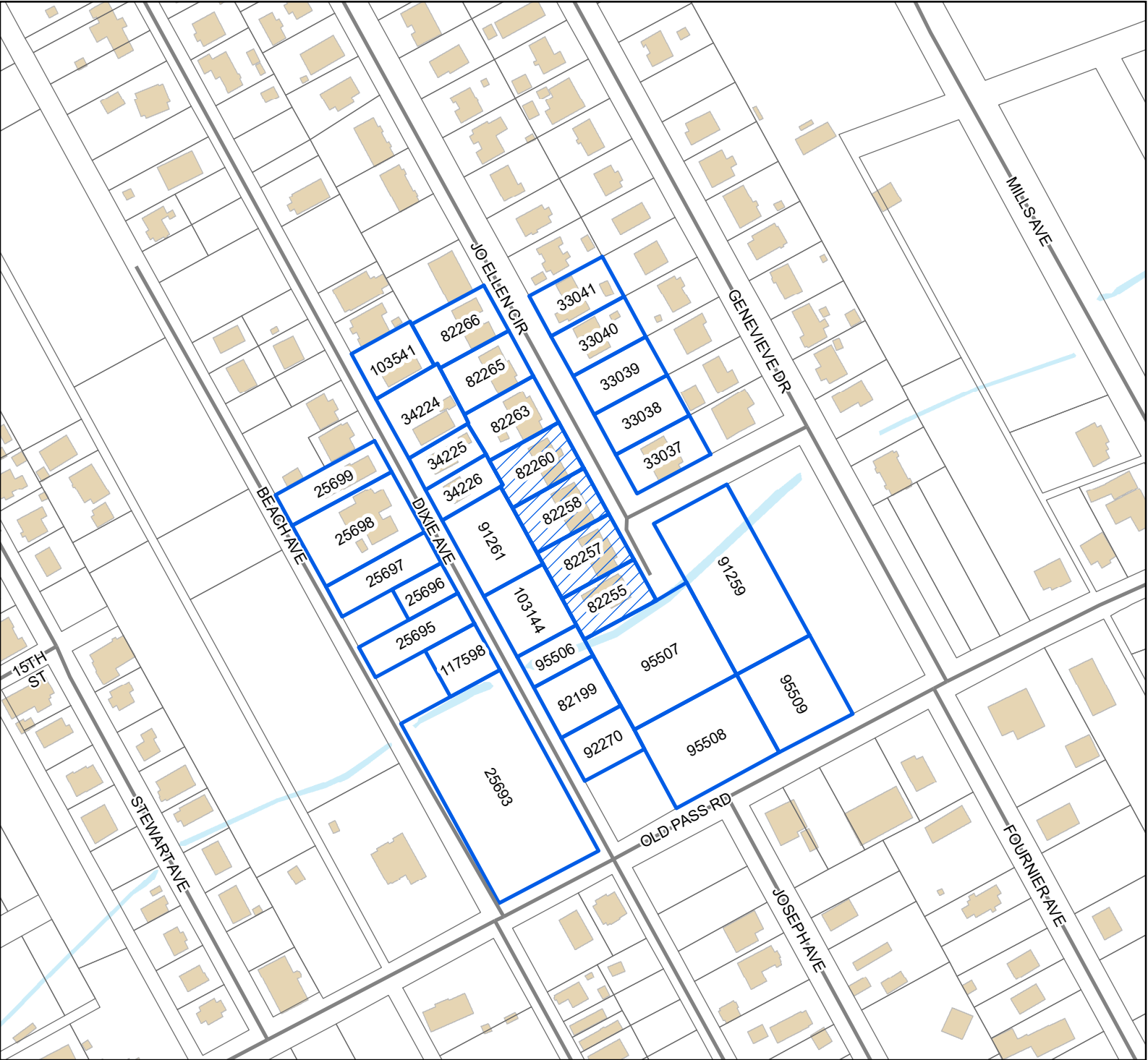
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of December, 2006.

My Commission Expires:



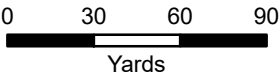

NOTARY PUBLIC

Prepared by:
Gulf Title Company, Inc.
P. O. Box 280
Gulfport, MS 39502
(228) 865-0011
File #063141



Legend

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



1 inch = 200 feet



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JOELLEN PROPERTIES LLC(OWNER)	60 NORTH KEEBLE AVE	SAN JOSE	CA	95126
			HEINRICH & ASSOCIATES(AGENT)	1806 23RD AVE SUITE B	GULFPORT	MS	39501
Adjacent Property Owners							
N	82257	0711K-04-037.008	JOELLEN PROPERTIES LLC	60 NORTH KEEBLE AVE	SAN JOSE	CA	95126
N	82266	0711K-04-037.003	JOELLEN PROPERTIES LLC	60 N KEEBLE AVE	SAN JOSE	CA	95126
	33038	0711K-04-016.000	HARPER LEE JR	1414 GENEVIVE DR	GULFPORT	MS	39501
N	82260	0711K-04-037.006	JOELLEN PROPERTIES LLC	60 N KEEBLE AVE	SAN JOSE	CA	95126
	25699	0711K-04-070.000	BOWERS SHARON	1407 DALECREST COURT	CHATTANOOGA	TN	37411
N	82258	0711K-04-037.007	JOELLEN PROPERTIES LLC	60 N KEEBLE AVE	SAN JOSE	CA	95126
	91259	0711K-04-039.000	OWEN TOFIE M JR ETAL	P O BOX 673	GULFPORT	MS	39502
	103541	0711K-04-044.001	WORTHINGTON TAMARA L & MICHAEL W	1516 DIXIE AVE	GULFPORT	MS	39501
	33037	0711K-04-015.000	SKKM PROPERTIES LLC	179 KENMORE AVE	BILOXI	MS	39530
N	82255	0711K-04-037.009	FULLER LARS T	60 N KEEBLE AVE	SAN JOSE	CA	95126
	25697	0711K-04-072.000	STUBBS NATISHA JEFFERSON	1018 HARDY AVE	GULFPORT	MS	39501
	103144	0711K-04-041.005	LAMPLEY JOAN E	2622 BROADWATER DR	GULFPORT	MS	39507
	25693	0711K-04-076.000	SUTTON GEORGE M	1505 RICH AVE	GULFPORT	MS	39506
	33039	0711K-04-017.000	HARPER LEE MARVIN JR	C/O 1414 GENEVIEVE DR	GULFPORT	MS	0
	33040	0711K-04-018.000	SLOAN RUBY JEAN	1418 JO ELLEN CIR	GULFPORT	MS	39501
	34224	0711K-04-044.000	MAGEE GLORIA YVONNE	1500 DIXIE AVENUE	GULFPORT	MS	39501
	25696	0711K-04-073.000	CRUMPTON DOROTHY	P O BOX 1244	GULFPORT	MS	39502
N	95507	0711K-04-041.003	OWEN TOFIE M JR ETAL	P O BOX 673	GULFPORT	MS	39502
	92270	0711K-04-040.002	HILL PAUL	9062 CHEVROLET DR	ELLCOTT CITY	MD	21042
N	82265	0711K-04-037.004	JOELLEN PROPERTIES LLC	60 N KEEBLE AVE	SAN JOSE	CA	95126
	34225	0711K-04-043.000	RAY MELVIN JEROME	1512 DIXIE AVE	GULFPORT	MS	39501
	34226	0711K-04-042.000	SMITH VANESSA ANN	1502 DIXIE AVE	GULFPORT	MS	39501
N	25695	0711K-04-074.000	OWEN JOE SAM	P O BOX 673	GULFPORT	MS	39502
N	95509	0711K-04-039.001	OWEN TOFIE M JR ETAL	P O BOX 673	GULFPORT	MS	39502
	82263	0711K-04-037.005	BOLER LUCKY LINELL	1417 JO ELLEN CIRCLE	GULFPORT	MS	39501
	25698	0711K-04-071.000	HARRIS JOHN & BESSIE -EST-	1409 DIXIE AVE	GULFPORT	MS	39501
	33041	0711K-04-018.001	MULLINS DORETHA J -L/E-	1420 JOELLEN CIRCLE	GULFPORT	MS	39501
N	91261	0711K-04-041.001	LAMPLEY JOAN E	2622 BROADWATER DR	GULFPORT	MS	39507
	117598	0711K-04-075.001	WALKER DENISE F	P O BOX 1801	GULFPORT	MS	39502
N	95506	0711K-04-041.002	OWEN TOFIE M JR ETAL	P O BOX 673	GULFPORT	MS	39502
	82199	0711K-04-040.001	OUSTERHOUT LLOYD	514 HARRELL RD	PELAHATCHIE	MS	39145
N	95508	0711K-04-041.004	OWEN TOFIE M JR ETAL	P O BOX 673	GULFPORT	MS	39502

RE: Zoning Map Amendment 2304PC041, by agent Robert Heinrich, Requesting to rezone Tax Parcels 0711K-04-037.006, 0711K-04-037.007, 0711K-04-037.008 & 0711K-04-037.009 from R-1-7.5 (Single Family) to R-2 (Single Family), 1415 Jo Ellen Cir, 1413 Jo Ellen Circle, 1411 Jo Ellen Cir, 1409 Jo Ellen Cir, 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, April 27, 2023**, 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, April 27, 2023**. 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.



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 #: 2302PC016Date Received: 1-4-2023

Receipt #: _____

Received By: ALBZoning: T4+Ward: 2 Flood: X

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

AMEND ORDINANCE 3130 TO ALLOW RETAIL
AND WHOLESALE TRADE OF MEDICAL
CANNABIS IN T4+ ZONE BY PERMISSION.

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

RONALD DAVID BROWN

Printed Name Of Owner

4200 BURGUNDY ST.

Mailing Address

NEW ORLEANS, LA 70117

City

State

Zip code

(504) 250-1998 (601) 228-1434

Home Phone

Work/Cell Phone

david@consulting@gmail.com

Email

Signature Of Owner

AGENT

DAVID P. SULLIVAN, ESQ.

Printed Name Of Agent

P.O. Box 777

Mailing Address

GULFPORT, MS 39502

City

State

Zip code

(228) 547-3533

Home Phone

Work/Cell Phone

david@davidpsullivanlaw.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 H. 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) LEAH SIMON

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4206 BURGUNDY ST., NEW ORLEANS, LA 70117

PHONE # (H) (310) 600-5324 (W) (310) 600-5324

TAX PARCEL NUMBER(S) OWNED 0811L-04-122.000

SIGNATURE: Leah Simon

NAME OF OWNER (PRINT) NICHOLAS SHAY

ADDRESS (STREET, CITY, STATE, ZIP CODE) 337 BROOKLYN AVE, NEW ORLEANS, LA 70114

PHONE # (H) (504) 909-8801 (W) (504) 909-8801

TAX PARCEL NUMBER(S) OWNED 0811L-04-122.000

SIGNATURE: [Signature]

NAME OF OWNER (PRINT) CARLOS GAUTREAUX

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3606 LA SALLE, SAN ANTONIO, TX 78218

PHONE # (H) (210) 249-8001 (W) (210) 249-8001

TAX PARCEL NUMBER(S) OWNED 0811L-04-122.000

SIGNATURE: Carlos Gauteaux

(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: DAVID P. SULLIVAN [Signature]

The Law Offices of
DAVID P. SULLIVAN

A Professional Limited Liability Company

The Toggery Building
2501 14th Street, Suite 212
Gulfport, MS 39501

Mailing Address:
Post Office Box 777
Gulfport, MS 39502

Telephone: (228) 547-3533
Facsimile: (228) 233-3329
Email: david@davidpsullivanlaw.com
Web: davidpsullivanlaw.com

AUTHORITY TO ACT AS AGENT

Southern Roots Therapeutics of Mississippi d/b/a Roots Remedy (SRT-MS) hereby authorizes David P. Sullivan, Esq. and the Law Offices of David P. Sullivan, PLLC, to represent them and act as Agent in connection with all specifically matters pertaining to SRT-MS's Zoning Text Amendment before the City of Gulfport, Gulfport Planning Commission and Gulfport City Council.

This agreement is executed by me, the undersigned client, on this 3rd day of January, 2023.



R. David Brown, MNS, JD
Southern Roots Therapeutics of MS
d/b/a Roots Remedy

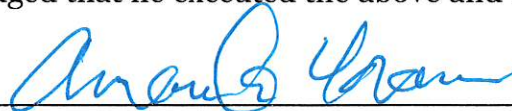
This agreement is hereby accepted on this 3rd day of January, 2023.



David P. Sullivan, Esq.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of January, 2023 within my jurisdiction, the within named R. DAVID BROWN who acknowledged that he executed the above and foregoing Authority to Act as Agent.



Notary Public

My Commission Expires:



Tax parcel #0811L-04-122.000
Lots 1 - 7, Block 194
Original Gulfport
Parcel one & Parcel two
1301 31st venue, Gulfport, MS 39501

GENERAL DESCRIPTION OF REQUEST:

Ordinance 3130: Amend Ordinance 3130 to allow retail and wholesale trade of medical *Cannabis* in T4+ zones by Permission.

Section 1: Medical Cannabis Establishment definition - Regarding the last sentence of this definition beginning, "The symbol plus-minus (" ± ")..." and ending "...constituting a medical cannabis establishment", we seek to remove T4+ from the existing definition and thereby allow a medical *Cannabis* dispensary to locate in T4+ zones by (P)ermission rather than by (R)ight.

Section 3: Within the Chart of Permitted Uses at "Retail Wholesale Trade - We seek to remove T4+ zones from the penumbra of properties otherwise captured by the legend entry stating, "± = T zones removed (see definitions)".

Section F. Reason for Text Amendment Request

3. Increase in need for sites

Increased needs for business sites, in addition to sites that are available, make it necessary and desirable to reclassify an area or to extend the boundaries of an existing district. As owners of a property that we purchased during a time when both municipal guidance was lacking or nonexistent in Gulfport and properties that would even comply with the stringent state requirements of SB 2095 or the Mississippi Medical Cannabis Act and its 1,000 foot setback restrictions, we had extremely few options. Based on information available at the time, we purchased a building that met state requirements and which also allowed for a vast array of commercial applications including that which most closely paralleled the business for which we intended to lease our property. Since apothecaries are permissible by right in T4+ zones, it was within this zone that we took the most comfort in believing we had chosen the correct property to own and then lease as a medical *Cannabis* dispensary. Further, the property at 1301 31st Avenue is situated squarely within an existing medical hub.

There are simply too few locations available to serve the patients of Gulfport that also comport with existing restrictions memorialized in Ordinance 3130. Noteworthy is the Gulfport City Attorney's comment of May 3, 2022 that, "You can have 500 dispensaries in the City of Gulfport...It could be as many as fits in the City under the zoning restrictions if they're adopted by the Council. So there's no restrictions on the number of businesses." While that may be true in the most general sense, it is not a practical reality observed by businessmen and women seeking to comply with the rigorous restrictions of controlling state law and do business in the state within the medical *Cannabis* space. In fact, earlier that same day during deliberations by the Council, Mr. Bruni stated on the record, "[W]e can always come back and amend this regulation at a later time" and based on the need of the both the business community and the patients of our City, this is

exactly what we seek to do. We are trying to amend the hastily adopted regulations on medical *Cannabis* in the most carefully tailored and surgically careful way possible so as to preserve the character of our City without inconveniencing our most needy citizens.

We believe that removing T4+ zones from the prohibitions of Ordinance 3130 will accomplish both the sound policy goal of making this new medicine accessible to our people and also bring our local law into parity with controlling state law. While it is true that under the state's Medical *Cannabis* Act (MCA) municipalities are free to enact reasonable time, place, and manner restrictions on medical *Cannabis* establishments, the text of the Act and, in fact, a state Attorney General's subsequent opinion interpreting these provisions has held that any such ordinances "[C]annot have the purpose or effect of prohibiting or making impracticable the operation of such establishments within the City." Attorney General Fitch went on to state in her formal opinion on this subject that a, "[M]unicipality's 'limited regulatory power' under the MCA allows the city to designate specific types of commercial zones or zones in which commercial use is otherwise authorized or not prohibited, as long as doing so does not have the purpose or effect of prohibiting or making impracticable the operation of such establishments within the city." Source: Attorney General Lynn Fitch's formal opinion of April 15, 2022. As it stands, the controlling ordinance in Gulfport does have the purpose or effect of, at the very least, making impractical the operation of a medical *Cannabis* dispensary within its city limits.

G. Written statements requesting an amendment to the Comprehensive Zoning Ordinance of SmartCode Ordinance:

1. Interest

Applicant Name: Ronald David Brown

Address: 4200 Burgundy St., New Orleans, LA 70117

Corporation Represented: on behalf of SRT Holdings, LLC, 301 Main Street, Suite 2200, Baton Rouge, Louisiana 70825

Interest: SRT Holdings, LLC seeks to lease to Southern Roots Therapeutics of Mississippi, Inc. the property at 1301 31st venue, Gulfport, MS 39501 to operate as a licensed Medical Cannabis Dispensary currently located within a T4+ zone and as part of an existing medical services hub (the company in question is currently as state licensed entity in good standing and approved to operate a medical *Cannabis* dispensary at this location)

2. Condition for Change

#3: Increase in need for sites and in response to a historical change in the character of this downtown commercial property

3. Development Schedule

Building renovations have been delayed for months now due to efforts before the Gulfport Planning Commission and City Council, but assuming successful completion of this application and amendment, build-out is expected to require 2 to 3 months; expected business opening date is either at the end of Q2 or beginning of Q3 in 2023.

4. Effects of Amendment

Nature of proposed amendment:

This amendment brings the City of Gulfport into alignment with Mississippi Senate Bill 2095 or the MS Medical Cannabis Act. Section 19: Local Ordinances, which restrict municipalities from making dispensary operation "impracticable."

"(2) No municipality or county may prohibit dispensaries either expressly or through the enactment of ordinances or regulations that make their operation impracticable in the jurisdiction."

Description of proposed amendment:

By allowing Medical Cannabis Dispensaries to operate in the same zones as Apothecaries (limited in this instance to T4+), the City of Gulfport is sufficiently limiting the location to appropriate retail and wholesale trade zones and if by (P)ermission only, as requested, within an existing medical corridor. This classification of permitted uses is reasonable given that a Medical Cannabis Dispensary, per SB 2095, is essentially an Apothecary given that it is only allowed to sell medicine and medical supplies to eligible patients who have received recommendations from a qualifying physician.

Effect of proposed amendment:

By allowing Medical Cannabis Dispensaries to operate in T4+ zones, as Apothecaries do, the City of Gulfport will remain consistent with the stated intention of the Comprehensive Zoning and SmartCode Ordinances, "to carry out the object of sound, stable and desirable environment." Medical Cannabis Dispensaries licensed by the state Department of Revenue will undergo extensive ongoing operational scrutiny and compliance requirements. They will specifically serve patients who have received recommendations from their own qualifying physicians to purchase pharmaceutical grade state legal *Cannabis* medicine.

This proposed amendment will serve the citizens of Gulfport by bringing investment and additional tax revenue to the area, it will honor the 82.7% of Harrison County voters who supported the implementation of a medical Cannabis program in our state, and it will support effective and compassionate treatments for patients who are suffering from debilitating medical conditions.

FOUND PROPERTY CORNER (AS NOTED)	
SET 1/4" IRON ROD (UNLESS NOTED OTHERWISE)	
EXISTING POWER POLE	
EXISTING GUY ANCHOR	
EXISTING ELECTRIC PEDESTAL	
EXISTING AIR CONDITIONER	
EXISTING GAS METER	GM
EXISTING TELEPHONE PEDESTAL	
EXISTING CHAIN LINK FENCE	
EXISTING SEWER CLEANOUT	C.O.
EXISTING AREA INLET CATCH BASIN	
EXISTING WATER VALVE	
EXISTING DRAINAGE MANHOLE	
EXISTING SUBSURFACE DRAINAGE	=====

A horizontal bar chart with four bars of equal length, each divided into two equal halves. The bars are labeled '30', '15', '0', and '30' from left to right. The first bar has a white left half and a black right half. The second bar has a black left half and a white right half. The third bar is entirely black. The fourth bar has a white left half and a black right half.

PARCEL ONE & PARCEL TWO
(PLAT BOOK 11, PAGE 9)
#1301 31ST AVENUE
TAX PARCEL #0811L-04-122.000
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

Tax Parcel #0811L-04-121,000
Owner: John J. & Jennifer L. Wilson
(Not a Party)

 **CASSADY-ACADIA**
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)686-7155 Fax • (228)686-8405
Email • Surveyor@Cassady-Acadia.com

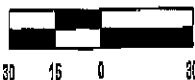
FIELD WORK COMPLETED ON: July 28, 2022

LEGEND

- FOUND PROPERTY CORNER (AS NOTED) ○
- SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) ●
- EXISTING POWER POLE ○
- EXISTING GUY ANCHOR →
- EXISTING ELECTRIC PEDESTAL □
- EXISTING AIR CONDITIONER □
- EXISTING GAS METER □
- EXISTING TELEPHONE PEDESTAL □
- EXISTING CHAIN LINK FENCE ○—○
- EXISTING SEWER CLEANOUT ○
- EXISTING AREA INLET CATCH BASIN □
- EXISTING WATER VALVE ○
- EXISTING DRAINAGE MANHOLE ○
- EXISTING SUBSURFACE DRAINAGE ———

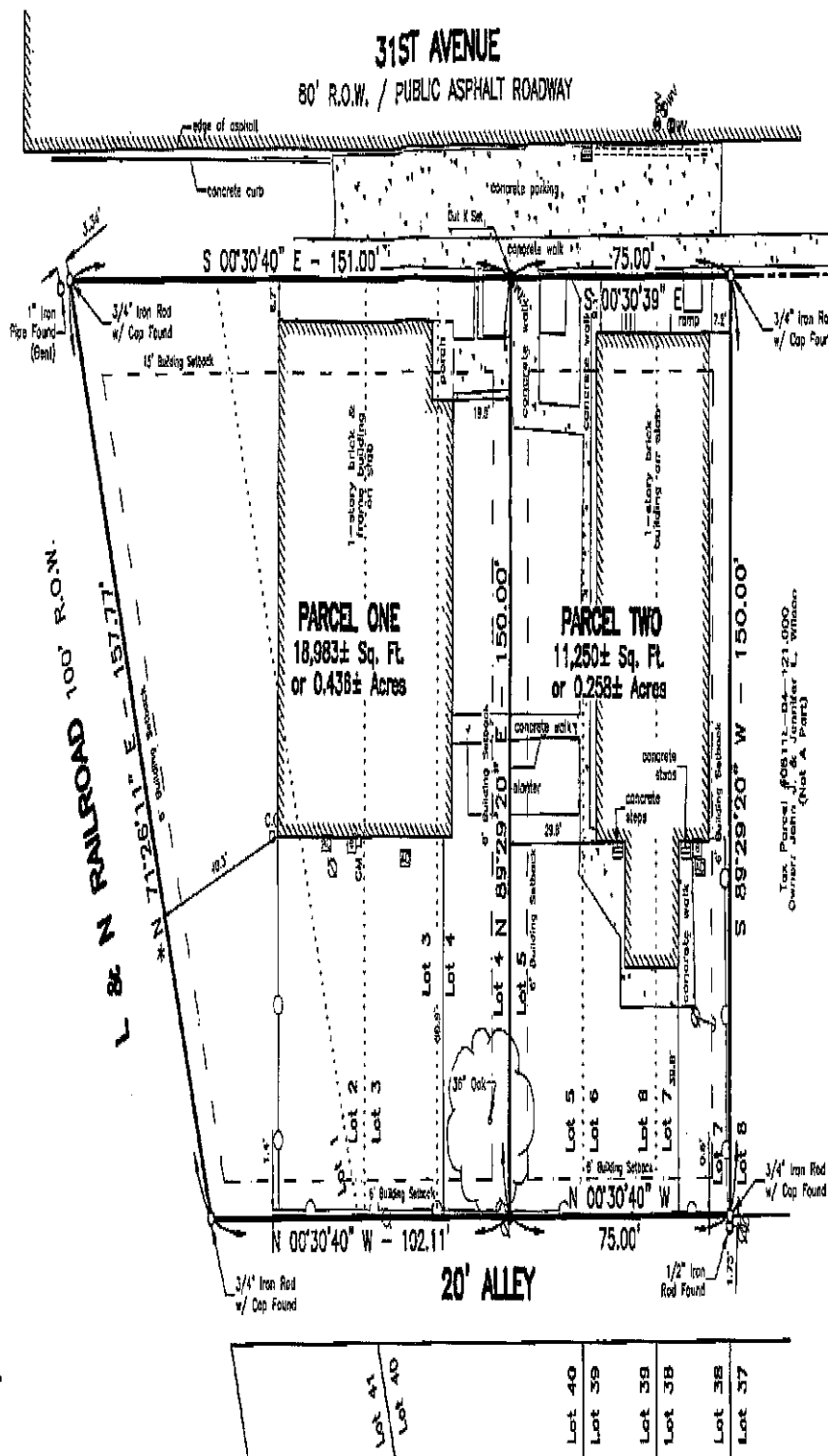


SCALE: 1" = 30'
SCALE IN FEET



PLAT SHOWING RESUBDIVISION SURVEY OF LOTS 1-7, BLOCK 194 ORIGINAL GULFPORT INTO

PARCEL ONE & PARCEL TWO
(PLAT BOOK 11, PAGE 9)
#1301 31ST AVENUE
TAX PARCEL #0811L-04-122.000
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI



NOTES:

1. No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
2. The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
3. Reference Maps:
A.) Boundary and Topographic Survey of Lots 1-7, Block 194, ORIGINAL GULFPORT by Michael P. Blanchard, dated March 25, 2021.
4. The bearings shown hereon are based on the Mississippi State Plane Coordinate System - East Zone - NAD 83" using GCS-RTN System accessed on July 13, 2022.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
5. This lot is located in Flood Zone "AE(14)" Area of/par FEMA Map Community Panel Number 28047002660 for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
6. Water and sewer services provided to subject property by City of Gulfport Public Works.

CERTIFICATION:

This is to certify to SRT Holdings, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Examiners for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "B" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr., PS
Wayne M. Vice, Jr., PS

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

Reg. No. 32711

SHEET 2 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)898-7155 Fax • (228)898-8405
Email • Survey@Cassady-Acadia.com

FIELD WORK COMPLETED ON: July 28, 2022

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-4B of the Code of Ordinances (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of "Lots 1-7", into Two New Parcels (Parcel One & Parcel Two). The subject property is generally described as being located south of 31st Avenue. The ad valorem tax parcel number of the subject property is 0811L-04-122.000, (Instrument No. 2020-0013657-D-J1). The Case File Number is 22.09 PC.172.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):

TAX PARCEL #0811L-04-122.000

INSTRUMENT NO. 2020-0013657-D-J1:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) in Block 194, ORIGINAL GULFPORT, less any portion thereof lying in the public right-of-way, as per the official map of plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

LEGAL DESCRIPTIONS OF THE PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION OF PARCEL ONE: AS PER SURVEY

Lots One (1), Two (2), Three (3), and Four (4) in Block 194, ORIGINAL GULFPORT, less any portion thereof lying in the public right-of-way, as per the official map of plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

LEGAL DESCRIPTION OF PARCEL ONE: AS PER SURVEY

Lots Five (5), Six (6), and Seven (7) in Block 194, ORIGINAL GULFPORT, less any portion thereof lying in the public right-of-way, as per the official map of plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

**PLAT SHOWING
RESUBDIVISION SURVEY
OF
LOTS 1-7, BLOCK 194
ORIGINAL GULFPORT
INTO
PARCEL ONE & PARCEL TWO
(PLAT BOOK 11, PAGE 9)
#1301 31ST AVENUE
TAX PARCEL #0811L-04-122.000
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**

SHEET 3 OF 4

 **CASSADY-ACADIA**
LAND SURVEYING, LLC Since 1984
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@cassady-acadia.com

FIELD WORK COMPLETED ON: July 28, 2022

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:

[Signature]
(Signature)

By: Carlos Gautreaux, SRT Holdings, LLC

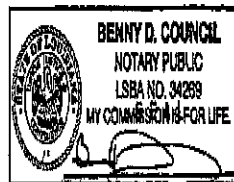
This 1st day of Sept, 2022.

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Carlos Gautreaux, who acknowledged that he is the Owner and he accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

[Signature]
NOTARY PUBLIC

My Commission Expires: LKZ



PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the 22nd day of September, 2022.

[Signature]
Gulfport City Planning Commission
Keith Williams

[Signature]
Planning Division Administrator
Gregory Holmes

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the 8th day of November, 2022.

ATTEST:

[Signature]
CLERK OF COUNCIL
Brittany Rodgers

ADOPT:

[Signature]
PRESIDENT OF COUNCIL
F. B. "Rusty" Walker, IV

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this 9th day of November, 2022.

[Signature]
BILLY FEWES, MAYOR



PLAT SHOWING
RESUBDIVISION SURVEY
OF
LOTS 1-7, BLOCK 194
ORIGINAL GULFPORT
INTO
PARCEL ONE & PARCEL TWO
(PLAT BOOK 11, PAGE 9)
#1301 31ST AVENUE
TAX PARCEL #0811L-04-122.000
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

SHEET 4 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8406
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: July 28, 2022



1st JUDICIAL DISTRICT
INSTRUMENT 2022-0014935-D-J1
FILED/RECORDED 6/17/2022 8:19:01 AM
TOTAL FEES \$26.00
4 PAGES RECORDED

PREPARED BY AND RETURN TO:
Brad D. Wilkinson Esq. (MS Bar # 10285)
511 Keywood Circle, Flowood, MS 39232
Phone 601-355-0005
File # 2022-1938

INDEX: LOTS 1 - 7 BLOCK 194
ORIGINAL GULFPORT
HARRISON COUNTY, MS 1ST J.D.

SPECIAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned

GRANTOR
THE VESTRY, LLC
1301 31st Avenue, Gulfport, MS 39501
Ph. 228-239-0115

DOES HEREBY GRANT, BARGAIN, SELL, CONVEY AND WARRANT SPECIALLY TO

GRANTEE
SRT HOLDINGS, LLC
301 Main Street, Suite 2200, Baton Rouge, LA 70825
Phone No.: (225) 224-6845

all of their right, title and interest in and to the following described land and property situated in Harrison County, State of Mississippi, to-wit:

SEE ATTACHED EXHIBIT A

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

It is understood and agreed that taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect, then the Grantor agrees to pay to the Grantee any deficit on an actual proration and, likewise, the Grantee agrees to pay to the Grantor any amount overpaid by it.

WITNESS THE SIGNATURE OF THE GRANTOR, this 8th day of June, 2022.

GRANTOR: THE VESTRY, LLC
a Mississippi limited liability company

By: John Jason Wilson Member
John Jason Wilson, Member

STATE OF Nevada

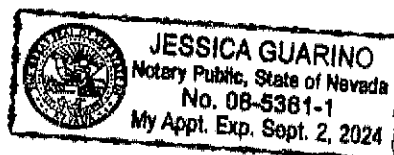
COUNTY OF CLARK

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of June, 2022, within my jurisdiction, the within named John Jason Wilson, Member, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Jessica Guarino
NOTARY PUBLIC

My Commission Expires:

9/2/2024



WITNESS THE SIGNATURE OF THE GRANTOR, this 8th day of June, 2022.

GRANTOR: THE VESTRY, LLC
a Mississippi limited liability company

By: Jennifer L. Wilson, Manager Member
Jennifer L. Wilson, Manager Member

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of June, 2022, within my jurisdiction, the within named Jennifer L. Wilson, Manager Member who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Jessica Guarino
NOTARY PUBLIC

My Commission Expires:

9/2/2024

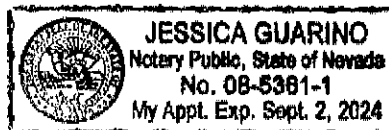


EXHIBIT "A"

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), AND SEVEN (7), IN BLOCK 194, ORIGINAL GULFPORT, LESS ANY PORTION THEREOF LYING IN THE PUBLIC RIGHT-OF-WAY, 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, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

The Law Offices of
DAVID P. SULLIVAN

A Professional Limited Liability Company

RECEIVED
4-6-2023 8

The Toggery Building
2501 14th Street, Suite 212
Gulfport, MS 39501

Telephone: (228) 547-3533
Facsimile: (228) 233-3329
Email: david@davidpsullivanlaw.com
Web: davidpsullivanlaw.com

Mailing Address:
Post Office Box 777
Gulfport, MS 39502

April 6, 2023

Greg Holmes, Planning Administrator
City of Gulfport
Department of Urban Development- Planning Division
1410 24th Avenue
Gulfport, MS 39501

RE: Zoning Text Amendment 2302PC016, by Agent David P. Sullivan, Amendment to the Comprehensive Zoning Ordinance, as amended, to amend Section III (R) (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+, R-B Zoning Districts;

Dear Gulfport Planning Administrator,

We are submitting this Notice of Objection to the Planning Commission decision rendered on March 23, 2023, in the above-referenced case file 2302PC016. This appeal is brought on behalf of Southern Roots Therapeutics of Mississippi, Inc. and R. David Brown, Esq., a Gulfport property owner and prospective medical cannabis dispensary operator. We are aggrieved by the decision made on March 23, 2023 and believe that this case needs to be provided due process with another public hearing before the Gulfport City Council.

By way of procedure, we are hereby notifying the Planning Commission and City Council that we only wish to appeal the decision as it pertains to T4+ zone. However, we are incorporating and adopting our request to Amend our request to include removal of the 500 foot residential restriction as was argued by *ore tenus* motion at the Planning Commission hearing and supported by argument at the hearing. In sum, our appeal is now solely focused to allow medical cannabis dispensary use in T4+ by permission and to eliminate the 500 foot residential rule, as it is in conflict with Mississippi law.

Our principal argument in support of allowing dispensaries in T4+ zones is that the closest business to our proposed medical cannabis dispensary, structurally, functionally, and practically speaking is a traditional apothecary or a pharmacy, both of which are allowed in the T4+ zone, and both of which would be a permissible use of our current

property located 1301 31st Avenue in Gulfport. Case law on this specific area of jurisprudence stands on the Equal Protection Clause of the 14th Amendment and has been well settled law in *Santa Clara County v. Southern Pacific Railroad Co.* 118 U.S. 394 (1886). We are confident that any trier of fact would find that any statute favoring one medicine, say traditional pharmaceuticals like opioids and opiates, over another such as Cannabis and the retailers that sell them would be struck down.

We are not asking to allow dispensaries in T4+ by right, we are asking for dispensaries to be allowed in T4+ by permission which would give notice to surrounding property owners. The Chart of Permitted Uses for Gulfport enacted in Ordinance 3130 should not yield a more restrictive zoning policy for medical cannabis dispensaries than that which presently exists for any traditional apothecary, pharmacy or drug store.

It was clearly demonstrated by Councilman Myles Sharp at the most recent Council meeting of April 4, 2023, that the data provided by Urban Development was fundamentally flawed and erroneous in nature. Basically, the Commission made its decision based upon information that claimed 13% of Gulfport was available for medical cannabis dispensaries, and that adding the transect zones would increase the availability to 18%. However, it was admitted on the record that this data does not consider what portion of those areas are actually suited for a dispensary in that they comply with the Medical Cannabis Act as viable dispensary locations, not within 1000 feet of a church, school or daycare, are not wetlands, are available for sale or lease, etc. Furthermore, they do not show any properties that are actually for sale at this time. The maps presented strictly showed land areas of the applicable zones. In fact, our analysis has revealed that currently there are no suitable commercial properties presently within Gulfport available to entrepreneurs seeking to participate in the State's emerging medical cannabis program.

Most opponents to our request represent a minority of the citizens of Gulfport, and are primarily based in unjustified fear and with disregard for the current character of the neighborhood as it currently exists. Another local resident who spoke against the proposal is only concerned about a medical dispensary causing economic harm and loss of rental income to her rental property and "air b-n-b" properties.

Medical Cannabis dispensaries are not recreational. They are not intended to be a high traffic venue, they keep clinical hours and anyone who enters must hold a valid medical cannabis card. The dispensary is only allowed to provide medicine directly to the patient, they are not allowed to dispense to care givers. They do not allow patients to use cannabis on site. A dispensary would cause no more disturbance to surrounding areas than any other medical facility. This is why Attorney General Lynn Fitch encouraged cities to create "medical commercial zones" in which dispensaries could operate. Gulfport chose to ignore this directive from the State's chief prosecutor, and instead created a more restrictive zoning measure in contravention of State Law.

While it is true that under the state's Medical Cannabis Act (MCA) municipalities are free to enact reasonable time, place, and manner restrictions or medical Cannabis establishments under the text of the Act. However, as Attorney General Fitch stated in

her formal opinion on the matter that a Municipality has "limited regulatory power" under the MCA to designate specific types of commercial zones or medical cannabis zones in which commercial use is otherwise authorized or not prohibited, "as long as doing so does not have the purpose or effect of prohibiting or making impracticable the operation of such establishments within the city." This has been further defined by recent legislation.

Under House Bill 1158, recently passed by Representative Lee Yancy, the MCA now states very clearly and in pertinent part, "(3) No state agency, political subdivision or board shall implement any rule, regulation, policy, or requirement that is contrary to the provisions of the Mississippi Medical Cannabis Act. " [Section 5, pgh.3 at pp.35]. By restricting cannabis dispensaries from the transect zones, particularly T4+ and then adding a ban of any dispensary within 500 feet of a residence, the City is in violation of Mississippi law and is making dispensary operation impracticable in all but one relegated area of the City. Southern Roots Therapeutics holds a valid medical cannabis dispensary license and own property in the City of Gulfport which fully complies with Mississippi law as a lawful cannabis dispensary site. The City Planning Department is using flawed and erroneous data to push a false sense of availability of potential cannabis dispensary sites to the Council and the General Public in Gulfport.

The question then becomes whether the text of Ordinance 3130 is too restrictive as to have either crossed the line between being carefully tailored to help or hinder the patients of Gulfport or whether the Ordinance has run afoul of the legislative intent embodied in the Act. Recall that an overwhelming majority of Gulfport's constituents or 83% supported the far less restrictive access of Initiative 65.

If you think about it, many of the patients who would go to a dispensary would face the same stigma cast by our opponents. This law was passed to keep the sickest patients with the most debilitating conditions from having to go to the streets to obtain marijuana. Most of these patients are senior citizens, so why would we only give them the option of traveling to high traffic commercial zones or isolated industrial areas to get their medicine? Anywhere that is lawful for a pharmacy should be lawful for a cannabis dispensary. These Gulfport patients deserve safe, discreet and convenient medicine.

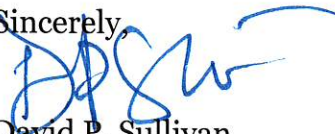
I think we can all acknowledge that time for fear mongering ended when the law was passed, and now we should act in the best interests of economic development and revenue growth. We simply ask that you do the right thing by way of sound public policy, that you do what best serves the patients and the voters of our City, that you enact the best policy for the proper growth and development of our City respecting our Master Plan, that you not take an action that will most certainly result in another blighted property or at best will result in a far less desirable business than a medical dispensary locating at the property in question and by absolute right, that you not create two sets of conflicting rules for potentially very harmful opiates like Oxycontin or Fentanyl as opposed to naturally occurring medical cannabis.

Taking all of this into consideration, I strongly believe that the Planning Commission and City Council of Gulfport should revisit the text of Ordinance 3130 for the purposes of

carefully amending it in order to make it so that medical establishments like ours should enjoy the same zoning flexibility as other similarly situated doctors' offices, apothecaries or drug stores. Properties currently zoned as T4+ should be permitted to operate medical Cannabis dispensaries by permission within their existing structures, regardless of any adjacent or nearby residences, in an effort to better serve the patients of our City, but also to better comply with both the will of the voters of our City and the legislative intent which propelled passage of the Act.

I greatly appreciate your support on this matter and look forward to working together to adopt a zoning ordinance in Gulfport that makes medical cannabis dispensary operations practicable. Should you have additional questions or concerns, please do not hesitate to contact me. I look forward to hearing from you.

Sincerely,



David P. Sullivan



DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

March 24, 2023

Nicholas M Shay
337 Brooklyn Ave.
New Orleans, LA 70121

Leah Simon
4200 Burgundy St
New Orleans, LA 78218

Ronald David Brown
4200 Burgundy St
New Orleans, LA 70117

Carlos Gautreaux
3606 La Sabre Dr.
San Antonio, TX 78218

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Zoning Text Amendment 2302PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III (K) , (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+, R-B zoning districts.

To Whom It May Concern:

This letter will officially notify you, at the Public Hearing on **Thursday, March 23, 2023**, the Gulfport City Planning Commission recommended **denial** of the request.

This case will now be forwarded to the Gulfport City Council for final consideration and decision. You will be notified by mail of the time, date and place of the City Council Meeting.

Any interested party that may feel aggrieved by the Planning Commission recommendation is entitled to have their objection considered by filing a written notice of objection on or before fifteen (15) days after the date of the Planning Commission hearing. The objection and reasons for objecting to the recommended decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions, please contact this office.

Sincerely,
City of Gulfport Planning Division



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

APPLICATION FOR GENERAL SUBDIVISION PLAN

Property Information

TAX PARCEL #

1	0	0	9	0
1	0	0	9	0

 -

0	2
0	2

 -

0	6	2
0	0	2

 .

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0	0	0

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2209 PC 168

Date Received: 8/2/2022

Receipt #: _____

Received By: _____

Zoning: R-2

Ward: 5 Flood: AE

Size: 31.3 acres

Address of Property Involved: BAYOU PLANTATION LN.

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

General Location: 450' NORTH OF E. TAYLOR RD. ON BAYOU PLANTATION LN.

GENERAL DESCRIPTION OF REQUEST:

REQUEST IS TO SUBDIVIDE 30+/- AC. INTO 10 ESTATE LOTS
THAT WILL BE SERVICED BY THE CITY OF GULFPORT WITH WATER

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

WATCHMEN DEVELOPERS, LLC

Printed Name Of Owner

156 LINDA CIR.

Mailing Address

OCEAN SPRINGS MS 39564

City

State

Zip code

228-239-3612

Home Phone

Work/Cell Phone

tj2197182@gmail.com

Email

[Signature]

Signature Of Owner

AGENT

HEINRICH ASSOCIATES,

Printed Name Of Agent

1806 23RD AVE.

Mailing Address

GULFPORT MS 39501

City

State

Zip code

228-896-6768

Home Phone

Work/Cell Phone

bobby.h@heinrichassociates.net

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.

Watchman Developers, LLC
156 Linda Circle
Ocean Springs, MS 39564

August 1, 2022

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

RE: **Agent Letter for**
Tax Parcel No's: 1009O-02-002-015 and 1009O-02-002-000
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich** of *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Watchman Developers, LLC** and **Robert Jackson** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,





Notary

My Commission Expires:





TERRY MORAN
ENGINEERING

TERRY MORAN, P.E., P.L.S.
P.O. Box 4075 Ph (228) 896-4733
Biloxi, MS 39535 Fax (228) 896-6768

August 01, 2022

City of Gulfport Building Department
2410 14th Street
Gulfport, MS 39501

RE: **Bayou Plantations Subdivision Phase 2**
Gulfport, Mississippi

To Whom It May Concern:

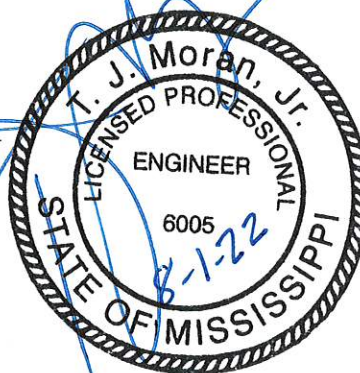
With reference to the above, our firm discussed this project with the Gulfport City Engineering Department. It was determined that detention or calculations would not be required due to the large sized lots. Also, it was discussed that an additional pipe may need to be installed near the south end of the project on Bayou Plantation Ln.

The developer has decided to go ahead and install the additional pipe to help with drainage concerns from the neighborhood.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Terry Moran, P.E., P.L.S.



Watchman Developers, LLC
156 Linda Circle
Ocean Springs, MS 39564

AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF JACKSON

PERSONALLY CAME AND APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Robert Jackson** who, after being by me first duly sworn, stated the following:

1. That there are no restrictive covenants prohibiting the resubdivision of the property.

Respectfully submitted:

By: 
Robert Jackson – Watchman Developers, LLC

SWORN AND SUBSCRIBED before me, this the 1st day of August 2022.


Notary Public

My Commission Expires:



Watchman Developers, LLC

156 Linda Circle
Ocean Springs, MS 39564

CORPORATE RESOLUTION

STATE OF MISSISSIPPI
COUNTY OF JACKSON

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **Robert Jackson** who acknowledged that she is a **Member of Watchman Developers, LLC**, A Mississippi Limited Liability Company, and for that and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first have been duly authorized by said company so to do has authority to sign all city documents on behalf of said company.

Given under my hand and official seal of office, this the 1st day of August 2022.


Robert Jackson, Member


Notary Public

My Commission Expires:



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
BAYOU PLANTATIONS PHASE 2
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

This Declaration of Covenants, Conditions and Restrictions is made on the ____ day of _____, 2022, A.D., by Watchman Developers, LLC, (hereinafter call "Declarant");

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in City of Gulfport, Mississippi, more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Declarant desired to create and develop thereon a residential community with designated common areas for the benefit of the community, (hereinafter referred to as the "Property"); and

NOW, THEREFORE, Declarant; herby declares that all the properties described above shall be held, sold and conveyed subject to the platted subdivision and the following restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having and right, title or interest in the described properties or any par thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. RESIDENTIAL: All lots in Bayou Plantations Phase 2 as shown on the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi, shall be known, used, and described as one-story and two-story residential lots.

2. MINIMUM SQUARE FOOTAGE: No residence, built, placed or maintained on any lot, shall contain less than one thousand six hundred (3,000) square feet of living heated floor space, exclusive of perches, terraces, garages, patios and courts, unless otherwise approved by Architectural Review Committee.

3. LOT SIZE: No residence shall be constructed in the subdivision on a less quantity of ground than the whole of one entire lot, as shown by the official plat of said subdivision.

4. SETBACKS: For any and all residences constructed, erected, placed and maintained on each and every lot located in the subdivision the Architectural Review Committee shall establish the location, position and placing of the residence on the lot. All construction shall be in compliance with the city zoning requirement.

5. REQUIREMENTS FOR DWELLING: In addition to all approvals required pursuant to Paragraph 9 herein, no residence shall be constructed, built or placed on any lot in the subdivision unless the Architectural Review Committee has approved the exterior appearances and color of the residence, including, but not limited to, style and color of roofing shingle, roof pitch, color of all exterior walls and brick, surfaces and material of all exterior walls, the material composition and the location of all driveways and sidewalks; trim and exterior wall surface paint colors, stucco colors, composition of exposed exterior steps; location and appearance of drainage culverts and retaining walls, all landscaping, exterior lighting, location and material for all mailboxes and mailbox posts; and location and material types for all fences. The Architectural Review Committee established herein shall establish and publish

approved building materials, colors and specifications for all exterior materials and colors. All garages shall be rear facing.

6. **CREATION, MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION:**
Declarant will as its discretion relinquish responsibility for maintenance of common area and cause to be formed a non-profit corporation called Bayou Plantations Phase 2 Homeowners Association as hereafter set forth:

Section 1. Creation: All owners of records, as that term is herein defined, shall be a member of the Bayou Plantations Phase 2 Home Association (hereinafter "Association"). Said Association shall be governed by three (3) directors, who serve for a term of three (3) years, and who are elected by the owners of record. The Board of Directors shall perform the duties and responsibilities as set for herein, in addition to any other duties and owners which said Association members shall determine as set for in the By Laws of the Association.

Section 2. Membership: The members of the Association shall be and consist of each and all of the following, to-wit:

(a) Every person who is, or who hereafter becomes, an owner of record of the fee title to a Lot. The expression "owner of record of the fee title to a Lot" shall include a contract seller of any such Lot but shall not include any person who owns such title solely as security for the performance of an obligation of payment of a debt.

(b) The Association shall have two classes of voting membership:

Class A: Class A members shall be all members with exception of Declarant. Class A members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest or interests in any Lot, all such persons or entities shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B: Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to four (4) votes for each Lot owned except as restricted under Section 3 hereof. When the total votes outstanding in the Class A membership equals the votes outstanding in the Class B membership, then the Class B membership shall cease and be converted into Class A membership.

Section 3. Voting Rights: Each member shall have one vote in the election of each officer of the Association. For all other purposes, the voting rights of the members shall be by class of membership, and shall be as flows, to-wit:

(a) Class A Members: Each person, other than person herein defined as "Declarant", who is or who hereafter becomes the Owner of a Lot shall be a Class A member of the Association. Class A members shall be entitled to one vote for each Lot owned.

(b) Class B Members: Each of the persons herein defined as "Declarant", and the nominee or nominees, in any, of each such person, shall be Class B members of the Association. Class B members shall be entitled to four (4) votes for each Lot owned.

Section 4. Memberships Appurtenant to Real Propriety: In every case, the membership of both Class A and Class B members shall be an appurtenant to the ownership of a Lot. A membership shall not be held, assigned, transferred, pledged, hypothecated, encumbered, conveyed or alienated in any manner except in conjunction with and as an appurtenance to the

ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance, or alienation of the Lot to which the membership is appurtenant.

7. CREATION OF LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS:

(a) Creation of the Lien and Personal Obligation of Assessments: The Declarant or developer of each lot owned within the property, hereby covenants, an each owner of each lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected for and as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner for such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Both annual and special assessments must be fixed at a rate for all lots and may be elected monthly. Class B Members shall be exempted from assessments on lots Declarant owns until eighty (80%) of lots are sold, thereafter, Declarant shall be responsible for payment of assessments according to the terms of this paragraph.

(b) Payments and purpose of Assessments: Each person, group of persons, corporation partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of the lot, where or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "assessments" or "carrying charges") equal to one-twelfth (1/12th) of the members proportionate share of the sum required but the Association as estimated by its Board of Directors, to meet its annual expenses, including, but in no way limited to the following:

- (i) The cost of all operating expenses of the common areas and including charges by the Association for services furnished by it;
- (ii) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any;
- (iii) The cost of general or comprehensive public liability insurance on the common areas and the cost of such other insurance as the Association may effect;
- (iv) The cost of maintenance, replacing, repairing and landscaping the common areas of Montague Place without limitation.
- (v) The cost of funding all reserves established by the Association, including, when appropriate a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semi-annual basis rather than on the monthly basis hereinabove provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the lots and assessments

applicable thereto which shall be kept in the office of the Secretary of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself from liability for assessments or carrying charges by a waiver of the use or enjoyment of any of the common areas or by abandonment of any lot belonging to him.

(c) Non-payment assessment: Any assessment levied pursuant to this Act of Dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member, to pay such assessment shall remain his personal obligation and a suit to recover a money judgment for nonpayment of any assessment levied pursuant to this Act of Dedication, or any installment thereof, may be maintained by the Association.

Any assessment levied pursuant to this Act of Dedication or any installment thereof, which is not paid within thirty (30) days after it is due, shall bear interest at the rate of eight percent (8%) per annum.

The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property provided, however, that the Association shall not be required to pursue either remedy and that all decisions are within the sole discretion of the Association. No owner may waive or otherwise escape the liability for the assessments provided for herein by non-use of the Common Areas or by abandonment of his lot. The Association shall notify the holder of the first mortgage on any lot for which any assessment of the Act of Dedication becomes delinquent for a period in excess of sixty (60) days and in any other case where the owner of such lot is in default with respect to the performance of any other obligation hereunder for a period of sixty (60) days but any failure to give such notice shall not affect the validity of any assessment levied or to be levied pursuant to this Act of Dedication.

The Board of Directors may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association, including any installment thereof which becomes delinquent in any prominent location within the community.

(d) Assessment Certificates: The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act of Dedication (or any third party legitimately interested in the same) as certificate in writing signed by an officer of the Association, setting forth the status of said assessment, i.e., whether the same is paid or unpaid. Such certificates shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A charge shall not exceed Twenty Dollars (\$20.00) and may be levied in advance by the Association for each certificate delivered.

(e) Subordination of the Lien to Mortgages: The lien of the assessments provided for herein shall be subordinated to the lien of any recorded first mortgage. Sale or transfer of any

lot shall not affect the assessment lien. However, the sale or trade of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to the payment which becomes due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

8. ARCHITECTURAL REVIEW COMMITTEE: There shall be an Architectural Review Committee composed of the Declarant and/or the heirs, successors, assigns or other entities appointed by the Declarant.

9. INSURANCE:

(a) Each owner shall keep his residence insured at all times for its full replacement value against loss due to fire, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and any other hazards that may be covered under standard extended coverage provisions, and shall furnish the Association proof of such coverage. In every case of a loss due to these hazards, each owner shall promptly repair or rebuild his lot from the insurance proceeds. Repair or reconstruction of the improvements as used herein shall mean restoring the improvements to substantially the same condition which existed prior to the damage. Each owner's fire insurance policy shall contain a waiver of subrogation clause; and each owner shall furnish the Association with a copy of his policy. Each owner does, by his acceptance of a deed, irrevocably constitute and appoint the Association his true and lawful attorney, in his name, place and stead for the purpose of accomplishing a repair or reconstruction or the improvements in the event the owner fails or refuses to carry out any of the provisions contained herein. If insurance proceeds are insufficient to cover the cost of the reconstruction, the Association may pay the excess and the cost thereof shall become a part of the assessment to which lot is subject.

(b) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport, or parking space, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the property; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

10. ANTENNAS: No television or other electronic receiving or transmitting device shall be located or placed in or upon any parcel with the exception of such devices as shall be fully contained and enclosed with a dwelling located upon a particular parcel. Without limiting the general provisions hereof, this provision is specifically intended to prohibit the installation of what are commonly referred to as "Satellite Dishes" and any shortwave or other transmitting devices which interfere with the television or other electronic receptions of the neighbors. Each property shall provide a screened area to serve as a service yard in which garbage receptacle, fuel tanks, or other similar storage receptacle, electric and gas meters, air conditioning equipment, clothes lines, and other unsightly objects must be placed or stored in order to conceal them from the view of the road and adjacent properties.

11. FENCES: No fences shall be erected in the subdivision without prior approval of the Architectural Review Committee

12. PETS: No animals, livestock, poultry of any kind shall be raised, bred, kept, staked or pastured on any lot or in the common areas, except dogs, cats, birds, or other household pets, which shall be kept and maintained in accordance with the rules and regulations adopted from time to time by the Board of Directors. No pets are to be allowed to roam freely within the subdivision.

13. SIGNS: Except as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted within the window, on the exterior of any window, or any portion of the property by anyone, including, but not limited to, the property owner, realtor, contractor, or subcontractor, without the express written permission or the Architectural Review Committee. The approval of any signs and posters without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural Review Committee and may be arbitrarily withheld. If any such sign or advertising device is approved, it shall only contain one name, and/or one number, not exceeding one hundred twenty (120) square inches, and if for sale purposes, such sign shall not exceed six (6) feet in area, and shall be subject to the right of the Architectural Review Committee to restrict color and content.

14. OTHER BUILDINGS AND VEHICLES: No tent, trailer, barn or any similar outbuilding or structure shall be placed on any lot or on any other areas at any time, either temporarily or permanently, without prior approval from the Architectural Review Committee. No mobile home, tractor, boats, trailer or RV vehicle shall be placed on any lot or on subdivision streets, either temporarily or permanently. Each owner shall provide for parking for at least two (2) automobiles per owner for each dwelling owned or maintained by such owner.

15. VARIANCES: The undersigned Declarant reserves the right to make minor changes or alterations in these Restriction and Covenants and to waive minor violations of the same. No private or public nuisance may be created or maintained upon any of any said lots. All construction taking place upon subject property shall be completed within seven (7) months from starting date.

16. ENFORCEMENT: If the owner or claimant of any of said lots shall violate or attempt to violate any of the conditions, restrictions or covenants herein contain, then in such event any other person or persons owning any other of said lots or portion thereof or interest therein may institute and prosecute any appropriate proceeding or proceedings either at law or equity for the purposes of enjoining any such violation or attempted violation and/or damages therefore, but there shall be no forfeiture or reversion of title because of any such violation or attempted violation of any said Condition, Restriction or Covenants.

17. SEVERABILITY: If one or more of the Conditions, Covenants or Restrictions herein contained shall be held by any court of competent jurisdiction to be invalid for any reason, any such holding shall not affect the validity and effectiveness of the other Conditions, Covenants, and Restrictions herein contained.

18. TERM: The Restrictive Covenants shall run with the land and the title thereto and shall be binding upon all properties owned and/or claiming out of them by purchase, inheritance or otherwise, for a period of thirty (30) years from the date which they are executed,

and upon expiration of said thirty (30) year period, the Covenants shall automatically be extended for additional terms of ten (10) years each.

19. AMENDMENTS, VOTING RIGHTS AND TERMINATION: These Building restrictions and Protective Covenants may be amended from time to time by a written document signed, acknowledged and recorded, which reflects the affirmative vote in favor of the amendment by eighty percent (80%) of the lot owners, and in each case, such amendments shall be evidenced by a document in writing, bearing each of their signatures. All amendments, if any, shall be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS THE SIGNATURES of the Declarant on this the ____ day of _____, A.D., 2022.

By: _____
Watchman Developers, LLC

DRAFT

“Exhibit A”

Legal Description:

(refer to recording plat for legal description)

DRAFT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of 2022, A.D., within my jurisdiction, the within named Robert Jackson, executed that above and forgoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2022.

NOTARY PUBLIC

MY COMMISION EXPIRES:

DRAFT

BAYOU PLANTATIONS SUBDIVISION PHASE 2

PARCEL NO. - 1009O-02-002.015

BAYOU PLANTATION LANE

GULFPORT, MS

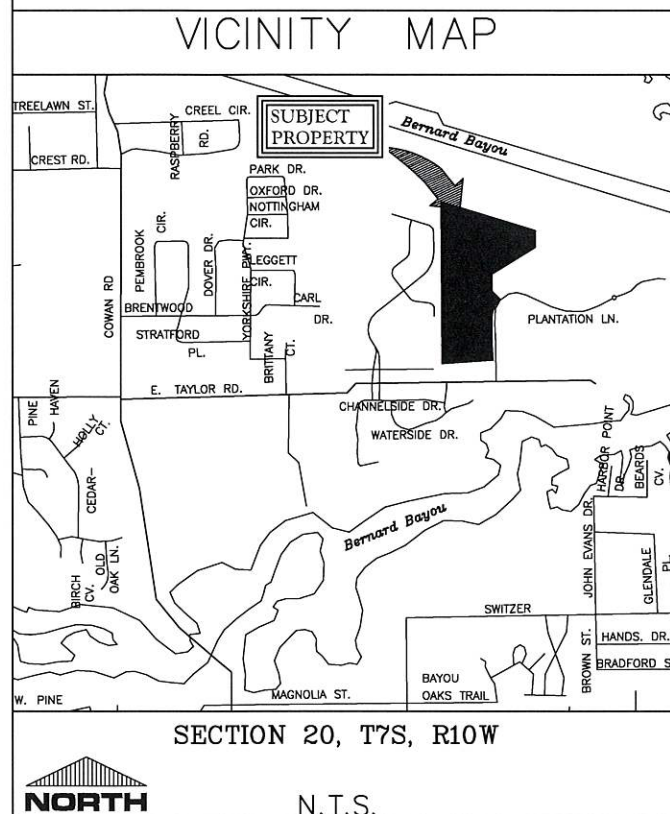
CLIENT:

WATCHMEN DEVELOPERS, LLC.

156 Linda Circle

Ocean Springs, MS 39564

JULY 29, 2022



TME

TERRY MORAN
ENGINEERING & SURVEYING
TERRY MORAN, P.E., P.L.S.

P.O. BOX 4075 -

Biloxi, MS 39535

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IN ASSOCIATION WITH

HEINRICH & ASSOCIATES

RESIDENTIAL & COMMERCIAL DESIGN

1806 23rd AVE., Suite B - Gulfport, MS 39501

Ph (228) 896-6768



SHEET INDEX

PLAN COVER SHEET	T1
GENERAL NOTES & LEGENDS	C1
EXISTING CONDITIONS & DEMOLITION PLAN	C2
LOT & STREET LAYOUT	C3
GRADING & DRAINAGE PLAN	C4
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CONSTRUCTION DETAILS	CD1
CONSTRUCTION DETAILS	CD2
CONSTRUCTION DETAILS	CD3
CONSTRUCTION DETAILS	CD4

ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT
BEFORE THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.

Sheet

T1

Project No
20-171

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES, AND DEBRIS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
3. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL. SOIL DESIGNATED TO BE REMOVED FROM THE SITE SHALL BE AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING, REMOVING, OR RELOCATING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER (UNLESS OTHERWISE SPECIFIED)BUT SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE DEMOLISHED, REMOVED, OR RELOCATED THAT RESULT FROM CONTRACTOR'S WORK. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
6. LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED TO ACCOMPLISH THE WORK SPECIFIED HEREON.

STORM WATER POLLUTION PREVENTION NOTES:

1. CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN LANDSCAPING.
2. CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
3. CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SEEDING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR FOURTEEN OR MORE DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH PERMANENT SEED ANY DISTURBED AREAS WITHIN SEVEN DAYS (SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
6. ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
7. TRASH RECEPTACLES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
8. THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY OR REFUSE DISPOSAL PROVIDERS AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
9. CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
- 10.CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RESEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
- 11.A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE OR NEAR THE JOB TRAILER OR LAY-DOWN YARD AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY IF POSSIBLE. THESE STRUCTURES SHALL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.

GENERAL NOTES & LEGENDS

SITE NOTES:

1. ROADWAY DIMENSIONS ARE GIVEN IN THE CROSS SECTION DETAIL FOUND ON SHEET CD 1.
2. ALL ROADWAY RADIUS DIMENSIONS ARE 20' UNLESS NOTED.
3. SEE SHEET CD1 FOR PAVEMENT DETAILS.
4. SHOULD CONTRACTOR FIND ANY DISCREPANCIES IN DIMENSIONS, PROJECT ENGINEER SHALL BE CONSULTED IMMEDIATELY.
5. ALL DIMENSIONS ARE FROM BOC TO BOC.
6. CONTRACTOR SHALL FORM CURB AT HANDICAP RAMP LOCATIONS TO MEET ADA REQUIREMENTS. ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).
7. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
8. OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.
9. ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).

UTILITY NOTES:

1. ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED.
2. ALL SEWER MAIN SHALL BE PVC, ASTM 2-3034 SDR 26.
3. WATER AND SEWER SERVICES SHALL CONFORM TO THE DETAIL SHEET.
4. ANY ROAD CROSSING REQUIRED SHALL BE DONE IN STRICT CONFORMANCE WITH THE PLAN DETAIL AND SPECIFICATIONS.
5. ALL TAPS ONTO EXISTING WATER AND SEWER MAINS SHALL BE COORDINATED WITH MUNICIPALITY OR PRIVATE UTILITY COMPANY.
6. EXISTING UTILITY INFORMATION BASED ON SURVEY.
7. ALL PRESSURE AND LEAKAGE TESTS MUST BE IN ACCORDANCE WITH AWWA C-600.
8. DISINFECTION AND SAMPLING PROCEDURES SHOULD MEET THE CURRENT AWWA STANDARD (C652).

LOCAL UTILITY COMPANIES

1. WATER AND SEWER – CITY OF GULFPORT 868-5740
2. GAS SERVICE – CENTERPOINT ENERGY 896-7500
3. TV CABLE SERVICE – CABLE ONE 864-1506
4. ELECTRICAL SERVICE – MISSISSIPPI POWER COMPANY 868-9800
5. TELEPHONE SERVICE – AT&T 557-6000
6. MISS I CALL BEFORE YOU DIG 1-800-227-6477

PROJECT SCOPE:

CONSTRUCT BAYOU PLANTATIONS SUBDIVISION PHASE 2 AS PER DRAWINGS FOUND HEREIN AND ALL CITY/STATE REQ'S & PERMITS.

NON-EXCLUSIVELY, GRADING, ASPHALT PAVING, STORM & UTILITY LINES, CONCRETE FORMING AND FINISHING, THERMOPLASTIC STRIPING, AND GRADING/GRASSING/FINISHING IMPROVEMENTS SHALL BE REQ'D TO COMPLETE THIS PROJECT.

LEGEND		
PROPOSED		EXISTING
	WATER MAIN	
	SEWER LINE	
	GAS LINE	
	ROW/EASEMENT	
	PROPERTY LINE	
	LOT LINES	
	CLEAN-OUT	
	MANHOLE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	PROP. SPOT EL.	
	EXIST. SPOT EL.	
	TYP. SIGN	
	TYP. STOP BAR	
	HEADER CURB	
	CURB & GUTTER	

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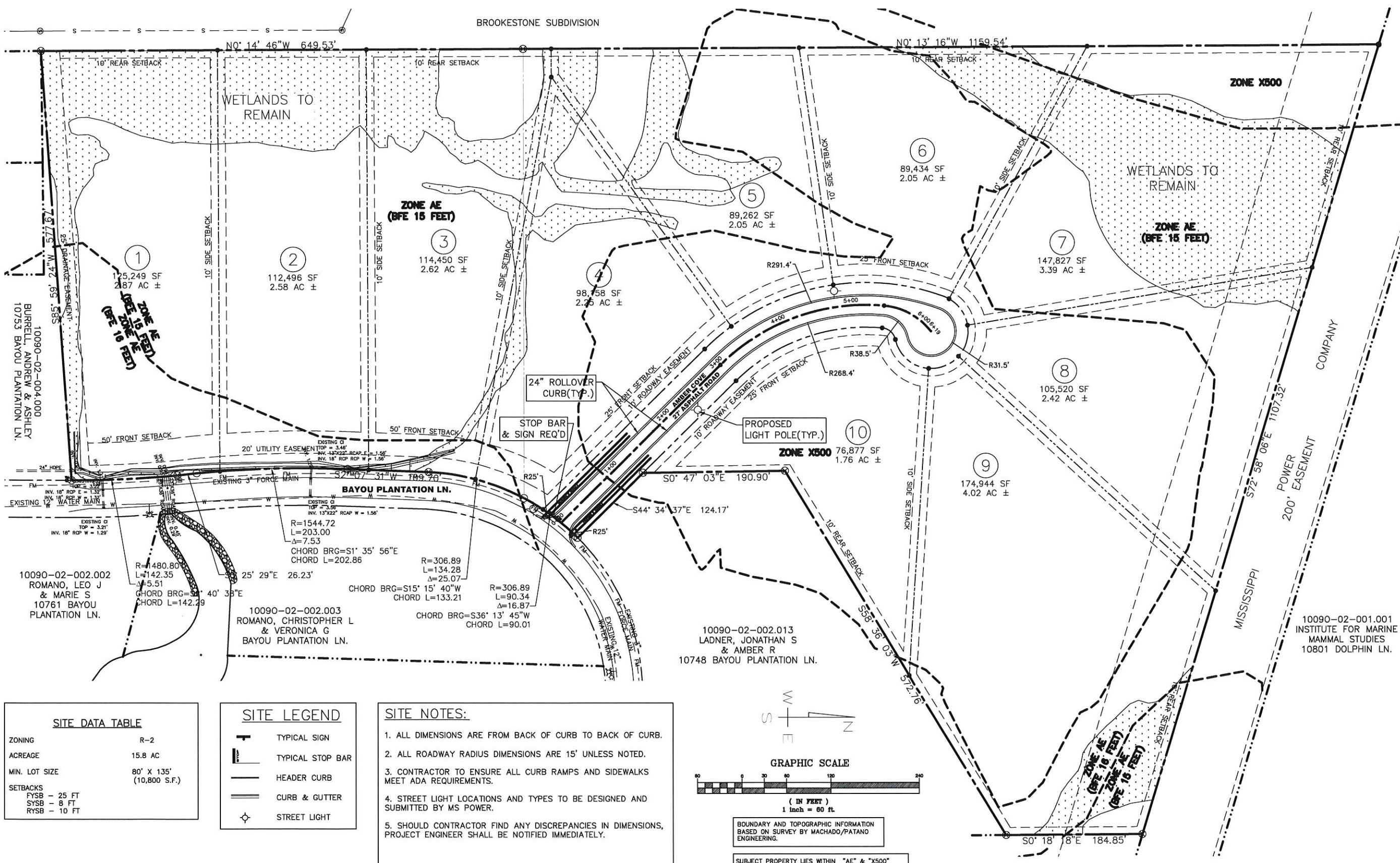


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GENERAL NOTES & LEGENDS
BAYOU PLANTATIONS SUBDIVISION
PHASE 2
BAYOU PLANTATION LANE
GULFPORT, MS

Sheet
Date 7-29-22
Drawn By S.G.C.
Check By R.B.H.
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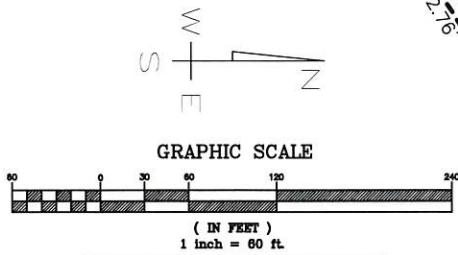
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C1
Project No
20-171



SITE DATA TABLE	
ZONING	R-2
ACREAGE	15.8 AC
MIN. LOT SIZE	80' X 135' (10,800 S.F.)
SETBACKS	
FYSB	25 FT
SYSB	8 FT
RYSB	10 FT

SITE LEGEND	
	TYPICAL SIGN
	TYPICAL STOP BAR
	HEADER CURB
	CURB & GUTTER
	STREET LIGHT

- SITE NOTES:**
1. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB.
 2. ALL ROADWAY RADIUS DIMENSIONS ARE 15' UNLESS NOTED.
 3. CONTRACTOR TO ENSURE ALL CURB RAMPS AND SIDEWALKS MEET ADA REQUIREMENTS.
 4. STREET LIGHT LOCATIONS AND TYPES TO BE DESIGNED AND SUBMITTED BY MS POWER.
 5. SHOULD CONTRACTOR FIND ANY DISCREPANCIES IN DIMENSIONS, PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY.



BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY MACHADO/PATANO ENGINEERING.

SUBJECT PROPERTY LIES WITHIN "AE" & "X500" FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0267G DATED JUNE 16, 2009

EXISTING SEWER MANHOLE LOCATED ON EAST TAYLOR RD. AND WATERSIDE DR. 366' SOUTH OF SOUTHWEST PROPERTY CORNER.
ELEV = 13.04'
N: 332322.92
E: 925964.32

NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

LOT & STREET LAYOUT

SCALE: 1" = 60'-0"

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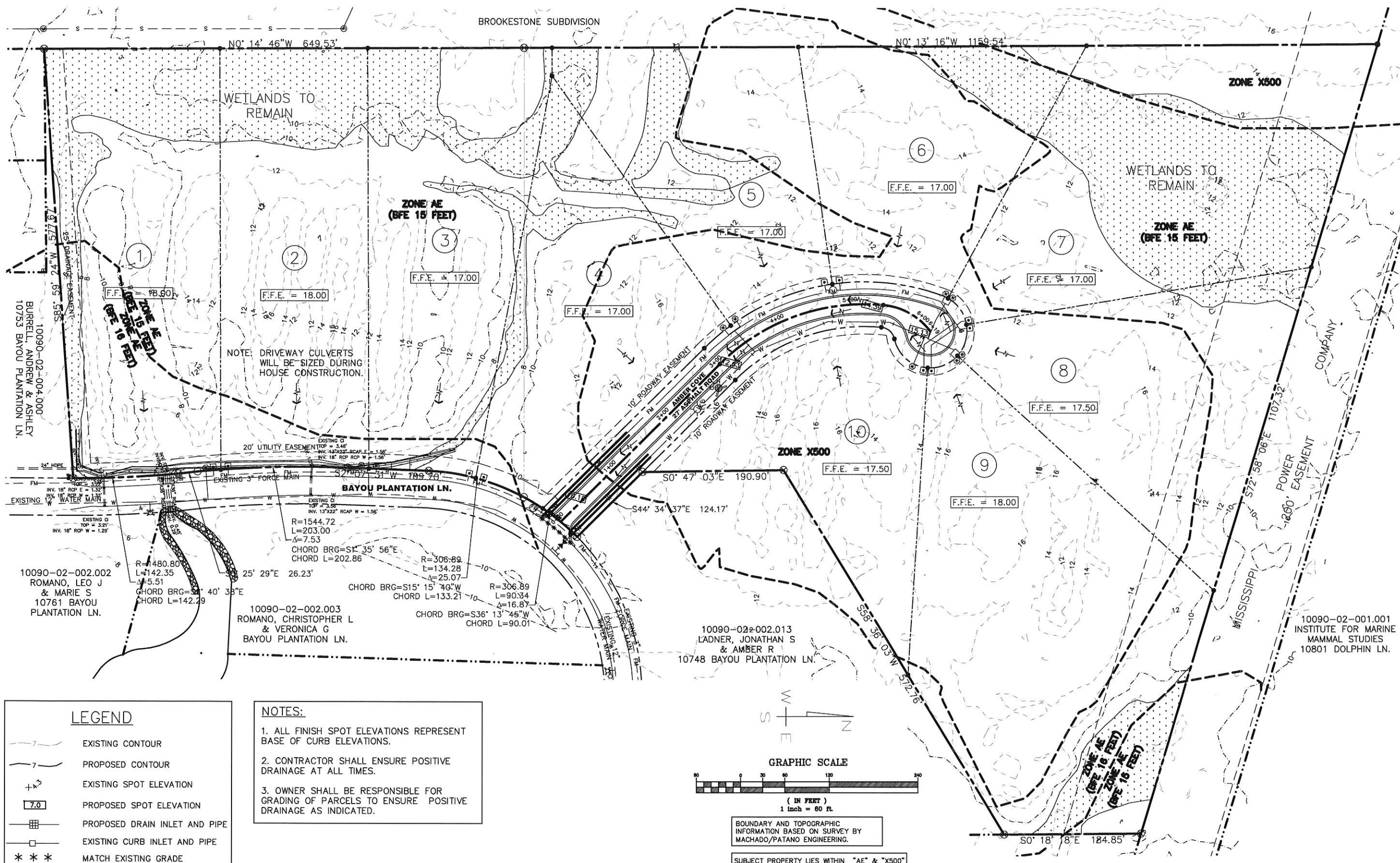
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Sheet 7-20-22
Date
Drawn By S.G.C.
Check By R.B.H.
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Project BAYOU PLANTATIONS SUBDIVISION
BAYOU PLANTATION LANE
GULFPORT, MS

Project No 20-171

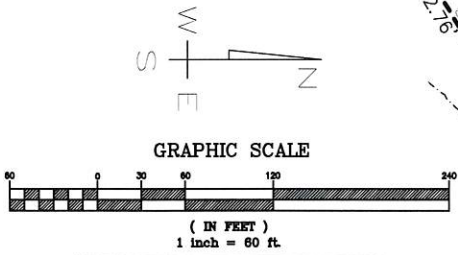


LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN INLET AND PIPE
- EXISTING CURB INLET AND PIPE
- MATCH EXISTING GRADE
- FLOW DIRECTION ARROW
- RIDGE LINE

NOTES:

- ALL FINISH SPOT ELEVATIONS REPRESENT BASE OF CURB ELEVATIONS.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
- OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.



BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY MACHADO/PATANO ENGINEERING.

SUBJECT PROPERTY LIES WITHIN "AE" & "X500" FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0267G DATED JUNE 16, 2009

EXISTING SEWER MANHOLE LOCATED ON EAST TAYLOR RD. AND WATERSIDE DR. 366' SOUTH OF SOUTHWEST PROPERTY CORNER.

NOTE: NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

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GRADING & DRAINAGE PLAN

SCALE: 1" = 60'-0"

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Sheet 7-29-22

Date 7-29-22

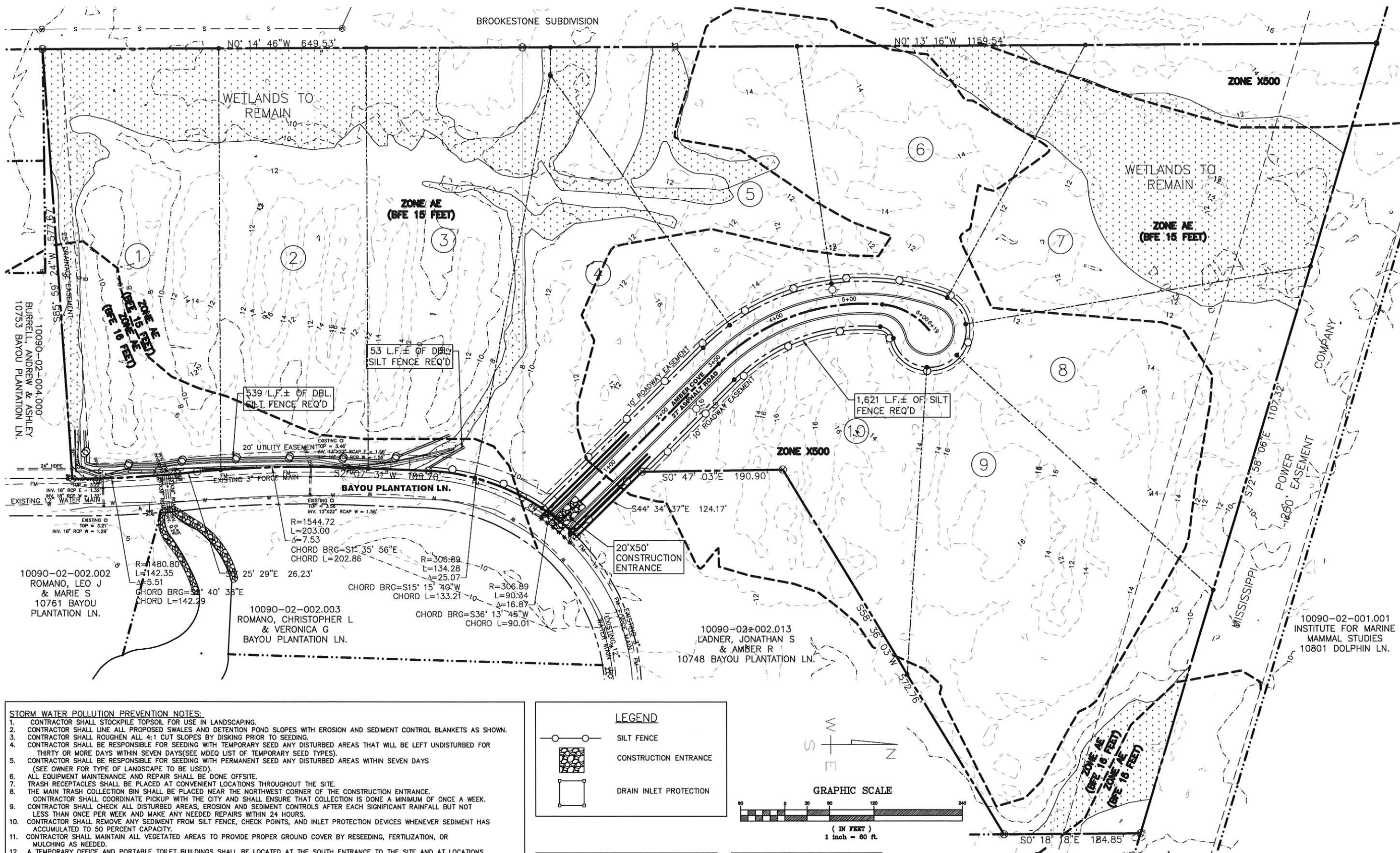
Drawn By S.G.C.

Check By R.R.H.

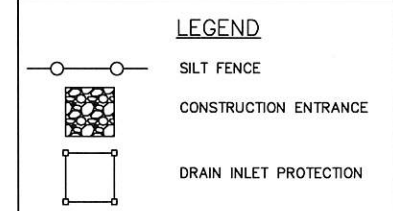
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Project BAYOU PLANTATIONS SUBDIVISION PHASE 2 BAYOU PLANTATION LANE GULFPORT, MS

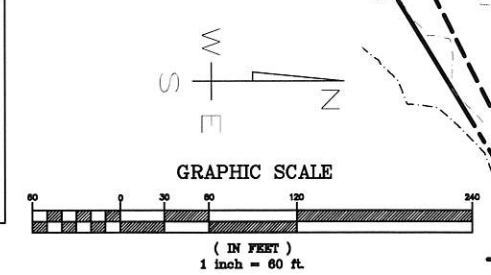
Project No 20-171



- STORM WATER POLLUTION PREVENTION NOTES:**
1. CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN LANDSCAPING.
 2. CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
 3. CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SEEDING.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR THIRTY OR MORE DAYS WITHIN SEVEN DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH PERMANENT SEED ANY DISTURBED AREAS WITHIN SEVEN DAYS (SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
 6. ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
 7. TRASH RECEPTACLES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
 8. THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE NORTHWEST CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
 9. CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
 10. CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY.
 11. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RESEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
 12. A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE SOUTH ENTRANCE TO THE SITE AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY. THESE STRUCTURES WILL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.



EXISTING SEWER MANHOLE
LOCATED ON EAST TAYLOR RD.
AND WATERSIDE DR. 366' SOUTH
OF SOUTHWEST
PROPERTY CORNER.



BOUNDARY AND TOPOGRAPHIC INFORMATION
BASED ON SURVEY BY MACHADO/PATANO
ENGINEERING.

SUBJECT PROPERTY LIES WITHIN "AE" & "X500"
FLOOD ZONE SHOWN HEREON PER FEMA PANEL
28047C02676 DATED JUNE 16, 2009

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EROSION CONTROL PLAN

SCALE: 1" = 60'-0"

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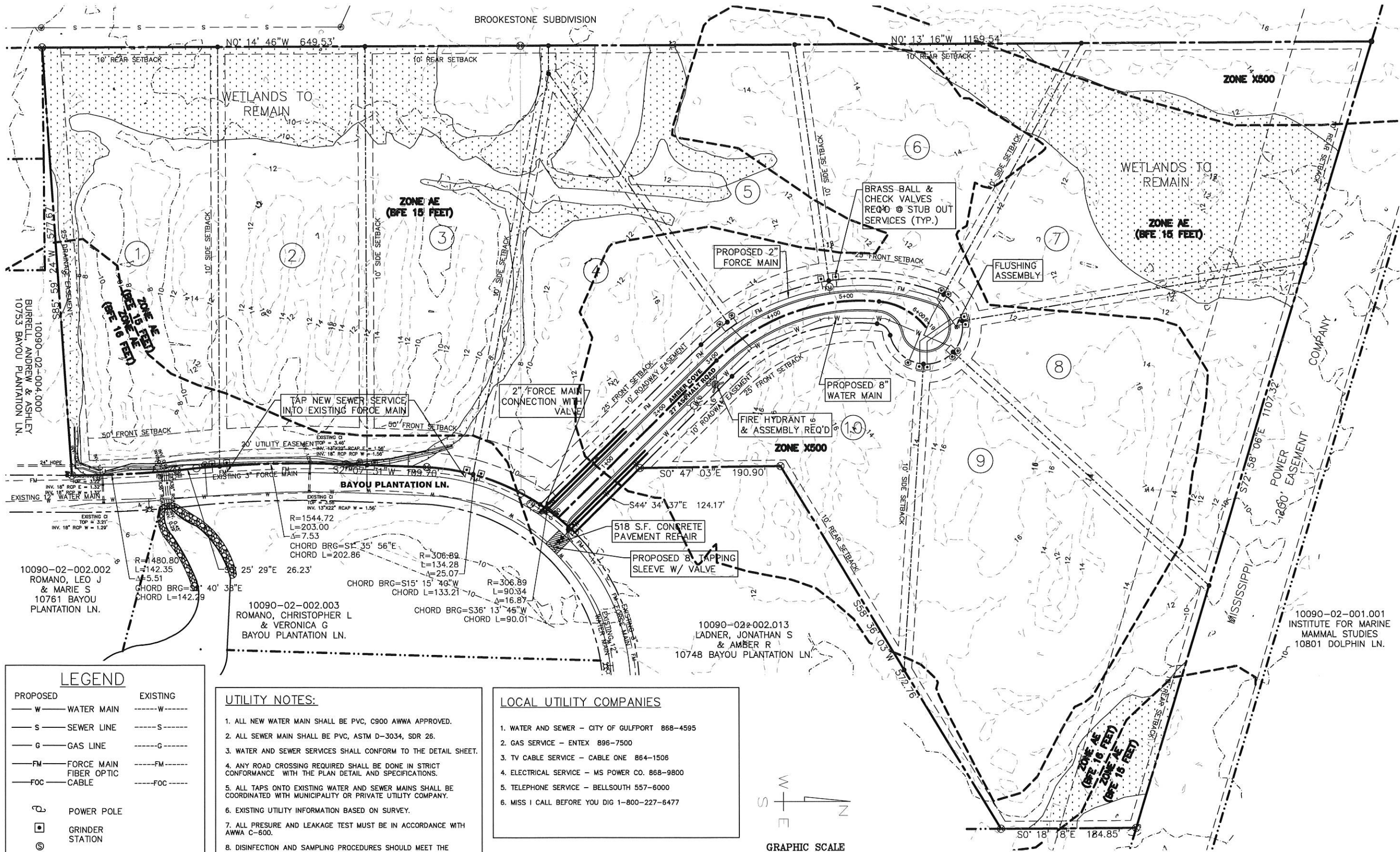
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EROSION CONTROL PLAN

Project: **BAYOU PLANTATIONS SUBDIVISION**
PHASE 2
BAYOU PLANTATION LANE
GULFPORT, MS

Sheet: **7-26-22**
Date: **7-26-22**
Drawn By: **S.G.C.**
Check By: **R.B.H.**
REV: _____

Sheet: **C5**
Project No: **20-171**

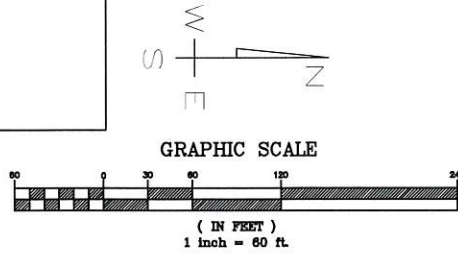


LEGEND

PROPOSED	EXISTING
— W — WATER MAIN	--- W ---
— S — SEWER LINE	--- S ---
— G — GAS LINE	--- G ---
— FM — FORCE MAIN	--- FM ---
— FOC — FIBER OPTIC CABLE	--- FOC ---
⊙ POWER POLE	
⊠ GRINDER STATION	
⊙ MANHOLE	
✱ WATER VALVE	
✱ FIRE HYDRANT	
⊙ WATER METER	
⊙ GAS VALVE	

- UTILITY NOTES:**
1. ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED.
 2. ALL SEWER MAIN SHALL BE PVC, ASTM D-3034, SDR 26.
 3. WATER AND SEWER SERVICES SHALL CONFORM TO THE DETAIL SHEET.
 4. ANY ROAD CROSSING REQUIRED SHALL BE DONE IN STRICT CONFORMANCE WITH THE PLAN DETAIL AND SPECIFICATIONS.
 5. ALL TAPS ONTO EXISTING WATER AND SEWER MAINS SHALL BE COORDINATED WITH MUNICIPALITY OR PRIVATE UTILITY COMPANY.
 6. EXISTING UTILITY INFORMATION BASED ON SURVEY.
 7. ALL PRESURE AND LEAKAGE TEST MUST BE IN ACCORDANCE WITH AWWA C-600.
 8. DISINFECTION AND SAMPLING PROCEDURES SHOULD MEET THE CURRENT AWWA STANDARD (C652).

- LOCAL UTILITY COMPANIES**
1. WATER AND SEWER - CITY OF GULFPORT 868-4595
 2. GAS SERVICE - ENTEX 896-7500
 3. TV CABLE SERVICE - CABLE ONE 864-1506
 4. ELECTRICAL SERVICE - MS POWER CO. 868-9800
 5. TELEPHONE SERVICE - BELL SOUTH 557-6000
 6. MISS I CALL BEFORE YOU DIG 1-800-227-6477



EXISTING SEWER MANHOLE
LOCATED ON EAST TAYLOR RD.
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BOUNDARY AND TOPOGRAPHIC
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UTILITY PLAN

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UTILITY PLAN

Project: **BAYOU PLANTATIONS SUBDIVISION**
PHASE 2
BAYOU PLANTATION LANE
GULFPORT, MS

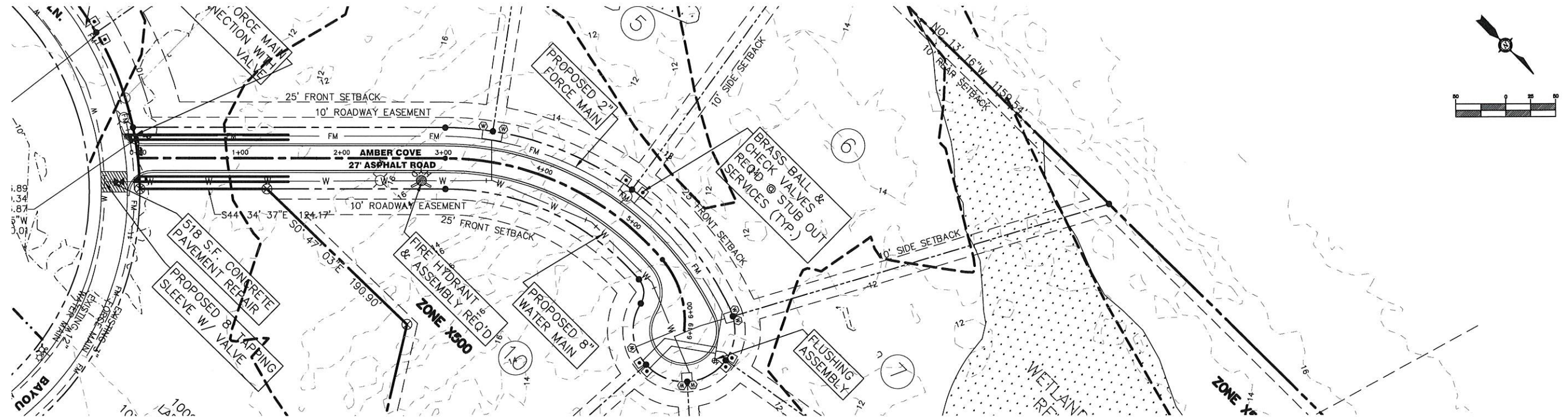
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Date: **7-26-22**
Drawn By: **S.G.C.**
Check By: **R.B.H.**
REV: _____

Project No: **20-171**

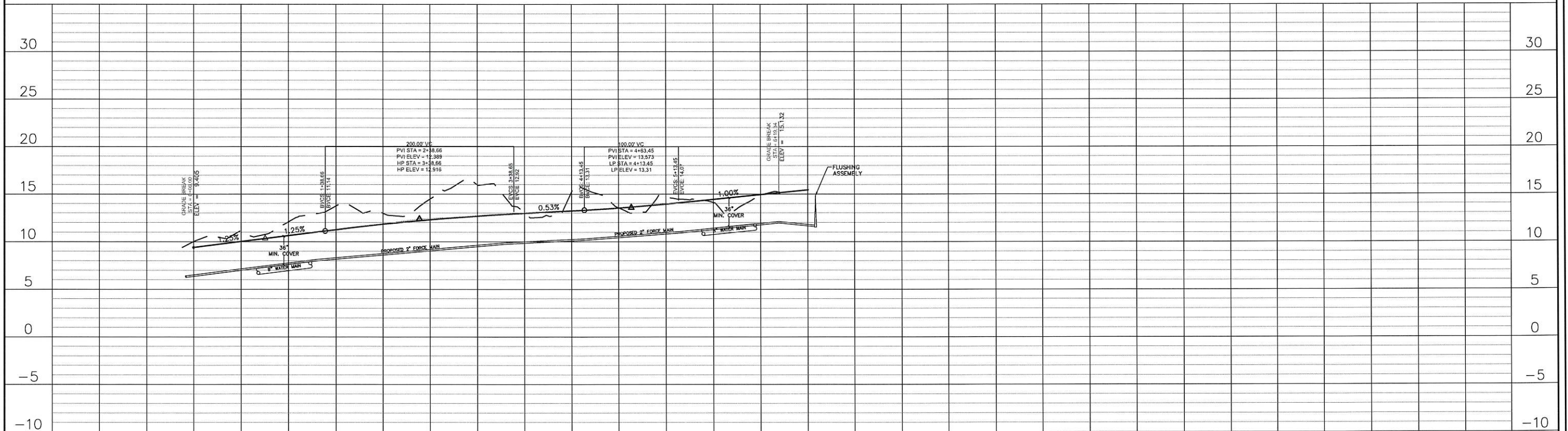
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	NOTE BOOK NO.	ALIGNMENT CHECKED	RET. OF WAY CHECKED		

PROFILE	DATE	BY	REVIEWED	DATE	BY
	NOTE BOOK NO.	GRADES CHECKED	BLK. & NOTED	STRUCTURE NOTATIONS OK'D	



AMBER COVE STA. 0+00 - 6+19

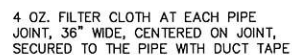
HORIZONTAL = 1"=50'
VERTICAL = 1"=5'



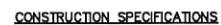
EXISTING GRADE	-14.00	-13.50	-13.00	-12.50	-12.00	-11.50	-11.00	-10.50	-10.00	-9.50	-9.00	-8.50	-8.00	-7.50	-7.00	-6.50	-6.00	-5.50	-5.00	-4.50	-4.00	-3.50	-3.00	-2.50	-2.00	-1.50	-1.00	-0.50	0.00	0.50	1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50	16.00	16.50	17.00	17.50	18.00	18.50	19.00	19.50	20.00	20.50	21.00	21.50	22.00	22.50	23.00	23.50	24.00	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00	28.50	29.00	29.50	30.00	30.50	31.00	31.50	32.00	32.50	33.00	33.50	34.00	34.50	35.00	35.50	36.00	36.50	37.00	37.50	38.00	38.50	39.00	39.50	40.00	40.50	41.00	41.50	42.00	42.50	43.00	43.50	44.00	44.50	45.00	45.50	46.00	46.50	47.00	47.50	48.00	48.50	49.00	49.50	50.00	50.50	51.00	51.50	52.00	52.50	53.00	53.50	54.00	54.50	55.00	55.50	56.00	56.50	57.00	57.50	58.00	58.50	59.00	59.50	60.00	60.50	61.00	61.50	62.00	62.50	63.00	63.50	64.00	64.50	65.00	65.50	66.00	66.50	67.00	67.50	68.00	68.50	69.00	69.50	70.00	70.50	71.00	71.50	72.00	72.50	73.00	73.50	74.00	74.50	75.00	75.50	76.00	76.50	77.00	77.50	78.00	78.50	79.00	79.50	80.00	80.50	81.00	81.50	82.00	82.50	83.00	83.50	84.00	84.50	85.00	85.50	86.00	86.50	87.00	87.50	88.00	88.50	89.00	89.50	90.00	90.50	91.00	91.50	92.00	92.50	93.00	93.50	94.00	94.50	95.00	95.50	96.00	96.50	97.00	97.50	98.00	98.50	99.00	99.50	100.00	100.50	101.00	101.50	102.00	102.50	103.00	103.50	104.00	104.50	105.00	105.50	106.00	106.50	107.00	107.50	108.00	108.50	109.00	109.50	110.00	110.50	111.00	111.50	112.00	112.50	113.00	113.50	114.00	114.50	115.00	115.50	116.00	116.50	117.00	117.50	118.00	118.50	119.00	119.50	120.00	120.50	121.00	121.50	122.00	122.50	123.00	123.50	124.00	124.50	125.00	125.50	126.00	126.50	127.00	127.50	128.00	128.50	129.00	129.50	130.00	130.50	131.00	131.50	132.00	132.50	133.00	133.50	134.00	134.50	135.00	135.50	136.00	136.50	137.00	137.50	138.00	138.50	139.00	139.50	140.00	140.50	141.00	141.50	142.00	142.50	143.00	143.50	144.00	144.50	145.00	145.50	146.00	146.50	147.00	147.50	148.00	148.50	149.00	149.50	150.00	150.50	151.00	151.50	152.00	152.50	153.00	153.50	154.00	154.50	155.00	155.50	156.00	156.50	157.00	157.50	158.00	158.50	159.00	159.50	160.00	160.50	161.00	161.50	162.00	162.50	163.00	163.50	164.00	164.50	165.00	165.50	166.00	166.50	167.00	167.50	168.00	168.50	169.00	169.50	170.00	170.50	171.00	171.50	172.00	172.50	173.00	173.50	174.00	174.50	175.00	175.50	176.00	176.50	177.00	177.50	178.00	178.50	179.00	179.50	180.00	180.50	181.00	181.50	182.00	182.50	183.00	183.50	184.00	184.50	185.00	185.50	186.00	186.50	187.00	187.50	188.00	188.50	189.00	189.50	190.00	190.50	191.00	191.50	192.00	192.50	193.00	193.50	194.00	194.50	195.00	195.50	196.00	196.50	197.00	197.50	198.00	198.50	199.00	199.50	200.00	200.50	201.00	201.50	202.00	202.50	203.00	203.50	204.00	204.50	205.00	205.50	206.00	206.50	207.00	207.50	208.00	208.50	209.00	209.50	210.00	210.50	211.00	211.50	212.00	212.50	213.00	213.50	214.00	214.50	215.00	215.50	216.00	216.50	217.00	217.50	218.00	218.50	219.00	219.50	220.00	220.50	221.00	221.50	222.00	222.50	223.00	223.50	224.00	224.50	225.00	225.50	226.00	226.50	227.00	227.50	228.00	228.50	229.00	229.50	230.00	230.50	231.00	231.50	232.00	232.50	233.00	233.50	234.00	234.50	235.00	235.50	236.00	236.50	237.00	237.50	238.00	238.50	239.00	239.50	240.00	240.50	241.00	241.50	242.00	242.50	243.00	243.50	244.00	244.50	245.00	245.50	246.00	246.50	247.00	247.50	248.00	248.50	249.00	249.50	250.00	250.50	251.00	251.50	252.00	252.50	253.00	253.50	254.00	254.50	255.00	255.50	256.00	256.50	257.00	257.50	258.00	258.50	259.00	259.50	260.00	260.50	261.00	261.50	262.00	262.50	263.00	263.50	264.00	264.50	265.00	265.50	266.00	266.50	267.00	267.50	268.00	268.50	269.00	269.50	270.00	270.50	271.00	271.50	272.00	272.50	273.00	273.50	274.00	274.50	275.00	275.50	276.00	276.50	277.00	277.50	278.00	278.50	279.00	279.50	280.00	280.50	281.00	281.50	282.00	282.50	283.00	283.50	284.00	284.50	285.00	285.50	286.00	286.50	287.00	287.50	288.00	288.50	289.00	289.50	290.00	290.50	291.00	291.50	292.00	292.50	293.00	293.50	294.00	294.50	295.00	295.50	296.00	296.50	297.00	297.50	298.00	298.50	299.00	299.50	300.00	300.50	301.00	301.50	302.00	302.50	303.00	303.50	304.00	304.50	305.00	305.50	306.00	306.50	307.00	307.50	308.00	308.50	309.00	309.50	310.00	310.50	311.00	311.50	312.00	312.50	313.00	313.50	314.00	314.50	315.00	315.50	316.00	316.50	317.00	317.50	318.00	318.50	319.00	319.50	320.00	320.50	321.00	321.50	322.00	322.50	323.00	323.50	324.00	324.50	325.00	325.50	326.00	326.50	327.00	327.50	328.00	328.50	329.00	329.50	330.00	330.50	331.00	331.50	332.00	332.50	333.00	333.50	334.00	334.50	335.00	335.50	336.00	336.50	337.00	337.50	338.00	338.50	339.00	339.50	340.00	340.50	341.00	341.50	342.00	342.50	343.00	343.50	344.00	344.50	345.00	345.50	346.00	346.50	347.00	347.50	348.00	348.50	349.00	349.50	350.00	350.50	351.00	351.50	352.00	352.50	353.00	353.50	354.00	354.50	355.00	355.50	356.00	356.50	357.00	357.50	358.00	358.50	359.00	359.50	360.00	360.50	361.00	361.50	362.00	362.50	363.00	363.50	364.00	364.50	365.00	365.50	366.00	366.50	367.00	367.50	368.00	368.50	369.00	369.50	370.00	370.50	371.00	371.50	372.00	372.50	373.00	373.50	374.00	374.50	375.00	375.50	376.00	376.50	377.00	377.50	378.00	378.50	379.00	379.50	380.00	380.50	381.00	381.50	382.00	382.50	383.00	383.50	384.00	384.50	385.00	385.50	386.00	386.50	387.00	387.50	388.00	388.50	389.00	389.50	390.00	390.50	391.00	391.50	392.00	392.50	393.00	393.50	394.00	394.50	395.00	395.50	396.00	396.50	397.00	397.50	398.00	398.50	399.00	399.50	400.00	400.50	401.00	401.50	402.00	402.50	403.00	403.50	404.00	404.50	405.00	405.50	406.00	406.50	407.00	407.50	408.00	408.50	409.00	409.50	410.00	410.50	411.00	411.50	412.00	412.50	413.00	413.50	414.00	414.50	415.00	415.50	416.00	416.50	417.00	417.50	418.00	418.50	419.00	419.50	420.00	420.50	421.00	421.50	422.00	422.50	423.00	423.50	424.00	424.50	425.00	425.50	426.00	426.50	427.00	427.50	428.00	428.50	429.00	429.50	430.00	430.50	431.00	431.50	432.00	432.50	433.00	433.50	434.00	434.50	435.00	435.50	436.00	436.50	437.00	437.50	438.00	438.50	439.00	439.50	440.00	440.50	441.00	441.50	442.00	442.50	443.00	443.50	444.00	444.50	445.00	445.50	446.00	446.50	447.00	447.50	448.00	448.50	449.00	449.50	450.00	450.50	451.00	451.50	452.00	452.50	453.00	453.50	454.00	454.50	455.00	455.50	456.00	456.50	457.00	457.50	458.00	458.50	459.00	459.50	460.00	460.50	461.00	461.50	462.00	462.50	463.00	463.50	464.00	464.50	465.00	465.50	466.00	466.50	467.00	467.50	468.00	468.50	469.00	469.50	470.00	470.50	471.00	471.50	472.00	472.50	473.00	473.50	474.00	474.50	475.00	475.50	476.00	476.50	477.00	477.50	478.00	478.50	479.00	479.50	480.00	480.50	481.00	481.50	482.00	482.50	483.00	483.50	484.00	484.50	485.00	485.50	486.00	486.50	487.00	487.50	488.00	488.50	489.00	489.50	490.00	490.50	491.00	491.50	492.00	492.50	493.00	493.50	494.00	494.50	495.00	495.50	496.00	496.50	497.00	497.50	498.00	498.50	499.00	499.50	500.00	500.50	501.00	501.50	502.00	502.50	503.00	503.50	504.00	504.50	505.00	505.50	506.00	506.50	507.00	507.50	508.00	508.50	509.00	509.50	510.00	510.50	511.00	511.50	512.00	512.50	513.00	513.50	514.00	514.50	515.00	515.50	516.00	516.50	517.00	517.50	518.00	518.50	519.00	519.50	520.00	520.50	521.00	521.50	522.00	522.50	523.00	523.50	524.00	524.50	525.00	525.50	526.00	526.50	527.00	527.50	528.00	528.50	529.00	529.50	530.00	530.50	531.00	531.50	532.00	532.50	533.00	533.50	534.00	534.50	535.00	535.50	536.00	536.50	537.00	537.50	538.00	538.50	539.00	539.50	540.00	540.50	541.00	541.50	542.00	542.50	543.00	543.50	544.00	544.50	545.00	545.50	546.00	546.50	547.00	547.50	548.00	548.50	549.00	549.50	550.00	550.50	551.00	551.50	552.00	552.50	553.00	553.50	554.00	554.50	555.00	555.50	556.00	556.50	557.00	557.50	558.
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Gulfport
ENGINEERING & PUBLIC WORKS DEPARTMENT
400 HENRY AVENUE, GULFPORT, MS 39007
TEL. 228-698-3825 FAX. 228-698-3622



Gulfport
ENGINEERING & PUBLIC WORKS DEPARTMENT
4020 HIGHWAY AVENUE, GULFPORT, MS 39577
TEL. 228-868-5885 FAX 228-868-3822



INSTALLATION:

1. USE STEEL "T" POSTS THAT ARE 5 FEET IN LENGTH.
2. INSTALL POSTS STARTING AT THE CENTER OF THE LOWEST POINT OF THE FENCE LINE. DRIVE POSTS 12 INCHES INTO THE GROUND.
3. INSTALL POSTS ON 10-FOOT CENTERS IF METAL MESH FENCING IS TO BE USED AS ADDITIONAL SUPPORT. IF NO METAL FENCING SUPPORT IS USED, THEN INSTALL POSTS ON 6-FOOT CENTER OR LESS.
4. EXCAVATE A TRENCH 4 INCHES DEEP BY 4 INCHES WIDE ON THE UPHILL SIDE OF THE FENCE POSTS.
5. STAPLE OR THE SILT FENCE FABRIC TO POSTS ON UPHILL SIDE, LEAVING 8 INCHES ON THE BOTTOM TO EXTEND DOWN AND ACROSS THE BOTTOM OF THE TRENCH.
6. BACKFILL TRENCH AND TAMP DOWN OVER FABRIC.
7. ALLOW 6-INCH OVERLAP AT JOINTS.
8. MULCH BARE GROUND UPHILL OF SILT FENCE OR PROVIDE OTHER EROSION CONTROL MEASURES.

MAINTENANCE

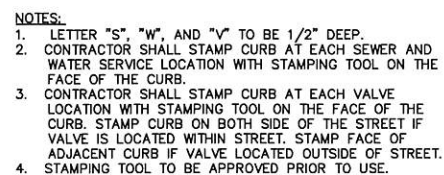
- MAINTENANCE:**
1. REMOVE ACCUMULATED SEDIMENT ALONG THE FENCE WHEN IT HAS REACHED A THIRD TO A HALF OF THE FENCE HEIGHT. DO NOT PLACE SEDIMENT ON THE DOWNHILL SIDE.
 2. INSPECT WEEKLY AND AFTER EACH SIGNIFICANT STORM EVENT (GREATER THAN 1/2 INCH OF RAIN).
 3. REMOVE FENCE WHEN AREA ABOVE THE FENCE HAS BEEN STABILIZED.
 4. IF FABRIC IS TORN, THEN REPLACE WITH A NEW PIECE THAT STRETCHES TO POST ON EITHER SIDE OF THE TEAR.

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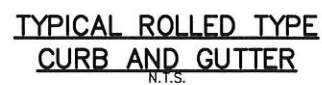


1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
2. THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
4. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
5. MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.

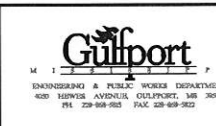
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ENGINEERING & PUBLIC WORKS DEPARTMENT
4050 HENRIE AVENUE, GULFPORT, MS 39077
TEL. 228-868-3825 FAX 228-868-9622



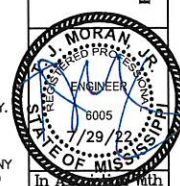
N.T.S



ENGINEERING & PUBLIC WORKS DEPARTMENT
4050 HORTON AVENUE, GULFPORT, MS 39207
TEL. 228-868-3825 FAX 228-868-3822

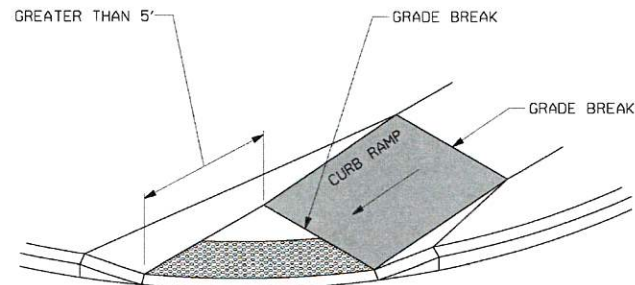


TME
TERRY MORAN
ENGINEERING & SURVEYING



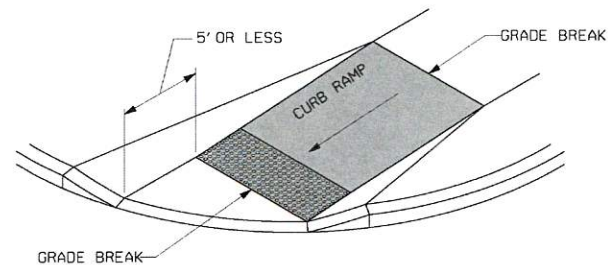
Sheet	Date 7-26-22
CD1	Drawn By S.G.C.
	Check By R.B.H.
	REV
Project No	
20-171	

PLAN
ROADWAY DESIGN DIVISION
MISSISSIPPI DEPARTMENT OF TRANSPORTATION
12/2/2013 9:28 AM SDCCR.DGN



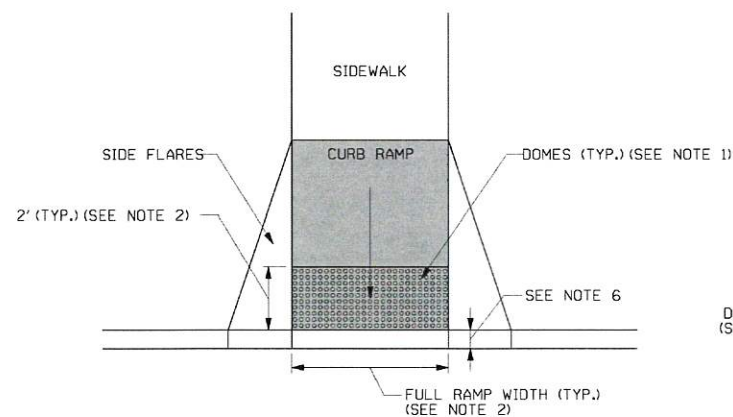
DETECTABLE WARNING PLACEMENT DETAIL 1

NOTE: IF THE DISTANCE FROM THE GRADE BREAK IS GREATER THAN OR EQUAL TO 5', DETECTABLE WARNINGS SHALL BE PLACED ALONG THE RADIUS OF THE CURVE AS SHOWN IN THE ABOVE DETAIL.

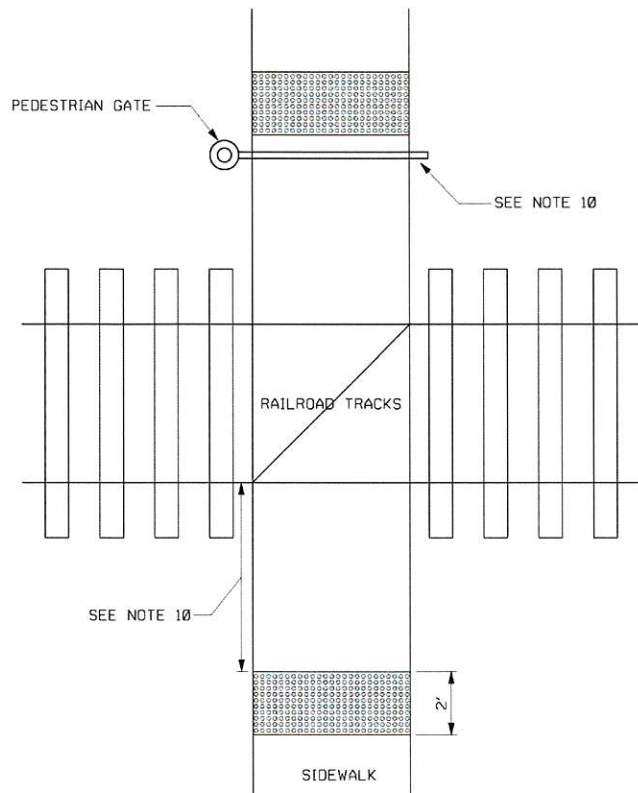


DETECTABLE WARNING PLACEMENT DETAIL 2

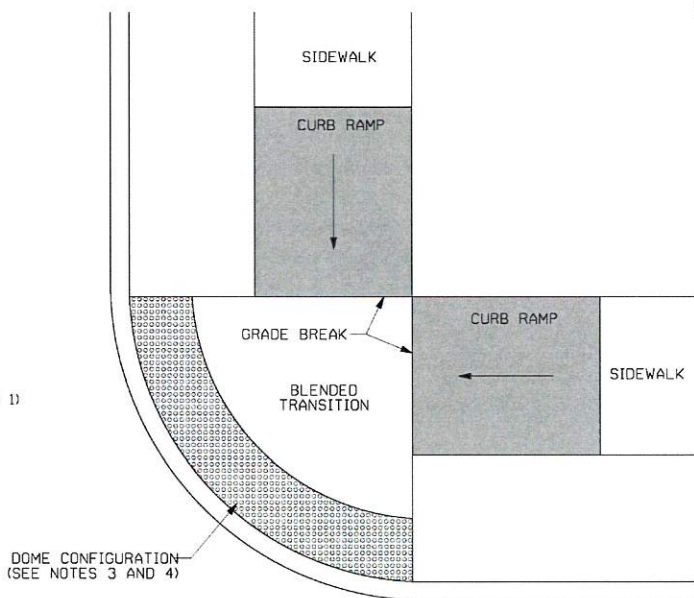
NOTE: IF THE DISTANCE FROM THE GRADE BREAK IS LESS THAN OR EQUAL TO 5', DETECTABLE WARNINGS SHALL BE PLACED ON THE CURB RAMP ALONG THE BOTTOM GRADE BREAK WITH ONE CORNER 5' TO 9' FROM THE FRONT OF THE CURB OR EDGE OF THE ROADWAY.



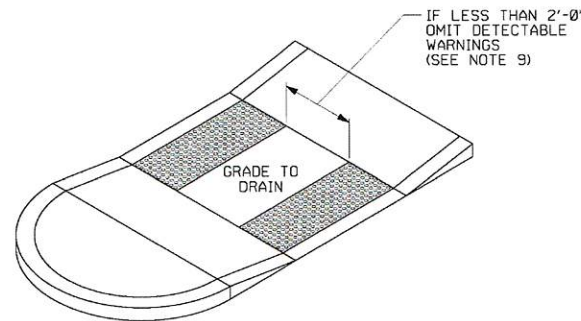
DETECTABLE WARNING AT CURB RAMP



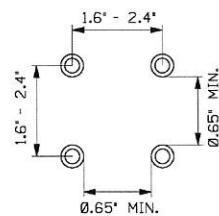
DETECTABLE WARNINGS AT RAILROAD CROSSING



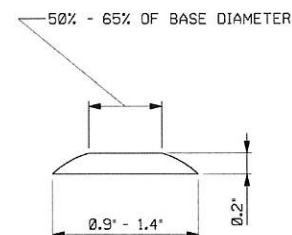
DETECTABLE WARNING AT BLENDED TRANSITION (CONFIGURATION: TYPES K AND J)



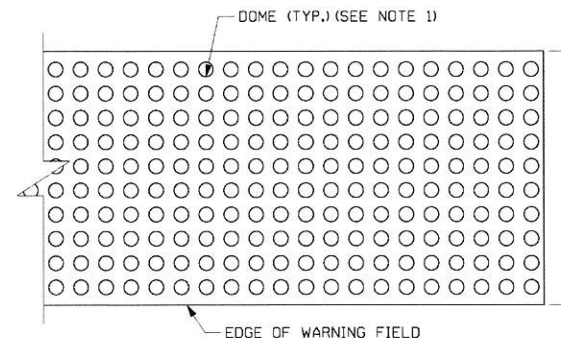
DETECTABLE WARNINGS AT MEDIAN ISLANDS
NON-ELEVATED CROSSING



DOMES SPACING



DOMES SECTION



DETECTABLE WARNING LAYOUT

NOTES:

1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 2\' LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.

DETECTABLE WARNING UNIT DIMENSIONS:

2. DETECTABLE WARNING SURFACES SHALL EXTEND 2\' MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. AT CURB RAMP AND BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITION, OR TURNING SPACE. AT PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY, DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CROSSING. AT BOARDING PLATFORMS FOR BUSES AND RAIL VEHICLES, DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREAS OF THE PLATFORM. AT BOARDING AND ALIGHTING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS FOR RAIL VEHICLES, DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL LENGTH OF THE TRANSIT STOP.

DOMES ALIGNMENT:

3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK AT THE RAMP LANDING OR BETWEEN THE CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.

COLOR REQUIREMENTS:

5. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

DETECTABLE WARNINGS LOCATIONS:

6. ON PERPENDICULAR CURB RAMP, WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5\' OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 5', DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE LOWER LANDING AT THE BACK OF CURB.
7. ON PARALLEL CURB RAMP, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK.
8. ON BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB. WHERE RAISED PEDESTRIAN STREET CROSSINGS, DEPRESSIONED CORNERS, OR OTHER LEVEL PEDESTRIAN STREET CROSSINGS ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE FLUSH TRANSITION BETWEEN THE STREET AND THE SIDEWALK.
9. AT CUT-THROUGH PEDESTRIAN REFUGE ISLANDS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE EDGES OF THE PEDESTRIAN ISLAND AND SHALL BE SEPARATED BY A 2\' MINIMUM LENGTH OF SURFACE WITHOUT DETECTABLE WARNINGS.
10. AT PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY, DETECTABLE WARNING SURFACES SHALL BE PLACED ON EACH SIDE OF THE RAIL CROSSING. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE RAIL CROSSING SHALL BE 6\' MINIMUM AND 15\' MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. WHERE PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL.
11. AT BOARDING PLATFORMS FOR BUSES AND RAIL VEHICLES, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BOARDING EDGE OF THE PLATFORM.
12. AT BOARDING AND ALIGHTING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS FOR RAIL VEHICLES, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE SIDE OF THE BOARDING AND ALIGHTING AREA FACING THE RAIL VEHICLES.

MISSISSIPPI DEPARTMENT OF TRANSPORTATION	
CURB RAMPS	
DETECTABLE WARNING	
DETAILS	
SHEET 4 OF 4	
DATE	FILENAME: SDCCR.DGN
DESIGN TEAM	CHECKED
DATE	12/26/13

REVISION	BY

WORKING NUMBER	SDCCR-4
SHEET NUMBER	

CURB RAMPS			
DATE: 5/20/15	APPR. BY: BCM	REVISION	DATE BY
SCALE: N.T.S.	DR. NO.: 02522		
DR. BY:	DR. NO.: CURB RAMP 4		

CITY OF GULFPORT	
STANDARD CONSTRUCTION DETAILS	



TERRY MORAN, P.E., P.L.S.
P.O. Box 4075
Biloxi, MS 39535
Ph (228) 896-4733
Fax (228) 896-6769

TME
TERRY MORAN
ENGINEERING & SURVEYING

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
No. 6005
7/29/12

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Avenue, Suite B, Gulfport, MS 39501
Ph (228) 896-6768

Sheet Title
CONSTRUCTION DETAILS

Project Title
BAYOU PLANTATIONS SUBDIVISION
BAYOU PLANTATIONS 2
BAYOU PLANTATION LANE
GULFPORT, MS

Date
7-26-22

Drawn By
S.G.C.

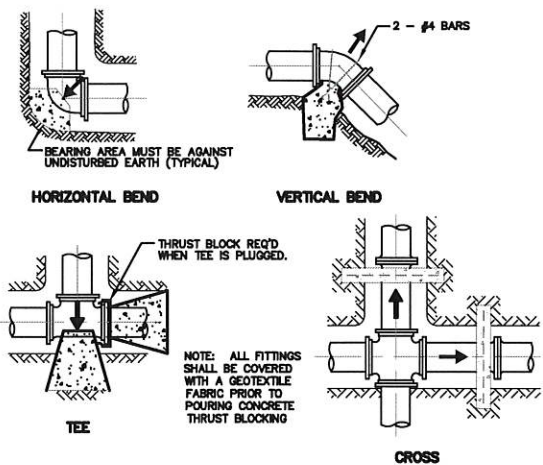
Check By
R.B.H.

REV

Sheet
CD2

Project No
20-171

WATER DETAILS



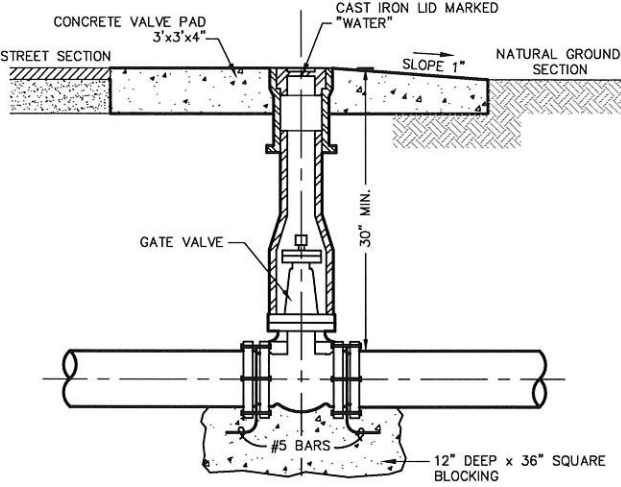
BEARING AREAS FOR THRUST BLOCKING IN SQUARE FEET

FITTING:	4" DIA.	6" DIA.	8" DIA.	10" DIA.	12" DIA.	14" DIA.
TEES	2.0	2.5	4.7	5.0	7.0	9.0
90°	2.0	2.7	6.7	7.2	10.4	12.7
45°	1.0	1.5	3.6	3.9	5.6	6.9
22 1/2°	1.0	1.0	1.8	2.0	2.9	3.5

DATE: 5/20/15
SCALE: N.T.S.
DR. BY:



CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

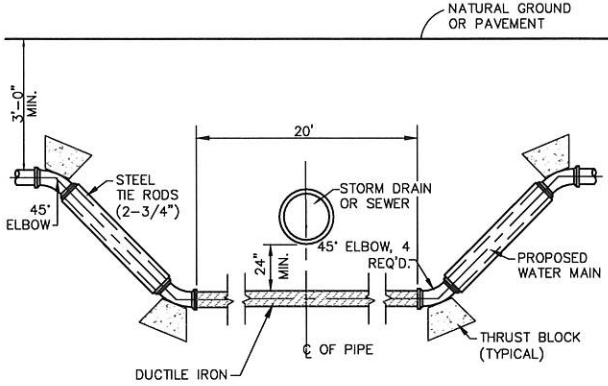


TYPICAL GATE VALVE ASSEMBLY

DATE: 5/20/15
SCALE: N.T.S.
DR. BY:



CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

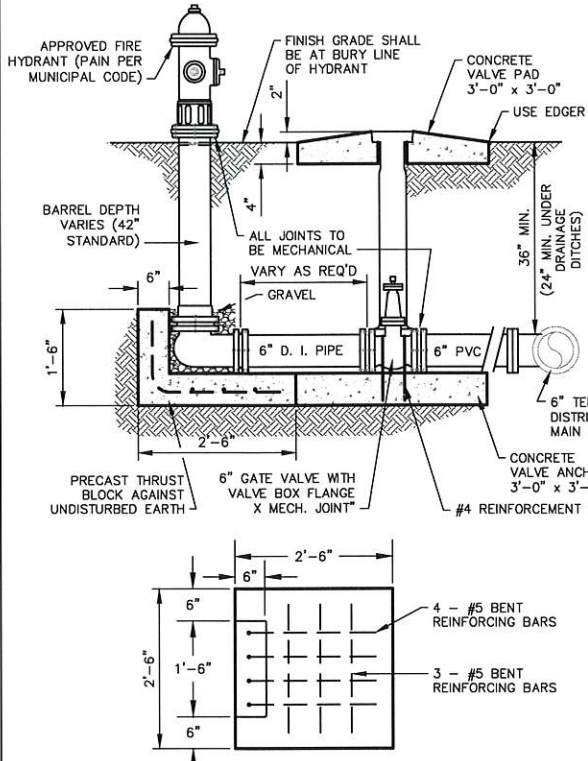


WATER MAIN ADJUSTMENT

DATE: 5/20/15
SCALE: N.T.S.
DR. BY:



CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

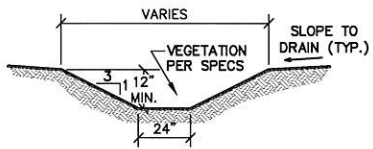


FIRE HYDRANT ASSEMBLY

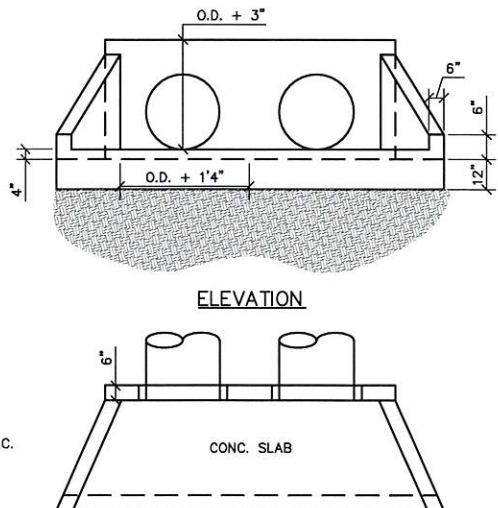
DATE: 5/20/15
SCALE: N.T.S.
DR. BY:



CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

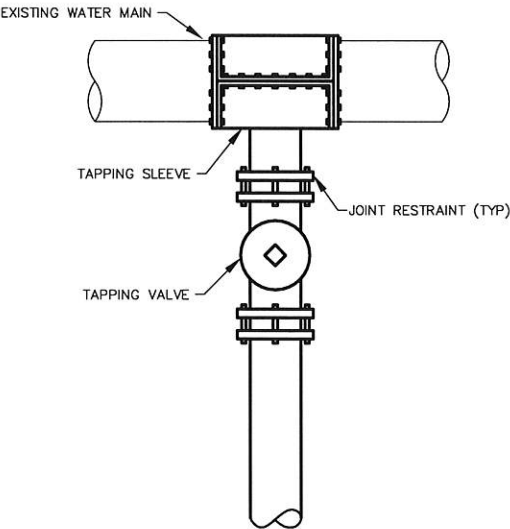


TYPICAL DITCH SECTION



HEADWALL DETAIL

NOTE:
USE #5 REBAR 3" O.C.

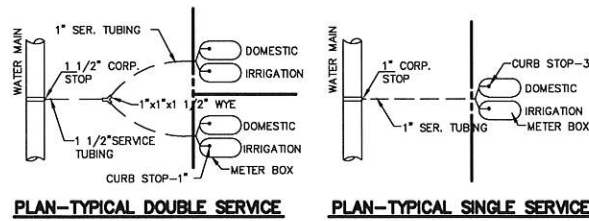


TAPPING VALVE & SLEEVE DETAIL

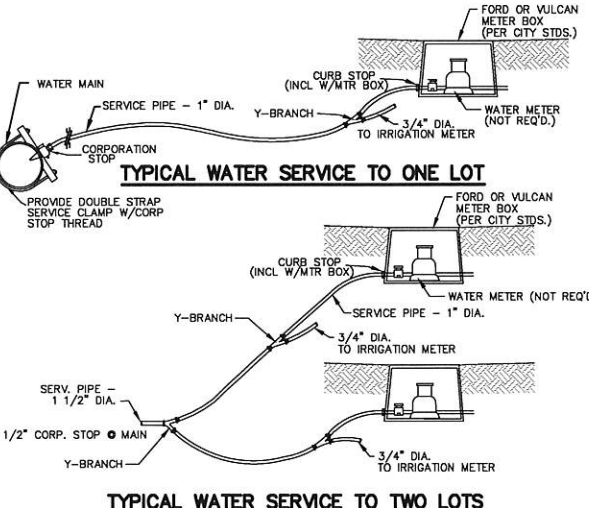
DATE: 5/20/15
SCALE: N.T.S.
DR. BY:



CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



PLAN-TYPICAL DOUBLE SERVICE PLAN-TYPICAL SINGLE SERVICE



TYPICAL WATER SERVICE TO ONE LOT

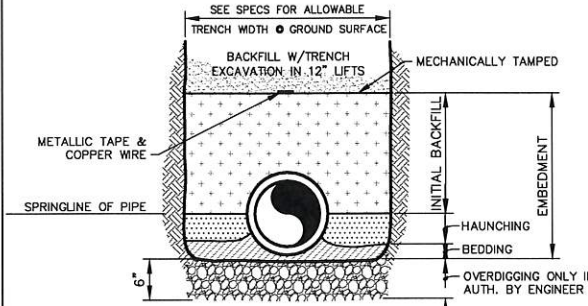
TYPICAL WATER SERVICE TO TWO LOTS

TYPICAL WATER SERVICES

DATE: 5/20/15
SCALE: N.T.S.
DR. BY:



CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



PIPE EMBEDMENT AND BACKFILL

FOR WATER MAINS, FORCE MAINS, GRAVITY SEWERS & CULVERT PIPE

PIPE EMBEDMENT AND BACKFILL

SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL AT THE BOTTOM OF THE TRENCH IS NOT A SUITABLE FOUNDATION FOR THE PIPE, HE MAY AUTHORIZE OVERDIGGING THE TRENCH A DEPTH OF 6 INCHES AND REPLACE WITH A SELECT FOUNDATION MATERIAL.

GENERALLY, LOOSE MATERIAL LEFT BY THE EXCAVATOR ON THE TRENCH BOTTOM AND SOFT MATERIAL SHAVED FROM THE TRENCH EXCAVATION WILL BE ADEQUATE FOR BEDDING THE PIPE SO THAT IT IS FULLY SUPPORTED.

THE INITIAL BACKFILL (NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION) MAY THEN PROCEED TO A HEIGHT OF 12 INCHES ABOVE THE TOP OF THE PIPE AND EXTENDING TO THE SIDE WALLS OF THE TRENCH. A MINIMUM 85 PERCENT STANDARD PROCTOR WILL BE CONSIDERED ADEQUATE COMPACTION.

THE INITIAL BACKFILL (NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION) MAY THEN PROCEED TO A HEIGHT OF 12 INCHES ABOVE THE TOP OF THE PIPE AND EXTENDING TO THE SIDE WALLS OF THE TRENCH. A MINIMUM 85 PERCENT STANDARD PROCTOR WILL BE CONSIDERED ADEQUATE COMPACTION.

SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION IS NOT SUITABLE FOR EMBEDMENT, HE MAY AUTHORIZE THE USE OF A SELECT BEDDING MATERIAL.

FURTHER BACKFILL UTILIZING MATERIAL FROM TRENCH EXCAVATION MAY THEN PROCEED TO THE ORIGINAL GROUND SURFACE IN 12 INCH LIFTS COMPACTED TO ELIMINATE AIR VOIDS. IN AREAS WHERE THE GROUND SURFACE IS TO RECEIVE PAVEMENT, A MINIMUM 85 PERCENT STANDARD PROCTOR FOR EACH LIFT SHALL BE CONSIDERED ADEQUATE COMPACTION.

CONTRACTOR SHALL MAINTAIN TRENCH BACKFILL AT ORIGINAL GROUND SURFACE UNTIL FINAL ACCEPTANCE OF THE WORK.

ALL SURPLUS MATERIALS NOT USED IN BACKFILLING SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR AT HIS OWN EXPENSE.

METALLIC TAPE WILL BE PLACED IN THE BACKFILL 12 INCHES ABOVE THE TOP OF PVC WATER MAINS, SEWAGE FORCE MAINS, AND PVC GRAVITY SEWER MAINS WITH LETTERING FACING UP.

PIPE EMBEDMENT & BACKFILL

DATE: 5/20/15
SCALE: N.T.S.
DR. BY:



CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

TERRY MORAN, P.E., P.L.S.
P.O. Box 4075
Biloxi, MS 39535
Ph (228) 896-4733
Fax (228) 896-6769

TME
ENGINEERING & SURVEYING

6005
29
23
In the State of Mississippi

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Avenue, Suite B, Gulfport, MS 39501
Ph (228) 896-6768

CONSTRUCTION DETAILS

Sheet Title

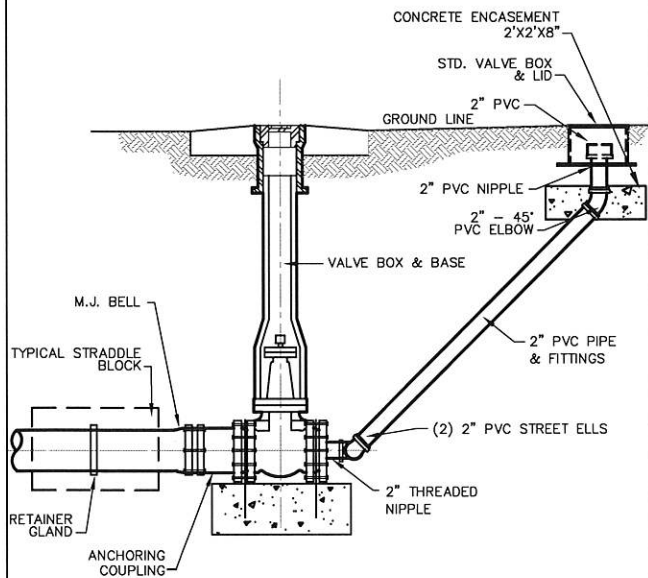
Project Title

Bayou Plantations Subdivision
Phase 2
Bayou Plantation Lane
Gulfport, MS

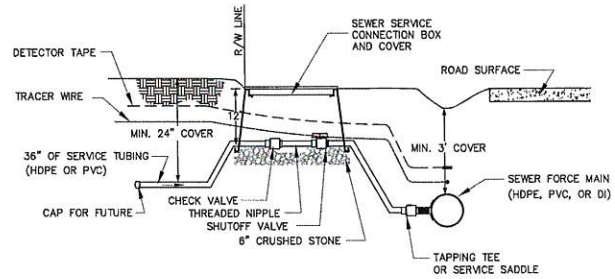
Date 7-26-22
Drawn By S.G.C.
Check By R.B.H.
REV

Sheet CD3
Project No 20-171

SEWER DETAILS

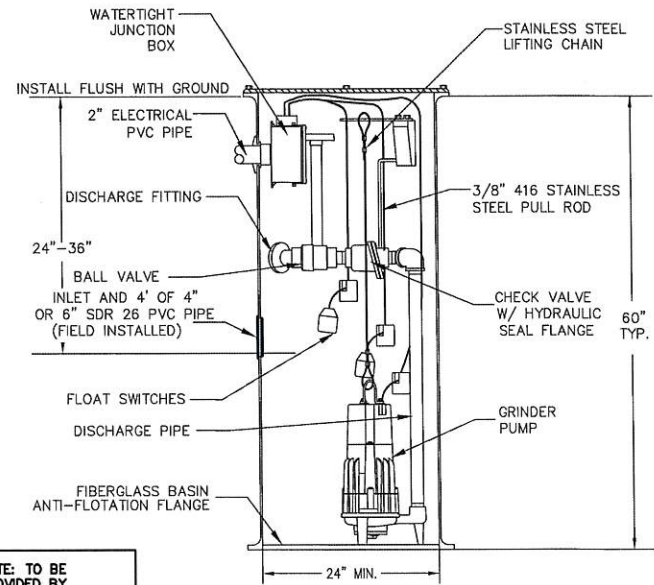


NOTE
ON DISCHARGE SIDE OF FLUSHING ASSEMBLY, DRAINAGE SHOULD
BE PROVIDED BY DRILLING A 1/8" HOLE IN STREET ELL.



PRESSURE SEWER SERVICE CONNECTION DETAIL
N.T.S.

NOTE:
ALL STEP TYPE TANKS AND GRINDER PUMP STATIONS SHALL REQUIRE THIS CONNECTION TO SEWER FORCE MAIN.
CONTRACTOR SHALL INSTALL A CONNECTION FOR EACH INDIVIDUAL LOT AND VALVE ASSEMBLY AND INSTALL
CAP ON EACH SERVICE FOR FUTURE CONNECTION. MINIMUM SERVICE TUBING SIZE SHALL BE 1" FOR STEP TANK TYPE
SYSTEM AND 1 1/4" FOR LOW PRESSURE GRINDER TYPE SYSTEM, UNLESS OTHERWISE APPROVED BY THE AUTHORITY.



NOTE: TO BE
PROVIDED BY
HOMEOWNERS AND
INSTALLED BY
OTHERS

SIMPLEX GRINDER PUMP STATION
N.T.S.

NOTE: CONTROL PANEL TO BE MOUNTED ON HOUSE AT LEAST 4
FEET ABOVE GROUND.

FLUSHING VALVE		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02840	
DR. BY:	FILE: FLUSH	
CITY OF GULFPORT		
STANDARD CONSTRUCTION DETAILS		



TERRY MORAN, P.E., P.L.S.
P.O. Box 4075
Biloxi, MS 39535
Ph (228) 896-4733
Fax (228) 896-6769

TME
TERRY MORAN
ENGINEERING & SURVEYING

Professional Engineer
No. 6005
State of Mississippi
Expiry Date 1/29/22

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Avenue, Suite B, Gulfport, MS 39501
Ph (228) 896-6708

Sheet Title	CONSTRUCTION DETAILS
Project Title	BAYOU PLANTATIONS SUBDIVISION PHASE 2 BAYOU PLANTATION LANE GULFPORT, MS
Date	7-26-22
Drawn By	S.G.C.
Check By	R.B.H.
Rev	
Sheet	CD4
Project No	20-171

COPY



SCANNED



J. H. 1st JUDICIAL DISTRICT
Instrument 2022-0012122-D-J1
Filed/Recorded 05/20/2022 9:43:01 AM
Total Fees 26.00
5 Pages Recorded

PREPARED BY:

E. Foley Ranson, P.A.
Post Office Box 848
Ocean Springs, MS 39566-0848
MS Bar No. 4629
Tel: 228-875-8770
Fax: 228-875-9989
File No. 22-R5338

Index: Sec 20-7-10
Harrison County, 1st Jud. District

Grantor:
Bille Noche, LLC
156 Linda Circle
Ocean Springs, MS 39564
Telephone: 228-239-3612

Grantee:
Watchmen Developers, LLC
156 Linda Circle
Ocean Springs, MS 39564
Telephone: 228-239-3612

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILLE NOCHE, LLC**, a Mississippi Limited Liability Company, does

hereby sell, convey and warrant unto WATCHMEN DEVELOPERS, LLC, a Mississippi Limited Liability Company, the following described real property:

Parcel 1: Tax Parcel No. 1009O-002.015 (8.7 Acres +/-)

A parcel of land being located and situated in Section 20, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as beginning at the Southwest corner of Section 20 and run thence North 00° 3' East a distance of 176.7 feet, more or less, to the north margin of Taylor Road; run thence North 89° 41' East a distance of 573.0 feet, more or less, to the West margin of Bayou Plantation Lane; thence run North 0° 41' East a distance of 378.2 feet to the Point of Beginning; from said Point of Beginning continue North along Bayou Plantation Lane a distance of 650 feet then run West a distance of 580 feet; thence run South a distance of 650 feet; thence run East a distance of 580 feet to the Point of Beginning.

AND

Parcel 2: Tax Parcel No. 1009O-02-002.000 (22.6 Acres +/-)

A parcel of land located in the West one-half of the Southwest one-fourth of Section 20, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi, being approximately 22.6 acres, commencing at the Southwest corner of Section 20, North 176.7 feet to the North margin of Taylor Road; East along said Taylor Road 573 feet to the West margin of Bayou

Plantation Lane, North along Bayou Plantation Lane 1028.2 feet to the Northeast corner of the property formerly acquired by Joslin and the Point of Beginning of the property herein described; thence Northerly along Bayou Plantation Lane 56 feet, more or less, to the Southwest corner of Lot 13, Bayou Plantation Subdivision; thence North 44° West along the Southern line of Lot 13 a distance of 125 feet; thence North along the West line of said Lot 13 a distance of 192 feet; North 59° East along the Northwest line of said Lot 13 a distance of 572.8 feet; thence North 185 feet to the South line of Harrison County Development Community property; thence Northwesterly along the South line of the Development Community property a distance of 1190 feet to the West line of Section; thence South along Section line 1159.9 feet to the Northwest corner of Joslin property; thence East 580 feet to Point of Beginning. Part of the West one-half of Southwest one-fourth (W ½ of SW 1/4) of Section 20, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi.

Subject property being the same described in that certain Warranty Deed conveyed by Nature's Path, LLC, a Mississippi Limited Liability Company to Bille Noche, LLC, a Mississippi Limited Liability Company, and recorded as Instrument No. 2022-8814-D-J1.

This conveyance is made subject to any and all recorded restrictive covenants, rights-of-way, easements and reservations of any oil, gas minerals and other rights.

WITNESS THE SIGNATURE of the undersigned on this the 18 day of May, 2022.

BILLE NOCHE, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY

BY: Robert Jackson Member
ROBERT JACKSON, Member

STATE OF MISSISSIPPI

COUNTY OF JACKSON

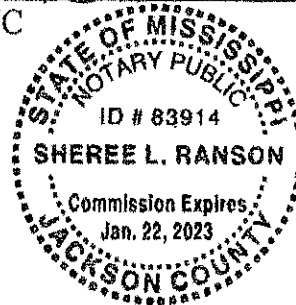
PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named **ROBERT JACKSON**, as Member of **BILLE NOCHE, LLC**, a Mississippi Limited Liability Company, who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said limited liability company, having been authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 18
day of May, 2022.

Sherree L. Ranson
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-22-2023



PERMITS/INSP PAYMENT RECPT#: 11412104
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 08/02/22 TIME: 12:50
CLERK: mcunningh DEPT:
CUSTOMER#: 0

COMMENT:

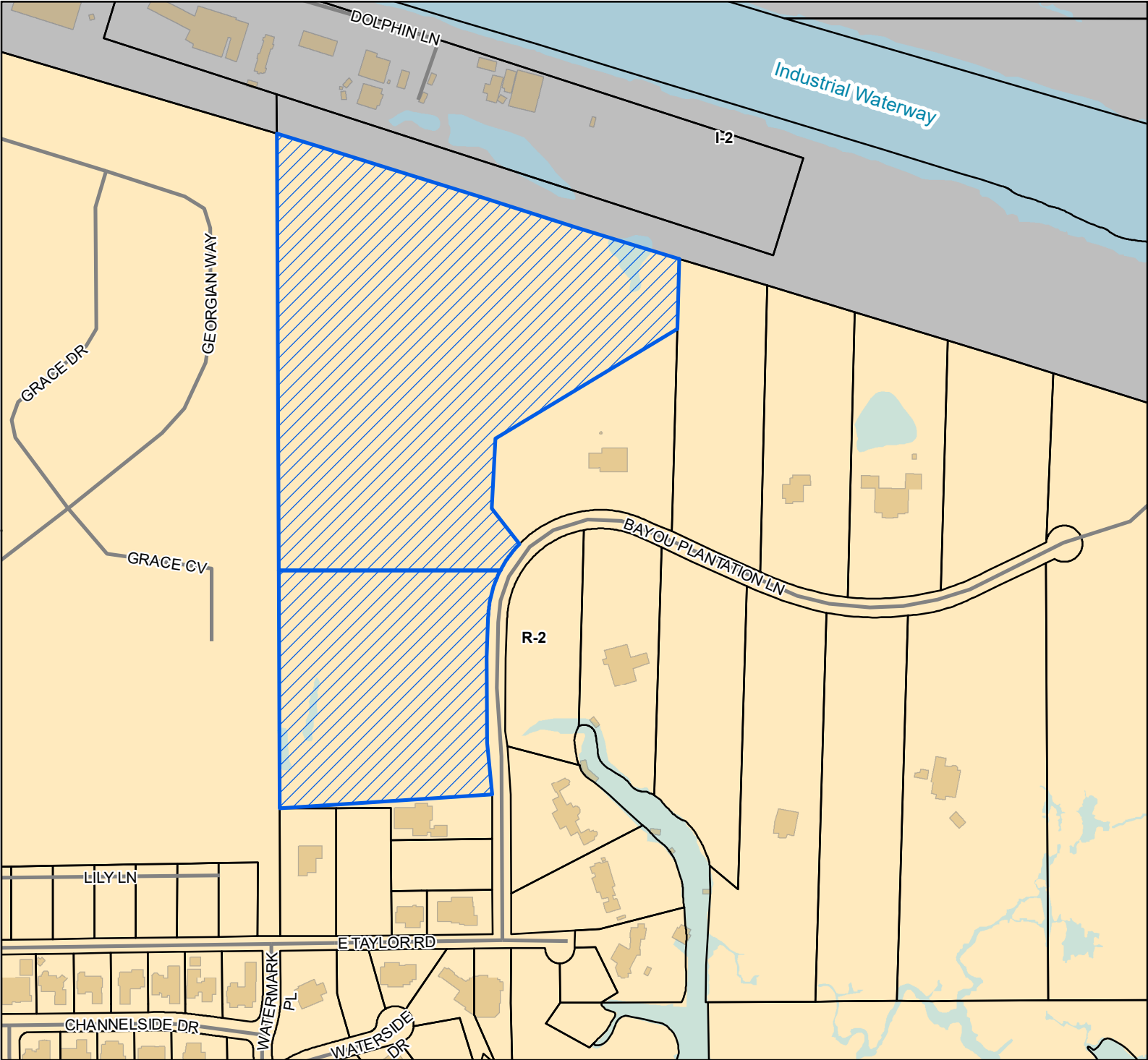
CHG: PZD PLANNING AND ZO 225.00

AMOUNT PAID: 225.00

PAID BY:
PAYMENT METH: CHECK
9225

REFERENCE:

AMT TENDERED: 225.00
AMT APPLIED: 225.00
CHANGE: .00



Site

Street

Parcels

Buildings

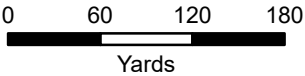
Water Features

Zoning

I-2 - Heavy Industry District

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

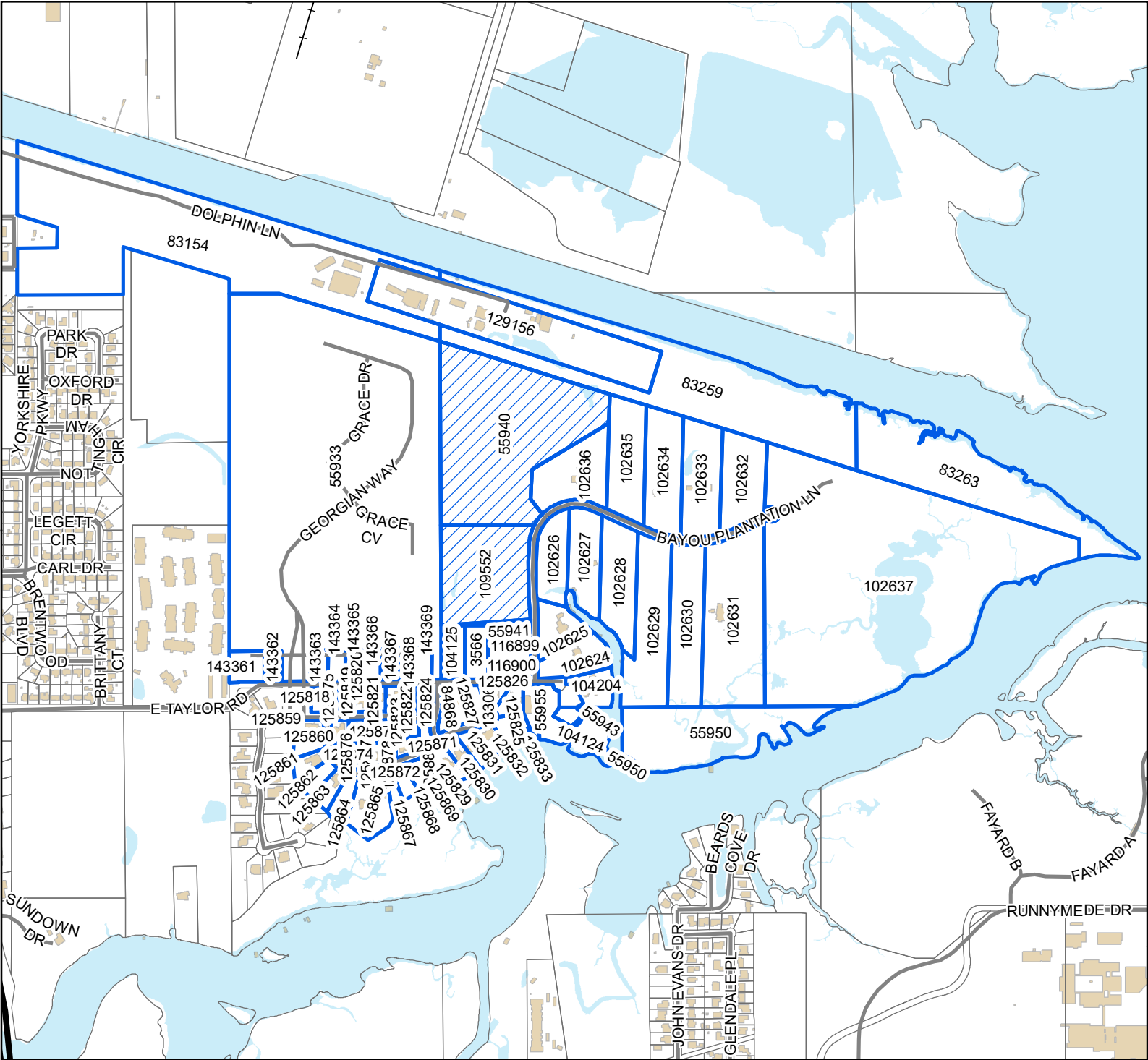
Site Information
10090-02-002.015
10090-02-002.000
Zoning: R-2 (Single-family Residence)
Size: 31.3 acres
Flood: AE



1 inch = 375 feet

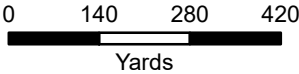


DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on 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
- Railroad
- Buildings
- Water Features



1 inch = 890 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	55940	1009O-02-002.000	WATCHMEN DEVELOPERS, LLC (OWNER)	156 LINDA CIR	OCEAN SPRINGS	MS	39564
	109552	1009O-02-002.015	WATCHMEN DEVELOPERS, LLC (OWNER)	156 LINDA CIR	OCEAN SPRINGS	MS	39564
			ROBERT JACKSON (OWNER)	156 LINDA CIR	OCEAN SPRINGS	MS	39564
			HEINRICH & ASSOCIATES, LLC (AGENT)	1806 23RD AVE	GULFPORT	MS	39501
N			Adjacent Property Owners (2209PC168)				
	102634	1009O-02-002.011	ALEXANDER RODERICK JR & CHRISTINA M	10744 BAYOU PLANTATION	GULFPORT	MS	39503
	125861	1010C-01-001.028	ALLEN KURT & SAM SUN CHEE	10947 WATERSIDE DR	GULFPORT	MS	39503
	125871	1010C-01-001.038	ANDERSON BRANDON C & CAMERON	10866 WATERSIDE DR	GULFPORT	MS	39503
	133061	1009O-02-004.006	BADURAK KENNETH S	P O BOX 7413	GULFPORT	MS	39506
	125825	1009O-02-005.001	BEAMON VERNON F & BAHADUR RAINNA P	10800 WATERSIDE DR	GULFPORT	MS	39503
N	55955	1009O-02-005.000	BEAMON VERNON F & BAHADUR RAINNA P	10800 WATERSIDE DR	GULFPORT	MS	39503
	125827	1009O-02-005.003	BLACKLIDGE RONALD W & BECKY BROCK	10918 CHANNELSIDE DR	GULFPORT	MS	39507
	125832	1010B-04-003.004	BLALACK CHARLES C & KAREN W	10817 WATERSIDE DR	GULFPORT	MS	39503
	3566	1009O-02-004.002	BRANCH SAMUEL D & RACHEL	12203 PRESERVATION DR	GULFPORT	MS	39503
	55933	1009N-01-002.000	BROOKSTONE GULF COAST LLC	111 LUNDGREEN LN	GULFPORT	MS	39503
	55941	1009O-02-004.000	BURRELL ANDREW & ASHLEY	12562 LAKE VILLAGE DR	GULFPORT	MS	39503
	116899	1009O-02-004.003	BURRELL ANDREW CHARLES & ASHLEY	10753 PLANTATION LANE	GULFPORT	MS	39503
	143361	1009N-01-002.001	CLARK BUILDERS INC	186 DOGWOOD LANE	FLORENCE	MS	39073
N	143368	1009N-01-002.008	CLARK BUILDERS INC	186 DOGWOOD LANE	FLORENCE	MS	39073
N	143362	1009N-01-002.002	CLARK BUILDERS INC	186 DOGWOOD LANE	FLORENCE	MS	39073
N	143363	1009N-01-002.003	CLARK BUILDERS INC	186 DOGWOOD LANE	FLORENCE	MS	39073
N	143364	1009N-01-002.004	CLARK BUILDERS INC	186 DOGWOOD LANE	FLORENCE	MS	39073
N	143365	1009N-01-002.005	CLARK BUILDERS INC	186 DOGWOOD LANE	FLORENCE	MS	39073
N	143366	1009N-01-002.006	CLARK BUILDERS INC	186 DOGWOOD LANE	FLORENCE	MS	39073
N	143367	1009N-01-002.007	CLARK BUILDERS INC	186 DOGWOOD LANE	FLORENCE	MS	39073
N	143369	1009N-01-002.009	CLARK BUILDERS INC	186 DOGWOOD LANE	FLORENCE	MS	39073
	125821	1009N-01-003.005	COURTENAY DANIEL & LAURA	10898 CHANNELSIDE DR	GULFPORT	MS	39503
	55943	1010B-04-001.000	DRENNAN MICHAEL W & CATHERINE L	355 LAKEWAY DR	BRANDON	MS	39047
	125824	1009N-01-003.008	FORE PAT H III	10868 CHANNELSIDE DR	GULFPORT	MS	39503
	125876	1010C-01-001.043	HAGE MICHAEL G & ASHLEY H	10909 CHANNELSIDE DRIVE	GULFPORT	MS	39503
	102630	1009O-02-002.007	HALL DARRYL W & PERKELA BURCHETT	16174 SADDLE DR	GULFPORT	MS	39503
	125822	1009N-01-003.006	HARPER OSWAGO Y & TAMARA WALKER	10888 CHANNELSIDE DR	GULFPORT	MS	39503
N	83259	1009O-02-001.000	HARRISON CO DEV COMM				0
	83154	1009K-03-001.000	HARRISON CO DEV COMM	12281 INTRAPLEX PKWY	GULFPORT	MS	39503
N	83263	1009P-02-001.000	HARRISON CO DEV COMM				0
	125862	1010C-01-001.029	HOWARD MARK DAVID & AMANDA	10937 WATERSIDE DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
125872	1010C-01-001.039		HYDE ERIC L & BRANDY M	10886 WATERSIDE DR	GULFPORT	MS	39503
129156	1009O-02-001.001		INSTITUTE FOR MARINE MAMMAL STUDIES	P O BOX 207	GULFPORT	MS	39502
125819	1009N-01-003.003		JALAL SHWAN & KURDONYA HAWRAMI	10918 CHANNELSIDE DR	GULFPORT	MS	39503
102628	1009O-02-002.005		LADNER CHRISTOPHER G & SHARON K	23504 STABLEWOOD CIRCLE	PASS CHRISTIAN	MS	39571
102636	1009O-02-002.013		LADNER JONATHAN S & AMBER R	10748 PLANTATION LN	GULFPORT	MS	39503
102627	1009O-02-002.004		LETORT BRIAN & BRANDI S	10751 BAYOU PLANTATION LN	GULFPORT	MS	39503
125823	1009N-01-003.007		LEWAKOWSKI THOMAS J & MELINDA D	10878 CHANNELSIDE DR	GULFPORT	MS	39503
125830	1010B-04-003.002		MACE T PAUL & JENNIFER H	10837 WATERSIDE DR	GULFPORT	MS	39503
104204	1009O-02-003.000		MCCABE GARY A & MARY F	10767 E TAYLOR RD	GULFPORT	MS	39503
125833	1010B-04-003.005		MCCABE LAND LLC	10899 CHANNELSIDE DR	GULFPORT	MS	39503
104124	1009O-02-003.003		MCCABE LAND MANAGEMENT LLC	10767 E TAYLOR RD	GULFPORT	MS	39503
125859	1010C-01-001.026		MCCABE MATTHEW J & HOLLY A	10967 WATERSIDE DRIVE	GULFPORT	MS	39503
102637	1009O-02-002.014		MCCABE MATTHEW JENNINGS	10967 WATERSIDE DR	GULFPORT	MS	39503
125877	1010C-01-001.044		MCCABE TYLER A & MAEGEN CALHOUN	10899 CHANNELSIDE DR	GULFPORT	MS	39503
125818	1009N-01-003.002		MONAHAN STEPHANIE F & LAWRENCE S SR	10928 CHANNELSIDE DR	GULFPORT	MS	39503
102631	1009O-02-002.008		MOORE KENNETH E & DIANE L	10737 PLANTATION LANE 4004	GULFPORT	MS	39503
55950	1010B-01-001.000		ORANGE GROVE UTILITIES INC	110 S WILSON BLVD	GULFPORT	MS	39503
125875	1010C-01-001.042		PLUMMER MARGARET K	10919 CHANNELSIDE DRIVE	GULFPORT	MS	39503
125879	1010C-01-001.046		PRINGLE JOSEPH RIVES & MICHELE B	10879 CHANNELSIDE DR	GULFPORT	MS	39503
116900	1009O-02-004.004		RATHER MARGARET H	10764 BAYOU PLANTATION LN	GULFPORT	MS	39503
125831	1010B-04-003.003		RAY JAMES M & HOLLY R	10827 WATERSIDE DR	GULFPORT	MS	39507
125878	1010C-01-001.045		RESTER JOHN K -TRUSTEE-	P O BOX 1662	GULFPORT	MS	39502
102635	1009O-02-002.012		RIEMANN ROBERT A & LOVE NATASHA	5 CREOLE CV	GULFPORT	MS	39507
102626	1009O-02-002.003		ROMANO CHRISTOPHER L & VERONICA G	10757 BAYOU PLANTATION LANE	GULFPORT	MS	39503
102625	1009O-02-002.002		ROMANO LEO J & MARIE S	10761 PLANTATION LANE	GULFPORT	MS	39503
125880	1010C-01-001.047		RWB SR LLC	P O BOX 6252	GULFPORT	MS	39506
125829	1010B-04-003.001		SEICSHNAYDRE MICHAEL A & AIMEE B	10847 WATERSIDE DR	GULFPORT	MS	39503
125826	1009O-02-005.002		SMITH TODD M & REBECCA M	10808 WATERSIDE DR	GULFPORT	MS	39503
102629	1009O-02-002.006		STEGALL CHARLES R & TRUDY	10745 PLANTATION LANE	GULFPORT	MS	39503
125874	1010C-01-001.041		STEWART DAVID W & STEPHANIE DENISE	10916 WATERSIDE DR	GULFPORT	MS	39503
125820	1009N-01-003.004		SYMMES COWLES E & MARY E	10908 CHANNELSIDE DRIVE	GULFPORT	MS	39503
102624	1009O-02-002.001		TIPTON RAYMOND E JR	10765 PLANTATION LANE	GULFPORT	MS	39503
102633	1009O-02-002.010		TOMAJIAN SAMIR & ALINE ASSAKER	10740 PLANTATION LANE	GULFPORT	MS	39503
102632	1009O-02-002.009		TOMAJIAN SAMIR & ALINE ASSAKER	10740 PLANTATION LANE	GULFPORT	MS	39503
104125	1009O-02-004.001		TOWLES JAMES SETH	10840 E TAYLOR RD	GULFPORT	MS	39503
125869	1010C-01-001.036		TPC HOLDINGS LLC	1611 24TH AVE STE B	GULFPORT	MS	39531

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	125868	1010C-01-001.035	TPC HOLDINGS LLC	1611 24TH AVE STE B	GULFPORT	MS	39501
N	125867	1010C-01-001.034	TPC HOLDINGS LLC	1611 24TH AVE SUITE B	GULFPORT	MS	39501
	125864	1010C-01-001.031	ULKU JASON C & LEENA PANDE	11029 CHANNELSIDE DR	GULFPORT	MS	39503
	84868	1010B-04-003.000	VERRETT KEVIN D	10836 WATERMARK PL	GULFPORT	MS	39503
	125863	1010C-01-001.030	WARREN G MARTIN JR & ANNE S	10927 WATERSIDE DR	GULFPORT	MS	39503
	125865	1010C-01-001.032	WARREN STEVEN M & JAMIE	10907 WATERSIDE DR	GULFPORT	MS	39503
	125860	1010C-01-001.027	WILLIAMS DONNA HAYNES	18 EAST 52ND ST	GULFPORT	MS	39507

Technical Report

General Plan

(Bayou Plantation Subdivision)

GENERAL INFORMATION

Case File Number: 2209PC168

Hearing Date: September 22, 2022

Current Zoning/Use: R-2 / Vacant Property

Legal: General Plan 2209PC168, by agent Heinrich and Associates, tax parcels 1009O-02-002.015 & 1009O-02-002.000, Approval of a General Plan for 10-Lot subdivision (Bayou Plantations Subdivision Phase 2), Bayou Plantation Ln, Zoned R-2 (Single-family), Ward 5

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 10-lot 31.3-acre residential subdivision, named Bayou Plantations Phase 2. This new subdivision is a continuation of Bayou Plantation residential development.

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. Street access created for this a cul-de-sac that is connected to an existing roadway of Bayou Plantation Lane.

EXECUTIVE SUMMARY

While the overall project is small in comparison, the applicant has exceeded several technical details required by ordinance. The applicant will need to prove hardship to the Planning Commission, and the Planning Commission will need to state those into the record. Otherwise, the applicant will need to make several adjustments to the project.

Any approval should consider these conditions:

1. Amber Cove is an existing street name and shall not be duplicated. Amber Place is a potential alternative.
2. Sidewalks to be contained within the proposed right-of-way.
3. The Planning Commission grants a waiver to allow the 1:3.5 width to depth ratio to be exceeded.
4. The Planning Commission grants a waiver to allow the cul-de-sac length to exceed 600 feet to 619 feet as shown on plans.
5. All construction shall comply with all City Building Codes and Ordinances.
6. Protected trees to be preserved and protected.

Technical Report

General Plan

(Bayou Plantation Subdivision)

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No Conditions. Memo dated 09/12/2022.
<u>Public Works:</u>	No conditions. Memo dated 09/12/2022.
<u>Traffic and Safety:</u>	No comments. Memo dated 09/15/2022.
<u>Building Code Services:</u>	All construction shall comply with all City Building Codes and Ordinances. Memo dated 09/12/2022.
<u>GIS:</u>	No conditions. Memo date 09/12/2022.
<u>Police Department:</u>	No conditions. Memo dated 09/07/2022.
<u>Fire Department:</u>	No conditions. Memo dated 09/08/2022.
<u>City Arborist:</u>	Protected trees to be preserved and protected. Memo dated 09/07/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department



DEPARTMENT OF URBAN DEVELOPMENT
PLANNING DIVISION

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

September 23, 2022

Watchmen Developers, LLC
C/O Robert Jackson
156 Linda Cir.
Ocean Springs, MS 39564

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: General Plan 2209PC168, by agent Heinrich and Associates, tax parcels 1009O-02-002.015 & 1009O-02-002.000, Approval of a General Plan for 10-Lot subdivision (Bayou Plantations Subdivision Phase 2), Bayou Plantation Ln, Zoned R-2 (Single-family), Ward 5

To Whom It May Concern:

This letter will officially notify you, at the Public Hearing on **Thursday, September 22, 2022**, the Gulfport City Planning Commission **approved** the request for the General Plan with the following conditions:

1. Amber Cove is an existing street name and shall not be duplicated. Amber Place is a potential alternative.
2. Sidewalks to be contained within the proposed right-of-way.
3. The Planning Commission grants a waiver to allow the 1:3.5 width to depth ratio to be exceeded.
4. The Planning Commission grants a waiver to allow the cul-de-sac length to exceed 600 feet to 619 feet as shown on plans.
5. All construction shall comply with all City Building Codes and Ordinances.
6. Protected trees to be preserved and protected.

Any interested party that may feel aggrieved by this approval of the Planning Commission decision may confirm by filing a written notice of appeal on or before fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of appeal and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of appeal shall be forwarded as part of the record with the record and decision from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting. A filing fee for an appeal will apply. Please contact this office for further details on the appeal process.

If you have any questions or comments, please contact this office.

Sincerely,
City of Gulfport Planning Division

c. Agent

Technical Report
General Plan
(Highland Lake Townhomes)

GENERAL INFORMATION

Case File Number: 2204PC066

Hearing Date: April 28, 2022

Current Zoning/Use: R-B / Vacant Property

Legal: 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

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 164- unit townhome development containing 20.1 acres zoned R-B (Residential Business).

Regulations state that the minimum property size for new townhome development must have first two (2) dwelling units, 3,800 square feet and each additional dwelling unit, 1,200 square feet; in which the applicant exceeds the required square footage requirement. In addition, this includes a lot width minimum of 14 feet wide with a 10-foot front yard setback. In addition, the minimum side yard required for the townhouse unit located at the end of a row of townhouses shall be eight (8) feet from the exterior lot line. Applicant must meet all on-site parking requirements. Parking dimensions will be required on construction plans as well as drainage calculations.

Further, it will be required to change the name of Frazier Drive. Staff found there is an existing Fraser Drive and may cause confusion in a time of emergency. Secondly, the applicant must have a tree survey for this project, therefore, additional information is required as well as a replacement plan.

To be considered townhomes, each townhome must have its own parcel number. The development requires two apparatus access roads. The roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property. D107.2 International Fire Code 2018 Edition. This requirement has not been met. Townhomes would need to be sprinkled NFPS13D System. NFPA 13R if condominiums or apartments. Must meet all current Building Codes and 2010 ADA requirements.

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.

GH

Technical Report
General Plan
(Highland Lake Townhomes)

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
- c. Right-of-way width 60 feet. Article III (9-50)(B)(13)
- d.

B. Does not meet:

- a. Street layout does not provide for future projection into un-subdivided lands to provide convenient circulation. Article III (9-50)(B)(1)
- b. This project does not incorporate natural features and trees preservation into the project development. Supplementary Design Standards Appendix A Sec. IV (2)

EXECUTIVE SUMMARY

To be considered townhomes, each townhome must have its own parcel number. The development requires two apparatus access roads. The roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property. D107.2 International Fire Code 2018 Edition. This requirement has not been met. Please note that the applicant must meet all parking requirement at the time of construction.

Any approval should consider these conditions:

1. All construction shall comply with all City Building Codes and Ordinances.
2. Needs a tree survey and tree replacement plan. The tree survey only needs to show protected trees
3. To be considered townhomes, each townhome must have its own parcel number. The development requires two apparatus access roads. The roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property. D107.2 International Fire Code 2018 Edition. This requirement has not been met.
4. Townhomes would need to be sprinkled NFPS13D System. NFPA 13R if condominiums or apartments. Must meet all current Building Codes and 2010 ADA requirements.
5. Parking dimensions will be required on construction plans as well as drainage calculations.
6. Required to change the name of Frazier Drive.
7. Must provide name of future streets.
8. Must meet architectural standards.
9. Recommend parallel parking.

DEPARTMENTAL CONDITIONS

Engineering:

Conditions. Provide construction plans and drainage calculations at time of permitting. Memo dated 4/22/22.

nr/v

Technical Report
General Plan
(Highland Lake Townhomes)

Public Works: See engineering notes. Memo dated 4/22/22.

Traffic and Safety: No conditions. Memo dated 4/21/22.

Building Code Services: Conditions. To be considered townhomes, each townhome must have its own parcel number. The development requires two apparatus access roads. The roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property. D107.2 International Fire Code 2018 Edition. This requirement has not been met. Townhomes would need to be sprinkled NFPS13D System. NFPA 13R if condominiums or apartments. Must meet all current Building Codes and 2010 ADA requirements. Memo dated 4/21/22.

GIS: Please provide street name on all documentation for new development. Memo date 4/13/22.

Police Department: No conditions. Memo dated 4/21/22.

Fire Department: No conditions. Memo dated 4/26/22.

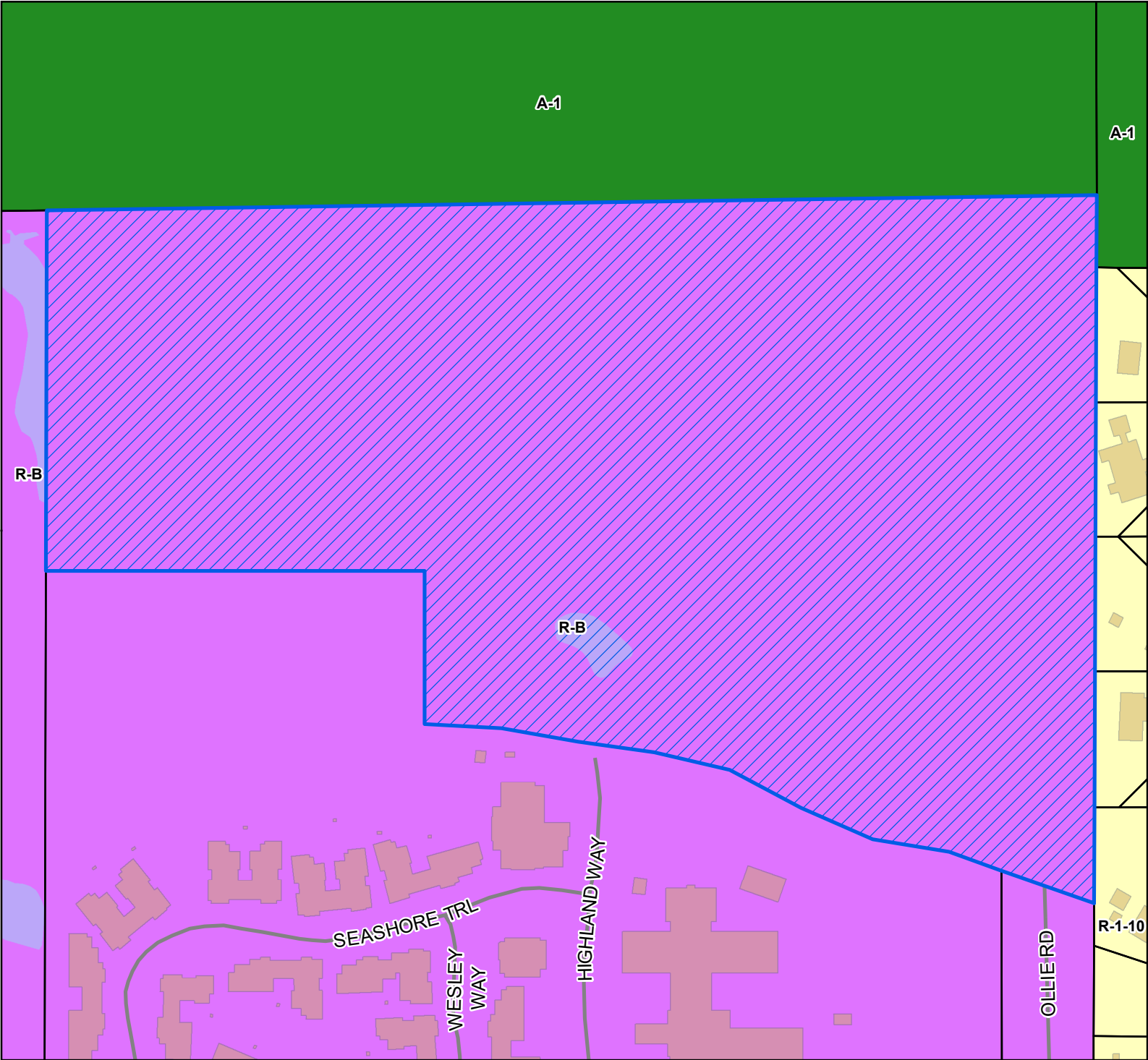
City Arborist: Conditions. Needs a tree survey and tree replacement plan. The tree survey only needs to show protected trees. Memo dated 4/19/2022.

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

- A-1 - Agricultural District
- R-1-10 - Single Family Residence (Low Density)
- R-B - Residence-Business District

Site Information

1008F-01-001.000
 Zoning: R-B (Residence -business Districts)
 Size:20.1 Acres
 Flood: X

0 30 60 90
 Yards

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.



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

**APPLICATION FOR
GENERAL SUBDIVISION PLAN
FOR TOWNHOMES**
Property Information

For Staff Use Only

Case File #: 2204PC066Date Received: 3/7/2022Receipt #: 11173568Received By: M

Zoning: _____

Ward: _____ Flood: _____

Size: _____

TAX PARCEL #	1	0	0	8	F	-	0	1	-	0	0	1	•	0	0	0
						-			-				•			
						-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: NORTH OF OLLIE ROAD AT ITS INTERSECTION WITH HIGHLAND CR.Lot(s) ⁴ _____, Block(s) _____, Subdivision GULFPORT HIGHLANDS RESUBDIVISIONGeneral Location: NORTH OF METHODIST SENIOR SERVICE'S SEASHORE HIGHLANDS FACILITY**GENERAL DESCRIPTION OF REQUEST:**

GENERAL SUBDIVISION APPLICATION FOR THE HIGHLAND LAKE TOWNHOMES PROJECT; A 164 UNIT
TOWNHOME DEVELOPMENT.

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

GH VILLAGE, LLC (NOEL SIMMS)

Printed Name Of Owner
4680 HICKORY RIDGE

Mailing Address
JACKSON MS 39211

City State Zip code
601.260.6390

Home Phone Work/Cell Phone
NOELSIMMS@GMAIL.COM

Email

[Signature] 3-3-22
Signature Of Owner
L. Noel Simms

AGENT

KENNETH JONES, II

Printed Name Of Agent
919 2ND STREET

Mailing Address
GULFPORT MS 39501

City State Zip code
228.596.4471

Home Phone Work/Cell Phone
KENNETH@GCDEVELOPMENTDESIGN.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.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
GH Village, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1106538
Status:	Good Standing
Effective Date:	12/06/2016
State of Incorporation:	Mississippi
Principal Office Address:	4680 Hickory Ridge Jackson, MS 39211

Registered Agent

Name
Jay Norris 1076 Highland Colony Pkwy., Ste 100 Ridgeland, MS 39157

Officers & Directors

Name	Title
James A. Norris III 1076 Highland Colony Pkwy., Ste 100 Ridgeland, MS 39157	Organizer
Noel Simms 4680 Hickory Ridge Jackson, MS 39211	Member
John Simms 4680 Hickory Ridge Jackson, MS 39211	Member

March 3, 2022

City of Gulfport
Urban Development – Planning Division
1410 24th Avenue
Gulfport, MS 39501

To Whom It May Concern:

Acting on behalf of GH Village LLC, please accept this letter authorizing Kenneth Jones of Gulf Coast Development and Design, LLC to act as agent regarding the proposed "Highland Lake Townhomes" project on Parcel ID 1008F-01-001.000.

Sincerely,



Noel Simms
GH Village LLC

State of Mississippi

County of Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 04 day of MAR, 2022, within my jurisdiction, the within named Noel Simms [name(s) of person(s) acknowledged], who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

Name: Andrea D. Thorn

My Commission Expires: Feb 27, 2026





1st Judicial District
Instrument 2017 896 D - J1
Filed/Recorded 2/14/2017 09:26 A
Total Fees \$ 13.00
6 Pages Recorded

Indexing instructions

T7S, R10W, Section 6: SE 1/4 of SE 1/4
T7S, R10W, Section 5: NW 1/4 of SW 1/4

Prepared by

John H. Geary, Jr. (MS Bar No. 101540)
Copeland, Cook, Taylor & Bush, P.A.
P.O. Box 6020
Ridgeland, MS 39158
601-856-7200

Grantor

Gulfport Highlands Development, L.P.
4680 Hickory Ridge Road
Jackson, MS 39211
601-260-6390

Grantee

GH Village, LLC
4680 Hickory Ridge Road
Jackson, MS 39211
601-260-6390

WARRANTY DEED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WHEREAS, Gulfport Highlands Development, L.P., a Delaware limited partnership ("Grantor"), owns fee simple title to a parcel of real property in the Southeast 1/4 of Section 6, Township 7 South, Range 10 West, Harrison County, Mississippi, described more particularly in Exhibit A attached to and made part of this agreement, and referred to herein as the "GH Village Parcel."

WHEREAS, Grantor also owns fee simple title to a parcel of real property located in the in the Southeast 1/4 of Section 6 and the Northwest 1/4 of Section 5, Township 7 South, Range 10 West, Harrison County, Mississippi, lying adjacent to the GH Village Parcel, described more

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particularly in Exhibit B attached to and made part of this agreement, and referred to herein as the "Common Area Parcel."

WHEREAS, Grantor wishes to convey to GH Village, LLC ("Grantee") the GH Village Parcel and to grant and convey to Grantee an access easement on and across the Common Area Parcel. For reference only, a plat is attached hereto as Exhibit C. On Exhibit C, the GH Village Parcel is shown as "Lot 4," and the Common Area Parcel is shown in an orange color.

THEREFORE, 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 which are hereby acknowledged, Grantor does hereby grant, convey and warrant to Grantee the GH Village Parcel, together with all improvements situated thereon, all appurtenances thereto belonging and all licenses, contracts, easements and other agreements associated therewith.

Grantor does hereby grant, convey and warrant to Grantee a perpetual, non-exclusive easement, on, across and over the Common Area Parcel for access to the GH Village Parcel to and from Ollie Road or other public road. The easement granted hereby shall be appurtenant to and for the benefit of the GH Village Parcel. The easement granted hereby includes access to and the right to use any road now existing or in the future constructed on the Common Area Parcel. Grantor reserves the right to dedicate any part or all of the Common Area Parcel as a public road, and Grantee acknowledges that the perpetual easement in favor of the GH Village is subject to Grantor's right to dedicate a public road.

This conveyance is made subject to any and all applicable building restrictions, protective and restrictive covenants, rights of way, easements, and previous reservations and conveyances of oil, gas and mineral rights and interests applicable to the property conveyed hereby.

WITNESS the signature of the Grantor on December 29, 2016.

**GULFPORT HIGHLANDS DEVELOPMENT,
L.P., a Delaware limited partnership**

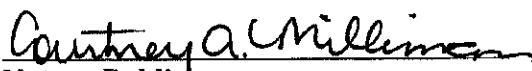
**By: Its General Partner, GULFPORT
HIGHLANDS MANAGEMENT, LLC, a manager
managed Delaware limited liability company**


By: Noel C. Simms, Manager of Gulfport Highlands
Management, LLC

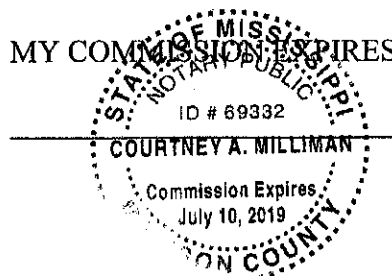
STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 27th day of January, 2017, within my jurisdiction, the within named Noel C. Simms, who acknowledged to me that he is **Manager of Gulfport Highlands Management, LLC**, a manager managed Delaware limited liability company, which is the **General Partner of Gulfport Highlands Development, L.P.**, a Delaware limited partnership, and that for and on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.


Notary Public

MY COMMISSION EXPIRES:



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EXHIBIT A

Attached to and made part of that certain warranty deed dated December 29, 2016
from Gulfport Highlands Development, L.P. as Grantor
to GH Village, LLC as Grantee

LEGAL DESCRIPTION OF THE GH VILLAGE PARCEL

LOT 4

The following description is based on the Mississippi State Plane Coordinate System, East Zone, NAD 83, grid values, using a combined factor of 0.999957410 and a convergence angle of -00°05'45.73468".

A 20.13 acre, more or less, parcel of land lying in the NE 1/4 of the SE 1/4 of Section 6, Township 7 South, Range 10 West, Harrison County, MS and being more particularly described by metes and bounds as follows:

Commence at a 2" pipe found at the northwest corner of the SE 1/4 of the SE 1/4 of Section 6, Township 7 South, Range 10 West, Harrison County, MS, run South 89°56'13" East along the south line of the NE 1/4 of the SE 1/4 of said Section 6 for 1,196.75 feet; thence, leave said south line and run North 15°36'25" East for 166.13 feet; thence run North 01°57'38" West for 346.09 feet to the POINT OF BEGINNING of the herein described parcel.

From said POINT OF BEGINNING, thence run North 70°16'33" West for 72.13 feet; thence run North 81°42'14" West for 100.40 feet; thence run North 66°48'47" West for 101.63 feet; thence run North 62°39'52" West for 104.74 feet; thence run North 77°13'18" West for 100.48 feet; thence run North 82°28'03" West for 100.03 feet; thence run North 80°49'23" West for 100.37 feet; thence run North 87°47'04" West for 100.00 feet; thence run North 00°05'14" East for 198.48 feet; thence run South 89°56'28" West for 478.68 feet to the west line of said NE 1/4 of the SE 1/4; thence run North 00°05'14" East along said west line for 455.00 feet to the north line of said NE 1/4 of the SE 1/4; thence run North 89°56'28" East along said north line for 1362.81 feet to the east line of said NE 1/4 of the SE 1/4; thence run South 00°07'30" West along said east line for 884.33 feet; thence, leaving said east line, run North 70°16'33" West for 141.62 feet back to the POINT OF BEGINNING.

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EXHIBIT B

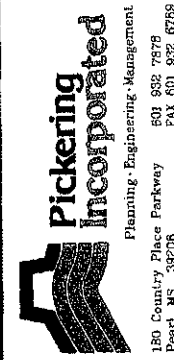
Attached to and made part of that certain warranty deed dated December 29, 2016
from Gulfport Highlands Development, L.P. as Grantor
to GH Village, LLC as Grantee

LEGAL DESCRIPTION OF THE COMMON AREA PARCEL

The following description is based on the Mississippi State Plane Coordinate System, East Zone, NAD 83, grid values, using a combined factor of 0.999957410 and a convergence angle of -00°05'45.73468".

A parcel of land containing 1.81 acres, more or less, and being situated in the Northeast Quarter of the Southeast Quarter of Section 6 and also in the Northwest Quarter of the Southwest Quarter of Section 5, both in Township 7 South, Range 10 West, Harrison County, MS and also containing all of Lot 119 of Retreat Village (a subdivision plat on file in the office of the Harrison County Chancery Clerk in Plat Book 27 at Page 12A). Said 1.81 acre parcel being all of Common Areas A, B, and C as well as the Proposed Future Public Road ROW To Be Publicly Dedicated as shown on the plat of Gulfport Highlands (a resubdivision plat on file in the office of the Harrison County Chancery Clerk as Instrument 2008 6052D J1) and being more particularly described as follows:

BEGIN at a found 1/2" rebar at the southeast corner of Lot 4 of Gulfport Highlands, and thence run N 70°16'33" W along the south line of said Lot 4 for a distance of 141.62 feet to a found 1/2" rebar at the northeast corner of Lot 3 of Gulfport Highlands; thence run S 01°57'38" E along the east line of said Lot 3 for a distance of 346.09 feet to a found 1/2" rebar at an angle point on said east line; thence run S 15°36'25" W along said east line for a distance of 166.13 feet to a found 1/2" rebar on the south line of the Northeast Quarter of the Southeast Quarter of Section 6; thence run S 89°56'13" E along said south line for a distance of 165.17 feet to a PK nail set on the east line of said Northeast Quarter of the Southeast Quarter of Section 6; thence run N 00°07'30" E along said east line for a distance of 27.80 feet to a PK nail set on the south line of Lot 119 of Retreat Village Subdivision and also on the north right of way line of Riverroad Drive; thence run N 80°07'30" E along said north right of way line for a distance of 180.64 feet to a found 1/2" rebar on the west right of way line of Fisherman's Trail; thence run N 09°52'30" W along said west right of way line for a distance of 58.00 feet to a found 1/2" rebar; thence, continuing along said west right of way line, run northerly on and along the arc of a curve to the right to a found 1" pipe on the north line of the aforesaid Lot 119, said curve having a radius of 1174.34 feet, an arc length of 26.99 feet, a chord bearing of N 09°12'32" W, a chord length of 26.99 feet, and a delta angle of 01°19'01"; thence, leaving said right of way line, run S 81°26'30" W along the north line of said Lot 119 for a distance of 165.34 feet to a found 1/2" rebar on the east line of the aforesaid Northeast Quarter of the Southeast Quarter of Section 6; thence run N 00°07'30" E along said east line for a distance of 340.32 feet back to the **POINT OF BEGINNING**, and containing 1.81 acres, more or less.



FLOOD NOTE:
This is to certify that by graphic determination the above defined property is a "Zone X" no flooding (area determined to be outside the 100-year flood plain) and "Zone A" shaded (area of 500-year flood) of 100-year flood with depths of less than 1 foot or with average areas less than 1 square mile, and areas protected by levees from 100-year flood) according to the FEMA/FIRM map number 28523300350 with an effective date of October 4, 2002.

All bearings on this plat are referenced to and based on Mississippi State Plane Grid North (East Zone - NAD 83) as determined by GPS observations using GPS solutions controlled from Static Space On Curs ARP, Shuttles Cars Arp, and Mobile Point 1 Curs ARP (Convergence -0705'45.73468", Combined Factor 0.999957410).

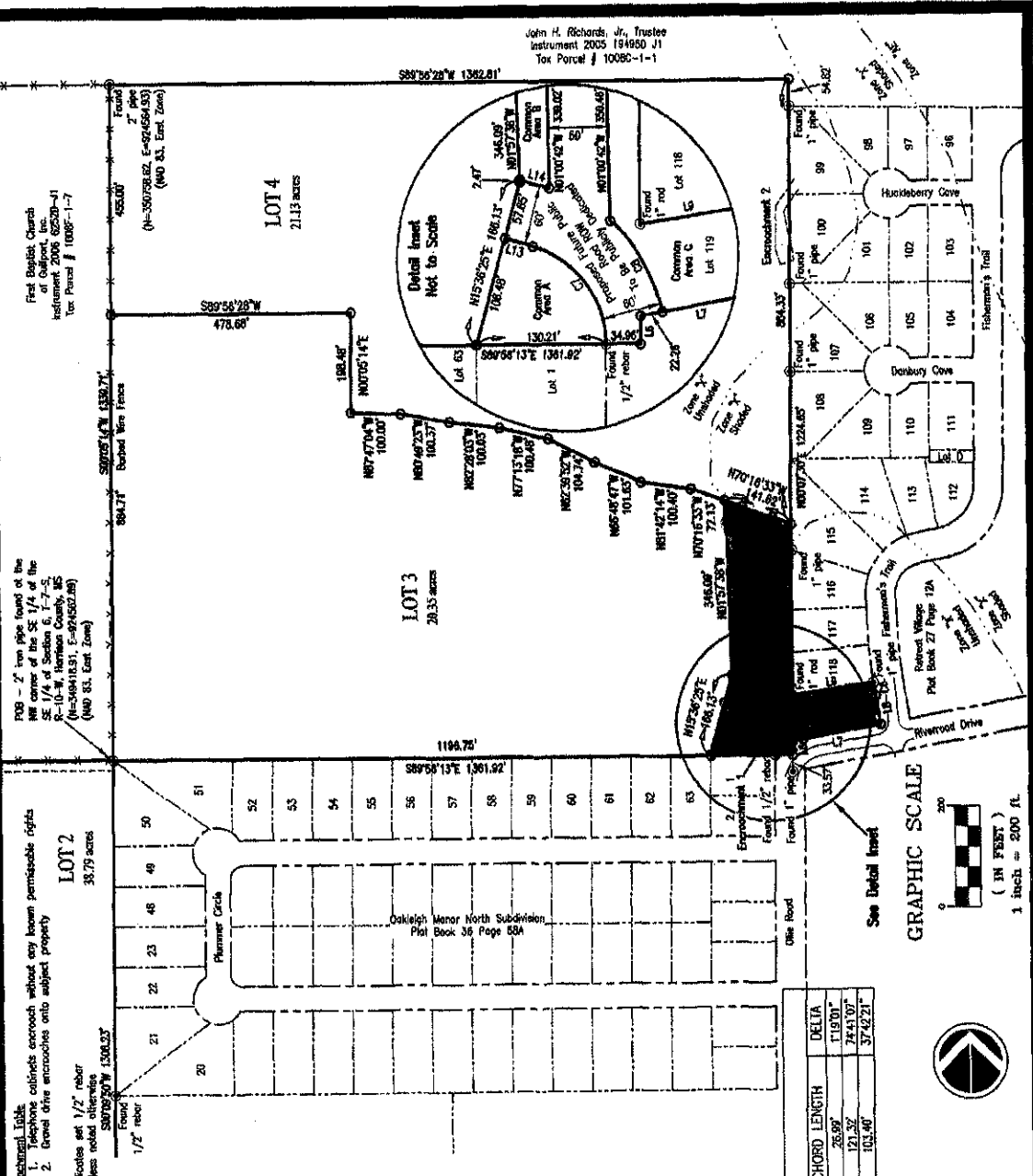
Class "B" Survey
Reference Materials
Tax and Chancery Records
Subdivision Plats
Retreat Village (Plat Book 27 Page 12A)
Duke's Manor North Subdivision (Plat Book 35 Page 59A)
Right of Way Plats for SR 605 (Plat, # 517-519-537-00(002))
First American Title Insurance Company (The Insurance Commitment) (File No. 431-121-06 Dated 5/23/07)

Date of Field Survey - November 7-14, 2006

LINE TABLE	
LINE	BEARING
L1	N89°07'30"E
L2	N89°07'30"E
L3	N89°07'30"E
L4	N89°07'30"E
L5	N89°07'30"E
L6	N89°07'30"E
L7	N89°07'30"E
L8	N89°07'30"E
L9	N89°07'30"E
L10	N89°07'30"E
L11	N89°07'30"E
L12	N89°07'30"E
L13	N89°07'30"E
L14	N89°07'30"E

CURVE TABLE	
CURVE	RADIUS
C1	1174.34'
C2	1174.34'
C3	1174.34'
C4	1174.34'
C5	1174.34'
C6	1174.34'
C7	1174.34'
C8	1174.34'
C9	1174.34'
C10	1174.34'
C11	1174.34'
C12	1174.34'
C13	1174.34'
C14	1174.34'

RESURVEY OF THE SE 1/4 OF SECTION 6, T7S, R10W
AND ALSO THE NW 1/4 OF SECTION 7, T7S, R10W
AND ALSO LOT 19 OF RETREAT VILLAGE
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI
INTO
GULFPORT HIGHLANDS
PAGE 3 OF 5



First Baptist Church of Gulfport, Inc.
Instrument 2006 62529-41
Tax Parcel # 10065-1-7
(N=350°58'52", E=92°45'41")
(NAD 83, East Zone)

100 - 1/2 acre (part of the NW corner of the SE 1/4 of the SE 1/4 of Section 6, T7S, R10W, Harrison County, MS) (N=350°58'52", E=92°45'41") (NAD 83, East Zone)

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THIS INSTRUMENT WAS PREPARED BY:

Sabrina B. Ruffin, MSB#103659
Hand Arendall Harrison Sale LLC
104 St. Francis Street, Ste. 300
Mobile, Alabama 36602
(251) 432-5511

WHEN RECORDED RETURN TO:

Amanda Thornton
Hand Arendall Harrison Sale LLC
104 St. Frances St., Suite 300
Mobile, Alabama 36602
(251) 432-5511

Indexing Instructions: Lots 1 through 98, all common areas, and all other property shown on that certain plat of subdivision for Highland Lake Townhomes, Phase ____ recorded in Map Book ____, at Page ____ of the Office of the Chancery Clerk of Harrison County, ____ Judicial District, Mississippi.

HIGHLAND LAKE TOWNHOMES, LLC
919 2ND STREET
GULFPORT, MS 39501
RESIDENTIAL PHONE NO. NA
BUSINESS PHONE NO. (228) 596-4471

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

OF

HIGHLAND LAKE TOWNHOMES SUBDIVISION

THIS DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS (this "Declaration") is made this ____ day of _____, _____, by HIGHLAND LAKE TOWNHOMES, LLC, a Mississippi limited liability company ("Declarant", as further defined below).

WITNESSETH:

WHEREAS, on _____, 20____, Declarant recorded in Map Book____, Page ____ of the Office of the Chancery Clerk of Harrison County, Mississippi, _____ Judicial District, a subdivision plat for Highland Lake Townhomes, Phase ____ Subdivision ("Plat of Subdivision", as further defined below) pertaining to certain real property owned by Declarant in Harrison County, Mississippi, as more specifically described on Exhibit "A" hereto.

NOW, THEREFORE, DECLARANT HEREBY DECLARES, that subject to the provisions hereof, all of the Lots (hereinafter defined) shall be held, sold and conveyed by the Owners and the Common Area (hereinafter defined) shall be held by the Association subject to the restrictions, covenants and conditions contained herein for the purposes of protecting the value and desirability of, and which shall run with, the Community Property (hereinafter defined) and be binding on all parties having any right, title or interest in the Community Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner of any portion thereof.

ARTICLE ONE
GENERAL PROVISIONS

1.01 Restrictive Covenants and Easements Running with the Land. The use of the Community Property shall be in accordance with the provisions and restrictions of this Declaration, all of which are to be construed as restrictive covenants and/or easements, as applicable, running with the land and with the title to each and every Lot and shall be binding upon all Owners and other persons having interests therein and upon their heirs, personal representatives, successors, grantees and assigns.

1.02 Terminology. Whenever the context requires, words used in the singular shall be construed to mean or to include the plural and vice versa, and pronouns of any gender shall be deemed to include and to designate the masculine, feminine or neuter gender.

1.03 Definitions. The following terms, when capitalized herein, shall have the meaning set forth in this Section 1.03:

- (a) "Additional Property" shall mean and refer to that certain real property described on Exhibit "B" attached hereto.
- (b) "Architectural Review Committee" means the Architectural Review Committee as established by the Board of Directors in accordance with the Bylaws.
- (c) "Articles of Incorporation" means the Articles of Incorporation of Highland Lake Townhomes Owners Association, Inc., a Mississippi non-profit corporation, as recorded in the records of the Office of the Secretary of State of Mississippi, as the same may hereafter be amended, altered or repealed from time to time.

- (d) "Association" means Highland Lake Townhomes Owners Association, Inc., a Mississippi non-profit corporation.
- (e) "Board" or "Board of Directors" means the Board of Directors of the Association, established in accordance with the Articles of Incorporation and Bylaws of the Association.
- (f) "Builder" means any commercial home builder or contractor who owns one or more Lots in the Subdivision and is in the business of constructing residential structures to sell to owner-occupants.
- (g) "Bylaws" means the Bylaws of the Association, as the same may hereafter be amended, altered or repealed from time to time.
- (h) "Common Area" means all real property within the Subdivision which is owned or leased by the Association or dedicated for use or maintenance by the Association or its members, regardless of whether title has been conveyed to the Association.
- (i) "Community Property" means all of the Lots and the Common Area, collectively.
- (j) "Declarant" means Highland Lake Townhomes, LLC, a Mississippi limited liability company, its successors and assigns which expressly are assigned and assume the Declarant's rights as "Declarant" hereunder.
- (k) "House" or "Home" means any single family dwelling unit situated upon a Lot.
- (l) "Lot" means each and every numbered lot shown on the Plat of Subdivision.
- (m) "Member" means every person or entity who is a member of the Association.
- (n) "Mortgagee" means a holder or beneficiary of any mortgage, deed of trust, deed with vendor's lien reserved, or any other form of instrument used for the purpose of encumbering or conveying real property as security for payment or satisfaction of any obligation.
- (o) "Owner" means the record owner, whether one or more persons or entities, of a fee simple title to any Lot, including contract sellers, but excluding mortgagees, lien holders, lessees, tenants, and those having such interests solely as security for the performance of an obligation.
- (p) "Person" means any individual, corporation, trust, partnership, joint venture, limited liability company or other entity.
- (q) "Plat of Subdivision" has the meaning ascribed to such term hereinabove and shall also include any additional plat or plats or real property that are hereafter recorded

where such real property is annexed to this Declaration in accordance with the terms of Section 10.02 hereof.

- (r) "Subdivision" means Highland Lake Townhomes, Phase _____, a subdivision as shown on the Plat of Subdivision, including any of the Additional Property made subject to this Declaration in accordance with the terms of Section 10.02.
- (s) "Turnover" means the earlier to occur of (i) Declarant relinquishing control of the Association in a written instrument recorded in the real property records of Harrison County, Mississippi, (ii) three (3) months after one hundred percent (100%) of the lots in the Subdivision, including lots to be created out of the Additional Property in accordance herewith, have been conveyed to persons other than Declarant or Declarant's successors or assigns, (for avoidance of doubt purposes, the event described in this clause (ii) shall not be deemed to have occurred prior to Declarant having annexed all of the Additional Property into the Subdivision and having sold all of the Lots therein), or (iii) _____, 20__; provided, however, that in the event of a conflict between Mississippi law and the foregoing, the applicable Mississippi law shall control.

ARTICLE TWO **COMMON AREA**

2.01 Common Area. The Association, subject to the rights of the Owners set forth in this Declaration, the Articles of Incorporation and the Bylaws, shall be responsible for the exclusive maintenance, management, and control of the Common Area and all improvements thereon, and shall keep the Common Area in good, clean, attractive, and sanitary condition, order, and repair pursuant to the terms and conditions of this Declaration. The Association has the right to restrict the use and govern the operation of the Common Area by promulgating reasonable rules and regulations, including with respect to any Common Area facilities, the right to charge reasonable one-time or monthly fees for the use thereof by the Owners as the Association deems necessary or appropriate. Rules and regulations may be established by the Association to regulate the use of the Common Area.

2.02 Right of Enjoyment. Subject to any rules and regulations promulgated by the Board of Directors and the terms and conditions of the Bylaws, every Member shall have a right and easement of enjoyment of the Common Area, and such easement shall be appurtenant to and pass with the title to each Lot.

2.03 Lots Subject to Covenants, Restrictions, Limitations and Term. Each Lot that shall be conveyed, held, devised, leased, or demised at any time hereafter shall be subject to all the terms, conditions, covenants, restrictions, and limitations herein contained, and the obligation to observe and perform the same whether or not it be so expressed in the deed or other instrument of conveyance of the Lot or real property, and such shall run with the Lot or real property and be appurtenant thereto as if fully set out in such deed or instrument of conveyance, subject to the terms and conditions hereof.

2.04 Easements. [NOTE: ADD "INTENTIONALLY DELETED" OR REVISE IF APPLICABLE]

2.05 Overhead Wires. No Lot shall be served with any overhead electrical or communications service, and no Owner shall erect power poles for such service; provided, however, that nothing herein shall be construed to prohibit overhead street lighting or ornamental yard lighting provided that such lighting is constructed in accordance with the terms and conditions hereof.

2.06 Control of Common Area. The Association may, upon approval by the Board of Directors, sell, subdivide, lease, mortgage, grant easements over or otherwise encumber the Common Area, or exchange all or any portion of the Common Area for Lots or other real property, or purchase or acquire any additional real property and dedicate the same as Common Area subject to the terms of this Declaration.

2.07 Condemnation. In the event of a taking by eminent domain of any portion of the Common Area on which improvements have been constructed, the Association shall restore or replace such improvements so taken on the remaining Common Area, unless within sixty (60) days after such taking, an alternative plan is approved by at least seventy-five percent (75%) of the voting interests of the Members. The provisions of this Declaration applicable to replacement or restoration of damaged improvements on the Common Area shall also apply to and govern the actions to be taken in the event that the improvements are not restored or replaced after a condemnation.

2.08 Liability. Owners, occupants and their guests shall use and enjoy the Common Area at their own risk and shall assume sole responsibility for their personal belongings used or stored there. The Association, Declarant and their respective officers, directors, employees, representatives and agents shall not be held liable for personal injury to any person, nor for loss or damage to personal belongings used or stored on any of the Common Area. The Association shall not be liable for injury or damage to any person or property (a) caused by the elements or by an Owner or any other person, (b) resulting from any rain or other surface water which may leak or flow from any street, pipe, plumbing, drain, conduit, appliance, equipment, security system, or utility line or facility, the responsibility for the maintenance of which is that of the Association, or (c) caused by any street, pipe, plumbing, drain, conduit, appliance, equipment, security system, utility line, facility, or from any portion of the Common Area, the responsibility for the maintenance of which is that of the Association, becoming out of repair. Nor shall the Association be liable to any Owner or occupant for loss or damage, by theft or otherwise, of any property of such Owner or occupant.

ARTICLE THREE

ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

3.01 Membership. Each Owner shall be a Member, subject to the terms and conditions of the Articles of Incorporation and the Bylaws.

3.02 Voting. Voting by Owners shall be in accordance with the Bylaws.

3.03 Assignment. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance of said Owner's Lot.

ARTICLE FOUR **COVENANT FOR MAINTENANCE ASSESSMENTS**

4.01 Personal Obligation of Assessments. Declarant, for each Lot, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments, and (3) any individual assessments, fines or charges charged against the Lot or Owner, as such assessments are hereinafter established and shall be collected as hereinafter provided (singularly, an "Assessment" and collectively, the "Assessments"), as such Assessments are hereinafter established and shall be collected as hereinafter provided. The annual, special, and individual assessments, together with interest, costs, an administrative late fee not to exceed the greater of twenty-five and no/100 dollars (\$25.00) or five percent (5%) of the amount of each installment that is past due, and reasonable attorneys' fees, shall be a charge on the Lot and shall be a continuing lien upon the property against which each such Assessment is made effective from and relating back to the date on which this Declaration was recorded. Any payment received and accepted by the Association shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney's fees, and then to the delinquent Assessments. Each such Assessment, together with interest, costs, the administrative late fee and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall pass to successors in title.

4.02 Purpose of Assessments. The Assessments levied by the Association shall be used to provide for the operation of the Association and the management, care and maintenance of the Common Area and any improvements constructed thereon, including provision for appropriate insurance against casualty and liability. At the Board's discretion, the Association may establish and maintain a reserve fund with such sums as the Board determines in good faith are necessary and adequate for the periodic maintenance, repair, and replacement of improvements to the Common Area (the "Reserve Account").

4.03 Annual Assessments. To provide the total sum necessary for the insurance purchased by the Association hereunder, the Reserve Account, the maintenance, repair and replacement (as applicable) of any improvements located on the Common Area, and any and all other expenses of the Association (whether pertaining to the ownership, operation, use, maintenance, and/or repair of the Common Areas or otherwise), each Member for each Lot owned shall pay a portion of the total amount necessary for such purposes to the Association. The portion to be paid by each Member for each Lot shall be determined in accordance with Section 4.06 hereof. The amount of the annual Assessment assessed against each Member as provided under

the foregoing sentence shall be assessed by the Association as a lien at the beginning of each annual Assessment period.

4.04 Special Assessments for Capital Improvements Upon Common Area. In addition to the annual Assessments authorized above, the Board of Directors may levy, in any assessment year, a special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area and any entrance wall or signage, including fixtures and personal property related thereto; provided, however, that the total of all such special Assessments for any given calendar year shall not exceed \$_____ per Lot, unless such special Assessments in excess of such total are approved by the affirmative vote of the Members holding a majority of the voting rights in the Association.

4.05 Date of Commencement of Annual Assessments and Due Dates. The Assessments provided for herein shall only be assessed against Lots upon which a House has been constructed, and will commence as to a particular Lot upon conveyance of the Lot to any Owner who is not the Declarant or a Builder. The first annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual Assessment against each Lot at least thirty (30) days in advance of each annual Assessment period. Written notice of the annual Assessment shall be sent to every Owner subject thereto. The Board of Directors shall determine if annual and special Assessments will be collected annually, quarterly or at some other interval and shall set due dates for Assessment payments. If the Board of Directors does not fix an annual Assessment in advance of any annual Assessment period, the annual Assessment for the period will be the same as for the prior period until the Board fixes a new annual Assessment amount.

4.06 Assessment Shares. Each Member shall be responsible for a portion of any annual or special Assessments levied against the Members equal to a fraction calculated in accordance with the following: the numerator of such fraction shall be the number of Lots owned by such Member and the denominator of which shall be the total number of Lots in the Subdivision at the time such Assessment is levied. The quotient of such fraction shall be multiplied by the total sum of the applicable Assessment, and the resulting figure shall be the portion of such Assessment that is owed by the applicable Member. The total number of Lots in the Subdivision may be increased from time-to-time by Declarant in its sole and absolute discretion in accordance with Section 10.02 hereof, and any such increases in the total number of Lots in the Subdivision shall be taken into account in calculating any Assessments in accordance with this Section.

4.07 Initial Capital Contribution Assessment. An Assessment is hereby levied against, and due upon the closing of the sale of, each Lot in the amount of _____ (____) of the then current annual Assessment against the purchaser of each Lot (whether such Lot has a completed Home located upon it or otherwise) and against each subsequent purchaser of each Lot; provided, however, that in the case of sales of Lots by Declarant to a Builder, the Builder shall be exempt from such Assessment. The proceeds of such Assessments may be used by the Association for any purpose for which the Association is authorized under the Articles of Incorporation, Bylaws or this Declaration. [Delete and replace with [Intentionally Deleted] if capital contributions are not being assessed.]

4.08 Reservation of Lien; Effect of Nonpayment of Assessments; and Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest thereon at a rate to be set by the Board of Directors but in no event greater than the maximum percentage rate as may then be permitted under the laws of the State of Mississippi. The Association may bring an action at law or in equity against the Owner personally obligated to pay any Assessment. Furthermore, a lien is hereby reserved in favor of the Association against each Lot in the amount of all Assessments outstanding against such Lot (the "Assessment Lien"). Interest, costs, and reasonable attorneys' fees of any action brought by the Association in respect of an Assessment and/or the Assessment Lien applicable to such Assessment shall be added to the amount of such Assessment and shall be secured by the Assessment Lien. Each such Owner, by his acceptance of a deed to or other conveyance of an interest in a Lot, hereby expressly vests in the Association the right and power to bring all actions, in the name of the Association, against such Owner personally for the collection of each Assessment as a debt and to foreclose the Assessment Lien in the manner provided for the foreclosure and sale under a mortgage and deed of trust pursuant to Mississippi law. Each Owner hereby expressly grants to the Association a power of sale in connection with the Assessment Lien. The Association, including its agents, successors, assigns, attorneys in fact or other legal representatives, shall have the power to appoint a trustee or substitute trustee to perform the sale, and the Association shall have the right to bid at any foreclosure sale and to acquire and hold, lease, encumber, and convey the same. At any such public sale, the appointed trustee may execute and deliver to the purchaser a conveyance of the property in fee simple. No Owner may waive or otherwise escape liability for the Assessments by non-use of the Common Area or abandonment of said Owner's Lot. The Board of Directors may also suspend the use rights of any Owner of the Common Area in the event of a failure to pay any Assessment within thirty (30) days of the applicable due date. Furthermore, and without limiting any rights of the Association hereunder, the Association shall have the right to transfer, assign and convey to any third party any debt associated with any unpaid Assessments and the Assessment Lien that is associated therewith.

4.09 Election of Remedies. Institution of a suit at law to collect payment of any delinquent Assessments shall not be deemed to be an election by the Association which shall prevent its thereafter seeking enforcement of the collection by foreclosure of any sums remaining owing to it, nor shall proceeding by foreclosure to effect such collection be deemed to be an election precluding the institution of a suit at law to collect any sum then remaining owing to the Association. The Association shall be entitled to bid at any sale held in connection with the foreclosure of the Assessment Lien and may apply as a cash credit against its bid all sums secured by the lien enforced.

4.10 Subordination of the Lien to Deeds of Trust. The Assessment Lien shall be subordinate to the lien of any first deed of trust on a Lot. Sale or transfer of any Lot shall not affect the Assessment Lien; provided, however, the sale or transfer of any Lot pursuant to foreclosure of a first deed of trust on said Lot or any proceeding in lieu thereof, shall extinguish the Assessment Lien as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the Assessment Lien associated therewith or relieve the prior Owner from any personal liability for any unpaid Assessments occurring prior to said sale or transfer.

4.11 Estoppel Letter. The Association shall, within thirty (30) days after receiving a written request therefor and for a reasonable charge, as established by the Board of Directors, certify to the amount of any unpaid Assessments constituting a lien on a specified Lot. A certification letter signed by an officer of the Association or the Association's managing agent, if any, as to the amount of Assessments due with respect to a Lot shall be binding upon the Association.

ARTICLE FIVE

MAINTENANCE AND REPAIR

5.01 Maintenance. The Association shall provide maintenance of the Common Area. In addition, the Association shall have the right, but not the obligation, to maintain other property not owned by the Association, whether within or without the Subdivision and to enter into easement and covenant to share costs agreements regarding such property where the Board has determined that such action would benefit the Owners. Without limiting the foregoing, the Association shall have a reasonable right of entry upon any Lot to make emergency repairs and to do other work reasonably necessary for the proper maintenance and operation of the Common Area and to carry out its rights and duties set forth in this Declaration. Each Owner shall maintain his or her respective Lot and shall also maintain and repair, at such Owner's sole cost and expense, said Owner's House, patio and yard area keeping the same in good condition and making all structural repairs and maintenance, external and internal, as may be required from time to time, including, but not limited to maintenance and repairs of any enclosed patio area, screens and screen doors, exterior door and window fixtures, glass, and other hardware. Each Owner shall also be responsible for the maintenance and repair of any fence or fences erected on such Owner's Lot and gates appurtenant thereto.

5.02 Failure to Maintain. In the event an Owner shall fail to maintain and repair his Lot and the improvements situated thereon, as provided for herein and provided that the failure to so maintain shall cause damage or injury to the adjoining Lot or to common structural elements which affect an adjoining Lot, the Association, after approval by a majority vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot and the House and any other improvements erected thereon. The cost of the same shall be added to and become part of the Assessment to which such Lot is subject; provided, however, if a dispute arises concerning the foregoing between the Owner and the Association, the matter may be submitted to arbitration in accordance with the mutual agreement of the parties.

5.03 Damage to Common Area. Notwithstanding anything contained in this Article Five to the contrary, each Owner shall be personally responsible and personally liable for any damage to the Common Area, or any portion thereof, caused by the Owner and/or the Owner's family members, guests, invitees, lessees or licensees as a consequence of the negligence, recklessness or willful misconduct of such person. The cost of repair for any damage so caused by the Owner, the Owner's family members, guests, invitees, lessees or licensees shall be an individual Assessment against the Owner responsible therefor and the Lot of such Owner.

ARTICLE SIX

ARCHITECTURAL CONTROL

6.01 Submission of Plans and Specifications. No House, building, fence, wall, or other structure or improvement shall be constructed, erected, or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications of the same shall have been submitted by an Owner to and approved in writing as in harmony with this Declaration by the Architectural Review Committee. Two (2) copies of the building or construction plans and specifications (collectively, the "Plans") shall be submitted to the Architectural Review Committee. Prior to commencement of any construction activities on a Lot, an Owner's Plans must be approved by the Architectural Review Committee as to conformity and harmony with this Declaration. The Architectural Review Committee may, from time to time, establish additional written design guidelines for the Subdivision, and a copy of any such guidelines then in effect shall be made available to any Member requesting a copy of same from the Association.

6.02 Approval or Disapproval. The Architectural Review Committee shall indicate its approval or disapproval of such plans and specifications by delivering, in writing, notice of such approval or disapproval to the requesting Owner. In the event the Architectural Review Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval shall be deemed automatically given.

6.03 Right of Inspection. The Architectural Review Committee shall have the right, but not the obligation, to inspect the Owner's Lot and improvements during construction and prior to occupancy to inspect whether construction is proceeding in accordance with the construction plans submitted and approved by the Architectural Review Committee. Failure of an Owner to comply with the provisions of this Section 6.03, or failure of an Owner to carry out construction in accordance with the provisions of this Article, shall subject such Owner to such remedies as might be available at law or in equity (including, but not limited to, specific performance and injunction, payment of the prosecuting parties' reasonable legal fees and expenses).

6.04 Limited Review. The scope of review by the Architectural Review Committee is limited to appearance only and does not include any responsibility for structural soundness, suitability of construction or materials, compliance with building or zoning codes or standards, this Declaration, or any other similar or dissimilar factors.

6.05 Waiver of Liability. Neither the Architectural Review Committee nor any architect nor agent thereof nor the Association nor any agent or employee of any of the foregoing shall be responsible in any way for the failure of any improvements to comply with the requirements of this Declaration, nor for any defects in any plans and specifications submitted, revised or approved in accordance with the foregoing provisions, nor for any structural or other defects in any work done according to such plans and specifications, and all persons relying thereon or benefiting therefrom agree not to sue or claim against the entities and persons referred to in this Section for

any cause arising out of the matters referred to herein and further agree to and do hereby release said entities and persons for any and every such cause.

ARTICLE SEVEN **USE RESTRICTIONS**

7.01 Residential Use; Commercial Activity. Except as is hereinafter provided in this Section and in Section 10.01(c) hereof, each Lot is hereby restricted to a private, single-family dwelling for residential use. No commercial activities of any kind whatsoever shall be conducted in any Home, any other building located on a Lot, or any portion of any Lot; provided, however, that (a) an Owner may conduct a business entirely within his Home so long as (i) such business uses only ten percent (10%) of the total square footage of such Home, (ii) such business does not result in parking of additional vehicles on the Subdivision streets or Common Areas, (iii) such business is secondary to the use of the Lot for residential purposes, and (iv) such business shall not violate any applicable zoning ordinances, and (b) Builders shall have the right to use a House as a "model home" and to operate a sales office from such model home.

7.02 Subdivision of Lots. Each Lot shall be conveyed as a separately designated and legally described freehold estate subject to the terms, conditions, and provisions hereof, to easements and rights-of-way, and matters of public record. No Lot may be subdivided into a smaller Lot or Lots unless approved by the Association; provided, however, that an entire Lot may be combined with an entire adjacent Lot and occupied as one Lot but assessed and governed as two Lots.

7.03 Signs. No sign of any kind shall be displayed on any Lot (including, without limitation, any signage within a Home that is visible from the exterior of such Home), except (i) that any Owner actively attempting to sell his Lot may place a "for sale" sign of less than four (4) square feet on his Lot; (ii) during the building of homes in the Subdivision, Declarant and/or the Builders in the Subdivision may place signs at the entrance and/or on any Lot to advertise the Subdivision and the Lots for sale therein and (iii) any Owner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home.

7.04 Noxious and Offensive Activity. No noxious or offensive activity shall be carried on, in or upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to any other Owner.

7.05 Design Criteria; Structure. All improvements to be constructed or otherwise located on a Lot by an Owner shall comply with the following requirements:

- (a) Any House shall contain a minimum of _____ (_____) square feet of heated and cooled living space.
- (b) No House may exceed three (3) habitable stories above grade.

- (c) All sidewalks shall be constructed along the street right-of-way of each Lot in accordance with a uniform plan established by the Declarant. Accordingly, each site Plan submitted to the Architectural Review Committee shall show the location and material to be used for construction of the sidewalk, all as required and approved by the Architectural Review Committee. Each Owner shall construct or cause to be constructed on his or her Lot the approved sidewalk upon completion of the House on his or her Lot and before occupancy thereof. [NOTE: DELETE IF APPLICABLE]
- (d) The residential structure may contain a garage or carport; provided however, that no garage or carport may have a flat roof and any such garage or carport shall be in conformity with the general architecture of the primary residential building or structure.
- (e) Air-conditioning and heating units, blowers, towers, condensers or structures related thereto, when erected between the side of any building or structure and the side Lot line of the Lot on which said building or structure is located, shall be enclosed in conformity with the general architecture of the primary residential building or structure, or shielded by shrubbery. No window air-conditioning units shall be permitted on the front or sides of any residence so as to be visible from the front line of such Lot.
- (f) Underground electrical distribution facilities are required and no overhead electrical or similar wiring or lines shall be permitted.
- (g) All outside radio and T.V. antennas (including satellite dishes and other signal receiving/transmitting equipment) shall be installed in such a way as to minimize visibility from the front of the Lot and shall be placed on the back or side of any roof.
- (h) No plumbing or heating vent shall be placed on the front side of any roof.
- (i) Driveways must be made of concrete, unless an alternative surface is approved by the Architectural Review Committee in its sole discretion; provided, however, that in no event may any Driveway be painted, scored or otherwise colored.
- (j) During construction, all vehicles, including those delivering supplies, must be parked so as not to unnecessarily damage trees on a Lot or Common Area.
- (k) All building debris, stumps, trees, etc., must be removed from each Lot by the Owner thereof as often as necessary to keep the House and Lot attractive. Such debris shall not be dumped in any area of the Subdivision.
- (l) Fences constructed or erected on any Lot shall be of wood construction. Each fence must be a picket fence design, privacy fence design or shadowbox fence design. No fence shall exceed six feet in height. Any stain or coating applied to fences must

result in a natural wood appearance. Walls or other designs are not permissible. No fence shall be constructed from the front property line to 20 feet behind the corner of the house nearest front property line. All Lots shall be grassed in the entire designated yard area by sodding and the yard shall be landscaped upon the completion of construction and before occupancy. It shall be the Owner's responsibility to maintain any landscaping or fences situated on a Lot so that such improvements remain in an attractive, well-kept condition.

- (m) No outside clothes lines shall be permitted.
- (n) Following construction of a Home on a Lot, existing drainage shall not be altered in any manner, and specifically shall not be altered in such a manner as to divert the flow of water onto an adjacent Lot.
- (o) Any roof constructed over any structure on any Lot must be covered with composite shingles or such other types of roof coverings of a higher grade and quality than composite shingles as are approved by the Architectural Review Committee.

7.06 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except that dogs, cats, and other household pets may be kept subject to the rules and regulations adopted by the Association, provided that they are not kept, bred, or maintained for any commercial purpose. Pets must be kept leashed and/or under control at all times. Notwithstanding the foregoing, the restrictions in this Section 7.06 shall not apply to any service animals, support animals, and any other animals permissible under the Americans with Disabilities Act.

7.07 Waste. No rubbish, trash, garbage, or other waste material shall be kept or permitted upon any Lot except in sanitary containers located in appropriate area, screened and concealed from view.

7.08 Accessory Structures. Except as otherwise provided for herein, no patio cover, building or storage unit of any kind shall be erected, placed or set on any Lot unless such structure is attached to the House erected on the same Lot and the architecture and character of such structure matches that of said House. Notwithstanding the foregoing, one (1) accessory building may be erected, placed or set on any Lot if such structure is: (a) no more than twelve (12) feet by sixteen (16) feet in size [NOTE: CONFIRM MAXIMUM SIZE LIMIT]; (b) no more than nine (9) feet in height; (c) located upon the back yard of such Lot; (d) enclosed on all sides by a wooden fence of at least six (6) feet in height; (e) of the same architecture and character of the House located on such Lot; and (f) approved by the Architectural Review Committee.

7.09 Temporary Structures. No structure of a temporary character, trailer, mobile home, motor home, modular building unit, basement, tent, shack, garage, barn, or other outbuilding shall be used at any time on the Lots as a residence, either temporarily or permanently.

7.10 Vehicles.

- (a) No inoperative cars, trucks or other types of vehicles shall be allowed to remain either on or adjacent to any Lot for a period in excess of forty-eight (48) hours; provided, however, this provision shall not apply to any such vehicle being kept in an enclosed garage.
- (b) No trucks larger than a one-ton pickup shall be parked in the Subdivision, except those reasonably necessary to complete approved improvements.
- (c) Recreational vehicles and campers shall not be parked or stored on any Lot. Boats and utility trailers shall be parked in garages or basements or shall be stored out of sight from all neighbors and fully screened by a privacy fence of no less than six (6) feet in height.
- (d) Overnight parking within any street right of ways is prohibited. Parking in yards is strictly prohibited.
- (e) There shall be no major repair performed on any motor vehicle on or adjacent to any Lot unless performed inside an enclosed garage.
- (f) No noxiously loud or dangerous vehicles shall be allowed to be operated on any Lot.

7.11 Construction. Any and all improvements on any Lot shall comply with the standards and provisions of the City of Gulfport, Mississippi, and its applicable building code. The use of dumpsters for cleaning and construction sites is permitted.

7.12 Pollution. There shall be no noxious emission of smoke, dust, odor, fumes, glare, noise, vibration, electrical or magnetic disturbance, detectable at the lot line or beyond.

7.13 Outdoor Lighting. No exterior lighting fixture (other than fixtures approved by the Architectural Review Committee) shall be installed within or upon any Lot without adequate and proper shielding of the fixture. No lighting fixture shall be installed that may become an annoyance or a nuisance to Owners or occupants of adjacent properties. No flood lights or security lights shall be allowed on any Lot. No light shall be attached to the soffits of any improvements on the Lot unless the lights are recessed.

7.14 Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or waste. All storage equipment for such material shall be kept in a clean and sanitary condition.

7.15 Oil and Mining Operations. No activity or hardware used for the purpose of exploration or extraction of minerals, oil, or gas shall be allowed on any Community Property at any time.

7.16 Firearms and Fireworks. The display or discharge of firearms or fireworks on any Lot or any Common Area is prohibited; provided, however, that the display of lawful firearms on the Common Area is permitted by law enforcement officers and also is permitted for the limited purpose of transferring firearms across the Common Area to or from an Owner's Lot. The term "firearms" includes "B-B" guns, pellet guns and other firearms of all types, regardless of size.

7.17 No Hanging of Items. No clothes, sheets, blankets, towels, laundry of any kind or other articles shall be hung out or exposed on any balconies, patios, or railings. Notwithstanding the foregoing, in the event the Association purchases any flags or other decorative items, each Owner shall hang any such flag or other decorative item from the exterior of such Owner's Home at the location, in the manner and at such times as shall be required by the Association in the Association's sole and absolute discretion.

7.18 Hazardous Items. No one shall use or permit to be brought onto any Lot or upon any of the Common Area any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed hazardous to life, limb or property, without the written consent of the Board of Directors; provided, however, that an Owner may store and possess gasoline and other flammable or hazardous materials typically used in the operation and maintenance of a single family residence and yard, in reasonable quantities for personal use upon Owner's Lot without obtaining such written consent. The Board of Directors may require removal of any flammable or hazardous materials from the Subdivision if it determines, in its sole and absolute discretion, that any type or quantity of material is in violation of this Section.

7.19 Water and Sewer Service. The Owner of each Lot shall be required to connect to and use the central water distribution system and central sanitary sewage disposal system serving the Subdivision, and shall be responsible for paying all connection fees and assessments. No septic tanks or wells will be permitted.

7.20 Windows and Window Treatments. Reflective glass shall not be permitted on the exterior of any House or other structure. No foil or other reflective materials shall be installed on any windows or used for sunscreens, blinds, shades or for other purposes. All exterior window styles, materials, and colors and all hurricane or storm shutters must be approved by the Architectural Review Committee; provided, however, that in no event shall burglar bars and/or wrought iron doors be permitted. Hurricane or storm shutters (a) may not be closed or otherwise installed to cover windows unless and until a tropical storm or hurricane warning is issued by the National Weather Service for the County in which the Subdivision is located, and (b) shall be opened and/or otherwise removed within seventy-two (72) hours of the storm's passage.

7.21 Lots on Wetland Areas, Body of Water. No Lot shall be increased in size by filling in of any wetlands, body of water, creek or any waterway on which it may abut without appropriate governmental permits (if any are required) and prior written approval of the Architectural Review Committee.

7.22 Compliance With Law. In all cases, each Owner shall comply in all respects with all applicable laws, rules and regulations (including, without limitation, applicable zoning

ordinances) promulgated by any governmental authority having jurisdiction over the Lots and the Common Area.

7.23 Swimming Pools. No swimming pools shall be constructed, altered or maintained upon any Lot without the prior written approval of the Architectural Review Committee in accordance with Article Six hereof. Notwithstanding the foregoing, any such swimming pool must also be constructed, equipped, and maintained in accordance with the laws, ordinances, regulations, rules and standards of any city, county, and/or state authorities having jurisdiction over the Subdivision. Any Owner who desires to construct a swimming pool on such Owner's Lot shall also, prior to completion of such swimming pool, construct a fence around such swimming pool, which fence must also be approved by the Architectural Review Committee in accordance with Article Six hereof. Notwithstanding anything contained herein to the contrary, (a) above-ground pools are expressly prohibited, and (b) pools may not be screened.

7.24 Stormwater Drainage Improvements. Owners shall not alter, fill or otherwise change any stormwater improvements made to such Owner's Lot by Declarant in the development of the Subdivision or by any Builder during the construction of a Home on such Owner's Lot, including, without limitation, any drainage ditches and/or swales, without the prior written approval of the Association, which may be withheld by the Association in its sole and absolute discretion.

7.25 Outdoor Equipment. No outdoor equipment, tools, generators, or sporting equipment (including but not limited to basketball goals) may be installed or affixed to any Lot or House without prior written approval from the Architectural Review Committee; provided, however, that portable outdoor equipment, tools, generators, or sporting equipment may be used on a temporary basis for no more than twenty-four (24) hours and promptly removed from view after use. Notwithstanding the foregoing, portable generators may be used and located on a Lot for more than twenty-four (24) hours in the event of an emergency or power outage but must be promptly removed once power is restored. Any backyard playground equipment or trampoline placed on a Lot must be fenced, with Architectural Review Committee prior approval required for the fencing design, materials, height and location for such fencing.

ARTICLE EIGHT

ADDITIONAL RESTRICTIONS

8.01 Leasing. Homes and Lots may be leased by an Owner for residential purposes only. Any Owner who leases his Home or any portion thereof shall be responsible for the acts of his tenants, including, without limitation, the violation of this Declaration and/or any rules and regulations promulgated by the Association hereunder. [NOTE: CONFIRM].

8.02 Restrictions on Mortgaging Lots. Nothing contained herein shall be construed to place any restrictions on an Owner's right to encumber his Lot.

8.03 Regulations. Reasonable regulations concerning the use of the Lots and the Common Area may be made and amended from time to time by the Board of Directors.

8.04 Lender's Notices. Upon written request to the Association, identifying the name and address of the holder, insurer or guarantor and the Lot number or address, any holder of a deed of trust, insurer, or guarantor will be entitled to timely written notice of:

- (a) Any condemnation or casualty loss that affects either a material portion of the Common Area or the Lot securing its deed of trust.
- (b) Any sixty (60) day delinquency in the payment of Assessments or charges owed by the Owner of any Lot on which it holds the deed of trust.

ARTICLE NINE

ENFORCEMENT; DURATION; AMENDMENT

9.01 Enforcement. The Association, the Board of Directors, the Architectural Review Committee and/or any Owner shall have the right to enforce by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges imposed by the provisions of this Declaration. Failure by the Association, the Board of Directors, the Architectural Review Committee and/or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

9.02 Enforcement by Owners. An Owner may file a legal action for the violation of this Declaration (the "Complainant"), provided that the following procedure is strictly followed:

- (a) The Complainant must first give the Association written notice of the alleged violation of this Declaration together with a demand seeking that the Association enforce the terms of this Declaration as against said violator; and
- (b) The Association must fail to cause a cure of the alleged violation or, if the alleged violation has not been cured, fail to commence legal proceedings against said violator for the enforcement of the terms and conditions of this Declaration within one hundred twenty (120) days of the date of the Association's receipt of the notice referenced in subsection (a) hereof.

9.03 Attorneys' Fees. In any action (whether in advance of or prior to the initiation of any legal or equitable proceeding, in arbitration, in trial, in any administrative or other similar proceedings, or in any appeal from any of the same) pertaining to any condition, restriction or covenant herein contained (due to their alleged violation or breach) or for the enforcement of any lien against any Lot or against any Person, unless otherwise expressly provided in this Declaration to the contrary for specific instances and conflicts, the prevailing party shall be entitled to recover all costs, including reasonable legal fees and expenses.

9.04 Term. This Declaration is to take effect upon recordation and shall be binding upon the Association and all Owners and all persons and entities claiming title under and through them for fifty (50) years after the date this Declaration is recorded in the public records, after which it

shall be automatically extended for successive ten (10) year periods unless an instrument in writing, signed by Members holding at least eighty percent (80%) of the voting interests in the Association, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same, in which case this Declaration shall be modified or terminated as specified therein.

9.05 No Additional Burden. Except as provided in Article Ten, no amendment of this Declaration shall place an additional burden or restriction or requirement on any Lot where the Owner of such Lot does not join in said amending instrument.

9.06 Amendments. Except as provided in Article Ten, this Declaration may be amended by vote of the Members having sixty-seven percent (67%) of the voting interests in the Association, or by a written instrument signed by the same percentage of Members; provided, however, that unless and until Turnover has occurred no such amendment may be effected without the written consent of Declarant to such amendment, which consent may be withheld by Declarant in Declarant's sole and absolute discretion. Declarant shall have and reserves the right at any time and from time to time, without the joinder or consent of any other party to amend this Declaration by any instrument in writing duly signed, acknowledged and filed for record for the purpose of correcting any typographical or grammatical error, ambiguity or inconsistency appearing herein, provided that any such amendment shall be consistent with and in furtherance of the general plan and scheme of development as evidenced by this Declaration and shall not impair or adversely affect the vested property or other rights of any Owner or such Owner's Mortgagee.

ARTICLE TEN

RESERVED DECLARANT RIGHTS

10.01 General Reserved Rights. Until Turnover, Declarant reserves unto itself, its successors and assigns:

- (a) A right-of-way and easement for ingress and egress and easement for utilities, drainage, maintenance, repairs and other related uses over, along, and across the Common Area for all purposes relating in any manner to the subdividing, developing or aiding in the development of the Subdivision or any parts or parts thereof or additions thereto by Declarant or others.
- (b) The right to grant easements and rights-of-way of ingress and egress and for drainage, utilities, maintenance and repairs along, over, across and under the Common Area to any person, firm, corporation or entity for use as ingress or egress or for drainage, utilities, maintenance and repairs.
- (c) The right to maintain, and grant Builders the right to maintain, a sales office and/or a management office and/or one or more model homes in the Subdivision and to maintain signs therein advertising the Subdivision and to conduct its business and sales activities pertaining to the Subdivision therein and therefrom.

Except as set forth in Section 10.04, all of the above rights and interests reserved by Declarant may be exercised by Declarant without the consent or concurrence of the Association or any Member.

10.02 Right to Annex Property. Declarant hereby reserves the right, exercisable in its sole and absolute discretion, to (a) make any or all of the Additional Property subject to all or any of the terms and conditions of this Declaration and/or (b) permit owners of Additional Property to become Members of the Association. No assurances can be made as to whether any Additional Property will be annexed. Furthermore, Declarant expressly reserves the right to exercise this right on multiple occasions until such time as all Additional Property has been annexed into the Subdivision and made subject to this Declaration. No assurances can be made with respect to the boundaries of any portions of any Additional Property that might be annexed. Declarant's option to annex any Additional Property in accordance with this Section shall expire upon Turnover. The Additional Property may be annexed in accordance with this Section by an amendment to this Declaration, which amendment may be made and entered into by Declarant in its sole and absolute authority and discretion without the consent, approval or signature of the Association or any Member. Notwithstanding anything contained in this Section to the contrary, (aa) no Additional Property shall be subject to this Declaration unless and until Declarant executes an amendment to this Declaration affirmatively exercising Declarant's rights hereunder and records such amendment in the office in which this Declaration is recorded, and (bb) in the event Declarant exercises its right to annex any Additional Property in accordance with this Section, Declarant shall also have the sole and exclusive right (i) to alter or amend the terms of Article Seven hereof as those terms pertain to any Lots created out of such Additional Property, (ii) exempt any Lots created out of such Additional Property from any or all of the requirements of Article Seven hereof, and/or (iii) impose additional covenants and obligations on any Lots created out of such Additional Property.

10.03 Amendment of Declaration by Declarant. Until Turnover, Declarant reserves unto itself the right, authority and power to amend this Declaration in any manner Declarant deems necessary and appropriate. Any amendment to this Declaration made in accordance with this Section shall require only the signature of Declarant and shall not require the signature of any other Owner or any Mortgagee of any Owner, except as required by Section 10.04.

10.04 Rights in Regard to the Association. Until Turnover, Declarant shall have the sole and exclusive right to (1) appoint, remove and replace all of the members of the Board of Directors of the Association; (2) appoint all of the officers of the Association; (3) appoint, remove and replace the members of the Architectural Review Committee of the Association as defined in and in accordance with the Bylaws; (4) amend the Articles of Incorporation and the Bylaws; and (5) take all other action on behalf of the Association and vote on all other matters required to be voted on or approved by the members of the Association. Upon Turnover, the then-current members of the Association shall be entitled to vote on all the foregoing matters subject to any restrictions set forth in this Declaration and the Bylaws.

10.05 Consent of D.R. Horton to Certain Matters. Declarant may not exercise any rights reserved in this Article Ten, or take any action or grant any approval as Declarant under this Declaration (other than any other approval given in the ordinary course as an Owner and not as

Declarant) without obtaining the prior written consent of D.R. Horton, Inc. - Birmingham ("DHI"); provided, however, that no such consent shall be required for (a) the annexation of any of the Additional Property under Section 10.02 hereof, or (b) any changes to or additions of restrictive covenants that are applicable solely to phases of the Subdivision in which DHI does not own any Lots that it acquired from Declarant or any affiliate of Declarant and does not have a purchase contract with Declarant for the purchase of Lots.

10.06 Turnover. All rights of Declarant hereunder shall automatically terminate upon Turnover, except those rights that Declarant holds as an Owner and not by virtue of being the declarant under this Declaration, which shall continue as long as Declarant is an Owner.

ARTICLE ELEVEN **INSURANCE; CASUALTY**

11.01 Insurance on Common Area. The Association shall obtain the insurance coverage necessary to satisfy the requirements, if any, of the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the U.S. Department of Veterans Affairs, and the U.S. Department of Housing and Urban Development, as applicable to the Subdivision. Without limiting the foregoing, the Board shall obtain casualty insurance for all insurable improvements, whether or not located on the Common Area, which the Association is obligated to maintain. This insurance shall provide, at a minimum, fire and extended coverage and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. The Board shall obtain a public liability policy applicable to the Common Area covering the Association and its Members for all damage or injury caused by the negligence of the Association or any of its Members or agents, and, if reasonably available, directors' and officers' liability insurance. Policies may contain a reasonable deductible as determined by the Board. In addition to the other insurance required by this section, the Board shall obtain worker's compensation insurance, if and to the extent necessary to satisfy the requirements of applicable laws, and a fidelity bond or bonds on directors, officers, employees and other persons handling or responsible for the Association's funds, if reasonably available. If obtained, the amount of fidelity coverage shall cover the maximum funds that will be in the custody of the Association or its management agent at any time while the policy is in force, or any lesser amount of fidelity coverage allowable under the applicable Fannie Mae guidelines. Fidelity coverage shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation. All such insurance coverage shall be written in the name of the Association. The expense of all insurance coverage obtained by the Association in accordance with this Section shall be a Common Expense.

11.02 Individual Insurance. By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner acknowledges that the Association has no obligation to provide any insurance for any portion of individual Lots and each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry all-risk casualty insurance on the Lot and all structures constructed thereon and a liability policy covering damage or injury occurring on a Lot. The casualty insurance shall cover loss or damage by fire and other hazards commonly insured under an all-risk policy, if reasonably available and shall be in an amount sufficient to

cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. The policies required hereunder shall be in effect at all times.

11.03 Damage and Destruction – Insured by Association. Not later than ninety (90) days after damage or destruction by fire or other casualty to any portion of any improvement covered by insurance written in the name of the Association, the Board or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed property. Repair or reconstruction, as used in this Section, means repairing or restoring the property to substantially the same condition and location that existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes. Any damage or destruction to property covered by insurance written in the name of the Association shall be repaired or reconstructed unless, within 120 days after the casualty, a proposal not to repair or reconstruct such property is approved by at least seventy-five percent (75%) of the voting interests of the Members. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within such period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed one hundred eighty (180) days. If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Members, levy a special Assessment against the Owner of each Lot. Additional Assessments may be made in like manner, as necessary, at any time during or following the completion of any repair or reconstruction. If the funds available from insurance exceed the costs of repair or reconstruction or if the improvements are not repaired or reconstructed, such excess shall be deposited to the benefit of the Association. In the event that it should be determined by the Association in the manner described above that the damage or destruction shall not be repaired or reconstructed and no alternative improvements are authorized, the property shall thereafter be maintained by the Association in a neat and attractive condition.

11.04 Damage and Destruction – Insured by Owners. The damage or destruction by fire or other casualty to all or any portion of any improvement on a Lot shall be repaired by the Owner thereof within ninety (90) days after such damage or destruction or, where repairs cannot be completed within ninety (90) days, they shall be commenced within such period and shall be completed within a reasonable time thereafter. Alternatively, the Owner may elect to demolish all improvements on the Lot and remove all debris therefrom within ninety (90) days after such damage or destruction.

ARTICLE TWELVE

MISCELLANEOUS

12.01 Savings. If any provision or provisions of this Declaration, or any article, section, sentence, clause, phrase, or word herein, or the application thereof, is in any circumstances held invalid, the validity of the remainder of this Declaration and the application thereof shall not be affected thereby.

12.02 Captions. The captions in this Declaration are for convenience only and are not a part of this Declaration and do not in any way limit or amplify the terms and provisions of this Declaration.

12.03 Applicable Law. The laws of the State of Mississippi shall govern this Declaration. All actions or proceedings in any way, manner or respect, arising out of or from or related to this Declaration shall be litigated only in courts having situs within the county in which the Subdivision is located. Each Owner hereby consents and submits to the jurisdiction of any local, state or federal court located within said county and state and hereby waives any rights it may have to transfer or change the venue of any such litigation. The prevailing party in any litigation in connection with this Declaration shall be entitled to recover from the other party all costs and expenses, including, without limitation, fees of attorneys and paralegals, incurred by such party in connection with any such litigation.

12.04 Effect of Waiver or Consent. A waiver or consent, express or implied, to or of any breach or default by any Person in the performance by that Person of its obligations hereunder is not a consent or waiver to or of any breach or default in the performance by that Person of the same or any other obligations of that Person. Failure on the part of a Person to complain of any act or to declare any Person in default hereunder, irrespective of how long that failure continues, does not constitute a waiver by that Person of its rights with respect to that default.

12.05 Headings. The headings and captions herein are used solely as a matter of convenience and shall not define, limit or expand any term or provision of this Declaration.

12.06 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a subdivision in accordance with Mississippi law. Failure to enforce any provision hereof shall not constitute a waiver of the right to enforce said provision or any other provision hereof.

12.07 Notice. All notices required or desired under this Declaration to be sent to the Association shall be sent certified mail, return receipt requested, by hand delivery or by a recognized overnight courier who maintains verification of delivery, to the Secretary of the Association, at such address as the Association may designate from time to time by notice in writing to all Owners. All notices to any Owner shall be delivered by hand delivery, by a recognized overnight courier who maintains verification of delivery in person, or sent by first (1st) class mail to the address of such Owner's Lot, or to such other address as he may have designated from time to time, in a writing duly received, to the Association.

12.08 Conflict Between Documents. If there is any conflict or inconsistency between the terms and conditions of this Declaration and the terms and conditions of the Articles of Incorporation, the Bylaws or any rules and regulations promulgated hereunder, the terms and conditions of this Declaration shall control. If there is any conflict or inconsistency between the terms and conditions of the Articles of Incorporation and the terms and conditions of the Bylaws or any rules and regulations promulgated hereunder, the terms and conditions of the Articles of Incorporation shall control. If there is any conflict or inconsistency between the terms and

conditions of the Bylaws and the terms and conditions of any rules and regulations promulgated hereunder, the terms and conditions of the Bylaws shall control.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Declarant has executed this Declaration by and through its duly authorized representative as of the date first set forth above.

DECLARANT:
HIGHLAND LAKE TOWNHOMES, LLC,
a Mississippi limited liability company

By: _____
Name: _____
As Its: _____

STATE OF MISSISSIPPI :
COUNTY OF _____:

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 20__, within my jurisdiction, the within named _____, who acknowledged that he is _____ of HIGHLAND LAKE TOWNHOMES, LLC, a Mississippi limited liability company , and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

{SEAL}

NOTARY PUBLIC
My Commission Expires: _____

DEED OF TRUST BENEFICIARY'S CONSENT AND SUBORDINATION

[INSERT NAME OF LENDER]("Lender"), the beneficiary under that certain [INSERT TITLE OF DEED OF TRUST], executed by [INSERT NAME OF BORROWER], a _____, dated _____ and recorded in Book _____, Page _____ of the Office of the Chancery Clerk of Harrison County, Mississippi, _____ Judicial District (the "Deed of Trust"), does hereby consent to the recording of this Declaration of Conditions, Covenants and Restrictions ("Declaration"). Furthermore, Lender does hereby subordinate in all respects its interest in and to the property described in the Deed of Trust to this Declaration; provided, however, that the lien of the Association for assessments under the Declaration shall be subordinate to the lien of Lender under the Deed of Trust, as provided in Section 4.07 of the Declaration. Lender does hereby acknowledge and agree that this Declaration shall be given priority over the Deed of Trust, and shall be unaffected by any default, foreclosure or exercise of any other remedy under the Deed of Trust, the same as if this Declaration were executed, delivered and recorded prior to the execution and recording of the Deed of Trust.

IN WITNESS WHEREOF, Lender has caused this Consent and Subordination to be executed by and through its duly authorized representative as of the ____ day of _____, 20____.

[NAME OF LENDER], a _____

By: _____
Name: _____
As Its: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 20__, within my jurisdiction, the within named _____ who acknowledged that (he)(she) is _____ of _____, a _____, and that for and on behalf of the said _____, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said _____ so to do.

Notary Public
My Commission Expires:

EXHIBIT "A"
DESCRIPTION OF THE SUBDIVISION PROPERTY

All property within the Highland Lake Townhomes, Phase _____ Subdivision as shown on the plat recorded in Map Book _____, Page _____ in the Office of the Chancery Clerk of Harrison County, Mississippi, _____ Judicial District.

EXHIBIT "B"
DESCRIPTION OF THE ADDITIONAL PROPERTY

[ADD PHASE 2 LEGAL DESCRIPTION]



**OFFICE of DIRECTOR of
PUBLIC WORKS and
ENGINEERING**

4050 Hewes Avenue
Gulfport, MS 39507-3903
Phone: 228-868-5740
Fax: 228-214-2238

March 4, 2022

Mr. Andy Phelan, P.E.
Gulf Coast Development and Design
Phone (228) 229-5021

**Re: Water and Sewer Service Availability for the Proposed Highland Lake Townhomes
(164 Connections)**

Dear Mr. Phelan:

This is to inform you that the City of Gulfport has the water and sewer availability to serve the proposed development located on Ollie Road just north of Highland Circle. (164 Connections).

Water:

Water is available via an existing 12 inch water main located just south of the intersection of Ollie Road and Highland Circle as shown on the Highland Lake Townhomes Utility Plans dated March 2, 2022 by Phelan Engineering, LLC. The water main will have to be extended, at the developer's expense. The engineer of record is responsible to ensure the fire flow meets the current City of Gulfport city standards.

Sewer:

Sewer is available via an existing sewer manhole at the southeast of the property as shown on the Highland Lake Townhomes Utility Plans dated March 2, 2022 by Phelan Engineering, LLC. Gravity sewer will have to be extended, and the current lift station will have to be upgraded at the developer's expense.

All plans are subject to the review and approval of the City of Gulfport Public Works and Engineering Departments prior to construction. Once the improvements are completed, the City of Gulfport Public Works and Engineering Departments shall inspect and approve the system prior to final acceptance.

****This will serve letter is valid for 12 months from the date issued.****

If you need any further information or have any questions, please contact our office at (228) 868-5740.

Sincerely,

Wayne E. Miller, P.E.
Director of Public Works and Engineering

cc: File

REVISED 6/6/02

FOR OPC USE ONLY

AI NO. _____

PLA NO. _____

**INFORMATION REGARDING PROPOSED WASTEWATER PROJECTS
TO: THE MISSISSIPPI OFFICE OF POLLUTION CONTROL**

The GULF COAST DEVELOPMENT & DESIGN, LLC,
(Name of Body Making Application, i.e. Individual, Corporation, Municipality, Developer, etc.)

whose mailing address is 919 2ND STREET, GULFPORT, MS, 39501,
(Street and Number) (City) (State) (Zip)

whose responsible official is KENNETH JONES, II, OWNER,
(Name) (Title)

and whose phone number is (228) 596 - 4471,

Herewith submits for consideration of the OPC plans, specifications, and other necessary data prepared by

PHELAN ENGINEERING, LLC
(Engineer or Firm)

ANDY PHELAN, PE
(Firm's Project Contact Person, if applicable)

2515 HAVARD ROAD
(Mailing Address)
OCEAN SPRINGS, MS 39564
(City, State, Zip)

(228) 229 - 5021
(Phone Number)

who is hereby authorized to represent the applicant in the engineering features of this project for

the construction of A NEW GRAVITY SEWER SYSTEM TO CONNECT TO AN EXISTING LIFT STATION;

THE LIFT STATION IS PRIVATELY MAINTAINED, BUT WILL BE UPGRADED AND TAKEN OVER BY THE CITY

(Clearly Describe Project: New System, Modification, Extension, Rehabilitation, Treatment, etc.)

to serve A 164-LOT TOWNHOME COMMUNITY
(Subdivision, Plant, School, Other)

located at NEAR HIGHLAND CIRCLE AND OLLIE ROAD; NE 1/4 OF SE 1/4 S6 T7S R10W
(Approximate Location, Including Section, Township, and Range)

in or near the City of GULFPORT in the County of HARRISON, State of Mississippi, as required by the regulations of the OPC and herewith make application to the OPC for the approval of this project. We understand through the regulations of the OPC that this approval is required prior to the initiation of construction activities.

Upon construction, these facilities will be owned and maintained by _____

THE CITY OF GULFPORT

(Name of Utility Company, Municipality, Owner, Developer, etc.)

whose mailing address is 4050 HEWES AVE, GULFPORT, MS, 39507
(Street and Number) (City) (State) (Zip)

NOTE: IF THIS PROJECT DOES NOT ADD ANY NEW CONNECTIONS OR ADDITIONAL FLOWS TO THE COLLECTION SYSTEM, YOU MAY OMIT SECTIONS A. THROUGH E. BELOW.

A. EXISTING SEWAGE COLLECTION SYSTEM

1. The facilities collecting the sewage from this proposed project are owned by _____

THE CITY OF GULFPORT

(Utility Company, Municipality, etc.)

2. The number of connections existing are 29,000

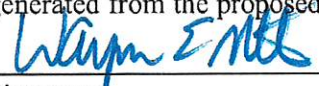
3. The length of sanitary sewers existing are 530 MILES

4. The number of existing lift stations are 183 LIFT STATIONS

5. Additional facilities that collect sewage from this proposed project, i.e. a regional wastewater authority, are owned by HARRISON COUNTY UTILITY AUTHORITY

B. CERTIFICATION(S) FROM COLLECTION ENTITIES

The official(s) responsible for the wastewater collection facilities denoted in Section A. above, that will serve the proposed project, do hereby certify that we agree to transport the wastewater flows generated from the proposed project. We also hereby certify that we have determined that our collection system(s) have the capacity available to transport properly the wastewater flows generated from the proposed project.



Signature

DIRECTOR OF PUBLIC WORKS & ENGINEERING

Title

CITY OF GULFPORT

Entity

Signature

Title

Entity

C. EXISTING SEWAGE TREATMENT WORKS

1. The facilities responsible for treatment of the sewage from this proposed project are owned by HARRISON COUNTY UTILITY AUTHORITY
(Utility Company, Municipality, etc.)
2. The OPC Permit Number for this wastewater facility is MS0051756.
3. The capacity for this wastewater treatment facility is 7.75 MGD.
4. The treatment type of this wastewater treatment facility is ACTIVATED SLUDGE
(Activated Sludge, Aerated Lagoon, etc.)
5. The present population served by the treatment facility is 30,000.
6. The operator in charge will be TERRY ATKISSON, who is a
Class IV wastewater operator, holding certificate number WW4-00009591.

D. CERTIFICATION FROM WASTEWATER TREATMENT ENTITY

The official responsible for the wastewater treatment facility denoted in Section C. above, that will serve the proposed project, does hereby certify that we agree to treat the wastewater flows generated from the proposed project. We also hereby certify that we have determined that our treatment facility has the capacity available to treat properly the wastewater flows generated from the proposed project.

Signature

EXECUTIVE DIRECTOR

Title

HARRISON COUNTY UTILITY AUTHORITY

Entity

E. PROPOSED PROJECT DETAILS

1. The ultimate population to be served by this proposed project is 330 PEOPLE.
2. The number of connections to be added are 164.
3. Per capita discharge 100 gpcd: Infiltration 20 gpcd. (Estimate, if unknown)
4. Area Served in Acres 20.14 Design Population Per Acre 16.4
5. The area water is supplied by CITY OF GULFPORT
4050 HEWES AVE, GULFPORT, MS 39507
(Name and Address of Water Utility)

6. Proposed Sewage Pumping Stations

Location or Number	Units Served	Pump Capacity (gpm)	Influent Flow (gpm)	
			Avg.	Peak
#1*	530 PPL	150 GPM	37	146

* AN EXISTING PRIVATE STATION TO BE UPGRADED AND TURNED OVER TO CITY OF GULFPORT

F. ADDITIONAL CLEARANCES

NOTE: APPROVAL OF THIS PROJECT SHALL NOT BE GRANTED UNTIL ALL THE MDEQ PERMITS, COVERAGES, AND APPROVALS DENOTED BELOW ARE SATISFACTORILY ADDRESSED.

1. The total area of ground disturbance by clearing, grading, and excavating for utilities, roadways, lots, etc. is 14.0 acres.
2. For construction projects disturbing five or more acres, have you applied to MDEQ or an MDEQ approved local authority for construction stormwater permit coverage?

☒ Yes ☐ Not applicable

If not applicable, why? _____

NOTE: IF YOU ARE DISTURBING MORE THAN ONE ACRE BUT LESS THAN FIVE ACRES AFTER MARCH 10, 2003, YOU MUST FOLLOW THE REQUIREMENTS OF MDEQ'S SMALL CONSTRUCTION STORM WATER GENERAL PERMIT. ALSO, AFTER MARCH 10, 2003, IF YOU ARE IN AN AREA THAT HAS AN MDEQ APPROVED LOCAL AUTHORITY YOU MUST APPLY FOR APPROVAL FOR 1-5 ACRE CONSTRUCTION PROJECTS. SOME LOCAL AUTHORITIES MAY REQUIRE APPROVAL FOR DISTURBANCE LESS THAN ONE ACRE.

3. Have determinations/authorizations been received from the Corps of Engineers regarding the need for a Section 404 Permit, General Permit or Nationwide Permit for stream or intermittent drain crossings, stream re-routing, or for placing fill material into wetlands?

☒ Yes ☐ Pending ☐ Not applicable

If not applicable, why? _____

G. ADDITIONAL CERTIFICATIONS

We hereby certify that we are the applicants for this project, that we are familiar with the information contained in this form, and that, to the best of our knowledge and belief, such information is true, complete, and accurate.

Signature of Responsible Official for Body Making Application

KENNETH JONES, II; OWNER, GULF COAST DEVELOPMENT AND DESIGN, LLC

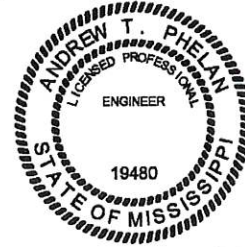
Printed Name and Title of Above

I hereby certify that the engineering documents for this project were prepared by myself or under my direct supervision, that I am familiar with the information contained in this form, and that, to the best of my knowledge and belief, such information is true, complete, and accurate.

Signature of Engineer Registered Under Mississippi Laws

ANDY PHELAN, PE MS 19480

Typed Name and Registration Number

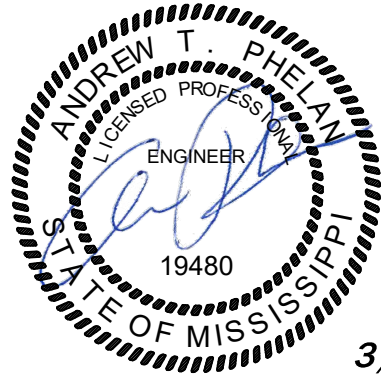


THE APPLICANTS AGREE THAT NO CHANGES IN OR DEVIATION FROM THE PLANS AND SPECIFICATIONS APPROVED BY THE OPC WILL BE MADE EXCEPT WITH THE PRIOR CONSENT AND APPROVAL OF THE OPC.

COMMENTS: _____

SHEET LIST

SHEET #	SHEET TITLE
C0.0	TITLE SHEET
-	PROJECT LAYOUT
-	DIMENSIONAL LAYOUT
C0.1	GENERAL NOTES
C0.2	SURVEY
C1.0	SITE LAYOUT
C1.1	SITE LAYOUT - EAST
C1.2	SITE LAYOUT - WEST
C1.3	LOT DATA
C1.4	LOT DATA
C2.0	UTILITY PLAN - OVERALL
C2.1	UTILITY PLAN - EAST
C2.2	UTILITY PLAN - WEST
C2.3	LIFT STATION DETAILS
C3.0	GRADING AND DRAINAGE - OVERALL
C3.1	GRADING AND DRAINAGE - EAST
C3.2	GRADING AND DRAINAGE - WEST
C3.3	GRADING AND DRAINAGE - DESIGN INFORMATION
C3.4	GRADING AND DRAINAGE - PROFILES
C3.5	GRADING AND DRAINAGE - PROFILES
C3.6	GRADING AND DRAINAGE - DETENTION
C3.7	GRADING AND DRAINAGE -DETENTION DETAILS
C4.0	ROAD PROFILE - LAYOUT
C4.1	ROAD PROFILE - FRAIZER
C4.2	ROAD PROFILE - FRAIZER
C4.3	ROAD PROFILE - FRAIZER
C4.4	ROAD PROFILE - FRAIZER
C4.5	ROAD PROFILE - SINCLAIR
C4.6	ROAD PROFILE - SINCLAIR
C4.7	ROAD PROFILE - MCCONNELL
C4.8	ROAD PROFILE - MARJORIE
C5.0	EROSION CONTROL (INITIAL)
C5.1	EROSION CONTROL
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
C6.2	CONSTRUCTION DETAILS
C6.3	CONSTRUCTION DETAILS
C6.4	CONSTRUCTION DETAILS
C6.5	CONSTRUCTION DETAILS



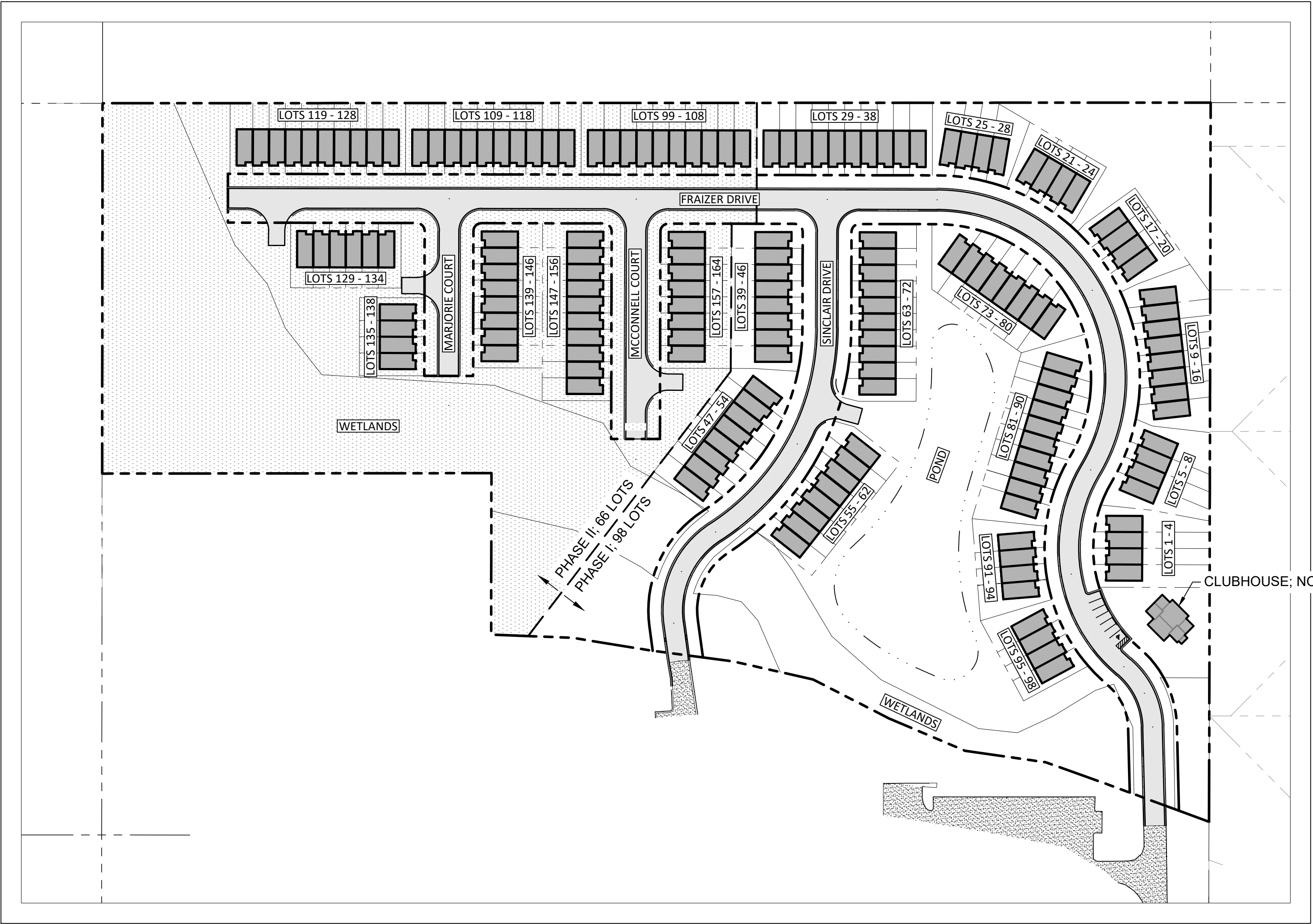
3/3/2022

THIS PLAN SET BEING
SUBMITTED TO CITY
OF GULFPORT FOR
PLANS REVIEW

HIGHLAND LAKE TOWNHOMES

AT GULFPORT HIGHLANDS

LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF
GULFPORT, 1ST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

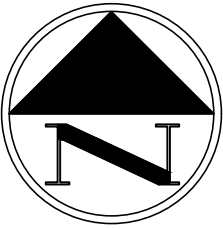
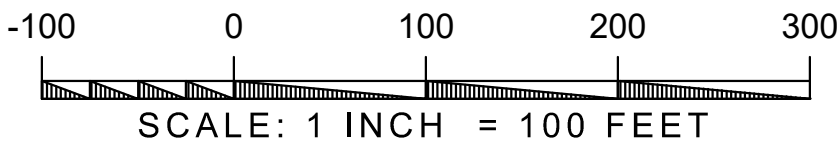


CLUBHOUSE; NOT IN CONTRACT



VICINITY MAP
NOT TO SCALE

PROJECT OVERVIEW



PLANS PREPARED BY:



ON BEHALF OF:



PROJECT		HIGHLAND LAKE TOWNHOMES
PROJECT PHASE	100% DESIGN	
PROJECT ADDRESS	LOT 4 - GULFPORT HIGHLANDS	
DATE	MARCH 2022	PROJECT # 011
REVISION DESCRIPTION		BY
NO.	DATE	
TITLE SHEET		
SHEET TYPE		
SHEET NUMBER	C0.0	

LINE TABLE		
LINE #	LENGTH	DIRECTION (CW)
L1	80.03	N01°23'03.75"W
L2	95.14	N89°52'30.80"W
L3	117.66	S00°07'29.20"W
L4	46.67	S07°46'53.06"E
L5	30.21	S07°46'53.06"E
L6	117.66	S00°07'29.20"W
L7	155.00	S89°52'30.80"E
L8	255.00	N00°07'29.20"E
L9	60.00	S89°52'30.80"E
L10	255.00	S00°07'29.20"W
L11	150.00	S89°52'30.80"E
L12	177.90	N00°07'29.20"E
L13	60.00	S89°52'30.80"E
L14	177.90	S00°07'29.20"W
L15	232.00	S89°52'30.80"E
L16	60.00	S00°07'29.20"W
L17	872.14	N89°52'30.80"W
L18	103.84	N01°23'03.75"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	59.07	70.0	048.35°
C2	309.21	220.0	080.53°
C3	399.73	190.0	120.54°
C4	15.71	10.0	090.00°
C5	328.13	330.0	056.97°
C6	96.25	85.0	064.88°
C7	164.19	145.0	064.88°
C8	268.47	270.0	056.97°
C9	15.71	10.0	090.00°
C10	15.71	10.0	090.00°
C11	15.71	10.0	090.00°
C12	15.71	10.0	090.00°
C13	15.71	10.0	090.00°
C14	525.97	250.0	120.54°
C15	224.95	160.0	080.55°
C16	109.76	130.0	048.38°

MISCELLANEOUS DATA

1. PRESENT TRACT DESIGNATION: 1008F-01-001.000
2. SUBDIVISION NAME: HIGHLAND LAKE TOWNHOMES
3. PRESENT OWNER: GH VILLAGE, LLC; 4680 HICKORY RIDGE, JACKSON, MS 39211
4. SUBDIVIDER: GULF COAST DEVELOPMENT & DESIGN, LLC; 919 2ND STREET, GULFPORT, MS 39501
5. PROJECT ENGINEER: PHELAN ENGINEERING, LLC; ANDY PHELAN, PE
6. PROJECT LAND SURVEYOR: W ENGINEERING & GEOTECHNICAL; PETE WILLIAMS

PROPOSED ROAD LENGTHS

FRAIZER DRIVE - 1808.13 LF
SINCLAIR DRIVE - 633.00 LF
MCCONNELL CT - 295.00 LF
MARJORIE CT - 217.90 LF

LAND AREA ANALYSIS

TOTAL = 20.135 AC (100%)
WETLANDS = 4.343 AC (21.6%)
R.O.W. = 3.895 AC (19.3%)
COMMON AREA = 4.211 AC (20.9%)
LOTS (164) = 7.685 AC (38.2%)

MINIMUM BUILDING SETBACKS

FRONT YARD = 25 FEET
REAR YARD = 15 FEET
SIDE YARD = 8 FEET*

* SIDE YARD APPLICABLE ONLY TO END UNITS

BUILDING HEIGHT

MAXIMUM ALLOWED: 45 FEET (R-B)
ANTICIPATED: 27'-4" TO TOP OF ROOF RIDGE

LOT COVERAGE

MAXIMUM ALLOWED: 75% OF LOT AREA
ANTICIPATED: 60% (MAX)

PARKING

PARKING REQUIRED: 2 SPACES PER DU
PARKING PROVIDED: 2 SPACES PER DU*

*ONE CAR GARAGE PLUS 20' DRIVEWAY

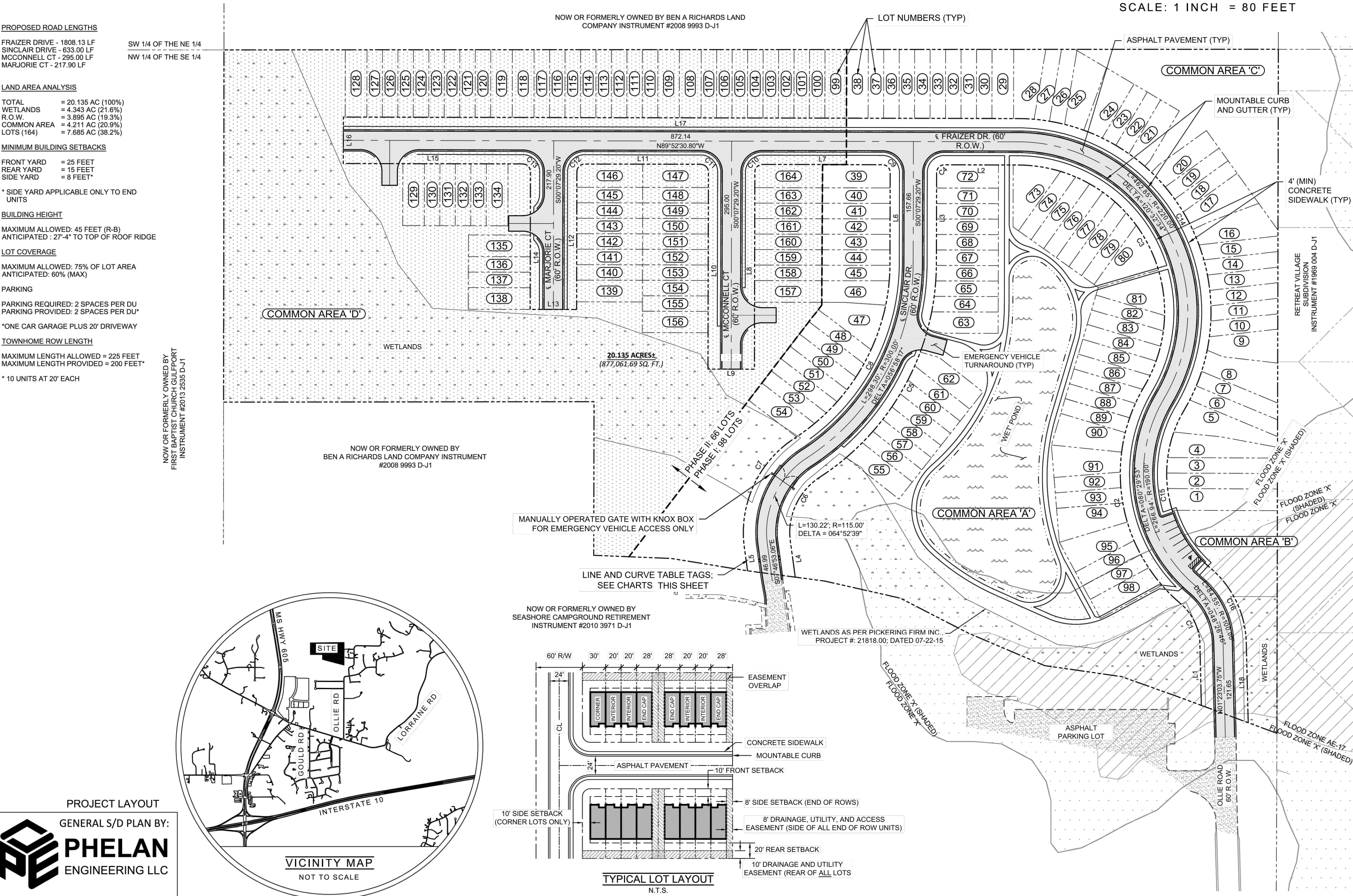
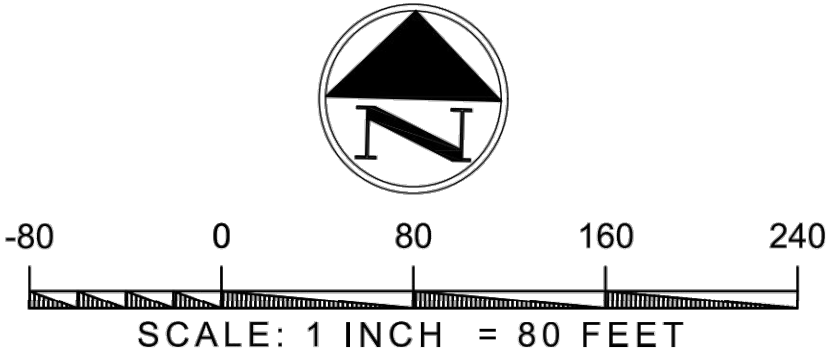
TOWNHOME ROW LENGTH

MAXIMUM LENGTH ALLOWED = 225 FEET
MAXIMUM LENGTH PROVIDED = 200 FEET*

* 10 UNITS AT 20' EACH

HIGHLAND LAKE TOWNHOMES

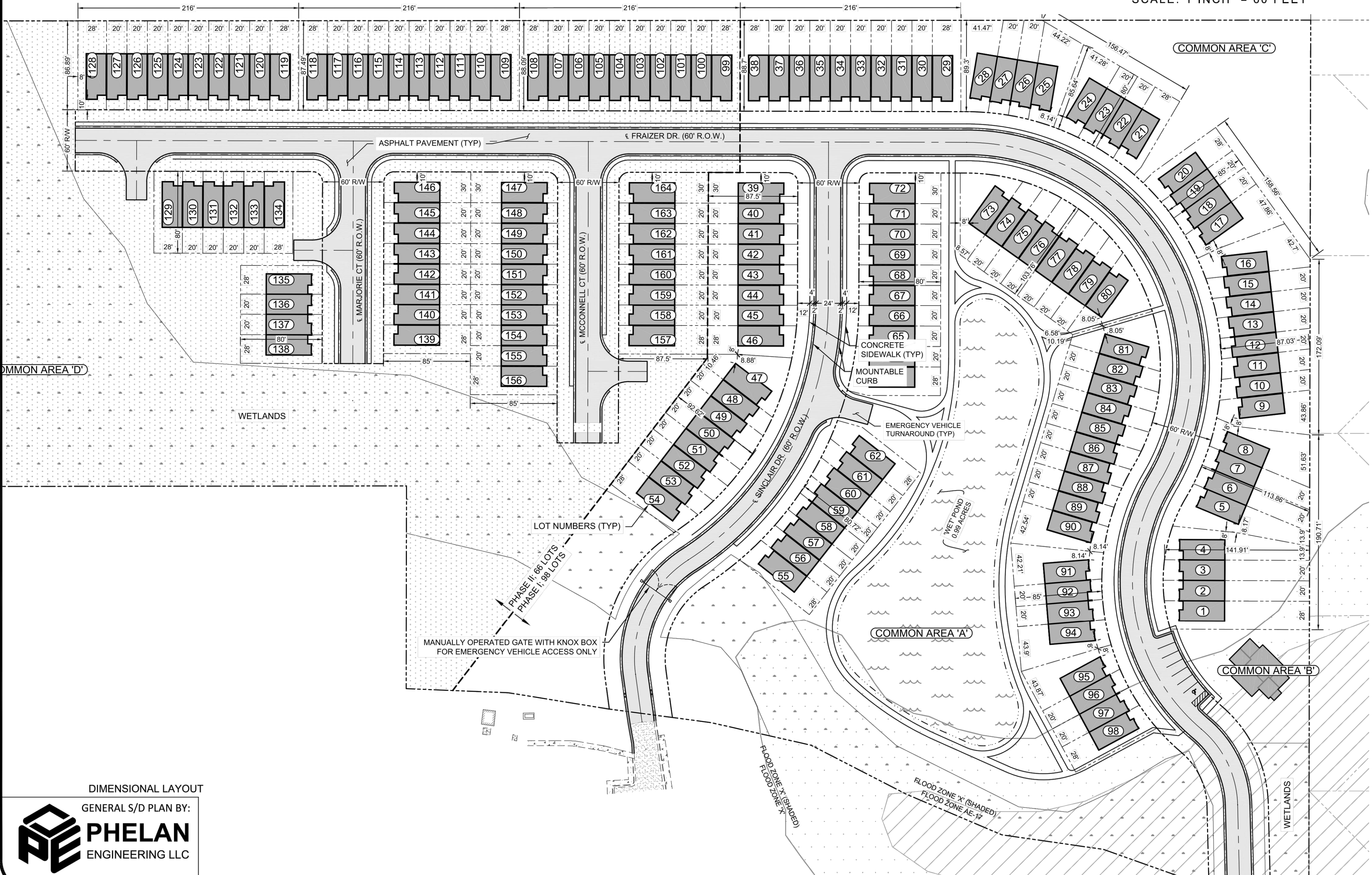
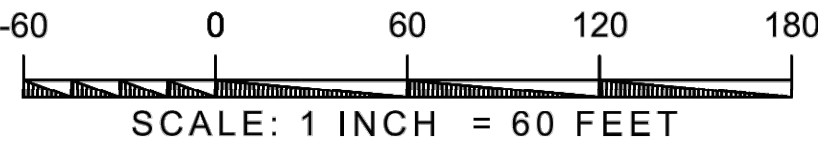
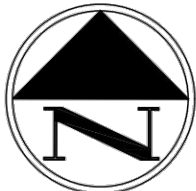
AT GULFPORT HIGHLANDS
LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, 1ST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI



HIGHLAND LAKE TOWNHOMES

AT GULFPORT HIGHLANDS

LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, 1ST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI



DIMENSIONAL LAYOUT
GENERAL S/D PLAN BY:
PHELAN
ENGINEERING LLC

WATER

1. EXISTING WATER SYSTEM(S) SHALL REMAIN IN OPERATION DURING ALL PHASES OF CONSTRUCTION.
2. ALL WATER SERVICES SHALL BE INSTALLED FROM THE MAIN TO THE METER BOX AND SHALL INCLUDE THE METER BOX AND FITTING NECESSARY FOR INSTALLATION OF THE PRIVATE SERVICES; CONTRACTOR SHALL COORDINATE METER CONNECTIONS WITH THE CITY OF GULFPORT PUBLIC WORKS.
3. THE CONTRACTOR SHALL NOT OPERATE ANY VALVE OR HYDRANT OR PLUG ANY WATER LINE WITHOUT SPECIAL PERMISSION FROM THE UTILITY PROVIDER.
4. NEW WATER SERVICE SIZES SHALL BE 1" (DOMESTIC) AND 3/4" IRRIGATION (PER THE CONSTRUCTION DETAILS), UNLESS DIRECTED OTHERWISE BY THE PROJECT PLANS, THE UTILITY PROVIDER, ETC.

SEWER

1. CONTRACTOR SHALL HAVE ON HAND AT ALL TIMES THE NECESSARY FITTINGS AND ACCESSORIES NEEDED TO PERFORM AN EMERGENCY REPAIR ON ANY EXISTING ADJACENT SANITARY SEWER FORCE MAIN (COMMON AND KNOWN SIZES), SHOULD THE MAIN BE RUPTURED DURING THE CONSTRUCTION OF THIS PROJECT.
2. THE CONTRACTOR SHALL NOT OPERATE ANY VALVE, LIFT STATION OR PLUG ANY SEWER LINE WITHOUT SPECIAL PERMISSION FROM THE UTILITY PROVIDER.
3. NEW SEWER SERVICE SIZE SHALL BE 6" UNLESS DIRECTED OTHERWISE BY THE PROJECT PLANS, THE UTILITY PROVIDER, ETC.

DRAINAGE

1. TOP ELEVATIONS OF INLETS AND BOXES ARE APPROXIMATE. FINAL GRADES SHALL BE FIELD DETERMINED BY THE ENGINEER OR AN AUTHORIZED REPRESENTATIVE.
2. ALL "VARIES" DIMENSIONS DEPEND DIRECTLY ON PIPE SIZE, THICKNESS AND DEPTH OF PIPE.

MISCELLANEOUS WATER, SEWER, & DRAINAGE

1. ALL TESTING FOR WATER, SEWER, AND DRAINAGE UTILITIES SHALL BE PER THE SERVICE PROVIDERS' STANDARD SPECIFICATIONS AND THE MDOT RED BOOK (LATEST ADDITION). CONTRACTOR MUST COORDINATE ANY TESTING WITH THE PROVIDER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGED UTILITIES, PUBLIC AND PRIVATE, THAT WAS DAMAGED DUE TO THE OPERATIONS OF THE CONTRACTOR.
3. PICK-UP HOLES WILL NOT BE ALLOWED IN ANY PIPE.
4. CONTRACTOR MUST KEEP THE WATER, SEWER, AND DRAINAGE SYSTEMS FUNCTIONAL AND ALL ADJACENT HOUSES, BUILDINGS, ETC. IN SERVICE AT ALL TIMES UNLESS MINIMAL UTILITY OUTAGES ARE APPROVED BY THE SERVICE PROVIDER WITH A MINIMUM OF THREE (3) WORKING DAYS (M-F) NOTICE. NO SERVICE SHALL BE LEFT OFF TO ANY HOUSE OVERNIGHT.
5. CONTRACTOR SHALL POUR CONCRETE INVERTS IN ALL DRAINAGE STRUCTURES AND SEWER MANHOLES, AS DIRECTED BY THE UTILITY PROVIDER.
6. DRAINAGE CULVERTS, WATER AND SEWER MAINS/SERVICES ARE TO BE TIED INTO EXISTING LINES SO THAT IT WILL NOT CAUSE ANY DAMAGE. THE CONTRACTOR AT HIS SOLE EXPENSE SHALL REPAIR ANY DAMAGES THAT OCCUR AND ALL REPAIRS SHALL BE TO THE SATISFACTION OF THE PROVIDER.
7. ALL ABANDONED LINES TO BE CAPPED WITH CONCRETE GROUT.
8. CONTRACTOR SHALL EXPLORE AHEAD (SURFACE AND SUBSURFACE) 40 LINEAR FEET OF THE PIPE BEING LAID SO THAT PROPERTY ADJUSTMENTS CAN BE MADE IN THE ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING STRUCTURES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN OBSTRUCTION.
9. AT ALL LOCATIONS WHERE PIPE AND/OR FITTING COME IN CONTACT WITH CONCRETE, THE TWO MATERIALS SHALL BE SEPARATED BY 1/8" SHEET RUBBER.

EROSION CONTROL

1. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL MATERIALS AND PERFORM ALL WORK FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURE NECESSARY TO CONTROL SILTATION.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCES AROUND THE DOWNSTREAM PERIMETER OF ALL VEGETATED AREAS WHICH ARE DISTURBED AND SHALL PREVENT SILTATION OF ADJACENT DRAINAGE SYSTEMS AND CHANNELS WITH SILT FENCING AND HAY BALES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DURING THE ENTIRE COURSE OF THIS WORK PER STORMWATER BEST MANAGEMENT PRACTICES.
3. SILT FENCES SHALL BE INSTALLED AROUND ALL STOCKPILED MATERIALS.
4. PROPOSED SWALES SHALL BE SEEDED WITH THE APPROPRIATE SEED DEPENDING ON THE TIME OF YEAR. USE APPLICATION RATES PROVIDED IN THE SPECIFICATIONS. IMMEDIATELY AFTER SEEDING, THE AREA SHALL BE MULCHED AND FERTILIZED.
5. ALL DISTURBED RIGHT-OF-WAY AREAS OUTSIDE PROPOSED STREETS SHALL BE GRADED, SEEDED, MULCHED AND FERTILIZED AFTER STREET CONSTRUCTION IS COMPLETE.
6. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE MISSISSIPPI DEPARTMENT OF QUALITY'S PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER.
7. NATURAL VEGETATION SHALL BE MAINTAINED AND PROTECTED WHEREVER POSSIBLE. DO NOT REMOVE MARKED TREES.
8. ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE CONSTRUCTION EXIT, A CONSTRUCTION EXIT IS REQUIRED AT ALL ACCESS POINTS ON THE SITE.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION CONTROLS THROUGHOUT THE DURATION OF THE PROJECT.
10. TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED WITHIN SEVEN CALENDAR DAYS WHEN A DISTURBED AREA WILL BE LEFT UNDISTURBED FOR FOURTEEN (14) DAYS OR MORE.
11. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL NOT BE REMOVED UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED ON ALL DISTURBED AREAS. FINAL APPROVAL ON THE PROJECT WILL NOT BE MADE UNTIL ALL TEMPORARY EROSION CONTROLS ARE REMOVED AND PERMANENT EROSION CONTROLS ARE EFFECTIVELY ESTABLISHED.
12. ALL EQUIPMENT REPAIR AND MAINTENANCE SHALL BE DONE OFFSITE.

EROSION CONTROL (CONTINUED)

1. RECEPTACLES SHALL BE PROVIDED TO PROPERLY DISPOSE OF ALL TRASH AND WASTE. ALL CONSTRUCTION DEBRIS SHALL BE PICKED UP AT THE END OF EACH DAY AND SHALL BE REMOVED COMPLETELY FROM THE SITE AT THE END OF THE PROJECT.
14. SANITARY FACILITIES SHALL BE PROVIDED ON-SITE FOR ALL EMPLOYEES.
15. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK. IF IT WILL BE REQUIRED TO REMOVE THEM TEMPORARILY DUE TO CONSTRUCTION ACTIVITIES, ONCE THOSE ACTIVITIES ARE COMPLETED OR AT THE END OF THE WORK DAY, THE TEMPORARY CONTROLS SHALL BE REINSTALLED IMMEDIATELY.
16. ALL EROSION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS.
17. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE DEEMED NECESSARY IF THE CONTROLS FOUND IN THIS STORMWATER MANAGEMENT PLAN ARE FOUND TO BE INEFFECTIVE.
18. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES ½ THE HEIGHT OF THE CONTROL. THE SEDIMENT SHALL BE PROPERLY DISPOSED OF SO AS NOT TO CAUSE SEDIMENTATION IN ANOTHER LOCATION.
19. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND FOLLOWING ANY RAIN EVENT. NON-FUNCTIONING, INEFFECTIVE OR DAMAGED CONTROLS SHALL BE REPAIRED, REPLACED OR SUPPLEMENTED WITH FUNCTIONAL CONTROLS WITHIN 24 HOURS OF DISCOVERY.
20. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT MIGRATES INTO THE STORM DRAIN SYSTEM.
21. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT OR CONSTRUCTION DEBRIS THAT IS TRACKED ONTO ADJACENT PAVED AREAS. ADJACENT STREETS SHALL BE KEPT CLEAN THROUGHOUT CONSTRUCTION AND SHALL BE CLEANED WITH A STREET-SWEEPER OR SIMILAR TECHNIQUE IMMEDIATELY UPON DISCOVERY OF SEDIMENT. WASHING DOWN OF THE STREET OR ANY PAVED AREAS IS NOT ALLOWED.
22. ANY SEDIMENT THAT HAS MIGRATED OFFSITE WHETHER ONTO PUBLIC OR PRIVATE PROPERTY SHALL BE REMOVED IMMEDIATELY UPON DISCOVERY.

UTILITIES, GENERAL

1. CONTRACTORS SHALL MAKE EVERY EFFORT TO PROTECT EACH PRIVATE UTILITY ENCOUNTERED AND COORDINATE ADJUSTMENTS AND/OR UTILITY RELOCATIONS WITH UTILITY OWNERS. ANY DAMAGES DONE TO UTILITIES SHALL BE REPLACE/REPAIRED AT THE CONTRACTORS EXPENSE.
- | | |
|--------------------------------|----------------|
| CENTERPOINT ENERGY ENTEX (GAS) | 228-896-7500 |
| MISSISSIPPI POWER CO. (POWER) | 1-800-532-1502 |
| COAST ELECTRIC (POWER) | 1-800-624-3348 |
| AT&T | 1-877-737-2478 |
| CABLE ONE | 228-374-5900 |
| MISSISSIPPI 811 (ONE CALL) | 1-800-227-6477 |
2. ADJUSTMENTS TO GAS, TELEPHONE, T.V. CABLE, AND POWER APPURTENANCES SHALL BE MADE BY OTHERS, BUT SHALL BE COORDINATED BY THE CONTRACTOR.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER CANNOT AND DOES NOT WARRANT THAT THE INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE INVOLVED UTILITY OWNERS TO HAVE THE EXACT LOCATION OF ALL EXISTING UTILITIES DETERMINED BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. IF IT IS NECESSARY TO HOLD ANY UTILITY POLES, AND A CHARGE FOR THIS SERVICE IS ACCESSED, IT SHALL BE THE CONTRACTOR'S SOLE EXPENSE.

VEGETATION

1. REMOVE ONLY TREES WITHIN THE LIMITS OF THE WORK THAT ARE NECESSARY FOR CONSTRUCTION OF THE PROJECT. NO TREES PROTECTED BY LOCAL ORDINANCE SHALL BE REMOVED, TRIMMED, OR DAMAGED, INCLUDING ROOTS, UNLESS SPECIFICALLY PERMITTED IN WRITING BY THE MUNICIPAL. ANY DAMAGES TO ANY TREE SHALL BE CONTRACTOR'S RESPONSIBILITY AS WELL AS ANY RESULTING PENALTIES OR REQUIREMENTS THAT MAY BE IMPOSED BY THE MUNICIPALITY.

TRAFFIC/SIGNS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND ANY ATTACHED TRAFFIC CONTROL PLAN.
2. CONTRACTOR SHALL REMOVE AND REINSTALL ANY CONFLICTING STREET SIGNS. ANY SIGNS DAMAGED BY THE CONTRACTOR, SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. ALL SIGNS REPLACED MUST CONFORM TO MUTCD SPECIFICATIONS.
3. STRIPED MARKER ON BARRICADES WITH STRIPE ANGLING DOWNWARD ON A 45-DEGREE ANGLE SHOULD ANGLE DOWN AWAY FROM THE OBSTRUCTION OR ANGLE DOWN IN THE DIRECTION OF TRAFFIC DETOUR IS EXPECTED TO FOLLOW.
4. IF CONTRACTOR FAILS TO MAINTAIN TRAFFIC CONTROL AS PRESCRIBED FOR TYPE OF CONSTRUCTION, THE OWNER MAY WITHHOLD PAYMENT OF ALL OR ANY RECENT PAY REQUESTS UNTIL TRAFFIC CONTROL PLAN IS IN COMPLIANCE WITH PLANS AND REASONABLE SAFETY GUIDELINES.
5. ALL CONSTRUCTION SIGNS SHALL BE IN PLACE BEFORE THE START OF ANY CONSTRUCTION AND SHALL REMAIN IN PLACE FOR THE LIFE OF THE PROJECT.
6. THE LOCATION AND SPACING OF SIGNS SHOWN ON THE TRAFFIC CONTROL PLANS ARE APPROXIMATE AND MAY BE ADJUSTED AS NECESSARY TO FIT FIELD CONDITIONS OR AS APPROVED BY THE MUNICIPAL ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE.
7. REPLACEMENT OF LOST OR DAMAGED CONSTRUCTION SIGNS OR DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO PAYMENT SHALL BE MADE FOR SUCH REPLACEMENT OR REPAIR.

MISCELLANEOUS

1. ALL CONCRETE SHALL BE CLASS "B", 3500 PSI UNLESS OTHERWISE NOTED.
2. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED ¾".
3. EDGES OF ASPHALT & CONCRETE TO BE REMOVED AT ADJACENT PAVEMENT WALKWAYS AND DRIVEWAYS. OTHER SURFACES TO REMAIN MUST BE SAW CUT.

MISCELLANEOUS (CONTINUED)

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGES DONE TO PRIVATE PROPERTY, WHICH WAS DAMAGED, IN THE OPINION OF THE OWNER, DUE TO THE NEGLIGENCE OF THE CONTRACTOR.
5. FENCES IN CONFLICT WITH NEW CONSTRUCTION SHALL BE RELOCATED TO THE EDGE OF THE PROPERTY BY THE CONTRACTOR; COORDINATE WITH OWNER FOR COMPENSATION.
6. THE CONTRACTOR IS CAUTIONED TO MAKE HIS OWN SUBSURFACE INVESTIGATIONS REGARDING SOIL QUALITY EARLY IN CONSTRUCTION AS WELL AS REVIEW ANY APPLICABLE GEOTECHNICAL INVESTIGATIONS RELATED TO THIS PROJECT.
7. ALL SOILS DISTURBED AROUND DRAINAGE STRUCTURES AND MANHOLES SHALL BE COMPACTED BACK TO 95% ASTM D1557.
8. CONTRACTOR TO STOCKPILE ALL SUITABLE TOP SOIL FOR PLANTING MATERIAL ON SIDE SLOPES.
9. BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS AND SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE OWNER, AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.
10. CONTRACTOR SHALL DISPOSE OFF-SITE ALL MISCELLANEOUS TRASH, DEBRIS, AND DAMAGED VEGETATION FROM ALL AREAS WITHIN THE LIMITS OF WORK. ALL SUCH WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

PROJECT WETLANDS/ENVIRONMENTAL PERMITS

1. THIS PROJECT HAS RECEIVED A USACE INDIVIDUAL SECTION 404 WETLANDS PERMIT (SAM-2007-01330-CRO); CONTRACTOR SHALL FULLY FAMILIARIZE THEMSELVES WITH AND FOLLOW THE REQUIREMENTS OF THIS PERMIT AND STAY WITHIN THE PERMITTED LIMITS OF WETLANDS TO BE IMPACTED.
2. THIS PROJECT HAS RECEIVED AN MDEQ SECTION 401 WATER QUALITY CERTIFICATION (WQC2015046). CONTRACTOR SHALL FULLY FAMILIARIZE THEMSELVES WITH AND FOLLOW THE REQUIREMENTS OF THIS PERMIT.
3. CONTRACTOR TO BE WHOLLY RESPONSIBLE FOR MARKING (SURVEY-GRADE) ALL LIMITS OF WETLANDS TO REMAIN.
4. CONTRACTOR TO BE WHOLLY RESPONSIBLE FOR ENSURING NO UNPERMITTED WETLANDS ARE DISTURBED.
5. CONTRACTOR TO BE WHOLLY RESPONSIBLE FOR STRICTLY ADHERING TO ALL APPLICABLE GENERAL AND SITE SPECIFIC PROVISIONS SET FORTH IN THE USACE 404 PERMIT AND MDEQ 401 PERMIT.
6. ANY SEDIMENT, CONTAMINANTS, CONSTRUCTION DEBRIS, OR SIMILAR DISCOVERED WITHIN THE LIMITS OF WETLANDS TO REMAIN SHALL BE IMMEDIATELY REMOVED WITH THE LEAST POSSIBLE DISTURBANCE.

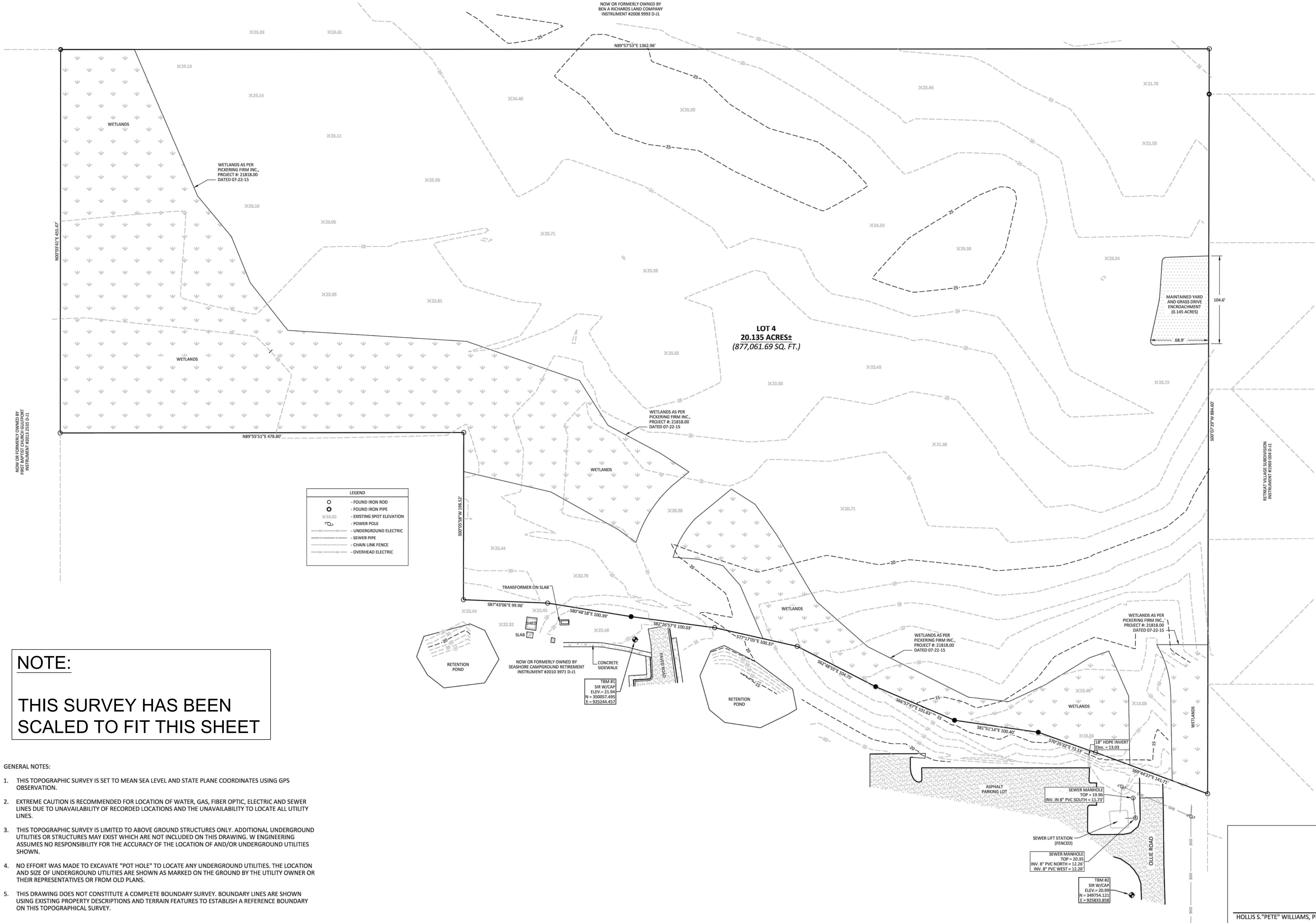
GENERAL NOTES			PROJECT	HIGHLAND LAKE TOWNHOMES
	SHEET NUMBER	SHEET TYPE	PROJECT PHASE	100% DESIGN
			PROJECT ADDRESS	LOT 4 - GULFPORT HIGHLANDS
C0.1			DATE	MARCH 2022
			REVISION DESCRIPTION	PROJECT # 011

NOTE:
THIS SURVEY HAS BEEN
SCALED TO FIT THIS SHEET

GENERAL NOTES:

- THIS TOPOGRAPHIC SURVEY IS SET TO MEAN SEA LEVEL AND STATE PLANE COORDINATES USING GPS OBSERVATION.
- EXTREME CAUTION IS RECOMMENDED FOR LOCATION OF WATER, GAS, FIBER OPTIC, ELECTRIC AND SEWER LINES DUE TO UNAVAILABILITY OF RECORDED LOCATIONS AND THE UNAVAILABILITY TO LOCATE ALL UTILITY LINES.
- THIS TOPOGRAPHIC SURVEY IS LIMITED TO ABOVE GROUND STRUCTURES ONLY. ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES MAY EXIST WHICH ARE NOT INCLUDED ON THIS DRAWING. W ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF AND/OR UNDERGROUND UTILITIES SHOWN.
- NO EFFORT WAS MADE TO EXCAVATE "POT HOLE" TO LOCATE ANY UNDERGROUND UTILITIES. THE LOCATION AND SIZE OF UNDERGROUND UTILITIES ARE SHOWN AS MARKED ON THE GROUND BY THE UTILITY OWNER OR THEIR REPRESENTATIVES OR FROM OLD PLANS.
- THIS DRAWING DOES NOT CONSTITUTE A COMPLETE BOUNDARY SURVEY. BOUNDARY LINES ARE SHOWN USING EXISTING PROPERTY DESCRIPTIONS AND TERRAIN FEATURES TO ESTABLISH A REFERENCE BOUNDARY ON THIS TOPOGRAPHICAL SURVEY.

LEGEND	
	FOUND IRON ROD
	FOUND IRON PIPE
	EXISTING SPOT ELEVATION
	POWER POLE
	UNDERGROUND ELECTRIC
	SEWER PIPE
	CHAIN LINK FENCE
	OVERHEAD ELECTRIC



Gulf Coast
Development Design

W ENGINEERING, P.A.

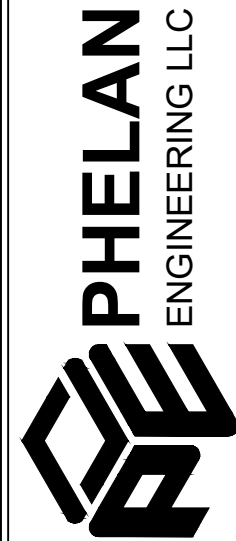
Project No.: 2024
Date: 01/17/22
Scale: 1" = 50'
Drawn By: RSC
Checked By: HSW

Office 601-928-5981
pw@weng-rms.com
301 Central Ave East
Wiggins, MS 39577

Topographical Survey - Highlands Subdivision Lot 4

REVISIONS	
NO.	DESCRIPTION

Sheet No.
01



SURVEY

SHEET TYPE

HIGHLAND LAKE TOWNHOMES

100% DESIGN

LOT 4 - GULFPORT HIGHLANDS

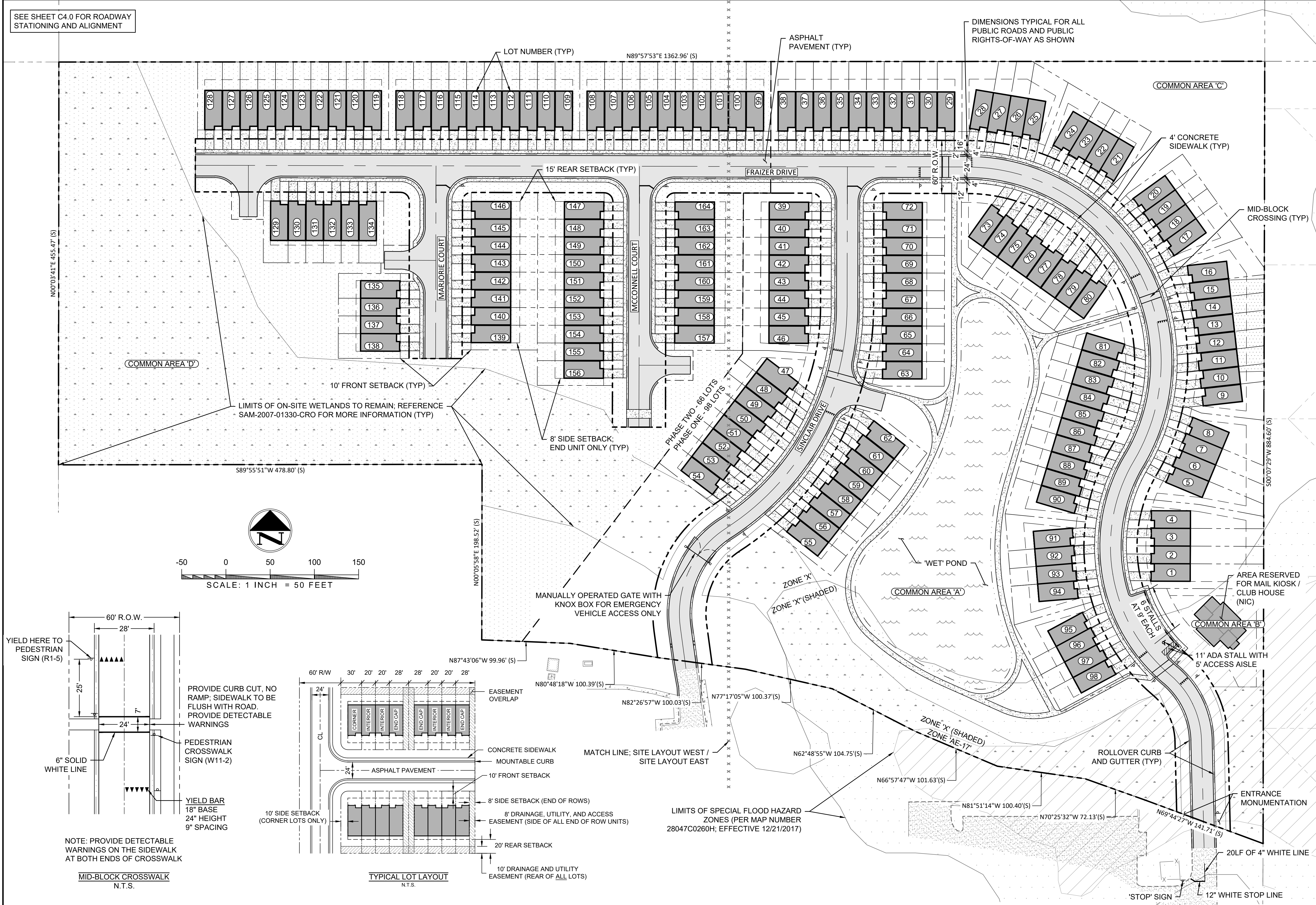
MARCH 2022

PROJECT #

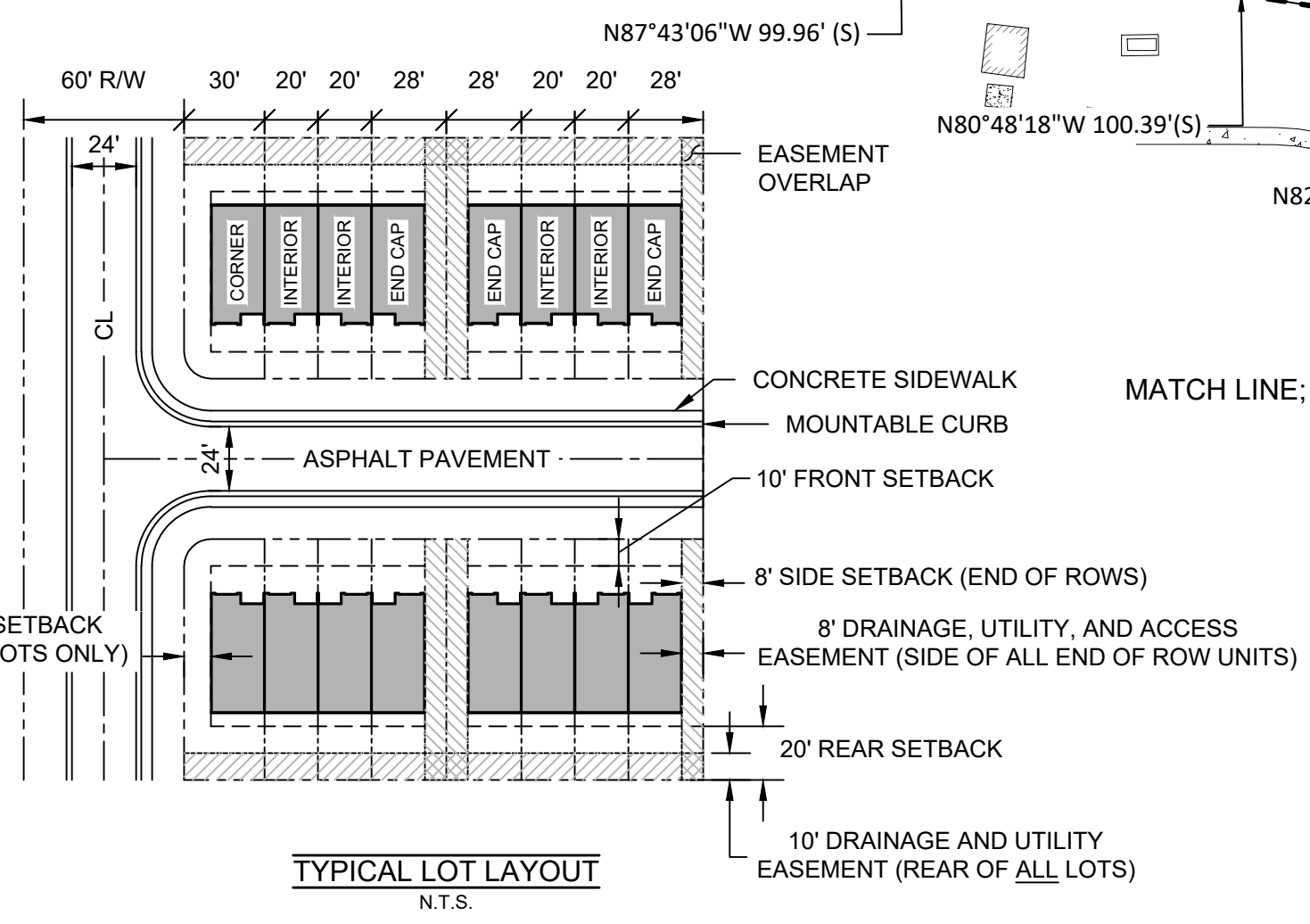
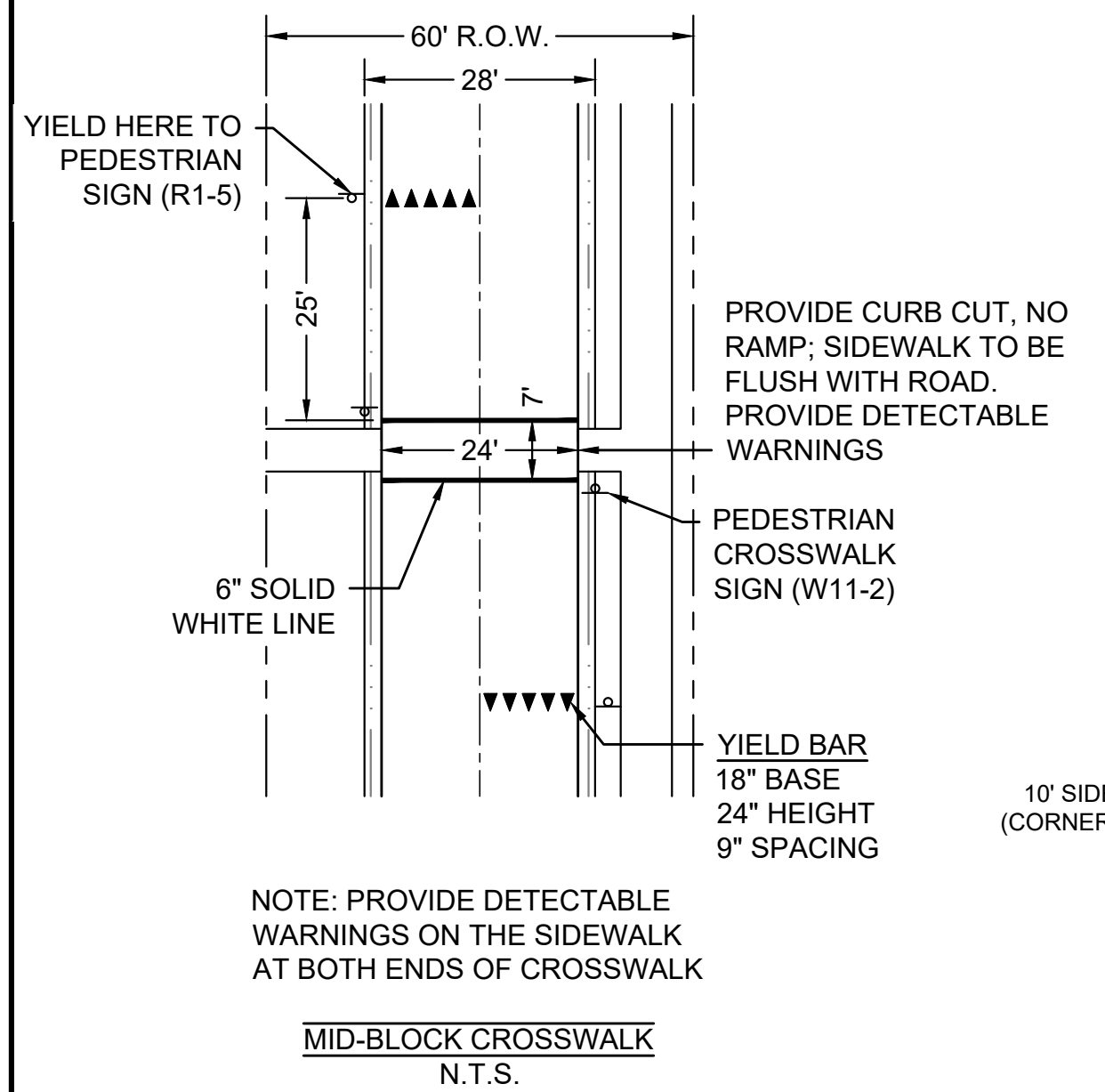
011

SHEET NUMBER

C0.2



SEE SHEET C4.0 FOR ROADWAY
STATIONING AND ALIGNMENT



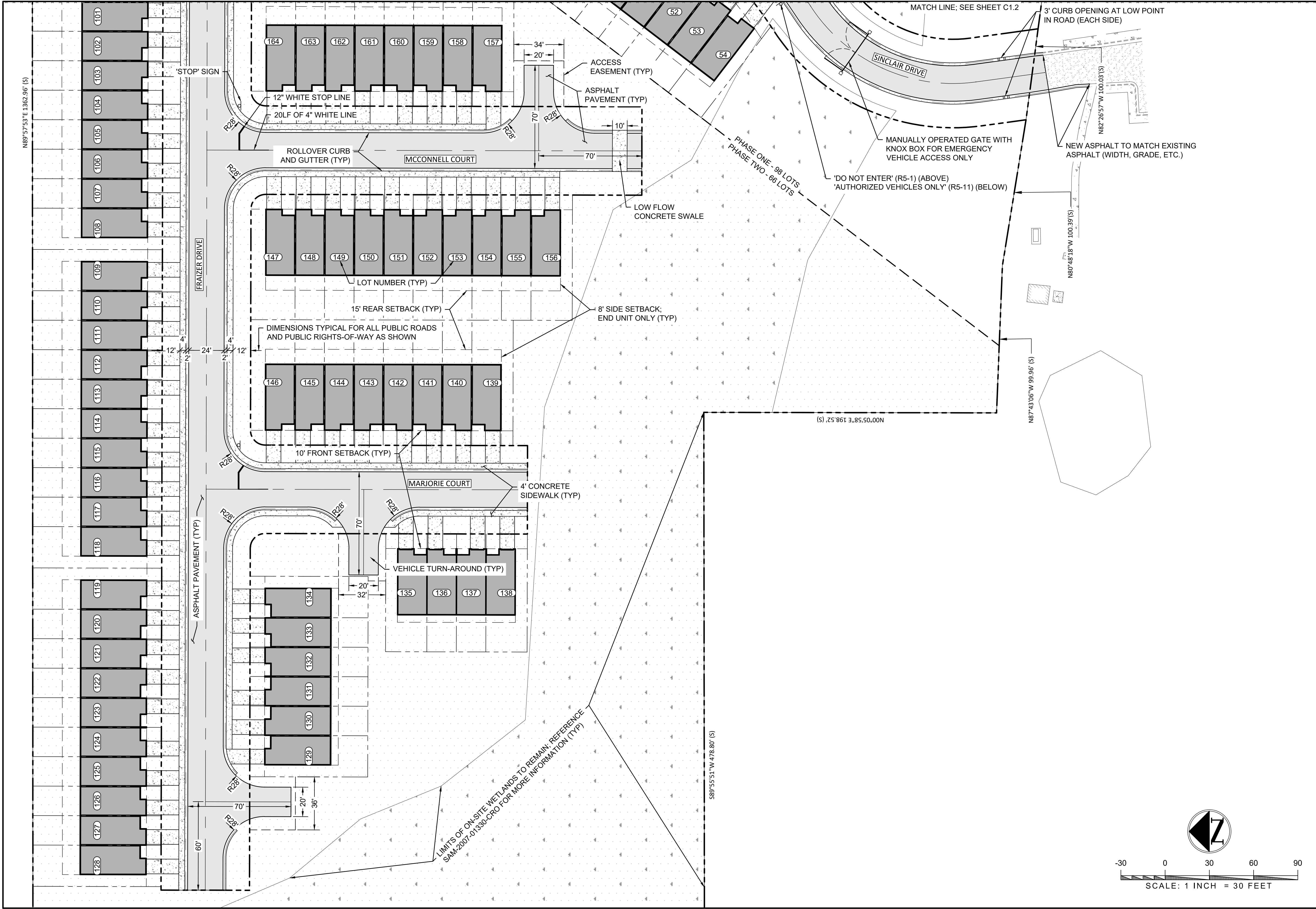
PROJECT		HIGHLAND LAKE TOWNHOMES	
PROJECT PHASE		100% DESIGN	
PROJECT ADDRESS		LOT 4 - GULFPORT HIGHLANDS	
DATE		MARCH 2022	
PROJECT #		011	

REVISION DESCRIPTION		BY	DATE

PHELAN
ENGINEERING LLC

SHEET TYPE	
SITE LAYOUT	

SHEET NUMBER	C1.0
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SHEET NUMBER		C1.2		SITE LAYOUT - WEST		 PHELAN ENGINEERING LLC		PROJECT		HIGHLAND LAKE TOWNHOMES	
								PROJECT PHASE		100% DESIGN	
								PROJECT ADDRESS		LOT 4 - GULFPORT HIGHLANDS	
								DATE		MARCH 2022	
				SHEET TYPE				BY		PROJECT # 011	
								NO.		DATE	
								REVISION DESCRIPTION			

PARCEL TABLE				
PARCEL #	AREA	PERIMETER (FT)	SEG. LENGTHS (FT)	SEG. BEARINGS
1	3,903.30	334.63	28.00 135.94 28.70 141.99	S00°07'29.11"W N89°45'17.01"W N12°04'15.81"W S89°45'17.01"E
2	2,856.15	325.25	20.00 141.99 20.05 143.20	S00°07'29.11"W N89°45'17.01"W N03°20'32.57"W S89°45'17.01"E
3	2,855.29	325.16	20.00 143.20 20.05 141.91	S00°07'29.11"W N89°45'17.01"W N03°50'18.16"E S89°45'17.01"E
4	3,482.28	325.36	13.90 141.91 34.00 61.48 74.08	S00°07'29.11"W N89°45'17.01"W N13°31'01.98"E S84°12'05.17"E S79°29'57.42"E
5	3,609.05	318.67	13.90 74.08 N84°12'05.17"W 30.89 N25°08'11.75"E 15.41 122.92	S00°07'29.11"W N79°29'57.42"W N84°12'05.17"W N25°08'11.75"E N28°54'07.50"E S67°24'25.41"E
6	2,365.13	278.44	21.64 122.92 20.02 113.86	S00°07'29.11"W N67°24'25.41"W N24°50'32.75"E S67°24'25.41"E
7	2,200.02	261.93	21.64 113.86 20.02 106.41	S00°07'29.11"W N67°24'25.41"W N20°15'13.90"E S67°24'25.41"E
8	3,620.11	279.64	51.63 106.41 28.28 21.98 71.35	S00°07'29.11"W N67°24'25.41"W N14°43'09.13"E S67°24'47.21"E S83°26'59.12"E
9	2,965.53	243.68	43.86 71.35 21.98 17.56 88.94	S00°07'29.11"W N83°26'59.12"W N67°24'47.21"W N09°28'01.57"E N83°34'07.55"E
10	1,758.11	216.65	20.13 88.94 20.42 87.15	S00°07'29.11"W S83°34'07.55"W N05°06'55.73"E N83°34'07.55"E
11	1,739.14	214.47	20.13 87.15 20.15 87.03	S00°07'29.11"W S83°34'07.55"W N00°27'59.38"E N83°34'07.55"E
12	1,752.95	215.72	20.13 87.03 20.02 88.53	S00°07'29.11"W S83°34'07.55"W N04°08'13.03"W N83°34'07.55"E
13	1,798.92	220.31	20.13 88.53 20.02 91.63	S00°07'29.11"W S83°34'07.55"W N08°43'31.87"W N83°34'07.55"E
14	1,877.05	228.26	20.13 91.63 20.15 96.35	S00°07'29.11"W S83°34'07.55"W N13°19'44.28"W N83°34'07.55"E
15	1,987.96	239.63	20.13 96.35 20.42 102.73	S00°07'29.11"W S83°34'07.55"W N17°58'40.64"W N83°34'07.55"E
16	3,431.78	266.25	7.44 102.73 21.39 23.24 68.76 42.70	S00°07'29.11"W S83°34'07.55"W N22°46'06.71"W N64°46'54.50"E N69°34'04.34"E S35°42'31.94"E
17	3,156.14	251.40	47.86 68.76 23.24 25.75 85.80	S35°42'31.94"E S69°34'04.34"W S64°46'54.50"W N28°10'11.60"W N54°17'43.74"E
18	1,705.34	210.82	20.00 85.80 20.02 85.00	S35°42'31.94"E S54°17'43.74"W N33°24'53.17"W N54°17'43.74"E
19	1,705.34	210.82	20.00 85.00 20.02 85.80	S35°42'31.94"E S54°17'43.74"W N38°00'12.01"W N54°17'43.74"E
20	2,431.47	228.96	28.00 85.80 25.75 13.64 75.77	S35°42'31.94"E S54°17'43.74"W N43°14'52.66"W N43°48'06.13"E N54°17'28.06"E
21	2,298.05	219.39	28.00 74.46 10.01 26.11 80.80	S59°28'43.55"E S30°31'16.45"W S42°48'47.79"W N51°53'53.24"W N30°31'32.12"E
22	1,605.34	200.82	20.00 80.80 20.02 80.00	S59°28'43.55"E S30°31'32.12"W N57°11'04.79"W N30°31'32.12"E
23	1,605.34	200.82	20.00 80.00 20.02 80.80	S59°28'43.55"E S30°31'32.12"W N61°46'23.62"W N30°31'32.12"E
24	2,767.83	233.59	41.28 80.80 25.88 85.64	S59°28'43.55"E S30°31'32.12"W N67°01'57.30"W N20°00'15.29"E

PARCEL TABLE				
PARCEL #	AREA	PERIMETER (FT)	SEG. LENGTHS (FT)	SEG. BEARINGS
25	3,095.51	252.42	44.22 85.64 25.88 96.67	S59°28'43.55"E S20°00'15.29"W N72°57'47.42"W N09°29'14.21"E
26	1,917.81	231.19	17.46 2.97 96.67 20.02 94.05	N89°57'53.46"E S59°28'43.55"E S09°29'14.21"W N78°13'22.70"W N09°29'14.21"E
27	1,852.87	225.86	20.28 94.05 20.02 91.50	N89°57'53.46"E S09°29'14.21"W N82°48'41.54"W N09°29'14.21"E
28	3,052.81	248.88	41.47 91.50 20.81 5.80 89.30	N89°57'53.46"E S09°29'14.21"W N87°29'25.89"W N89°52'30.80"W N00°07'29.20"E
29	2,499.33	234.52	28.00 89.22 20.00 89.17	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
30	1,783.89	218.39	20.00 89.22 20.00 89.17	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
31	1,782.78	218.28	20.00 89.17 20.00 89.11	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
32	1,781.66	218.17	20.00 89.11 20.00 89.06	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
33	1,780.54	218.05	20.00 89.06 20.00 89.00	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
34	1,779.43	217.94	20.00 89.00 20.00 88.94	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
35	1,778.31	217.83	20.00 88.94 20.00 88.89	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
36	1,777.19	217.72	20.00 88.89 20.00 88.83	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
37	1,776.08	217.61	20.00 88.83 20.00 88.78	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
38	2,484.63	233.47	28.00 88.78 28.00 88.70	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
39	2,601.80	230.59	30.00 77.38 15.71 20.00 87.50	N00°20'44.55"E S89°52'30.80"E S44°52'30.80"E S00°07'29.20"W N89°52'30.80"W
40	1,750.77	215.08	20.00 87.50 20.00 87.58	N00°20'44.55"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
41	1,752.31	215.23	20.00 87.58 20.00 87.65	N00°20'44.55"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
42	1,753.86	215.39	20.00 87.65 20.00 87.73	N00°20'44.55"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
43	1,755.40	215.54	20.00 87.73 20.00 87.81	N00°20'44.55"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
44	1,756.93	215.68	87.88 20.00 87.81 17.66 2.34	N89°52'30.80"W N00°20'44.55"E S89°52'30.80"E S00°07'29.20"W S00°22'21.34"W
45	1,751.61	214.94	20.00 87.88 20.03 87.04	N00°20'44.55"E S89°52'30.80"E S02°44'42.66"W N89°52'30.80"W
46	2,485.10	229.58	53.46 29.31 28.00 87.04 31.77	N86°11'16.54"W N89°52'30.80"W N00°20'44.55"E S89°52'30.80"E S08°14'28.86"W
47	2,984.51	240.78	85.86 7.36 3.61 S89°52'30.80"E 53.46 61.18	N52°33'47.37"W N37°26'12.63"E N00°20'44.55"E S89°52'30.80"E S86°11'16.54"E S18°06'14.02"W
48	1,757.60	215.86	20.00 85.86 20.36 89.64	N37°26'12.63"E S52°33'47.37"E S26°45'18.17"W N52°33'47.37"W

PARCEL TABLE				
PARCEL #	AREA	PERIMETER (FT)	SEG. LENGTHS (FT)	SEG. BEARINGS
49	1,817.62	221.64	20.00 89.64 20.13 91.87	N37°26'12.63"E S52°33'47.37"E S31°03'03.08"W N52°33'47.37"W
50	1,847.39	224.51	20.00 91.87 20.02 92.62	N37°26'12.63"E S52°33'47.37"E S35°18'38.44"W N52°33'47.37"W
51	1,847.40	224.51	20.00 92.62 20.02 91.88	N37°26'12.63"E S52°33'47.37"E S39°33'31.32"W N52°33'47.37"W
52	1,817.67	221.64	20.00 91.88 20.13 89.64	N37°26'12.63"E S52°33'47.37"E S43°49'06.60"W N52°33'47.37"W
53	1,757.68	215.86	20.00 89.64 20.36 85.87	N37°26'12.63"E S52°33'47.37"E S48°06'51.33"W N52°33'47.37"W
54	2,300.06	220.88	28.00 85.87 29.13 77.88	N37°26'12.63"E S52°33'47.37"E S53°21'54.86"W N52°33'47.37"W
55	2,358.67	225.25	28.37 82.20 28.00 86.68	N47°15'24.86"E S51°50'14.30"E S38°09'45.70"W N51°50'14.30"W
56	1,624.91	202.77	20.08 80.49 20.00 82.20	N43°03'05.87"E S51°50'14.30"E S38°09'45.70"W N51°50'14.30"W
57	1,602.90	200.50	20.01 80.00 20.00 80.49	N39°34'18.33"E S51°50'14.30"E S38°09'45.70"W N51°50'14.30"W
58	1,605.19	200.74	20.02 89.72 20.00 80.00	N36°05'49.56"E S51°50'14.30"E S38°09'45.70"W N51°50'14.30"W
59	1,631.81	203.48	20.10 82.66 20.00 80.72	N32°36'53.26"E S51°50'14.30"E S38°09'45.70"W N51°50'14.30"W
60	1,683.04	208.77	20.26 85.85 20.00 82.66	N29°06'42.17"E S51°50'14.30"E S38°09'45.70"W N51°50'14.30"W
61	1,759.49	216.66	20.50 90.32 20.00 85.85	N25°34'26.48"E S51°50'14.30"E S38°09'45.70"W N51°50'14.30"W
62	2,513.60	234.90	19.07 25.22 72.28 28.00 90.32	N22°08'20.64"E S74°23'02.09"E S51°50'14.30"E S38°09'45.70"W N51°50'14.30"W
63	2,440.46	229.47	23.69 85.94 28.00 70.95 20.88	N13°04'11.84"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W N76°15'44.42"W
64	1,684.58	208.93	20.26 82.73 20.00 85.94	N09°15'15.61"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
65	1,632.79	203.58	20.10 80.76 20.00 82.73	N05°45'02.29"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
66	1,605.63	200.78	20.02 80.00 20.00 80.76	N02°16'04.84"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
67	1,600.01	200.01	2.34 17.66 80.00 80.01	N00°19'39.13"E N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
68	1,600.00	200.00	20.00 80.00 20.00 80.00	N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
69	1,600.00	200.00	20.00 80.00 20.00 80.00	N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
70	1,600.00	200.00	20.00 80.00 20.00 80.00	N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
71	1,600.00	200.00	20.00 80.00 20.00 80.00	N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
72	2,378.54	215.71	20.00 15.71 70.00 30.00 80.00	N00°07'29.20"E N45°07'29.20"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W

PARCEL TABLE				
PARCEL #	AREA	PERIMETER (FT)	SEG. LENGTHS (FT)	SEG. BEARINGS
73	2,956.89	244.71	6.17	S89°52'30.80"E
			55.95	S81°26'21.88"E
			94.03	S35°24'21.55"W
			8.57	N54°35'38.45"W
			79.99	N00°07'29.20"E
74	1,939.22	234.27	20.74	S69°52'33.38"E
			99.50	S35°24'21.55"W
			20.00	N54°35'38.45"W
			94.03	N35°24'21.55"E
75	2,025.63	242.46	20.26	S63°41'34.22"E
			102.70	S35°24'21.55"W
			20.00	N54°35'38.45"W
			99.50	N35°24'21.55"E
76	2,068.10	246.49	20.04	S57°36'58.42"E
			103.76	S35°24'21.55"W
			20.00	N54°35'38.45"W
			102.70	N35°24'21.55"E
77	2,068.11	246.50	20.04	S51°34'26.04"E
			102.70	S35°24'21.55"W
			20.00	N54°35'38.45"W
			103.76	N35°24'21.55"E
78	2,025.65	242.46	20.26	S45°29'50.33"E
			99.50	S35°24'21.55"W
			20.00	N54°35'38.45"W
			102.70	N35°24'21.55"E
79	1,939.26	234.28	20.74	S39°18'51.34"E
			94.04	S35°24'21.55"W
			20.00	N54°35'38.45"W
			99.50	N35°24'21.55"E
80	2,997.61	246.40	64.73	S26°25'36.60"E
			81.05	S73°41'00.88"W
			6.58	N54°35'38.45"W
			94.04	N35°24'21.55"E
81	2,944.93	243.38	59.68	S07°40'08.66"E
			92.46	N73°26'00.42"W
			10.19	N16°33'59.58"E
			81.05	N73°41'00.88"E
82	1,896.07	229.70	20.47	S04°24'54.20"W
			96.77	N73°26'00.42"W
			20.00	N16°33'59.58"E
			92.46	S73°26'00.42"E
83	1,960.08	235.77	20.12	S10°32'06.00"W
			98.88	N73°26'00.42"W
			20.00	N16°33'59.58"E
			96.77	S73°26'00.42"E
84	1,981.08	237.77	20.01	S16°35'08.64"W
			98.88	N73°26'00.42"W
			20.00	N16°33'59.58"E
			98.88	S73°26'00.42"E
85	1,959.81	235.75	20.12	S22°38'12.06"W
			96.75	N73°26'00.42"W
			20.00	N16°33'59.58"E
			98.88	S73°26'00.42"E
86	1,895.62	229.71	16.57	S28°11'008.75"W
			3.88	S30°09'43.10"W
			92.50	N73°26'00.42"W
			20.00	N16°33'59.58"E
			96.75	S73°26'00.42"E
87	1,810.04	221.67	20.34	S27°00'25.91"W
			88.82	N73°26'00.42"W
			20.00	N16°33'59.58"E
			92.50	S73°26'00.42"E
88	1,755.19	215.92	20.09	S21°44'31.84"W
			87.01	N73°26'00.42"W
			20.00	N16°33'59.58"E
			88.82	S73°26'00.42"E
89	1,737.27	214.04	20.01	S16°31'15.78"W
			87.02	N73°26'00.42"W
			20.00	N16°33'59.58"E
			87.01	S73°26'00.42"E
90	3,007.28	246.54	25.68	S10°34'21.16"W
			57.69	N84°04'26.96"W
			33.62	N84°21'02.33"W
			42.54	N16°33'59.58"E
			87.02	S73°26'00.42"E
91	2,988.42	245.24	25.82	S03°52'02.57"W
			85.91	S85°17'22.18"E
			42.21	N04°42'53.50"W
			33.62	S84°21'02.33"E
			57.69	S84°04'26.96"E
92	1,706.08	210.94	20.03	S02°06'08.99"E
			85.00	S85°17'22.18"W
			20.00	N04°42'53.50"W
			85.91	N85°17'22.18"E
93	1,706.05	210.94	20.03	S07°19'06.43"E
			85.91	S85°17'22.18"W
			20.00	N04°42'53.50"W
			85.00	N85°17'22.18"E
94	3,039.95	246.82	25.40	S13°14'00.39"E
			57.36	S73°27'23.08"W
			34.26	S73°26'12.07"W
			43.90	N04°42'53.50"W
			85.91	N85°17'22.18"E
95	3,039.82	246.80	25.40	S19°50'54.66"E
			85.91	S61°37'55.42"W
			43.87	N28°22'16.34"W
			34.26	N73°26'12.07"E
			57.36	N73°27'23.08"E
96	1,706.08	210.94	20.03	S25°45'52.26"E
			85.00	S61°37'55.42"W
			20.00	N28°22'16.34"W
			85.91	N61°37'55.42"E

PARCEL TABLE				
PARCEL #	AREA	PERIMETER (FT)	SEG. LENGTHS (FT)	SEG. BEARINGS
97	1,706.09	210.94	20.03 85.91 20.00 85.00	S30°58'49.52"E S61°37'55.42"W N28°22'16.34"W N61°37'55.42"E
98	2,458.37	232.58	28.36 90.30 28.00 85.91	S37°16'53.79"E S61°37'55.42"W N28°22'16.34"W N61°37'55.42"E
99	2,482.45	233.32	28.00 88.70 28.00 88.62	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
100	1,771.84	217.18	20.00 88.62 20.00 88.56	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
101	1,770.72	217.07	20.00 88.56 20.00 88.51	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
102	1,769.60	216.96	20.00 88.51 20.00 88.45	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
103	1,768.49	216.85	20.00 88.45 20.00 88.40	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
104	1,767.37	216.74	20.00 88.40 20.00 88.34	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
105	1,766.25	216.63	20.00 88.34 20.00 88.28	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
106	1,765.14	216.51	20.00 88.28 20.00 88.23	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
107	1,764.02	216.40	20.00 88.23 20.00 88.17	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
108	2,467.75	232.27	28.00 88.17 28.00 88.09	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
109	2,465.56	232.11	28.00 88.09 28.00 88.02	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
110	1,759.78	215.98	20.00 88.02 20.00 87.96	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
111	1,758.66	215.87	20.00 87.96 20.00 87.91	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
112	1,757.54	215.75	20.00 87.91 20.00 87.85	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
113	1,756.43	215.64	20.00 87.85 20.00 87.79	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
114	1,755.31	215.53	20.00 87.79 20.00 87.74	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
115	1,754.19	215.42	20.00 87.74 20.00 87.68	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
116	1,753.08	215.31	20.00 87.68 20.00 87.63	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
117	1,751.96	215.20	20.00 87.63 20.00 87.57	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
118	2,450.87	231.06	28.00 87.57 28.00 87.49	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
119	2,448.68	230.91	28.00 87.49 28.00 87.41	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
120	1,747.72	214.77	20.00 87.41 20.00 87.36	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E

PARCEL TABLE				
PARCEL #	AREA	PERIMETER (FT)	SEG. LENGTHS (FT)	SEG. BEARINGS
121	1,746.60	214.66	20.00 87.36 20.00 87.30	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
122	1,745.49	214.55	20.00 87.30 20.00 87.25	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
123	1,744.37	214.44	20.00 87.25 20.00 87.19	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
124	1,743.25	214.33	20.00 87.19 20.00 87.13	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
125	1,742.14	214.21	20.00 87.13 20.00 87.08	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
126	1,741.02	214.10	20.00 87.08 20.00 87.02	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
127	1,739.90	213.99	20.00 87.02 20.00 86.97	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
128	2,433.99	229.86	28.00 86.97 28.00 86.89	N89°57'53.46"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
129	2,240.00	216.00	28.00 80.00 28.00 80.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
130	1,600.00	200.00	20.00 80.00 20.00 80.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
131	1,600.00	200.00	20.00 80.00 20.00 80.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
132	1,600.00	200.00	20.00 80.00 20.00 80.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
133	1,600.00	200.00	20.00 80.00 20.00 80.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
134	2,240.00	216.00	80.00 28.00 80.00 28.00	S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E
135	2,240.00	216.00	80.00 28.00 80.00 28.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
136	1,600.00	200.00	80.00 20.00 80.00 20.00	S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
137	1,600.00	200.00	80.00 20.00 80.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
138	2,240.00	216.00	80.00 28.00 80.00 28.00	S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
139	2,380.00	226.00	85.00 28.00 85.00 20.00 8.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
140	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
141	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
142	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
143	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
144	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W

PARCEL TABLE				
PARCEL #	AREA	PERIMETER (FT)	SEG. LENGTHS (FT)	SEG. BEARINGS
145	1,700.00	210.00	20.00 85.00 20.00 85.00	N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
146	2,528.54	225.71	20.00 15.71 75.00 30.00 85.00	N00°07'29.20"E N45°07'29.20"E S89°52'30.80"E S00°07'29.20"W N89°52'30.80"W
147	2,528.54	225.71	75.00 15.71 20.00 85.00 30.00	S89°52'30.80"E S44°52'30.80"E S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E
148	1,700.00	210.00	20.00 85.00 20.00 85.00	S00°07'29.20"W N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E
149	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
150	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
151	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
152	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
153	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
154	1,700.00	210.00	85.00 20.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
155	1,700.00	210.00	85.00 12.00 8.00 85.00 20.00	N89°52'30.80"W N00°07'29.20"E N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
156	2,380.00	226.00	85.00 28.00 85.00 28.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°07'29.20"W
157	2,435.53	229.97	86.93 28.00 87.04 28.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°20'44.55"W
158	1,741.52	214.15	20.00 87.04 20.00 87.11	S00°20'44.55"W N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E
159	1,743.06	214.31	87.11 20.00 87.19 20.00	N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E S00°20'44.55"W
160	1,744.60	214.46	20.00 87.27 20.00 87.19	N00°07'29.20"E S89°52'30.80"E S00°20'44.55"W N89°52'30.80"W
161	1,746.14	214.61	20.00 87.27 20.00 87.35	S00°20'44.55"W N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E
162	1,747.69	214.77	20.00 87.35 20.00 87.42	S00°20'44.55"W N89°52'30.80"W N00°07'29.20"E S89°52'30.80"E
163	1,749.23	214.92	20.00 87.50 20.00 87.42	N00°07'29.20"E S89°52'30.80"E S00°20'44.55"W N89°52'30.80"W
164	2,605.28	230.82	20.00 15.71 77.62 30.00 87.50	N00°07'29.20"E N45°07'29.20"E S89°52'30.80"E S00°20'44.55"W N89°52'30.80"W

PROJECT

PROJECT

PROJECT

PROJECT

HIGHLAND LAKE TOWNHOMES

100% DESIGN

LOT 4 - GULFPORT HIGHLANDS

MARCH 2022

BY

NO.

DATE

REVISION DESCRIPTION

LOT DATA

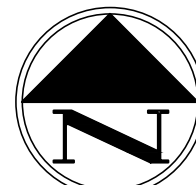
SHEET TYPE

SHEET NUMBER

C1.4

NOTE:
CONTRACTOR SHALL CONSIDER MANHOLE PLACEMENT
WHEN ORDERING ECCENTRIC CONE SECTIONS;
MANHOLE COVERS SHALL BE ROTATED TO BE:

- 1) LOCATED EITHER WHOLLY WITHIN OR WHOLLY OUTSIDE OF SIDEWALK.
- 2) LOCATED EITHER WHOLLY WITHIN OR WHOLLY OUTSIDE OF ASPHALT SECTIONS.
- 3) LOCATED OUTSIDE OF WHEEL PATH (MIDDLE OF ROAD OR MIDDLE OF LANE)



SCALE: 1 INCH = 50 FEET

SEWER MANHOLE TABLE

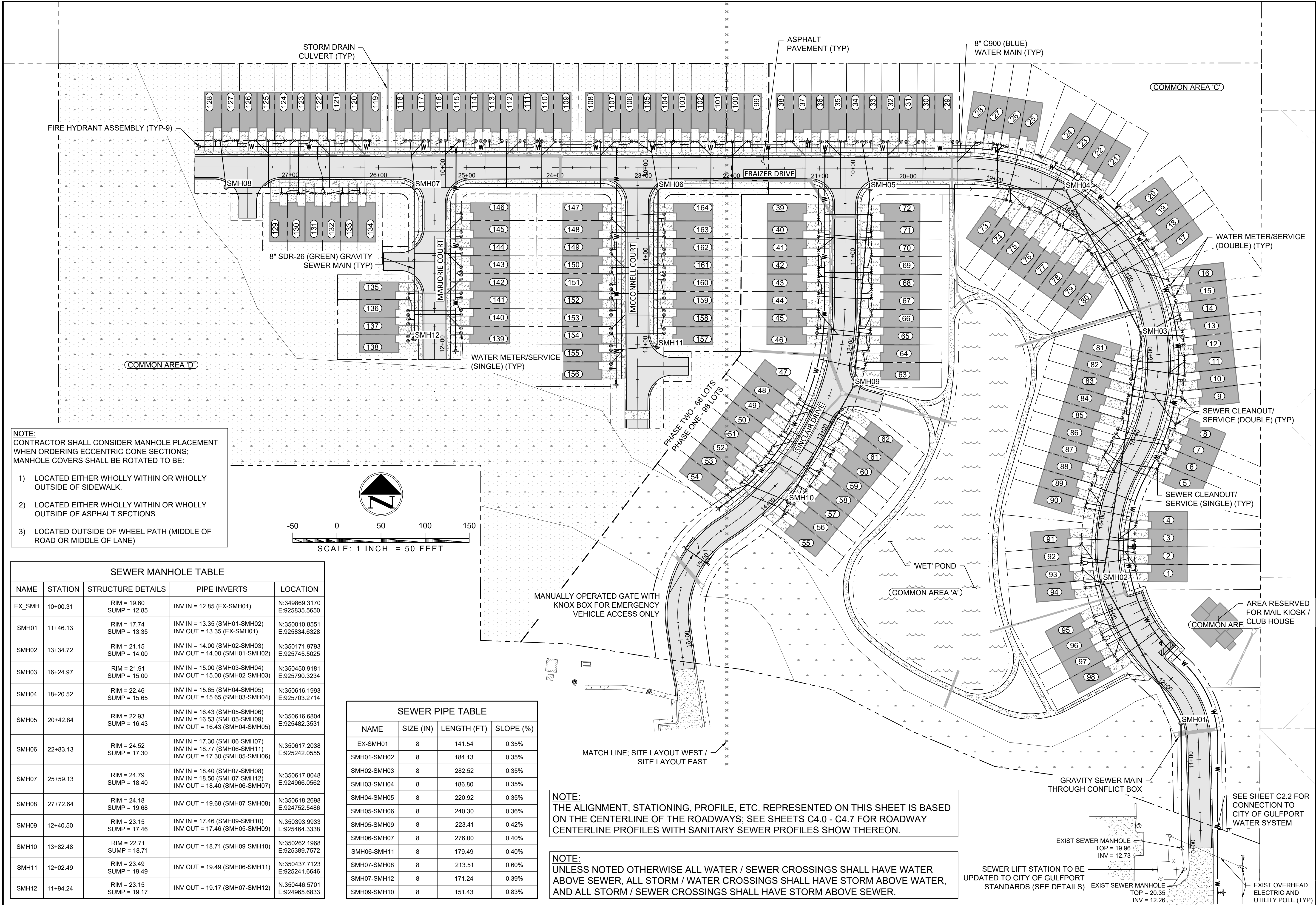
NAME	STATION	STRUCTURE DETAILS	PIPE INVERTS	LOCATION
EX_SMH	10+00.31	RIM = 19.60 SUMP = 12.85	INV IN = 12.85 (EX-SMH01)	N:349869.3170 E:925835.5650
SMH01	11+46.13	RIM = 17.74 SUMP = 13.35	INV IN = 13.35 (SMH01-SMH02) INV OUT = 13.35 (EX-SMH01)	N:350010.8551 E:925834.6328
SMH02	13+34.72	RIM = 21.15 SUMP = 14.00	INV IN = 14.00 (SMH02-SMH03) INV OUT = 14.00 (SMH01-SMH02)	N:350171.9793 E:925745.5025
SMH03	16+24.97	RIM = 21.91 SUMP = 15.00	INV IN = 15.00 (SMH03-SMH04) INV OUT = 15.00 (SMH02-SMH03)	N:350450.9181 E:925790.3234
SMH04	18+20.52	RIM = 22.46 SUMP = 15.65	INV IN = 15.65 (SMH04-SMH05) INV OUT = 15.65 (SMH03-SMH04)	N:350616.1993 E:925703.2714
SMH05	20+42.84	RIM = 22.93 SUMP = 16.43	INV IN = 16.43 (SMH05-SMH06) INV IN = 16.53 (SMH05-SMH09) INV OUT = 16.43 (SMH04-SMH05)	N:350616.6804 E:925482.3531
SMH06	22+83.13	RIM = 24.52 SUMP = 17.30	INV IN = 17.30 (SMH06-SMH07) INV IN = 18.77 (SMH06-SMH11) INV OUT = 17.30 (SMH05-SMH06)	N:350617.2038 E:925242.0555
SMH07	25+59.13	RIM = 24.79 SUMP = 18.40	INV IN = 18.40 (SMH07-SMH08) INV IN = 18.50 (SMH07-SMH12) INV OUT = 18.40 (SMH06-SMH07)	N:350617.8048 E:924966.0562
SMH08	27+72.64	RIM = 24.18 SUMP = 19.68	INV OUT = 19.68 (SMH07-SMH08)	N:350618.2698 E:924752.5486
SMH09	12+40.50	RIM = 23.15 SUMP = 17.46	INV IN = 17.46 (SMH09-SMH10) INV OUT = 17.46 (SMH05-SMH09)	N:350393.9933 E:925464.3338
SMH10	13+82.48	RIM = 22.71 SUMP = 18.71	INV OUT = 18.71 (SMH09-SMH10)	N:350262.1968 E:925389.7572
SMH11	12+02.49	RIM = 23.49 SUMP = 19.49	INV OUT = 19.49 (SMH06-SMH11)	N:350437.7123 E:925241.6646
SMH12	11+94.24	RIM = 23.15 SUMP = 19.17	INV OUT = 19.17 (SMH07-SMH12)	N:350446.5701 E:924965.6833

SEWER PIPE TABLE

NAME	SIZE (IN)	LENGTH (FT)	SLOPE (%)
EX-SMH01	8	141.54	0.35%
SMH01-SMH02	8	184.13	0.35%
SMH02-SMH03	8	282.52	0.35%
SMH03-SMH04	8	186.80	0.35%
SMH04-SMH05	8	220.92	0.35%
SMH05-SMH06	8	240.30	0.36%
SMH05-SMH09	8	223.41	0.42%
SMH06-SMH07	8	276.00	0.40%
SMH06-SMH11	8	179.49	0.40%
SMH07-SMH08	8	213.51	0.60%
SMH07-SMH12	8	171.24	0.39%
SMH09-SMH10	8	151.43	0.83%

NOTE:
THE ALIGNMENT, STATIONING, PROFILE, ETC. REPRESENTED ON THIS SHEET IS BASED
ON THE CENTERLINE OF THE ROADWAYS; SEE SHEETS C4.0 - C4.7 FOR ROADWAY
CENTERLINE PROFILES WITH SANITARY SEWER PROFILES SHOW THEREON.

NOTE:
UNLESS NOTED OTHERWISE ALL WATER / SEWER CROSSINGS SHALL HAVE WATER
ABOVE SEWER, ALL STORM / WATER CROSSINGS SHALL HAVE STORM ABOVE WATER,
AND ALL STORM / SEWER CROSSINGS SHALL HAVE STORM ABOVE SEWER.

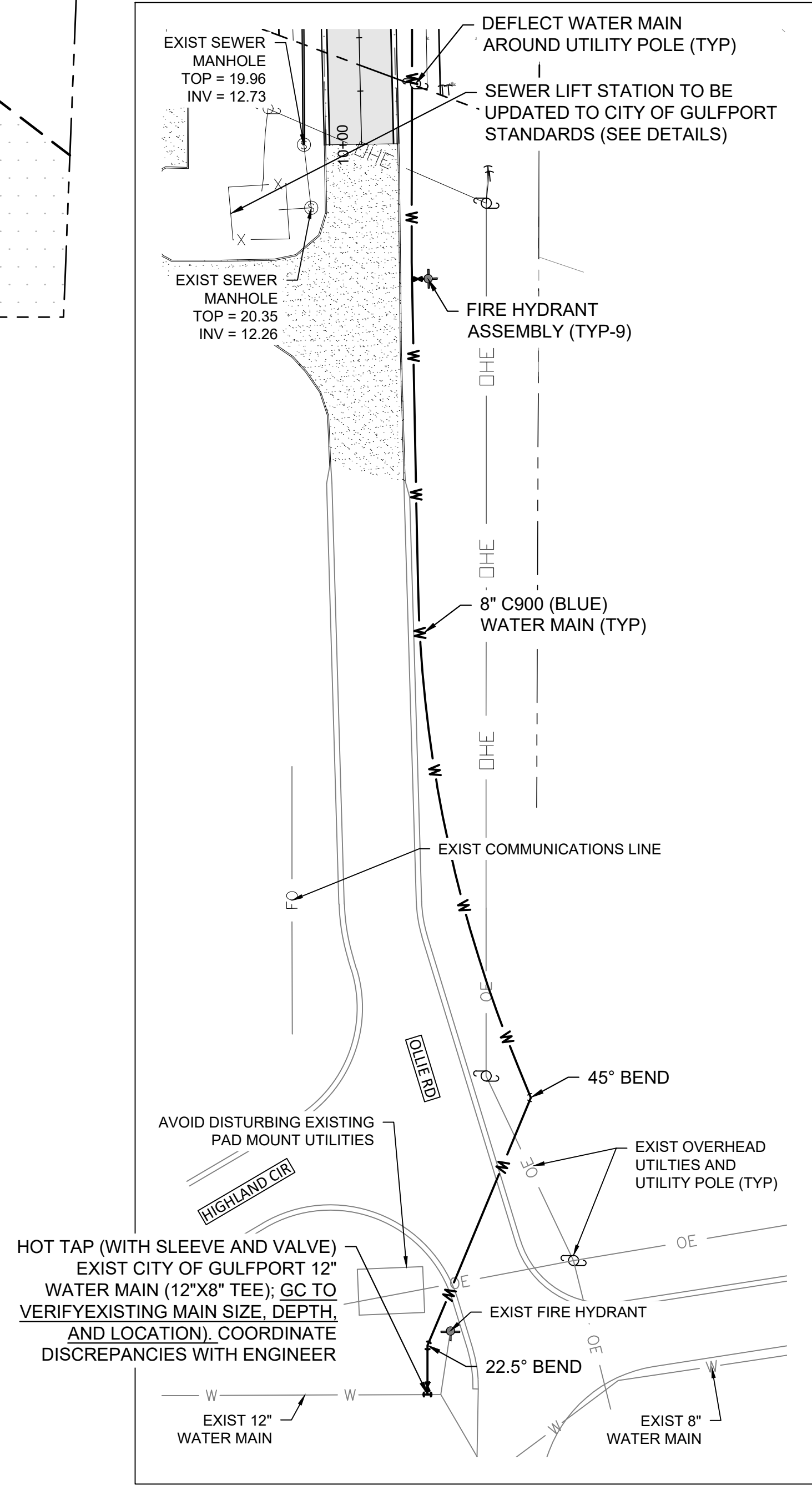
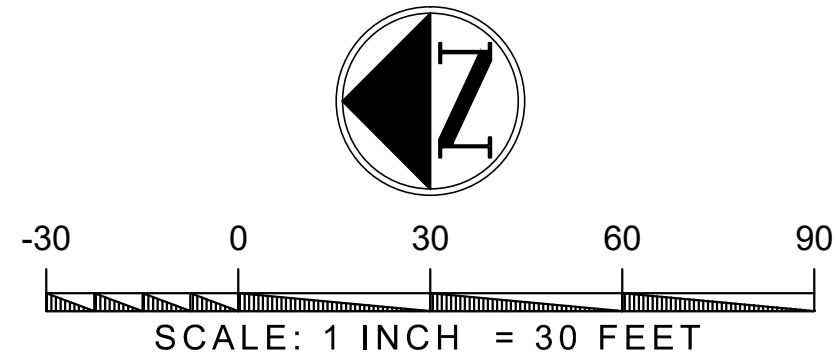
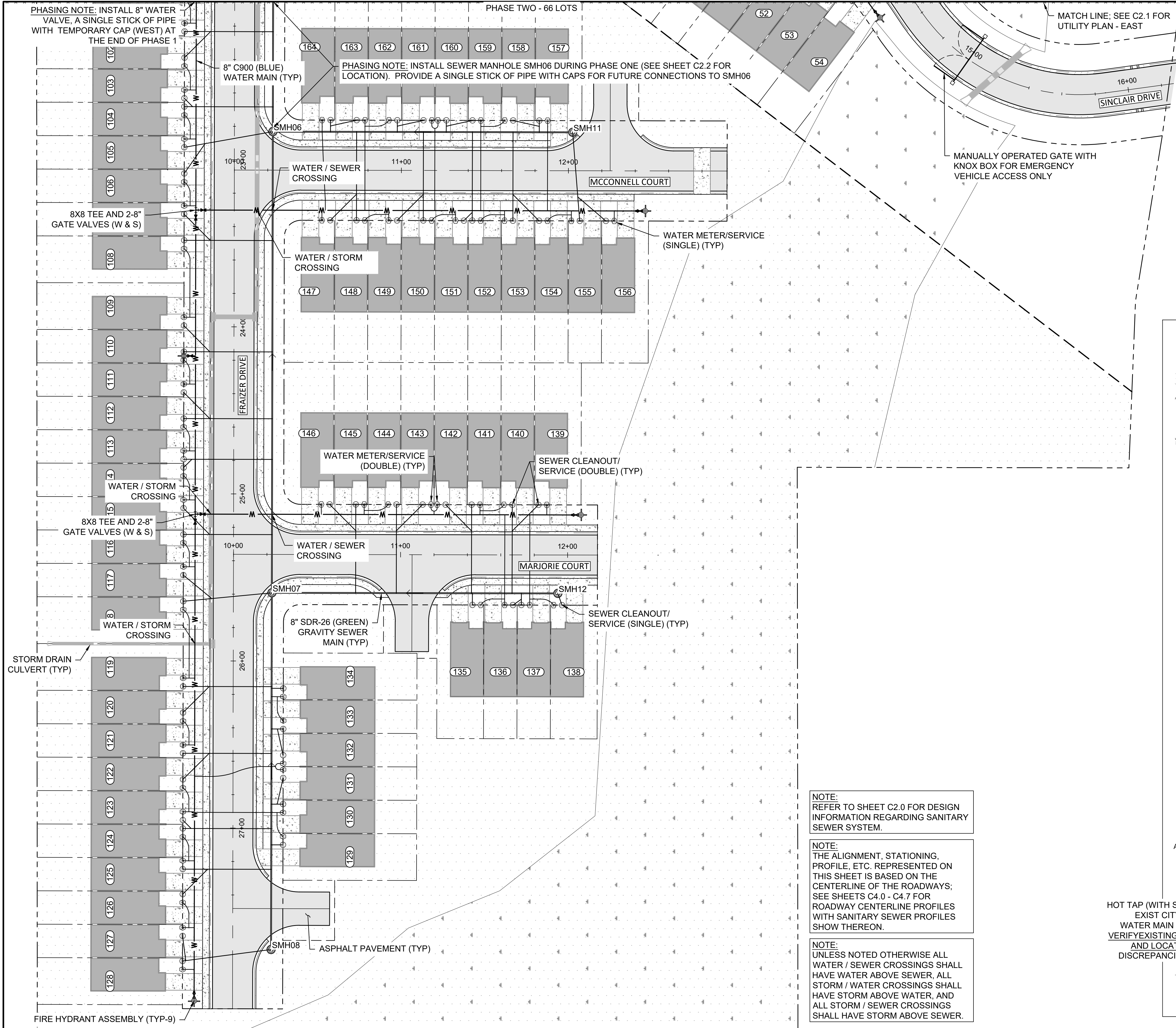


SEWER LIFT STATION TO BE
UPDATED TO CITY OF GULFPORT
STANDARDS (SEE DETAILS)

EXIST SEWER MANHOLE
TOP = 19.96
INV = 12.73

EXIST SEWER MANHOLE
TOP = 20.35
INV = 12.26

EXIST OVERHEAD
ELECTRIC AND
UTILITY POLE (TYP)

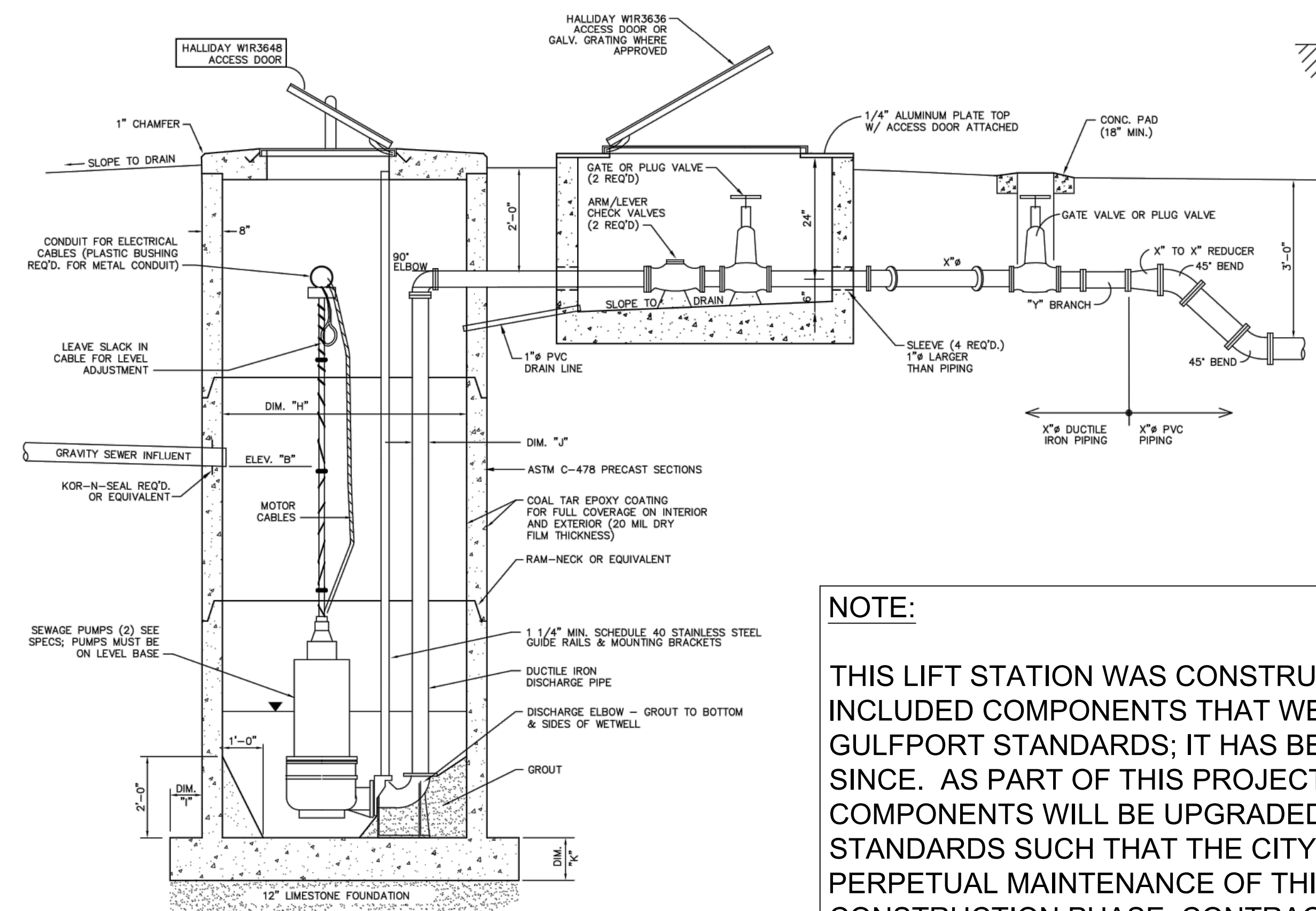
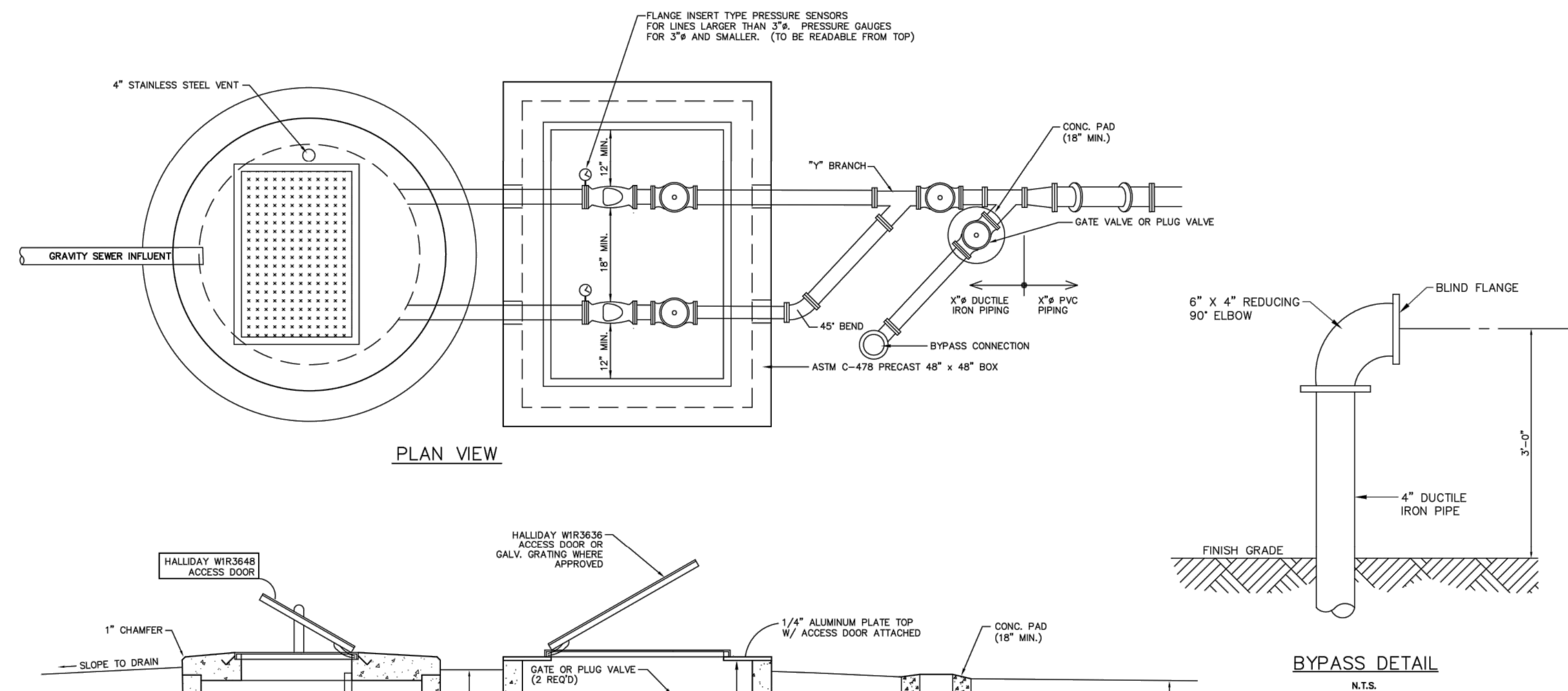
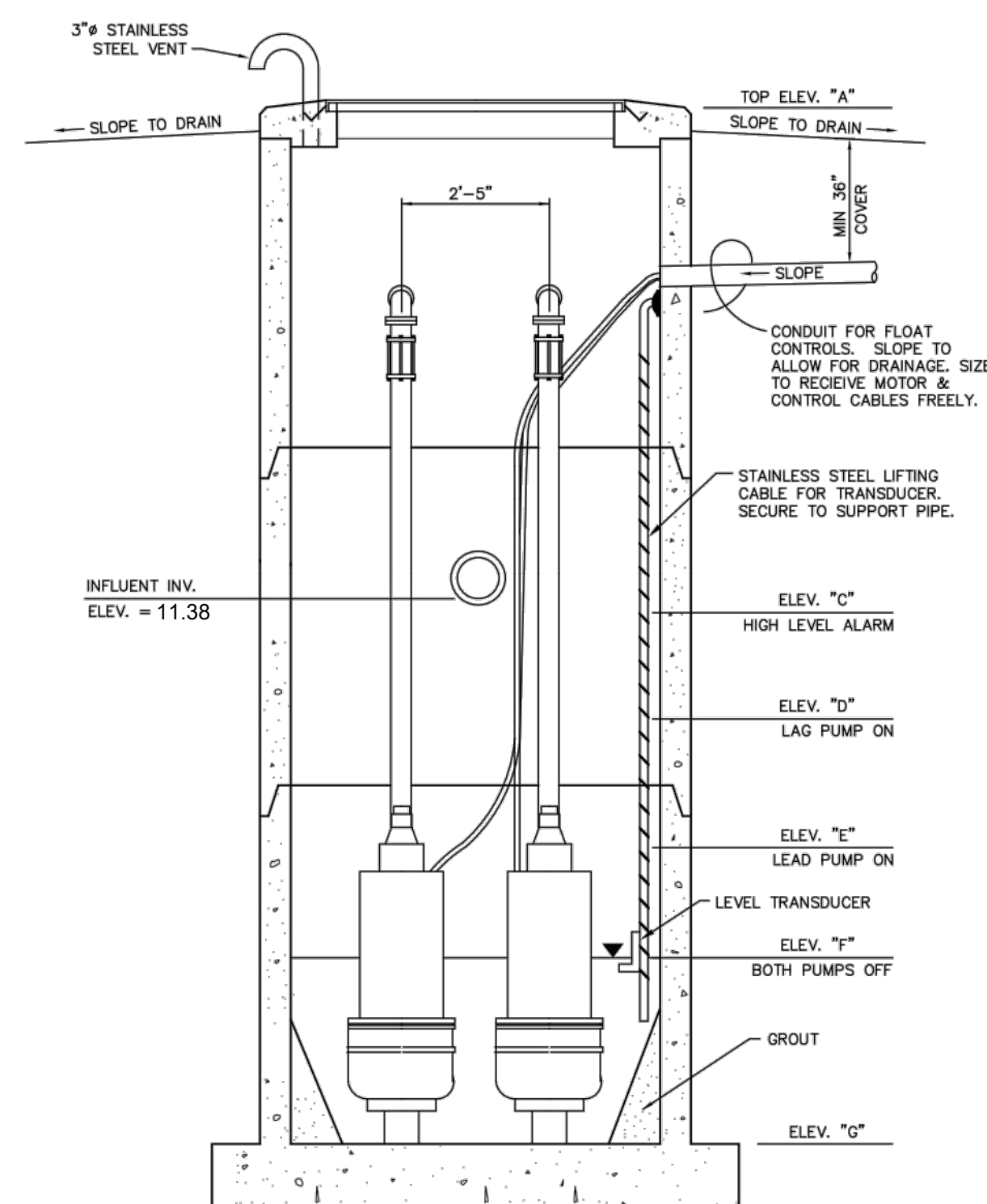
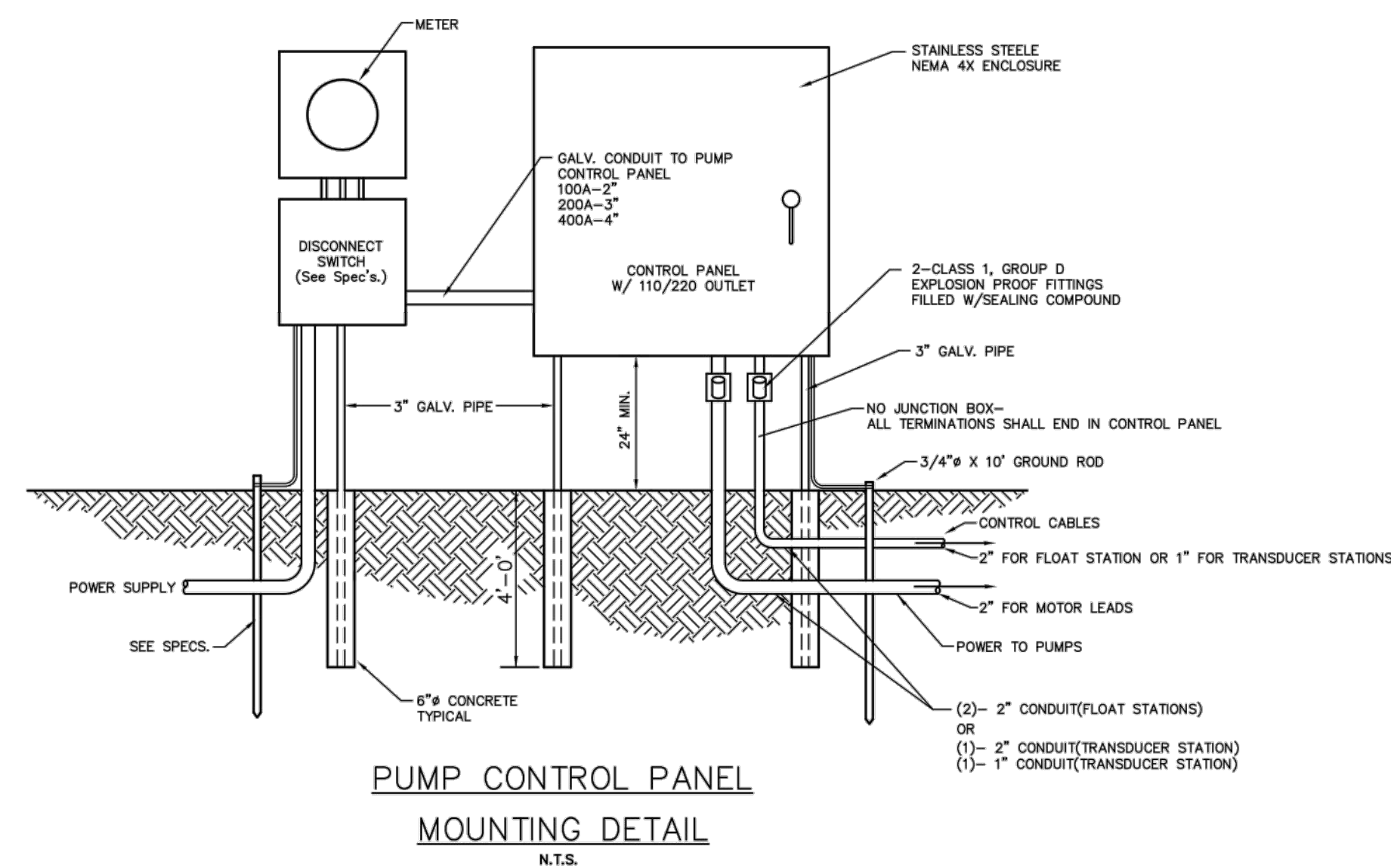


NOTE:
REFER TO SHEET C2.0 FOR DESIGN INFORMATION REGARDING SANITARY SEWER SYSTEM.

NOTE:
THE ALIGNMENT, STATIONING, PROFILE, ETC. REPRESENTED ON THIS SHEET IS BASED ON THE CENTERLINE OF THE ROADWAYS; SEE SHEETS C4.0 - C4.7 FOR ROADWAY CENTERLINE PROFILES WITH SANITARY SEWER PROFILES SHOW THEREON.

NOTE:
UNLESS NOTED OTHERWISE ALL WATER / SEWER CROSSINGS SHALL HAVE WATER ABOVE SEWER, ALL STORM / WATER CROSSINGS SHALL HAVE STORM ABOVE WATER, AND ALL STORM / SEWER CROSSINGS SHALL HAVE STORM ABOVE SEWER.

PROJECT		HIGHLAND LAKE TOWNHOMES	
PROJECT PHASE		100% DESIGN	
PROJECT ADDRESS		LOT 4 - GULFPORT HIGHLANDS	
DATE		MARCH 2022	
PROJECT #		011	
REVISION DESCRIPTION		NO.	DATE
BY			
SHEET TYPE		UTILITY PLAN - WEST	
SHEET NUMBER		C2.2	



NOTE:

THIS LIFT STATION WAS CONSTRUCTED AROUND 2011 AND INCLUDED COMPONENTS THAT WERE NOT UP TO CITY OF GULFPORT STANDARDS; IT HAS BEEN PRIVATELY- OPERATED SINCE. AS PART OF THIS PROJECT, ALL NON-COMPLIANT COMPONENTS WILL BE UPGRADED TO CURRENT CITY-STANDARDS SUCH THAT THE CITY OF GULFPORT WILL ACCEPT PERPETUAL MAINTENANCE OF THIS STATION. DURING THE CONSTRUCTION PHASE, CONTRACTOR SHALL REGULARLY MEET WITH CITY STAFF REGARDING STATION ACCEPTABILITY.

[illegible]

* OR SIMILAR **BASED ON
WILCO
T20.1-4/22KEx

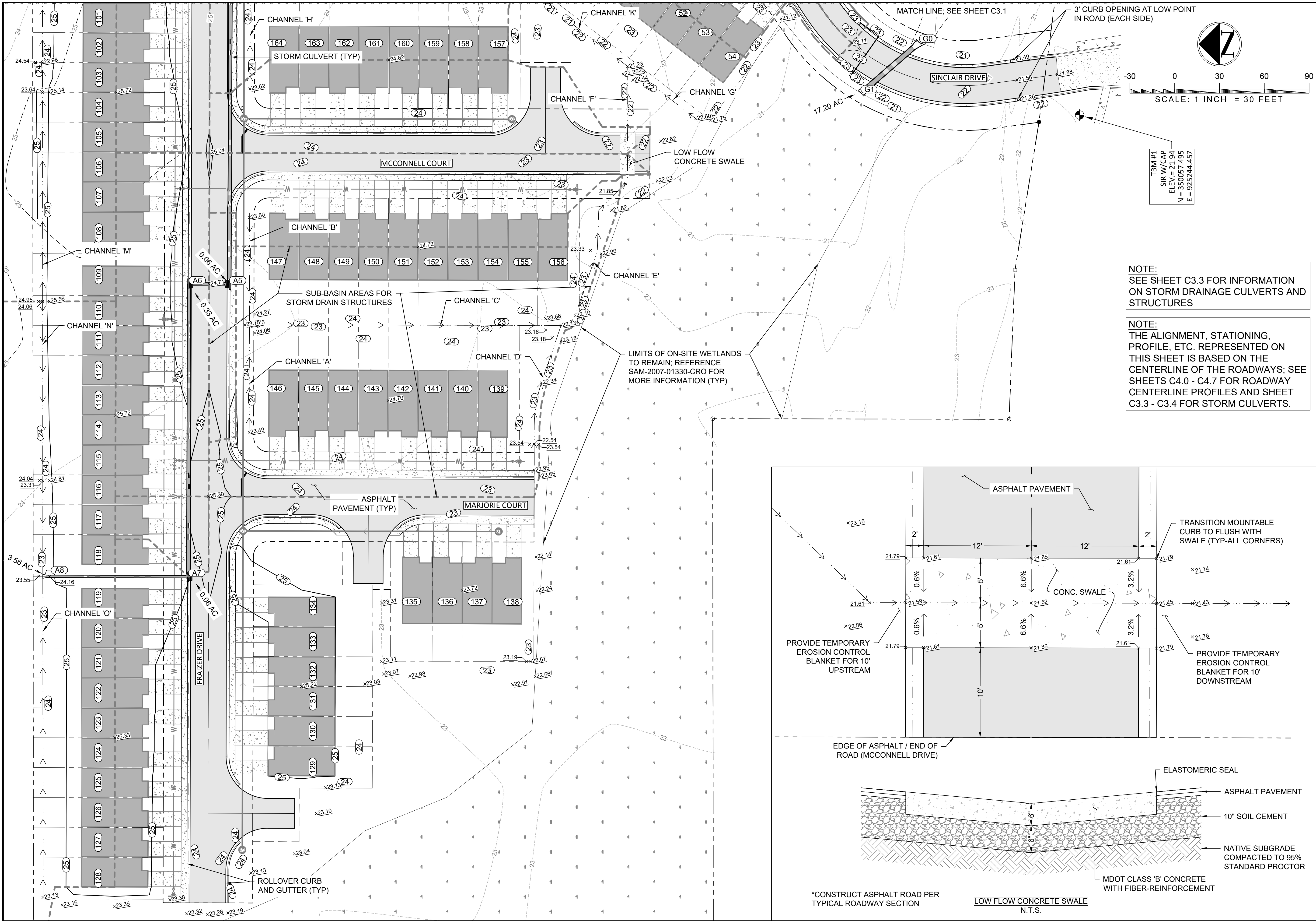
PUMP STATION & DETAILS					
DATE: 5/20/15	APPR. BY: BOM	REVISION	DATE	BY	
SCALE: N.T.S.	DR. NO.: 02732-A	NOTES	1/24/07	SAS	
DR. BY:	FILE: PUMPST4				



CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

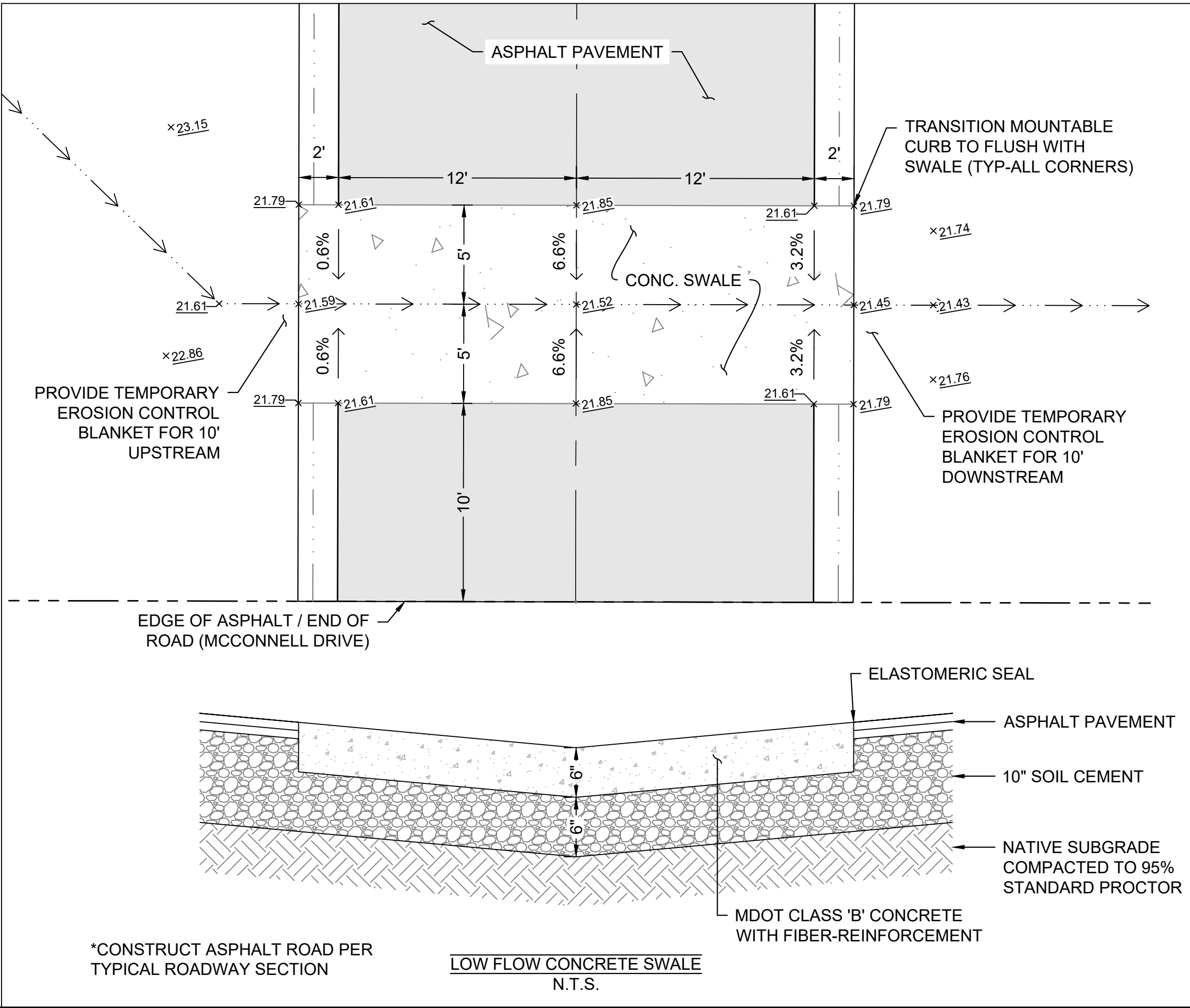


ENGINEERING & PUBLIC WORKS DEPARTMENT
 4050 HEWITT AVENUE, GULFPORT, MS 39077
 TEL. 228-885-5857 FAX. 228-885-5523

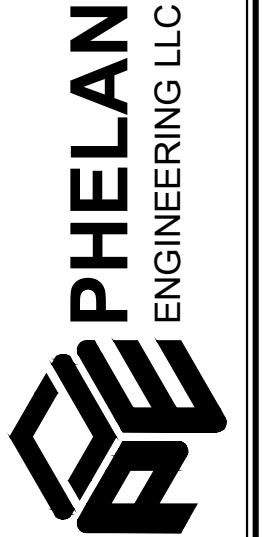


NOTE:
SEE SHEET C3.3 FOR INFORMATION
ON STORM DRAINAGE CULVERTS AND
STRUCTURES

NOTE:
THE ALIGNMENT, STATIONING,
PROFILE, ETC. REPRESENTED ON
THIS SHEET IS BASED ON THE
CENTERLINE OF THE ROADWAYS; SEE
SHEETS C4.0 - C4.7 FOR ROADWAY
CENTERLINE PROFILES AND SHEET
C3.3 - C3.4 FOR STORM CULVERTS.



PROJECT		HIGHLAND LAKE TOWNHOMES	
PROJECT PHASE		100% DESIGN	
PROJECT ADDRESS		LOT 4 - GULFPORT HIGHLANDS	
DATE		MARCH 2022	
BY		PROJECT #	
NO.		011	
DATE		REVISION DESCRIPTION	
NO.		BY	
DATE		SHEET TYPE	
GRADING AND DRAINAGE - WEST		C3.2	
SHEET NUMBER		C3.2	



STRUCTURE INFORMATION TABLE			
I.D.	TYPE	TOP ELEV	INVERTS
A0	FES	18.52	17.50
A1	GRATE INLET	22.74	18.93
			18.93
A2	SS2	22.93	19.05 19.05 19.05
A3	SS2	22.37	19.52 19.70 19.52
A4	SS2	23.62	19.63 19.63
A5	SS2	24.40	20.25 20.25
A6	SS2	24.40	20.31 20.31
A7	SS2	24.78	21.24 20.74
A8	FES	22.66	22.65
A9	SS2	22.26	19.43 19.43
A10	SS2	22.26	19.47

STRUCTURE INFORMATION TABLE			
I.D.	TYPE	TOP ELEV	INVERTS
A11	FES	19.73	19.28
A12	SS2	22.37	19.75
B0	FES	18.50	18.50
B1	JUNCTION	20.89	18.61 18.61
B2	SS2	22.33	19.13 19.13
B3	SS2	22.33	19.24
C0	FES	18.50	18.50
C1	SS2	21.57	19.04 19.04
C2	SS2	21.57	19.12
D0	FES	17.49	17.50
D1	SS2	20.83	17.84 17.84

STRUCTURE INFORMATION TABLE			
I.D.	TYPE	TOP ELEV	INVERTS
D2	SS2	20.83	17.88
E0	FES	16.02	16.00
E1	FES	16.86	16.86
F0	FES	11.64	11.60
F1	SS2	17.42	11.82 11.82
F2	SS2/CONFLICT	17.42	12.29 12.29
F3	FES	13.33	12.52
G0	FES	20.00	20.22
G1	FES	???	19.96

PIPE TABLE-HIGHLAND-STORM						
NAME	MATERIAL	SIZE	LENGTH	INV DOWN	SLOPE	INV UP
A0-A1	HDPE	30" ROUND -OR- ??? X ??? ARCH PIPE	132.74	17.50	1.08%	18.93
A1-A2	RCP	30" ROUND -OR- ??? X ??? ARCH PIPE	45.57	18.93	0.26%	19.05
A2-A3	RCP	24" ROUND -OR- ??? X ??? ARCH PIPE	157.61	19.05	0.30%	19.52
A3-A4	RCP	24" ROUND -OR- ??? X ??? ARCH PIPE	48.82	19.52	0.23%	19.63
A4-A5	RCP	24" ROUND -OR- ??? X ??? ARCH PIPE	282.91	19.63	0.22%	20.25
A5-A6	RCP	24" ROUND -OR- ??? X ??? ARCH PIPE	27.00	20.25	0.22%	20.31
A6-A7	RCP	24" ROUND -OR- ??? X ??? ARCH PIPE	195.75	20.31	0.22%	20.74
A7-A8	HDPE	18" ROUND -OR- ??? X ??? ARCH PIPE	97.49	21.24	1.45%	22.65
A3-A12	RCP	15" ROUND -OR- ??? X ??? ARCH PIPE	27.00	19.70	0.19%	19.75

PIPE TABLE-HIGHLAND-STORM						
NAME	MATERIAL	SIZE	LENGTH	INV DOWN	SLOPE	INV UP
B1-B2	HDPE	15" ROUND -OR- ??? X ??? ARCH PIPE	129.16	18.61	0.40%	19.13
B2-B3	RCP	15" ROUND -OR- ??? X ??? ARCH PIPE	27.00	19.13	0.41%	19.24
C0-C1	HDPE	18" ROUND -OR- ??? X ??? ARCH PIPE	145.34	18.50	0.37%	19.04
C1-C2	RCP	15" ROUND -OR- ??? X ??? ARCH PIPE	27.00	19.04	0.30%	19.12
D0-D1	HDPE	15" ROUND -OR- ??? X ??? ARCH PIPE	133.29	17.50	0.26%	17.84
D1-D2	RCP	15" ROUND -OR- ??? X ??? ARCH PIPE	27.00	17.84	0.15%	17.88
E0-E1	HDPE	15" ROUND -OR- ??? X ??? ARCH PIPE	69.31	16.00	1.24%	16.86
F0-F1	RCAP	??? ROUND -OR- 36" X 22" ARCH PIPE	12.13	11.60	1.81%	11.82
F1-F2	RCAP	??? ROUND -OR- 36" X 22" ARCH PIPE	27.00	11.82	1.74%	12.29

PIPE TABLE-HIGHLAND-STORM						
NAME	MATERIAL	SIZE	LENGTH	INV DOWN	SLOPE	INV UP
F2-F3	RCAP	??? ROUND -OR- 36" X 22" ARCH PIPE	13.14	12.29	1.75%	12.52
A1-A9	RCP	15" ROUND -OR- ??? X ??? ARCH PIPE	110.15	18.93	0.45%	19.43
A9-A10	RCP	15" ROUND -OR- ??? X ??? ARCH PIPE	27.00	19.43	0.15%	19.47
A2-A11	HDPE	24" ROUND -OR- ??? X ??? ARCH PIPE	90.31	19.05	0.25%	19.28
G0-G1	RCAP	??? ROUND -OR- 36" X 22" ARCH PIPE	51.66	19.96	0.50%	20.22
OUTFALL	HDPE	24" ROUND -OR- ??? X ??? ARCH PIPE	44.03	16.48	0.61%	16.75
B0-B1	HDPE	15" ROUND -OR- ??? X ??? ARCH PIPE	26.75	18.50	0.40%	18.61

PE-Pipe

Line No.	Line ID	Line Size	Line Length	Invert Dn	Line Slope	Invert Up	Total Area	Flow Rate	Capac Full
		(in)	(ft)	(ft)	(%)	(ft)	(ac)	(cfs)	(cfs)
1	A0-A1	30	128.917	18.50	0.33	18.93	7.77	23.26	23.69
2	A1-A2	30	45.571	18.93	0.26	19.05	6.99	20.56	21.05
3	A2-A3	24	157.606	19.05	0.30	19.52	4.62	12.28	12.35
4	A3-A4	24	48.819	19.52	0.23	19.63	4.07	10.35	10.74
5	A4-A5	24	282.914	19.63	0.22	20.25	4.01	10.36	10.59
6	A5-A6	24	27.000	20.25	0.22	20.31	3.95	10.16	10.66
7	A6-A7	24	195.747	20.31	0.22	20.74	3.62	9.11	10.60
8	A7-A8	18	97.491	21.24	1.45	22.65	3.56	8.93	12.63
9	A1-A9	15	110.148	18.93	0.45	19.43	0.70	4.19	4.35
10	A9-A10	15	27.000	19.43	0.15	19.47	0.33	2.00	2.49
11	A2-A11	24	90.295	19.05	0.25	19.28	2.36	10.59	11.42
12	A3-A12	15	27.000	20.02	0.19	20.07	0.27	1.62	2.78
13	B0-B1	15	26.750	18.50	0.41	18.61	0.79	3.83	4.14
14	B1-B2	15	129.165	18.61	0.40	19.13	0.79	3.89	4.44
15	B2-B3	15	25.500	19.13	0.39	19.23	0.62	3.06	4.04
16	C0-C1	18	153.441	18.50	0.35	19.04	1.19	6.17	6.23
17	C1-C2	15	27.000	19.04	0.30	19.12	0.65	3.39	3.51
18	D0-D1	15	135.000	17.50	0.25	17.84	0.55	3.01	3.24
19	D1-D2	15	27.000	17.84	0.15	17.88	0.24	1.33	2.49
20	E0-E1	15	69.302	16.00	1.24	16.86	0.80	4.15	7.19
21	F0-F1	30	12.376	11.60	1.78	11.82	29.83	52.28	54.68
22	F1-F2	30	27.000	11.82	1.74	12.29	29.66	51.86	54.11
23	F2-F3	30	13.000	12.29	1.77	12.52	29.40	51.19	54.55
24	G0-G1	30	51.663	19.96	0.50	20.22	17.20	31.85	29.09

Project File: 2022-0212-Strm.stmNumber of lines: 24Date: 2/21/2022

NOTES: ** Critical depth

NOTE: INFORMATION SHOWN ON THESE TABLES IS DERIVED FROM HYDRAFLOW STORM SEWERS EXTENSION FOR AUTODESK CIVIL 3D, VERSION 2022 AS WAS USED FOR DESIGN. SLIGHT VARIATIONS IN DATA PRESENTED HEREON VS. THE DESIGN PLANS MAY EXIST; IN THE EVENT OF SUCH DIFFERENCES, THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THESE TABLES.

PE-Inlet

Line No.	Inlet ID	Gnd/Rim El Up	Invert Up	Inlet Depth	Drng Area	Inlet Time	Runoff Coeff	Incr Q	Q Capt
		(ft)	(ft)	(ft)	(ac)	(min)	(C)	(cfs)	(cfs)
1	A1	22.74	18.93	0.33	0.08	10.0	0.60	0.53	0.53
2	A2	22.93	19.05	0.24	0.01	10.0	0.60	0.07	0.07
3	A3	22.37	19.52	0.42	0.28	12.0	0.60	1.71	1.71
4	A4	23.37	19.63	0.30	0.06	10.0	0.60	0.40	0.40
5	A5	24.40	20.25	0.30	0.06	10.0	0.60	0.40	0.40
6	A6	24.40	20.31	0.44	0.33	13.1	0.60	1.94	1.94
7	A7	24.78	20.74	0.31	0.06	10.0	0.60	0.40	0.40
8	A8	22.87	22.65		3.56	32.5	0.40	8.93	8.93
9	A9	22.26	19.43	0.46	0.37	11.7	0.60	2.29	2.29
10	A10	22.26	19.47	0.44	0.33	12.3	0.60	2.00	2.00
11	A11	19.73	19.28		2.36	23.1	0.60	10.59	10.59
12	A12	22.37	20.07	0.42	0.27	12.5	0.60	1.62	1.62
13	B1	22.33	18.61		0.00	0.0	0.00	0.00	
14	B2	0.00	19.13	0.37	0.17	10.0	0.60	1.12	1.12
15	B3	22.33	19.23	0.51	0.62	19.0	0.60	3.06	3.06
16	C1	21.57	19.04	0.51	0.54	14.2	0.60	3.06	3.06
17	C2	21.57	19.12	0.53	0.65	17.0	0.60	3.39	3.39
18	D1	20.83	17.84	0.35	0.31	14.2	0.60	1.76	1.01
19	D2	20.83	17.88	0.33	0.24	15.0	0.60	1.33	0.86
20	E0	16.00	16.86		0.80	17.2	0.60	4.15	4.15
21	F1	17.42	11.82	0.43	0.17	10.0	0.60	1.12	1.87
22	F2	17.42	12.29	0.46	0.26	10.0	0.60	1.72	2.18
23	F3	13.20	12.52		29.40	63.7	0.40	51.19	51.19
24	G1	20.35	20.22		17.20	57.0	0.40	31.85	31.85

Project File: 2022-0212-Strm.stmNumber of lines: 24Date: 2/21/2022

NOTES: ** Critical depth

PROJECT

PROJECT

PROJECT

DATE

HIGHLAND LAKE TOWNHOMES

100% DESIGN

LOT 4 - GULFPORT HIGHLANDS

MARCH 2022

011

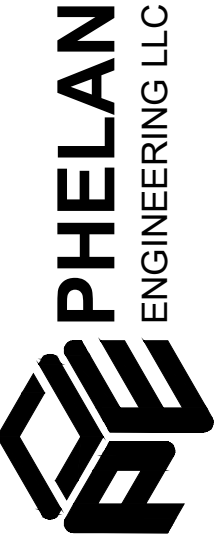
PROJECT #

BY

REVISION DESCRIPTION

DATE

NO.

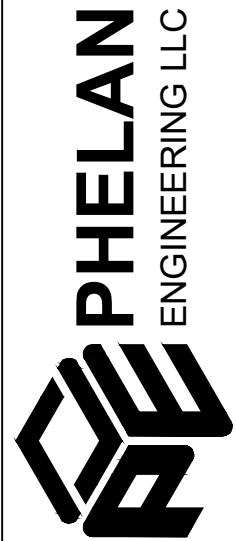
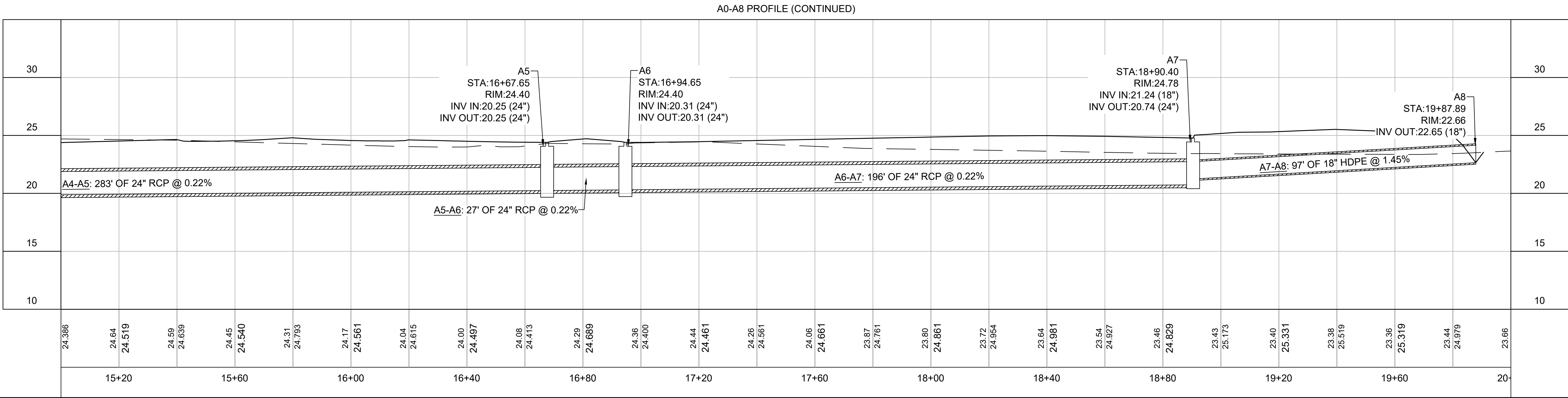
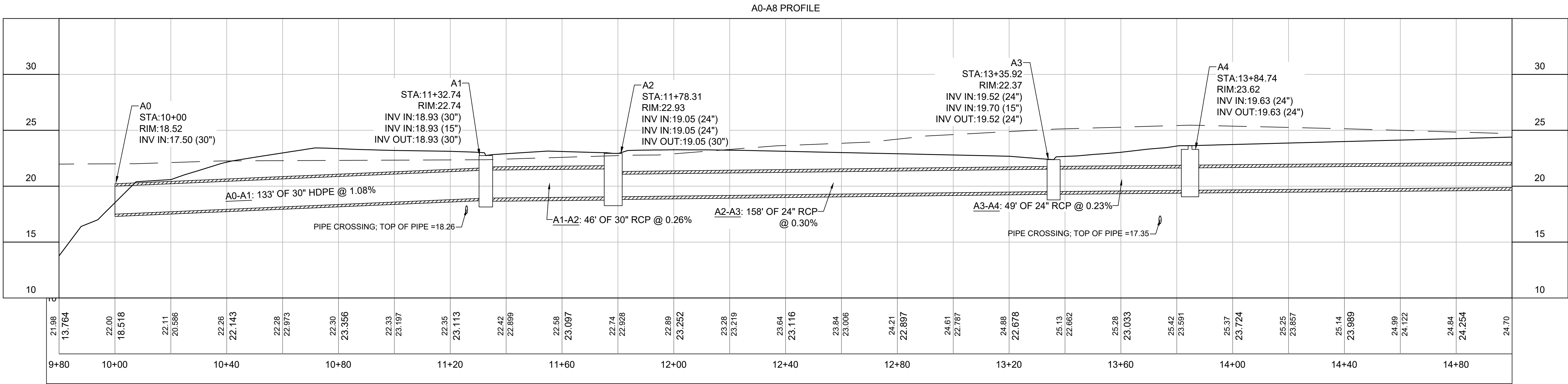


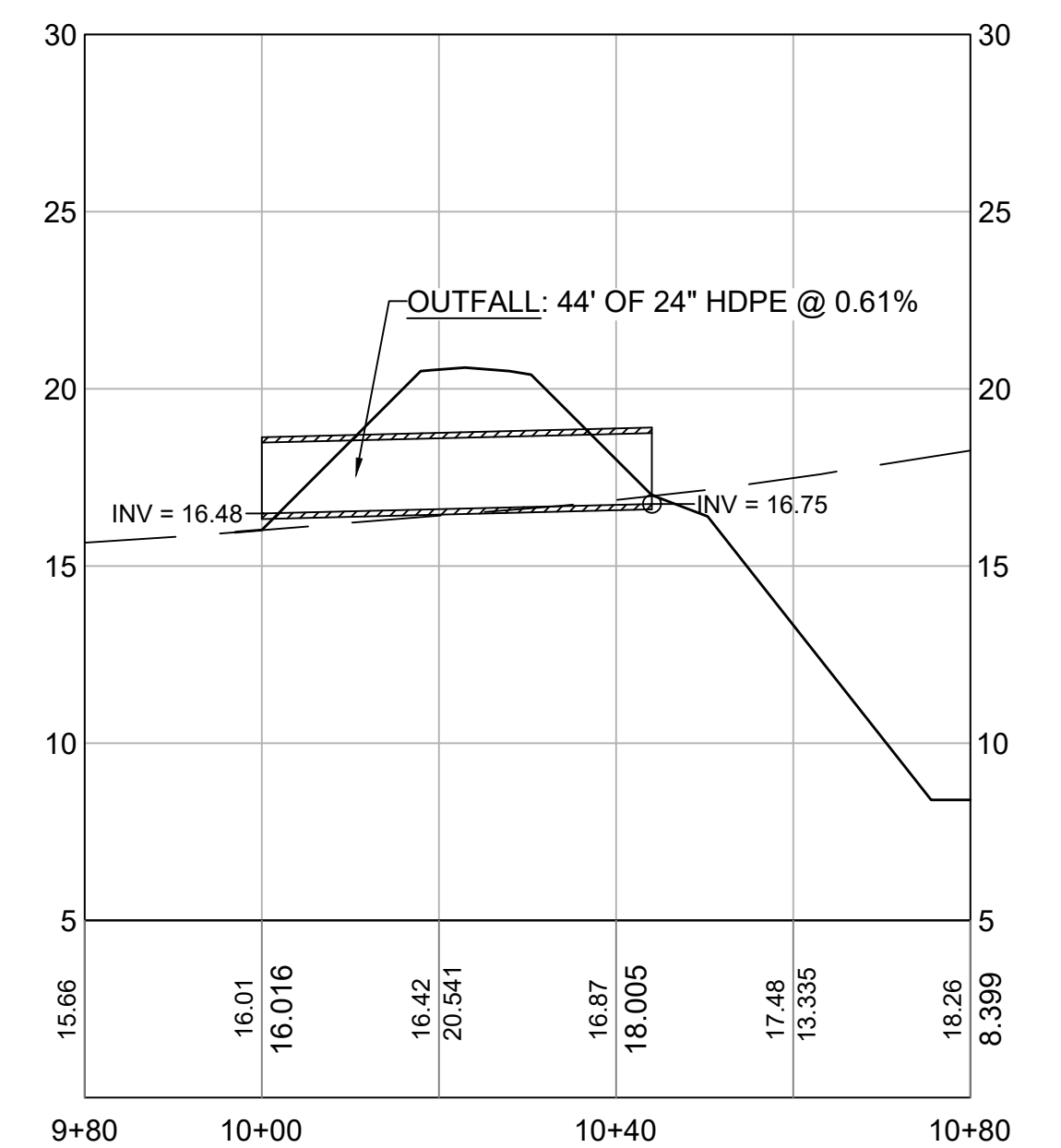
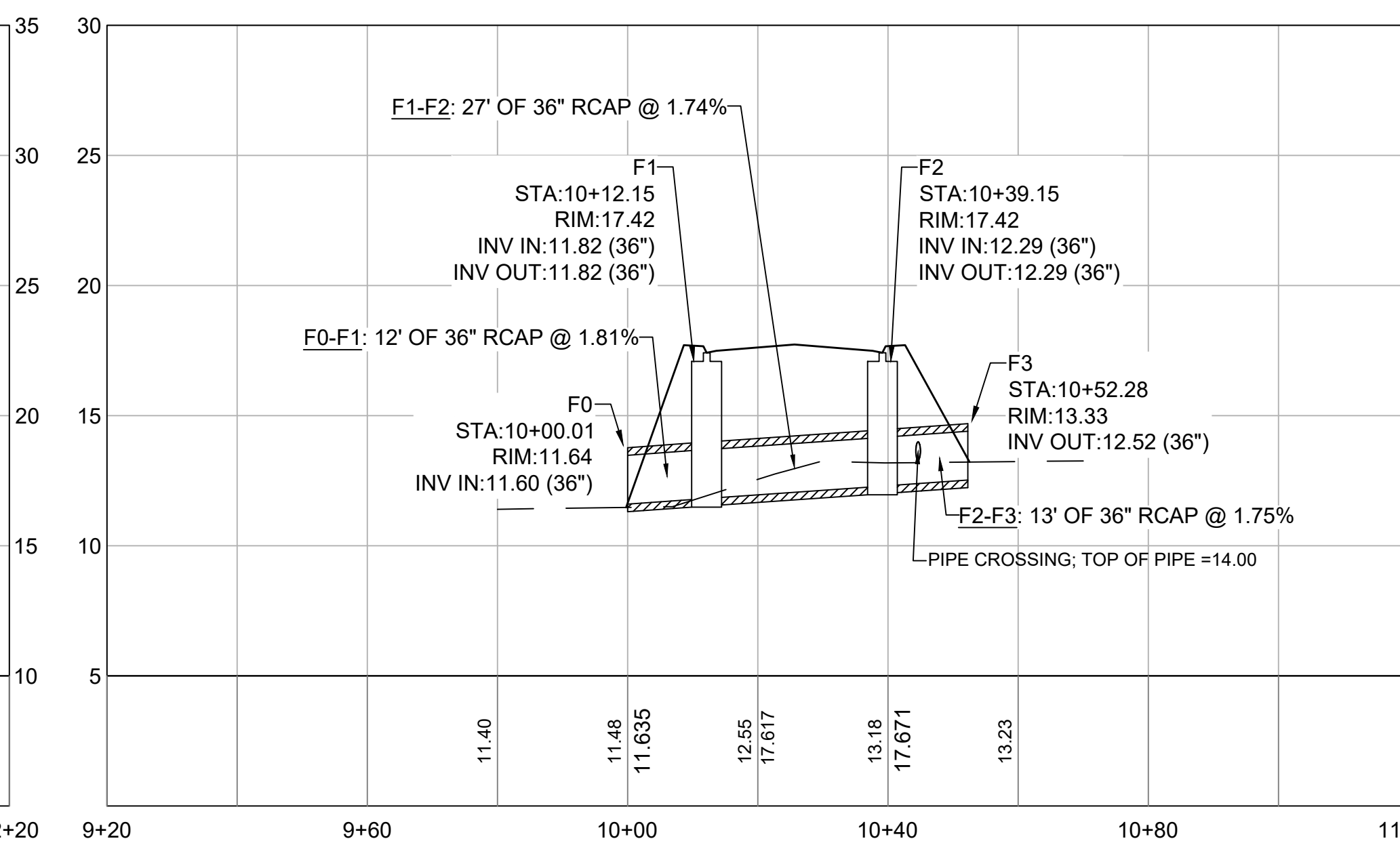
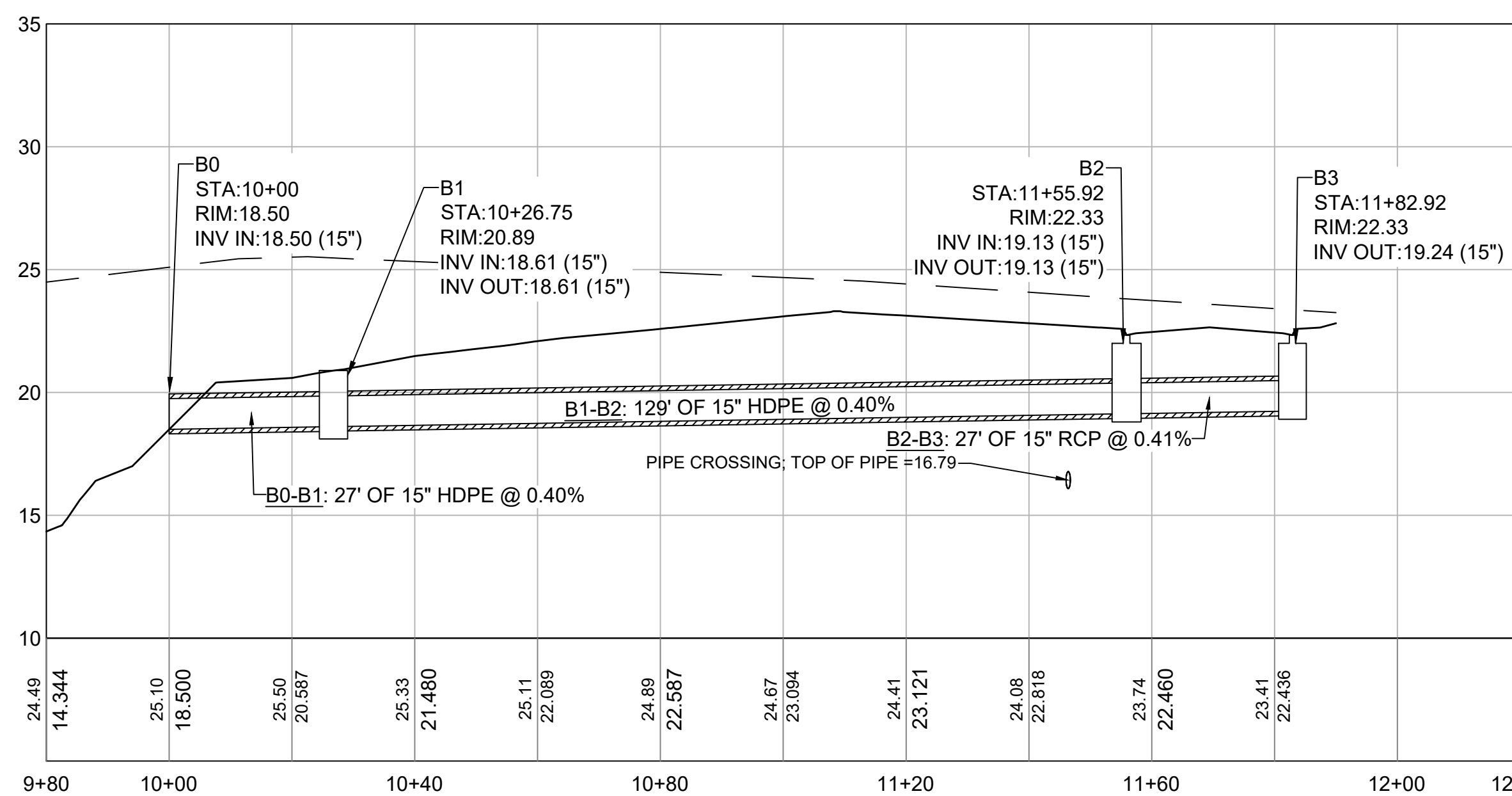
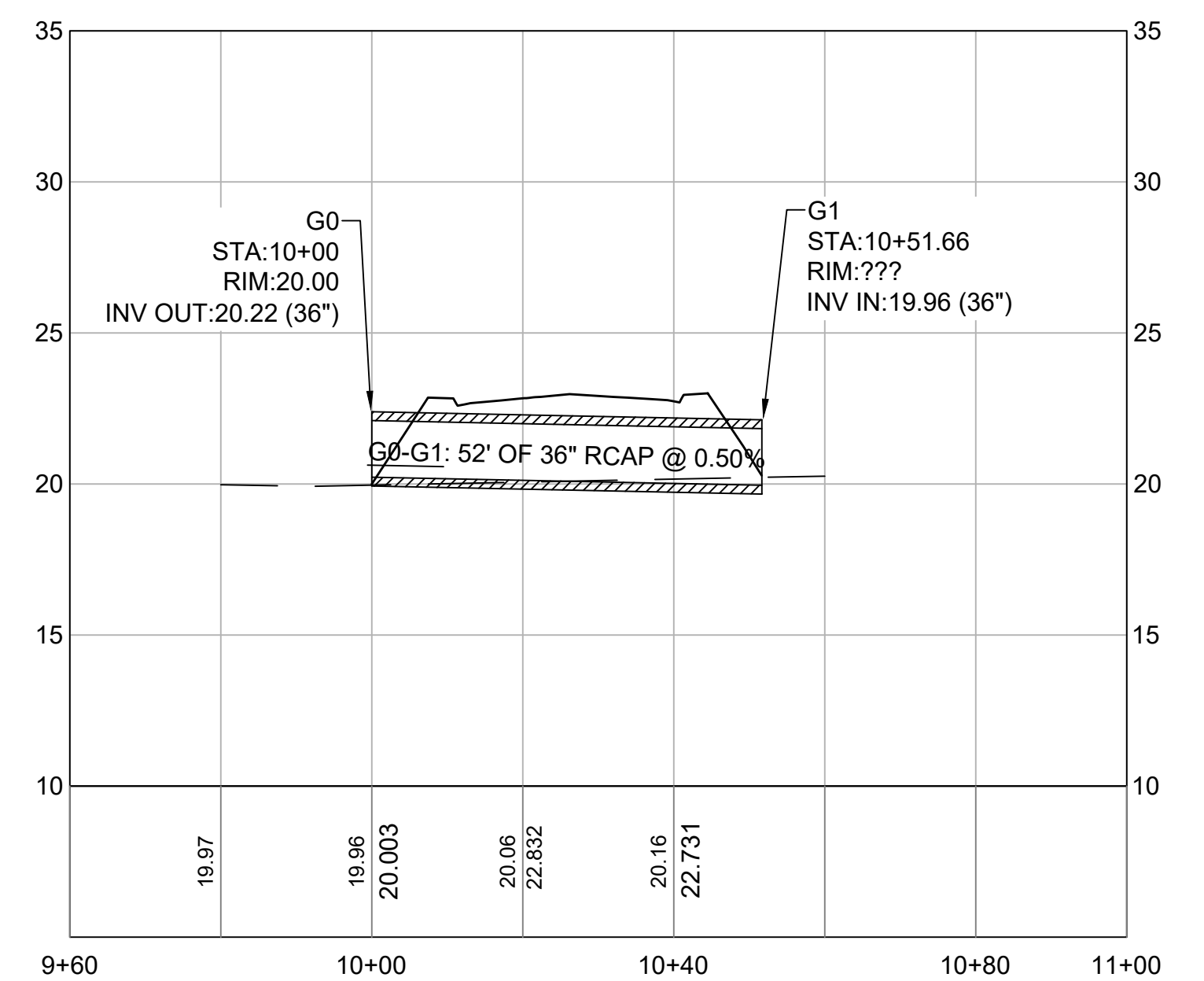
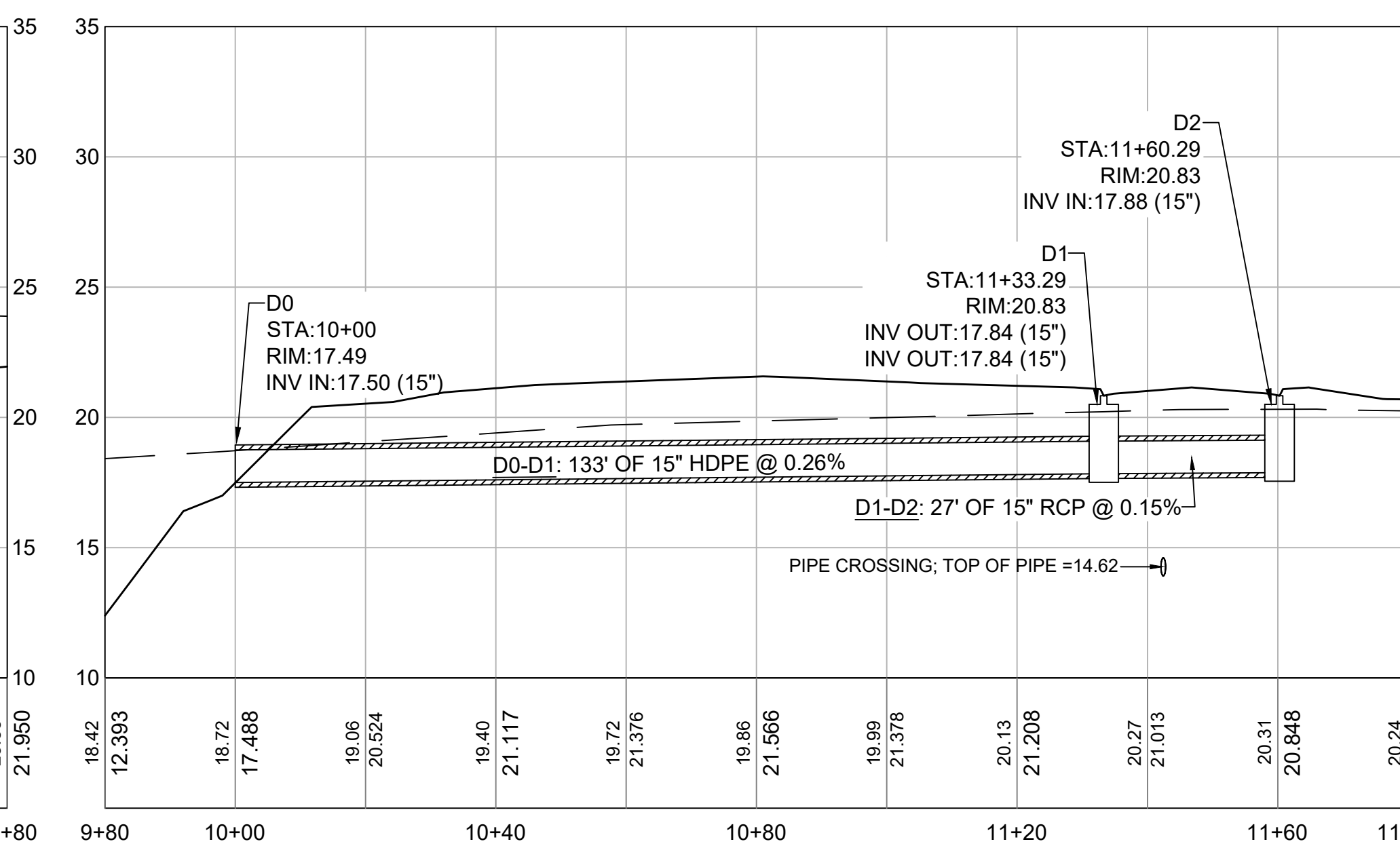
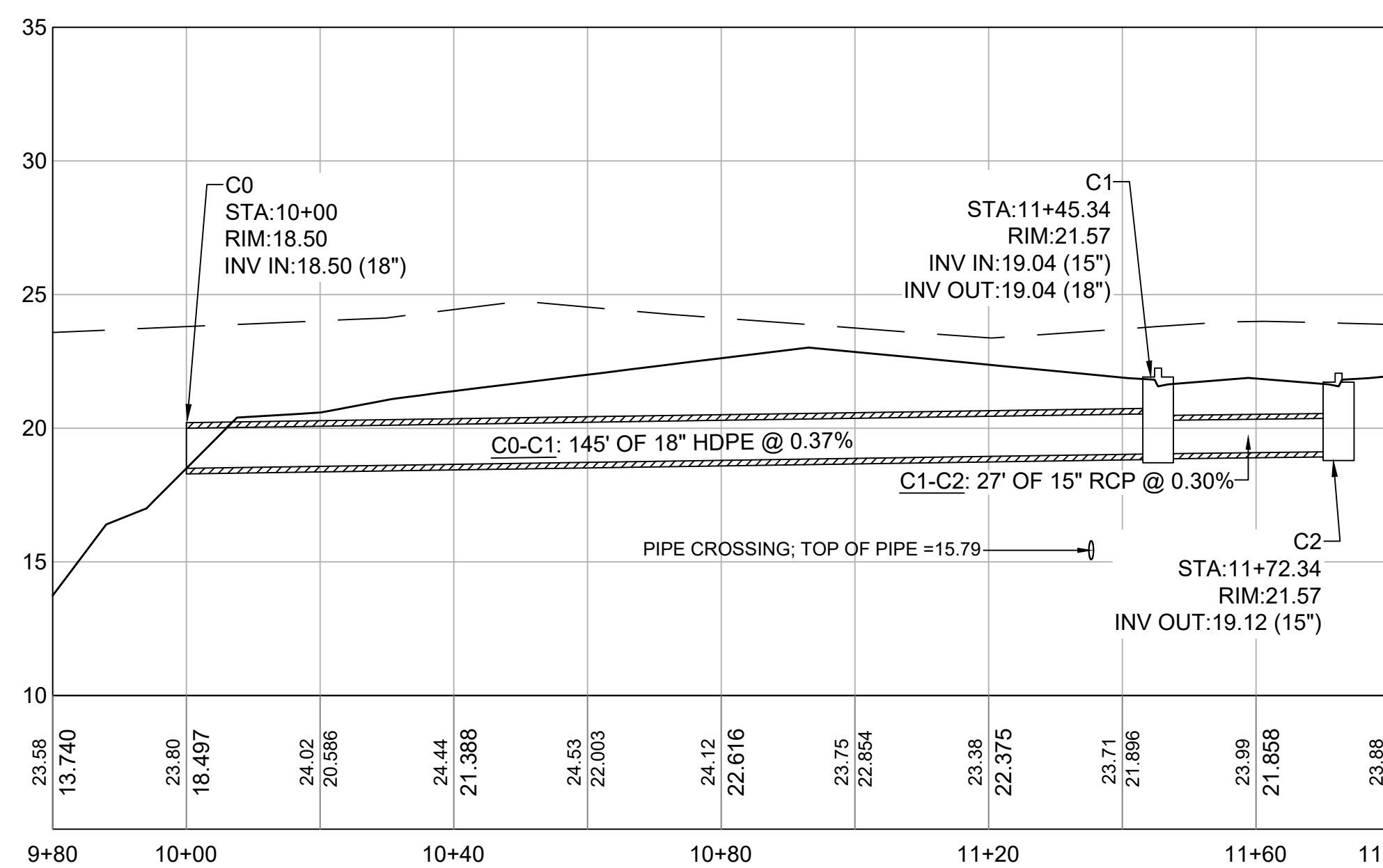
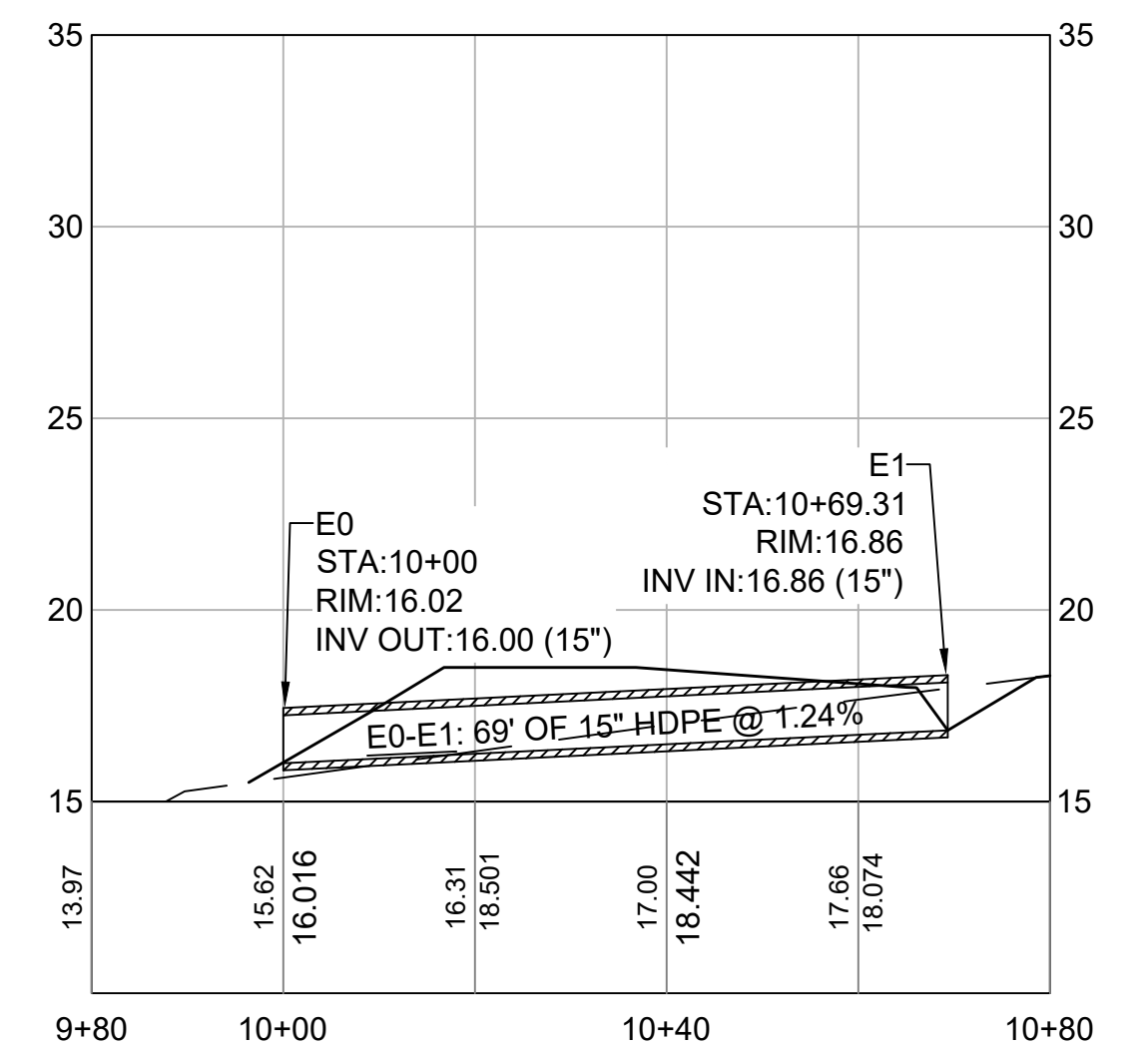
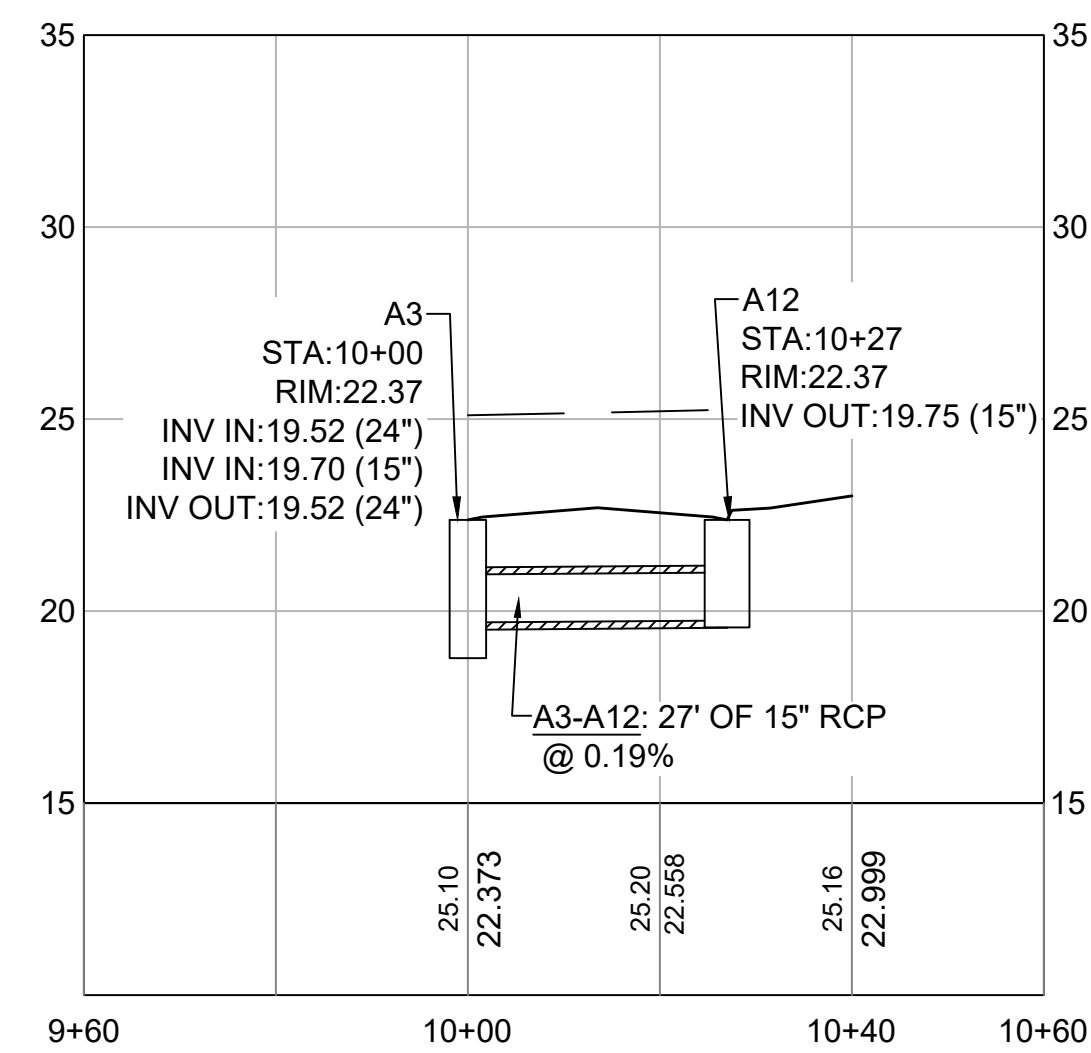
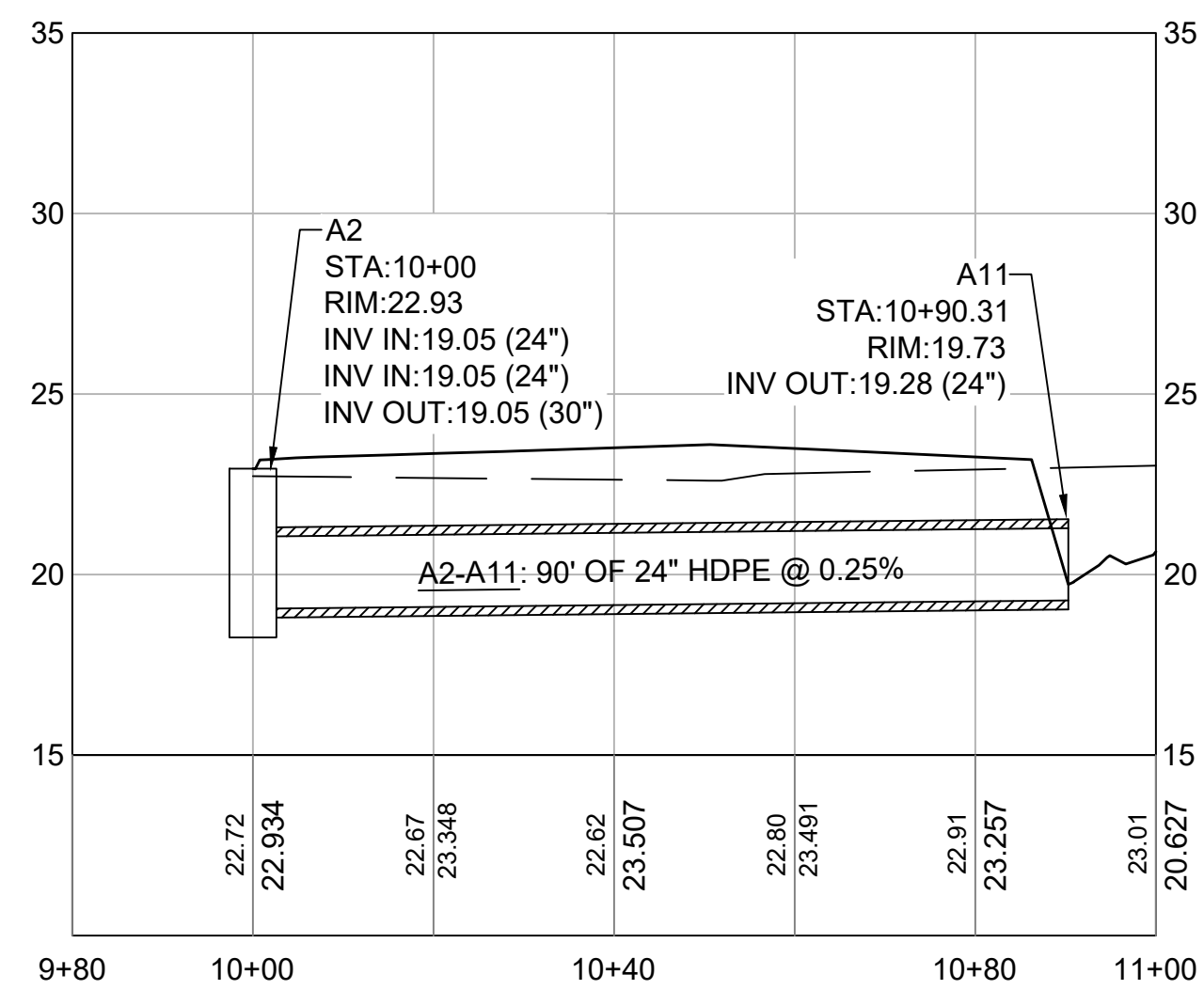
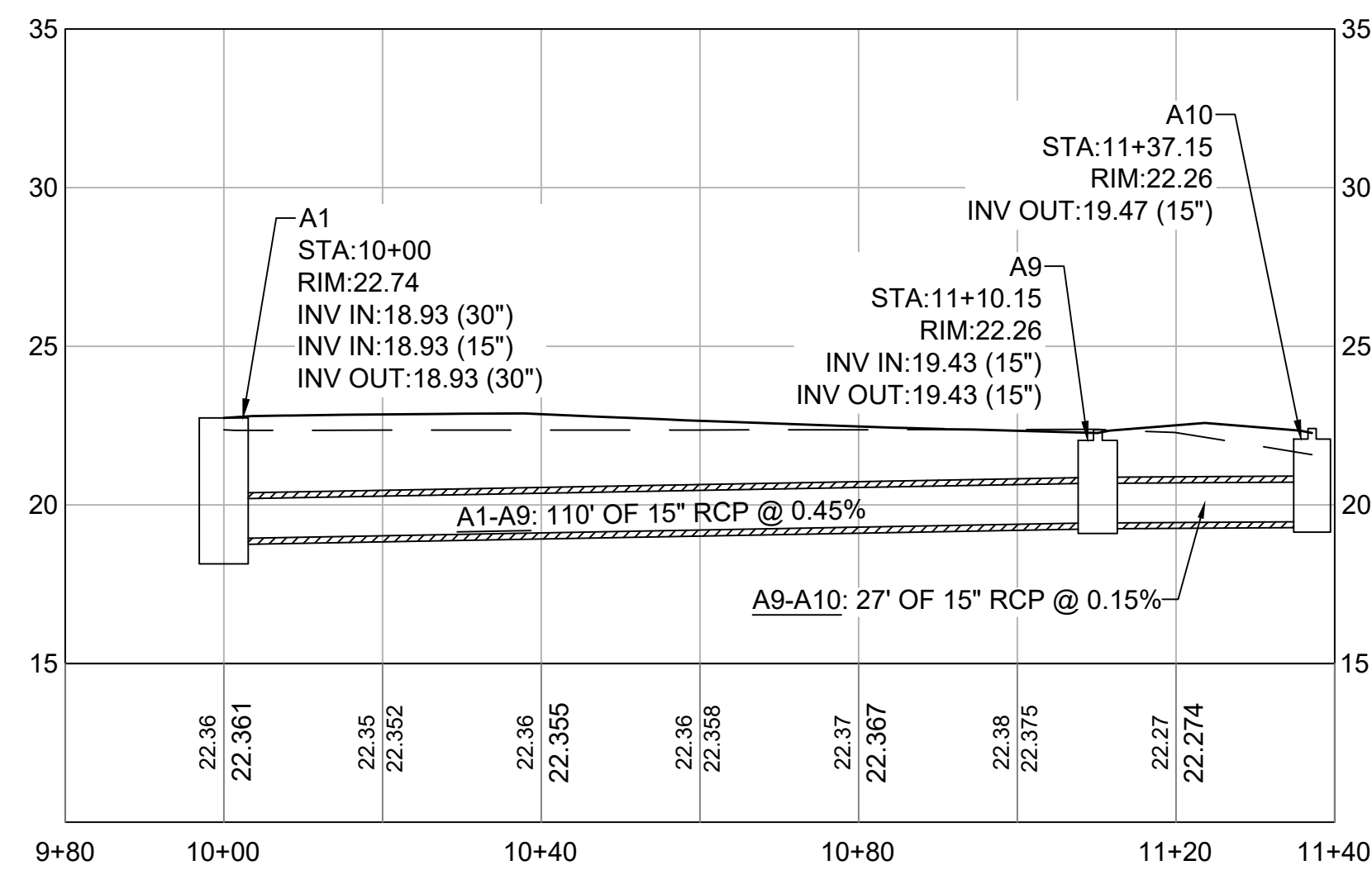
GRADING AND DRAINAGE
- DESIGN INFORMATION

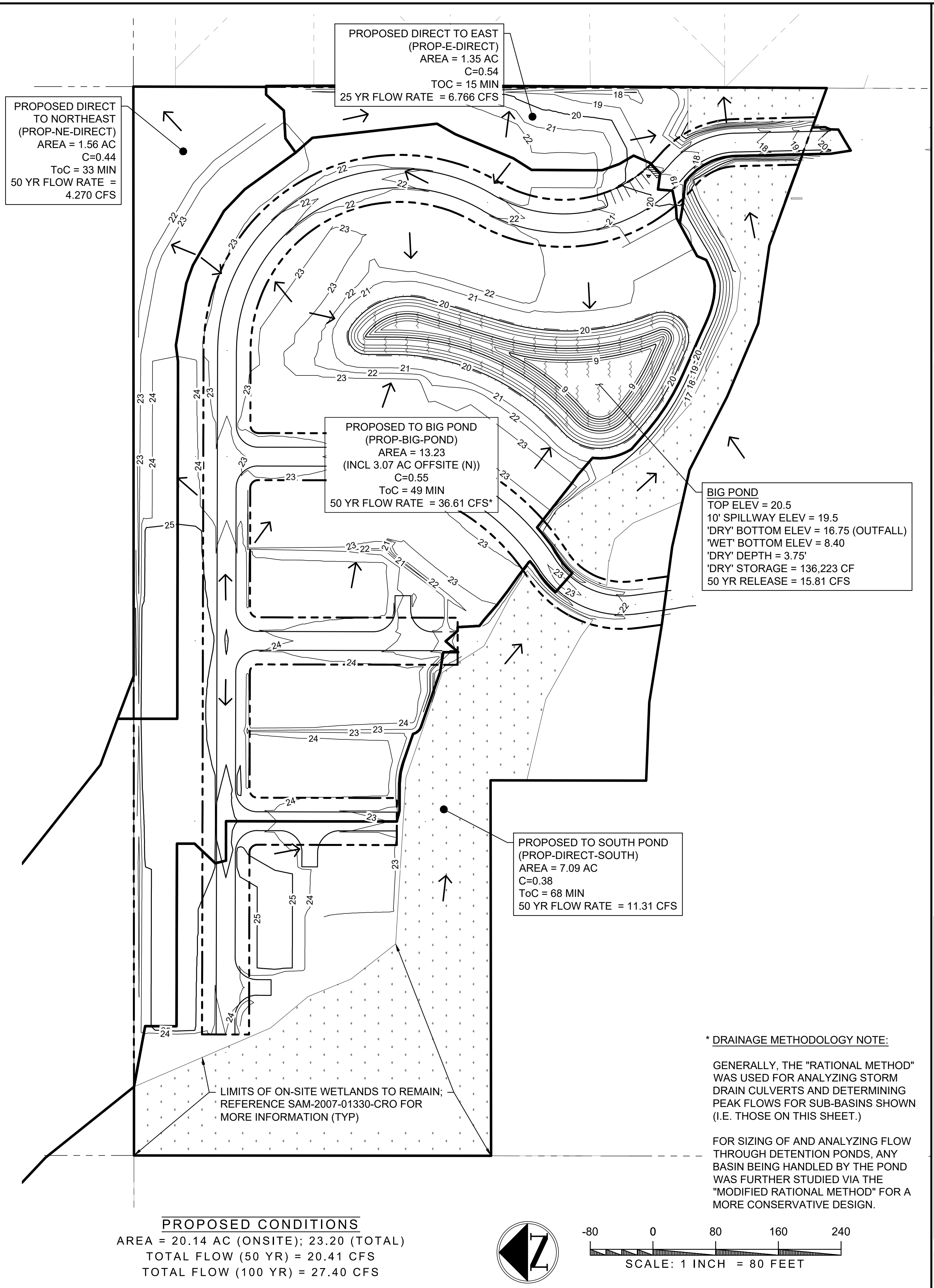
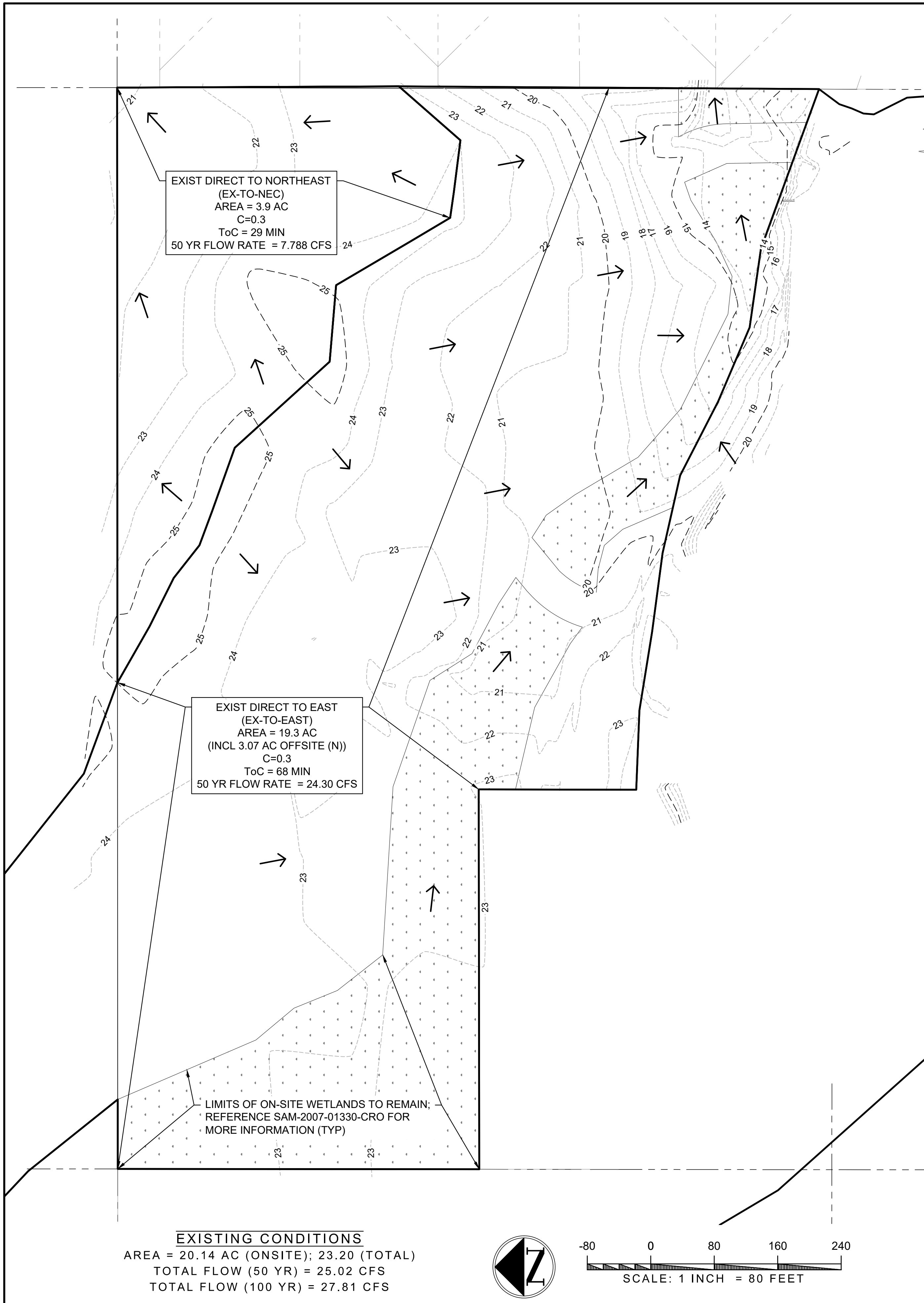
SHEET TYPE

SHEET NUMBER

C3.3







Hydrograph Summary Report

Hydralflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	7.788	1	29	16,938	-----	-----	-----	EX-TO-NEC
2	Rational	24.30	1	68	123,932	-----	-----	-----	EX-TO-EAST-(incl Offsite)
3	Combine	25.02	1	68	140,754	1, 2	-----	-----	EX-TOTAL
6	Rational	4.270	1	33	10,569	-----	-----	-----	PROP-NE-DIRECT
7	Rational	6.766	1	15	7,612	-----	-----	-----	PROP-E-DIRECT
8	Rational	11.31	1	68	57,668	-----	-----	-----	PROP-DIRECT-SOUTH
9	Mod. Rational	21.92	1	49	160,478	-----	-----	-----	PROP-BIG-POND
10	Reservoir	15.81	1	136	159,996	9	19.29	85,400	PROP-THRU-BIG_POND
11	Combine	20.41	1	122	225,175	7, 8, 10	-----	-----	PROP-TO-EAST
13	Combine	20.41	1	122	235,680	6, 11,	-----	-----	PROP-TOTAL

HighlandsHF.gpw

Return Period: 50 Year

Tuesday, 02 / 22 / 2022

Hydrograph Report

Hydralflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

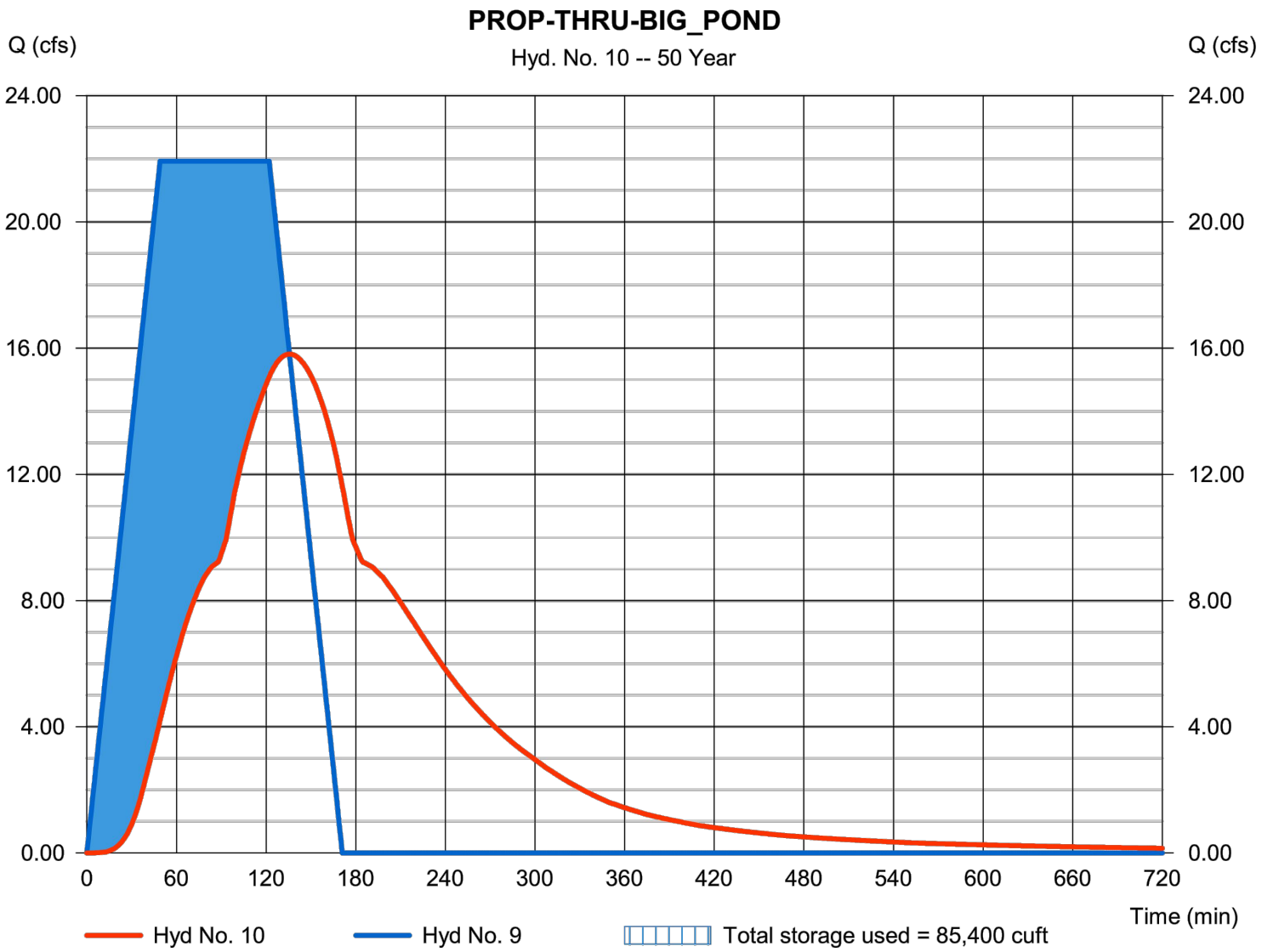
Tuesday, 02 / 22 / 2022

Hyd. No. 10

PROP-THRU-BIG_POND

Hydrograph type	= Reservoir	Peak discharge	= 15.81 cfs
Storm frequency	= 50 yrs	Time to peak	= 136 min
Time interval	= 1 min	Hyd. volume	= 159,996 cuft
Inflow hyd. No.	= 9 - PROP-BIG-POND	Max. Elevation	= 19.29 ft
Reservoir name	= BIG POND	Max. Storage	= 85,400 cuft

Storage Indication method used.



Pond Report

Hydralflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Tuesday, 02 / 22 / 2022

Pond No. 2 - BIG POND

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 16.75 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	16.75	29,335	0	0
0.75	17.50	31,290	22,728	22,728
1.75	18.50	35,272	33,258	55,986
2.75	19.50	39,350	37,289	93,275
3.00	19.75	40,385	9,966	103,240
3.25	20.00	41,425	10,225	113,465
3.75	20.25	49,742	22,758	136,223

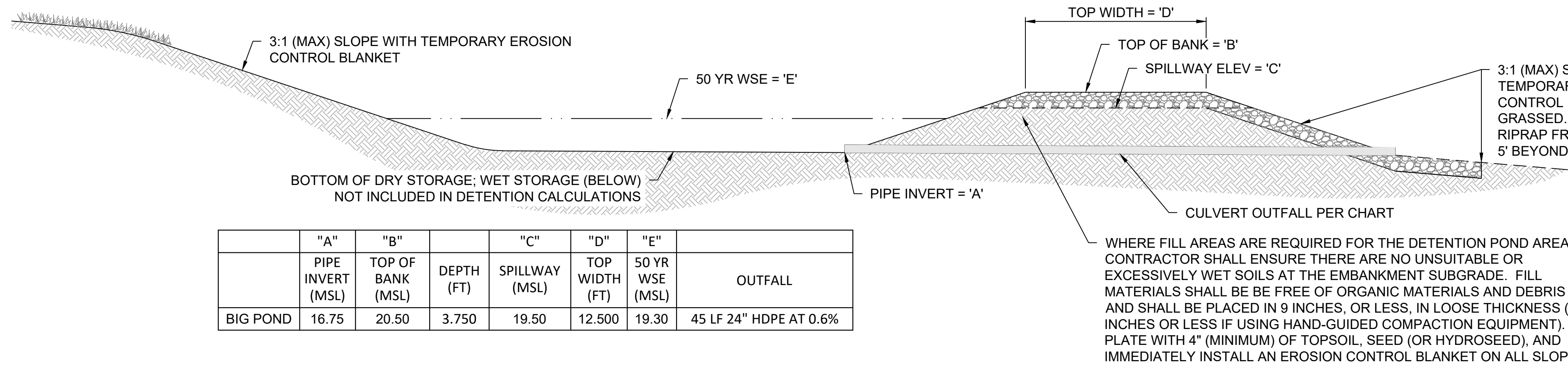
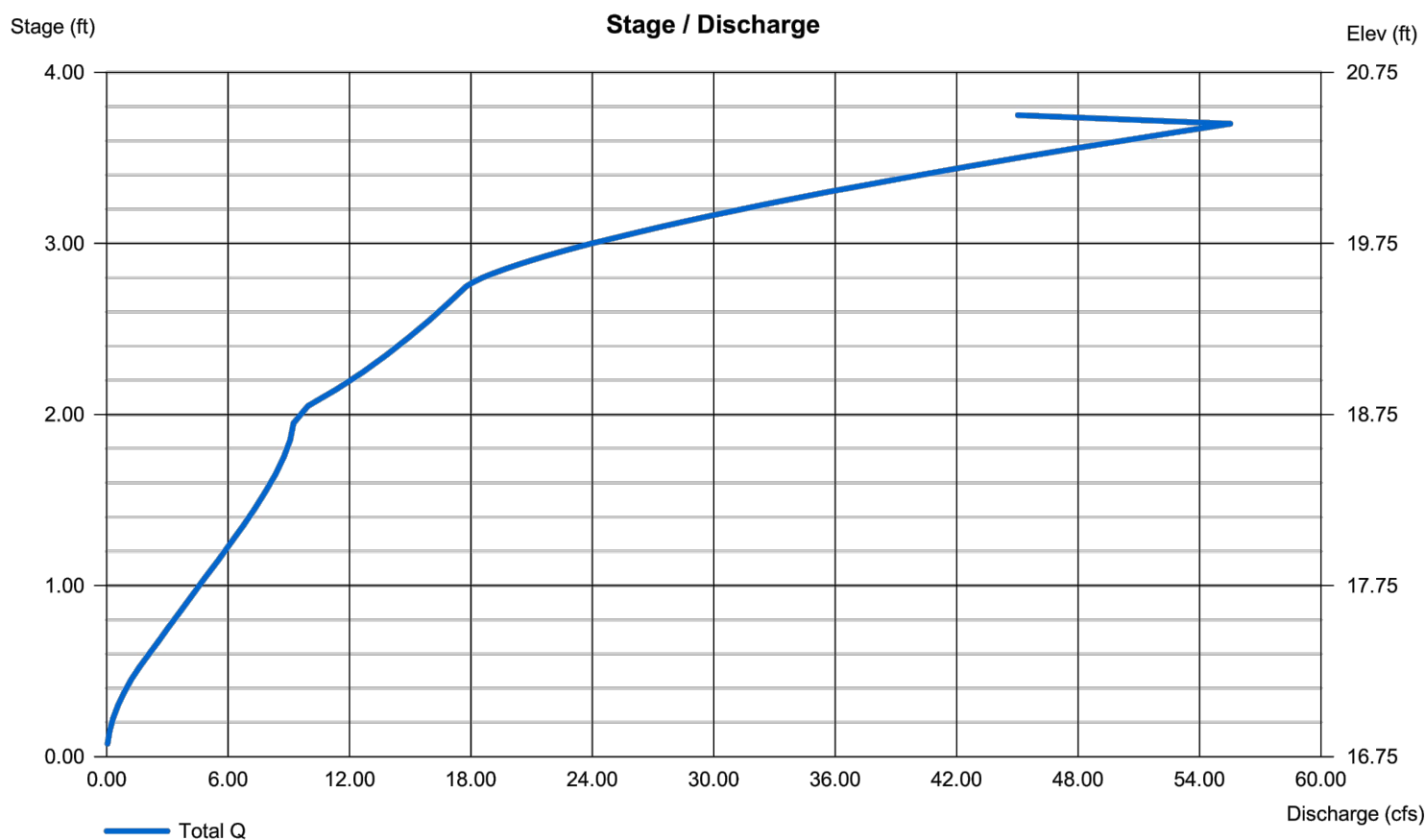
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRs]
Rise (in)	= 24.00	0.00	0.00	0.00
Span (in)	= 24.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 16.75	0.00	0.00	0.00
Length (ft)	= 45.00	0.00	0.00	0.00
Slope (%)	= 0.60	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 19.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Cipiti	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

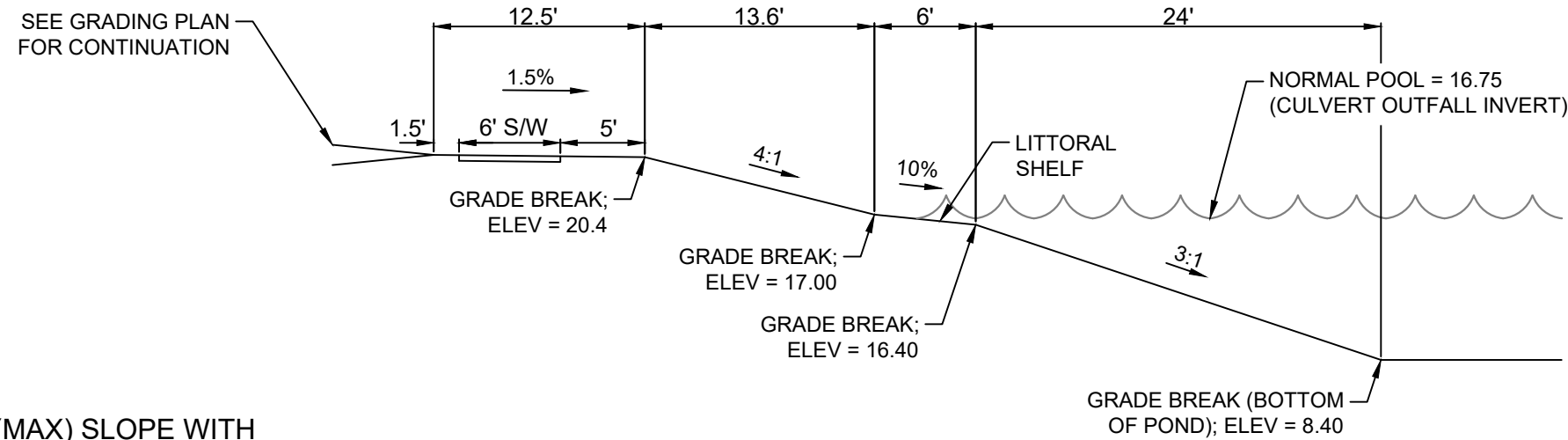


	"A"	"B"		"C"	"D"	"E"	
	PIPE INVERT (MSL)	TOP OF BANK (MSL)	DEPTH (FT)	SPILLWAY (MSL)	TOP WIDTH (FT)	50 YR WSE (MSL)	OUTFALL
BIG POND	16.75	20.50	3.750	19.50	12.500	19.30	45 LF 24" HDPE AT 0.6%

WHERE FILL AREAS ARE REQUIRED FOR THE DETENTION POND AREA, CONTRACTOR SHALL ENSURE THERE ARE NO UNSUITABLE OR EXCESSIVELY WET SOILS AT THE EMBANKMENT SUBGRADE. FILL MATERIALS SHALL BE BE FREE OF ORGANIC MATERIALS AND DEBRIS AND SHALL BE PLACED IN 9 INCHES, OR LESS, IN LOOSE THICKNESS (6 INCHES OR LESS IF USING HAND-GUIDED COMPACTION EQUIPMENT). PLATE WITH 4" (MINIMUM) OF TOPSOIL, SEED (OR HYDROSEED), AND IMMEDIATELY INSTALL AN EROSION CONTROL BLANKET ON ALL SLOPES.

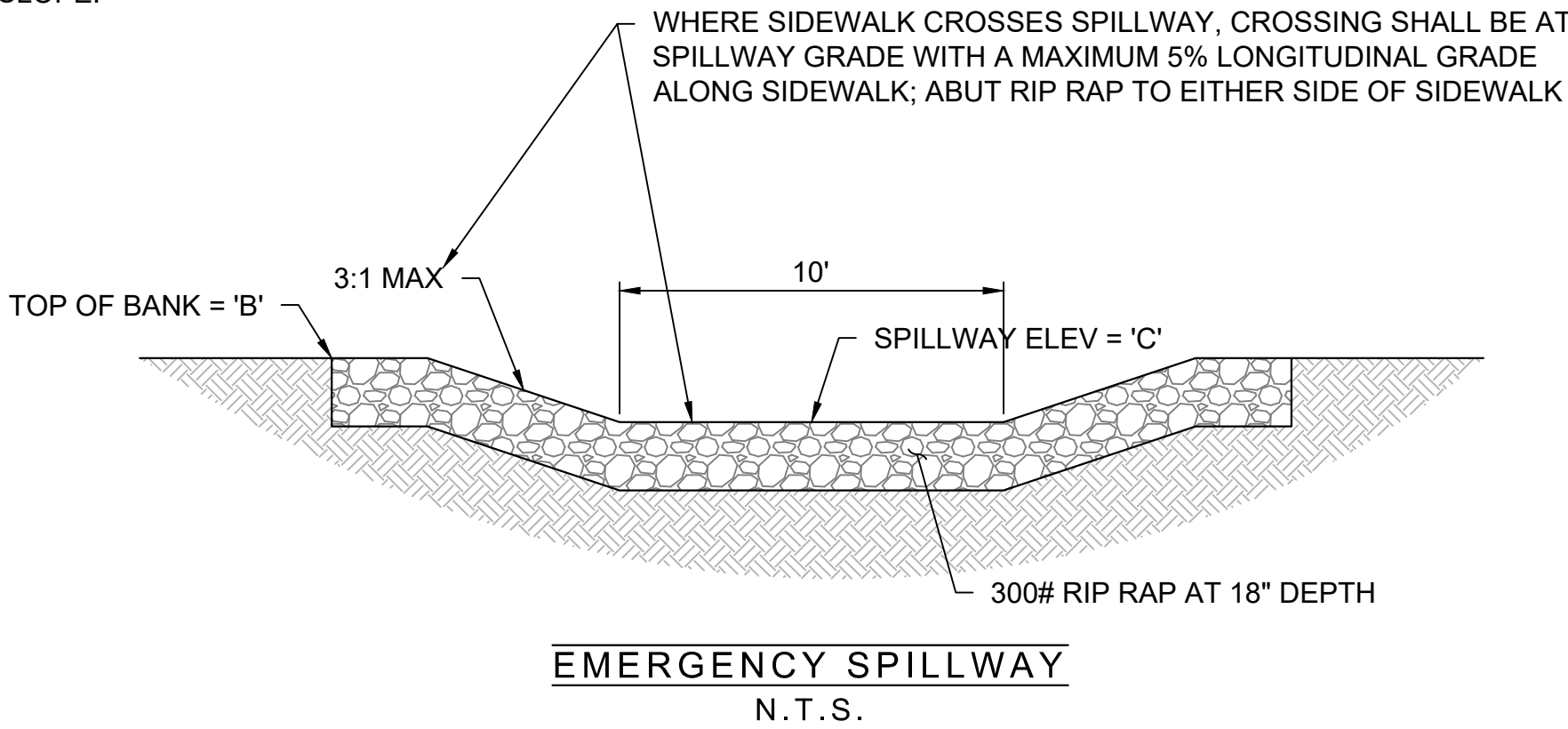
DETENTION POND DETAILS

N.T.S.



DETENTION POND SCHEMATIC

N.T.S.



EMERGENCY SPILLWAY

N.T.S.

HIGHLAND LAKE TOWNHOMES

100% DESIGN

LOT 4 - GULFPORT HIGHLANDS

MARCH 2022

011

PROJECT

PROJECT PHASE

PROJECT ADDRESS

DATE

BY

NO.

DATE

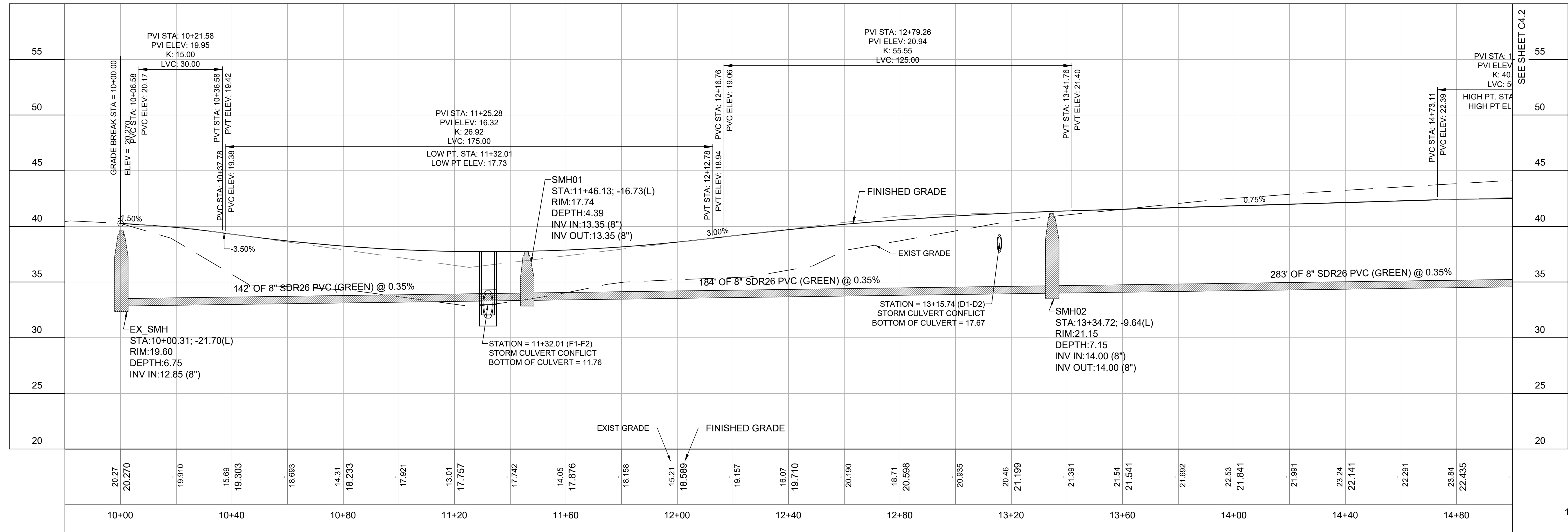
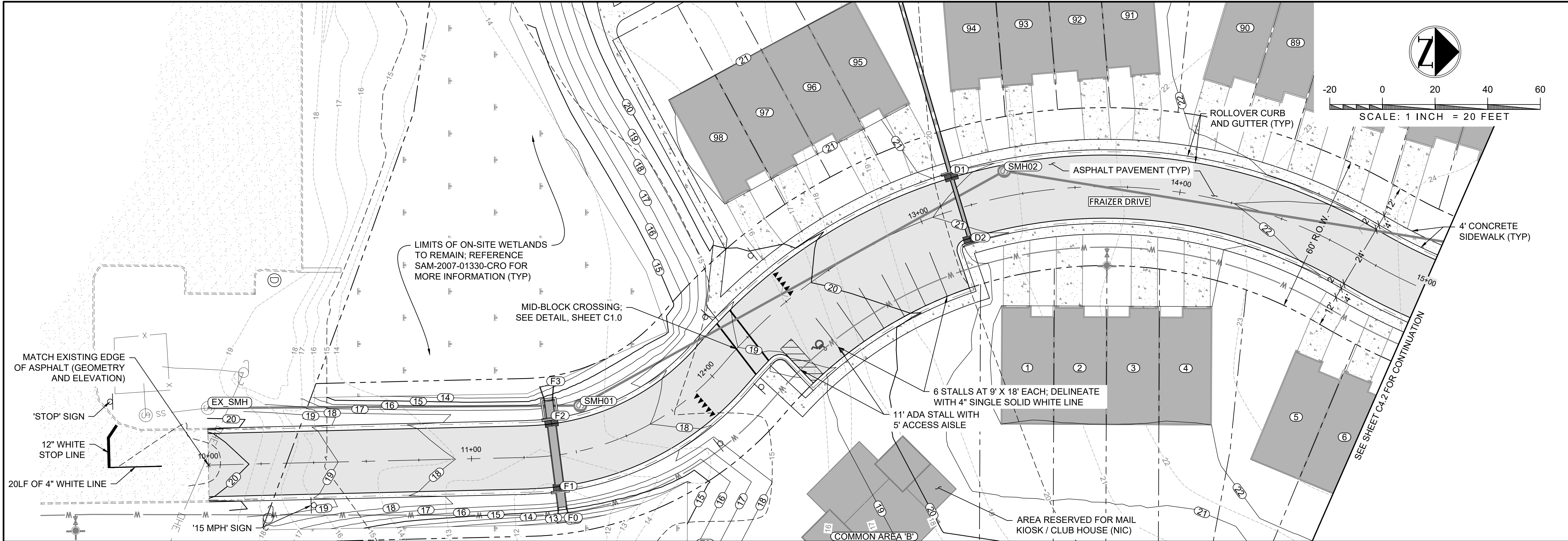
REVISION DESCRIPTION

GRADING AND DRAINAGE -DETENTION DETAILS

SHEET TYPE

SHEET NUMBER

C3.7



PROJECT

PROJECT PHASE

PROJECT ADDRESS

DATE

NO.

DATE

REVISION DESCRIPTION

BY

HIGHLAND LAKE TOWNHOMES

100% DESIGN

LOT 4 - GULFPORT HIGHLANDS

MARCH 2022

011

ROAD PROFILE - FRAIZER

SHEET TYPE

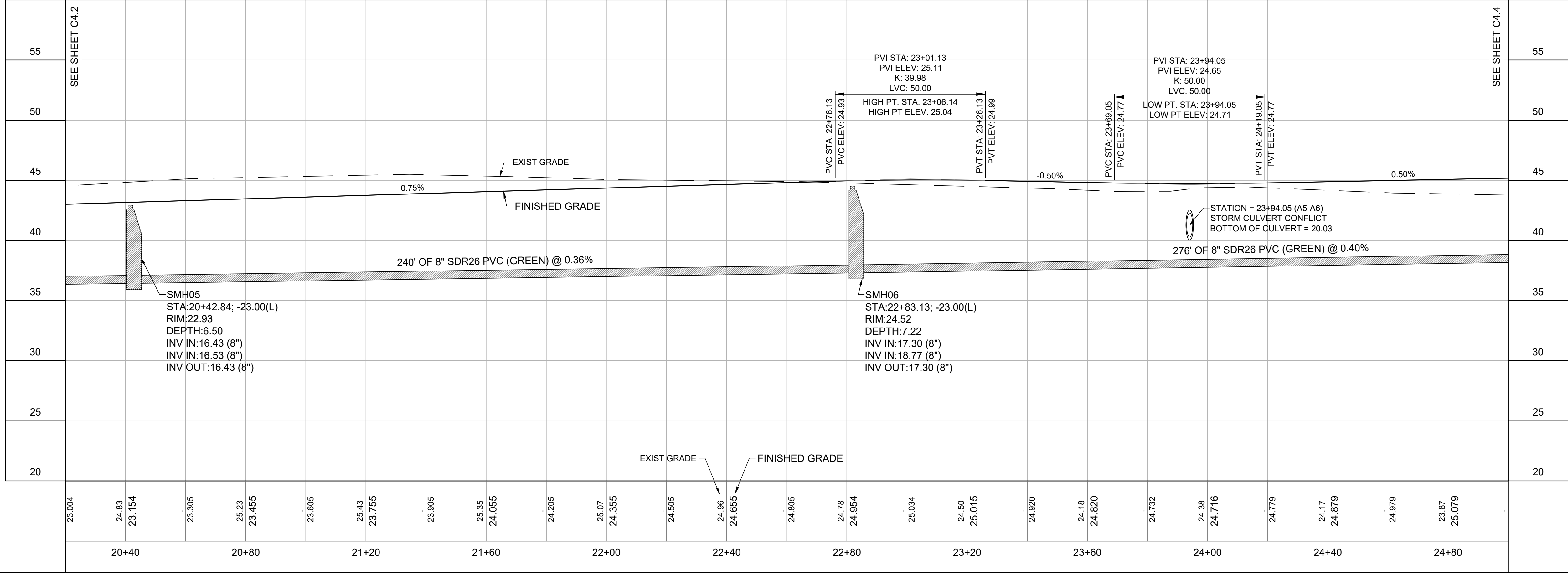
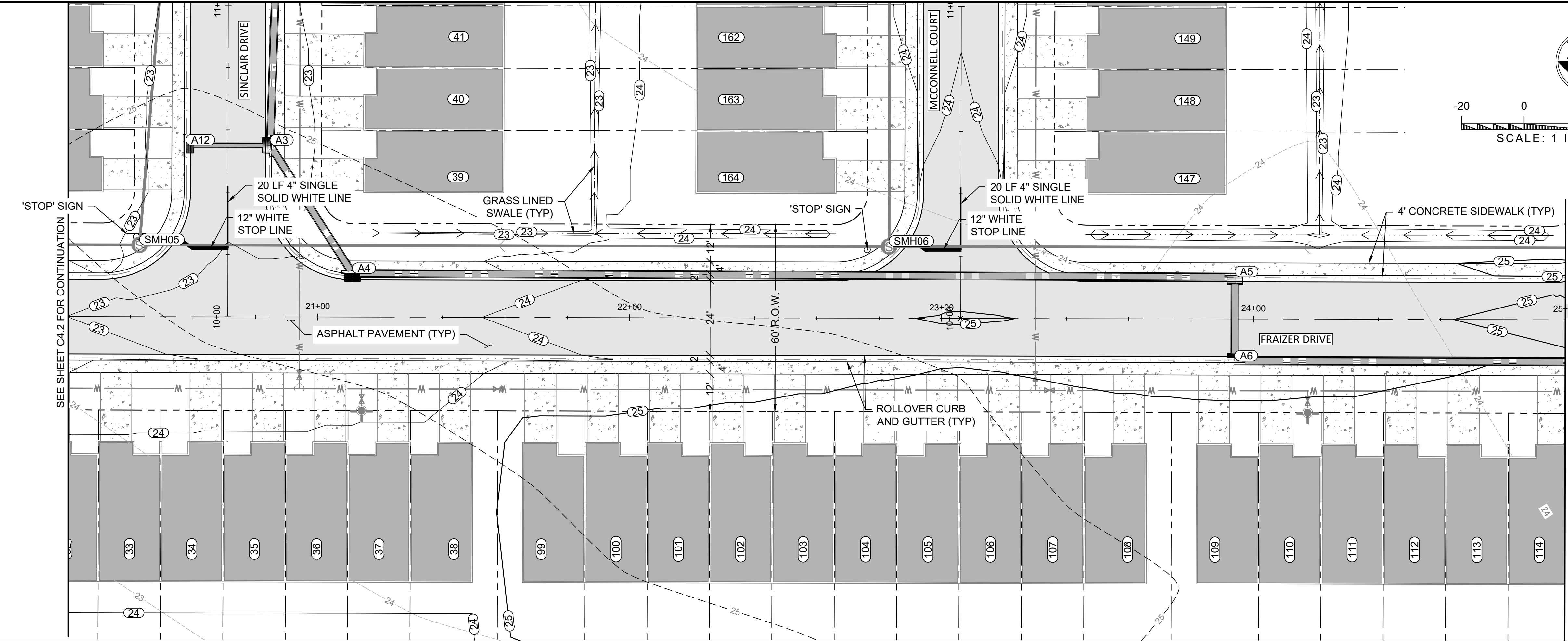
SHEET NUMBER

C4.1

1" = 20' (H)

1" = 5' (V)

PHELAN
ENGINEERING LLC



1" = 20' (H)
1" = 5' (V)

PROJECT

PROJECT PHASE

PROJECT ADDRESS

DATE

NO.

DATE

REVISION DESCRIPTION

BY

HIGHLAND LAKE TOWNHOMES

100% DESIGN

LOT 4 - GULFPORT HIGHLANDS

MARCH 2022

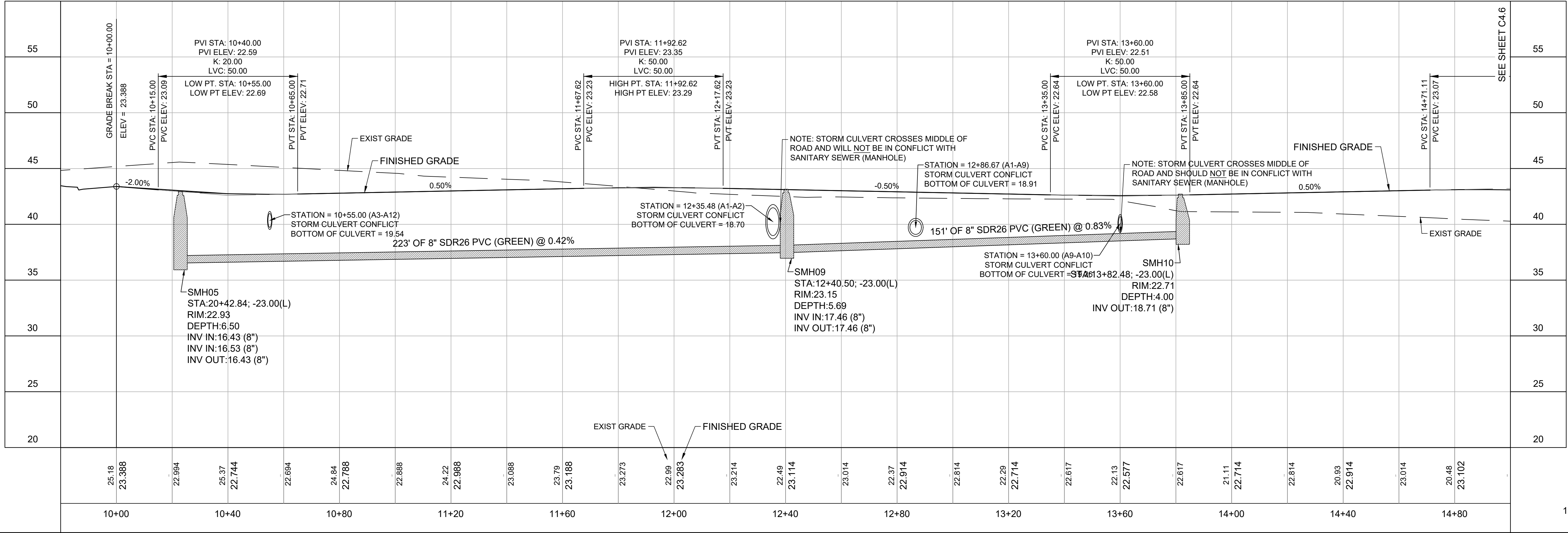
PROJECT # 011

ROAD PROFILE - FRAIZER

SHEET TYPE

SHEET NUMBER

C4.3



1" = 20' (H)
1" = 5' (V)

PROJECT

PHASE

ADDRESS

DATE

NO.

DATE

REVISION DESCRIPTION

BY

HIGHLAND LAKE TOWNHOMES

100% DESIGN

LOT 4 - GULFPORT HIGHLANDS

MARCH 2022

011

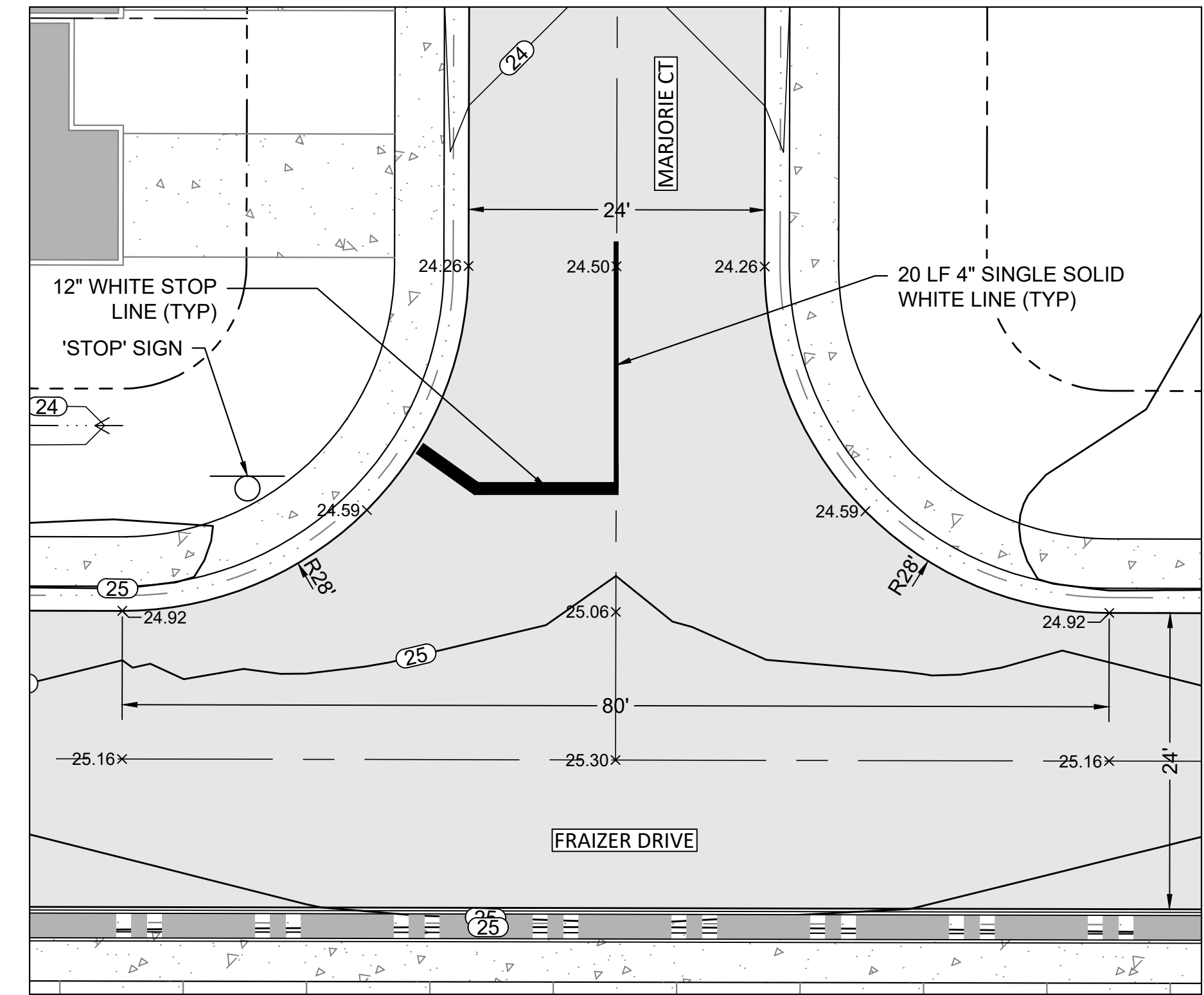
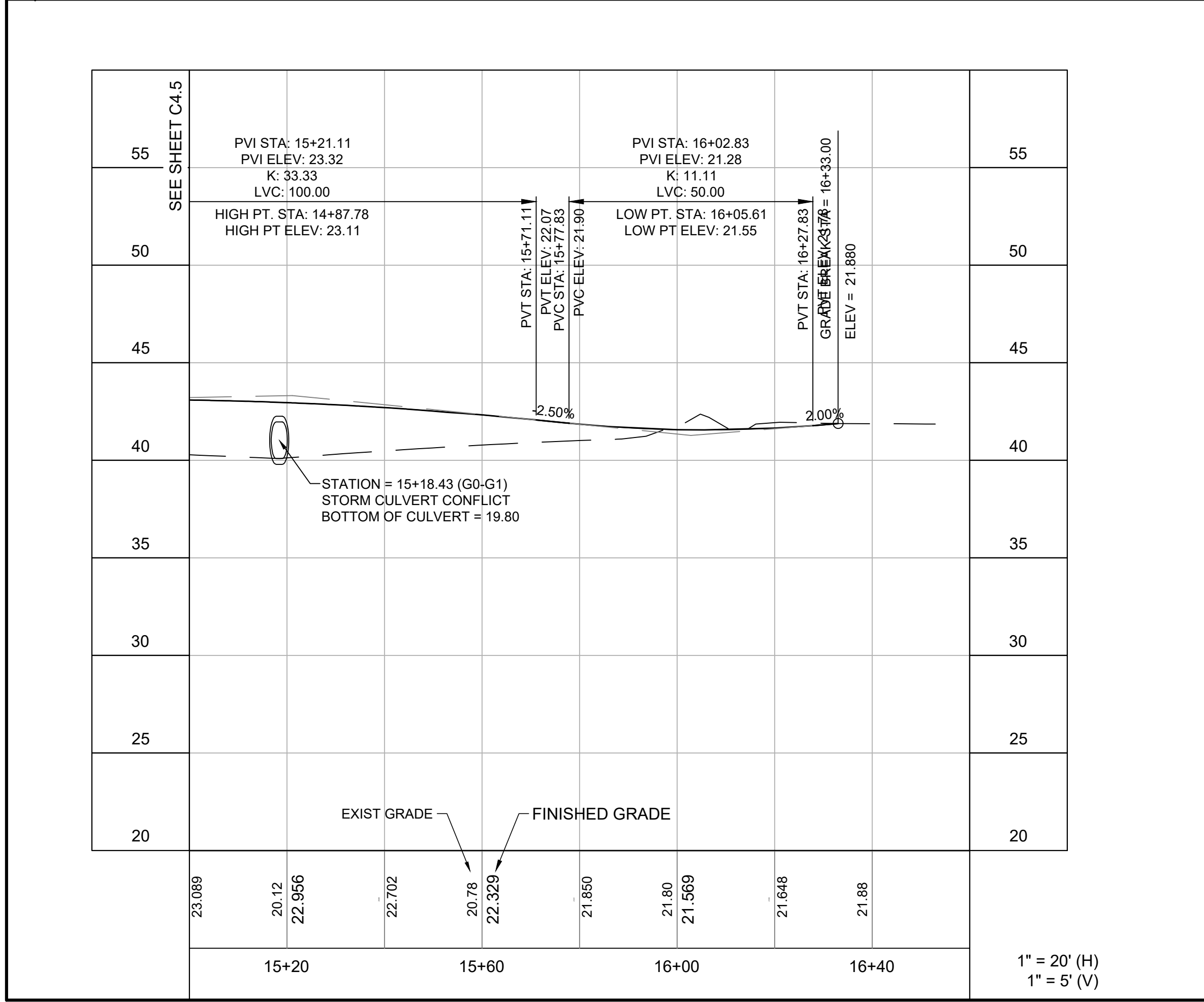
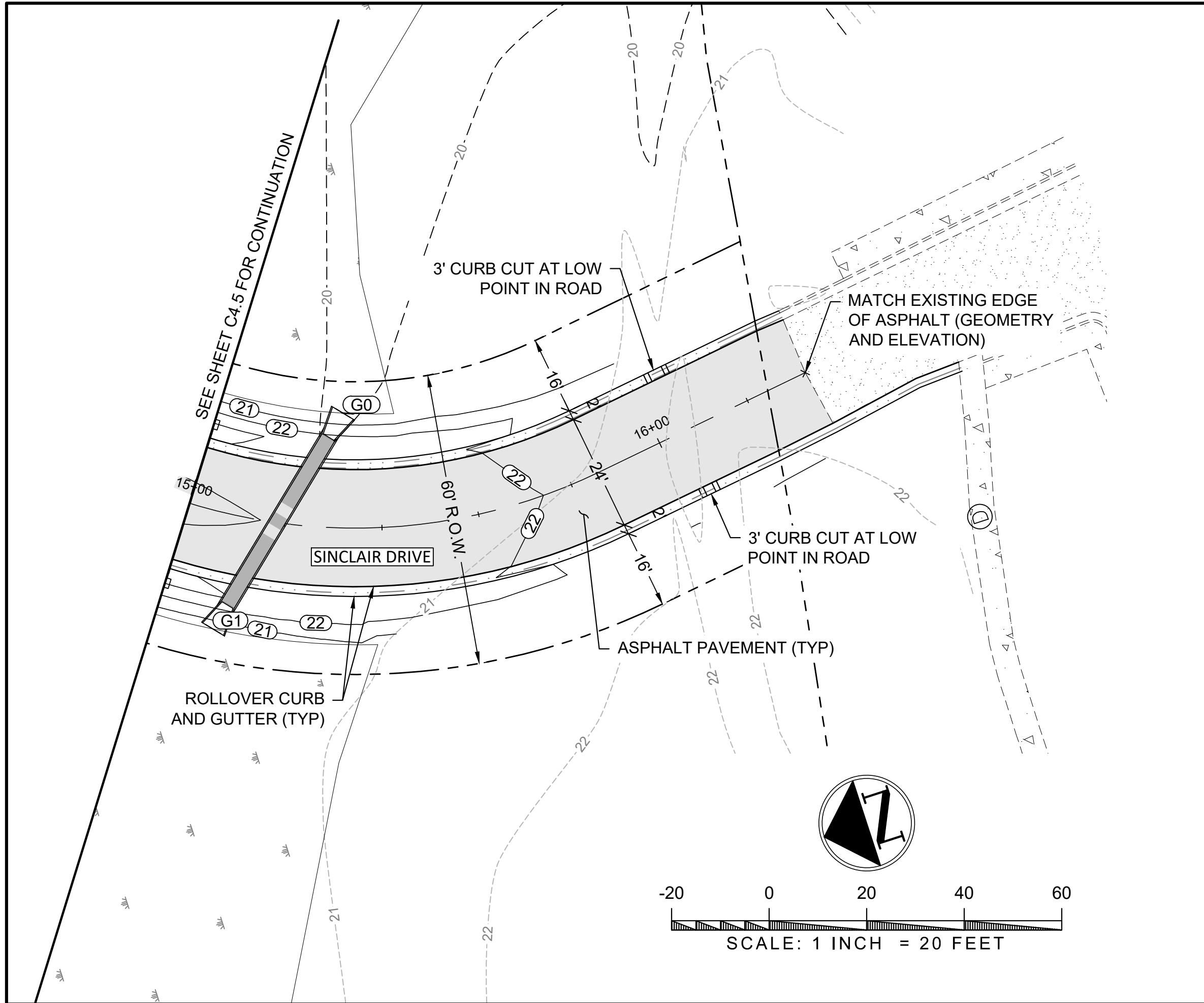
ROAD PROFILE - SINCLAIR

SHEET TYPE

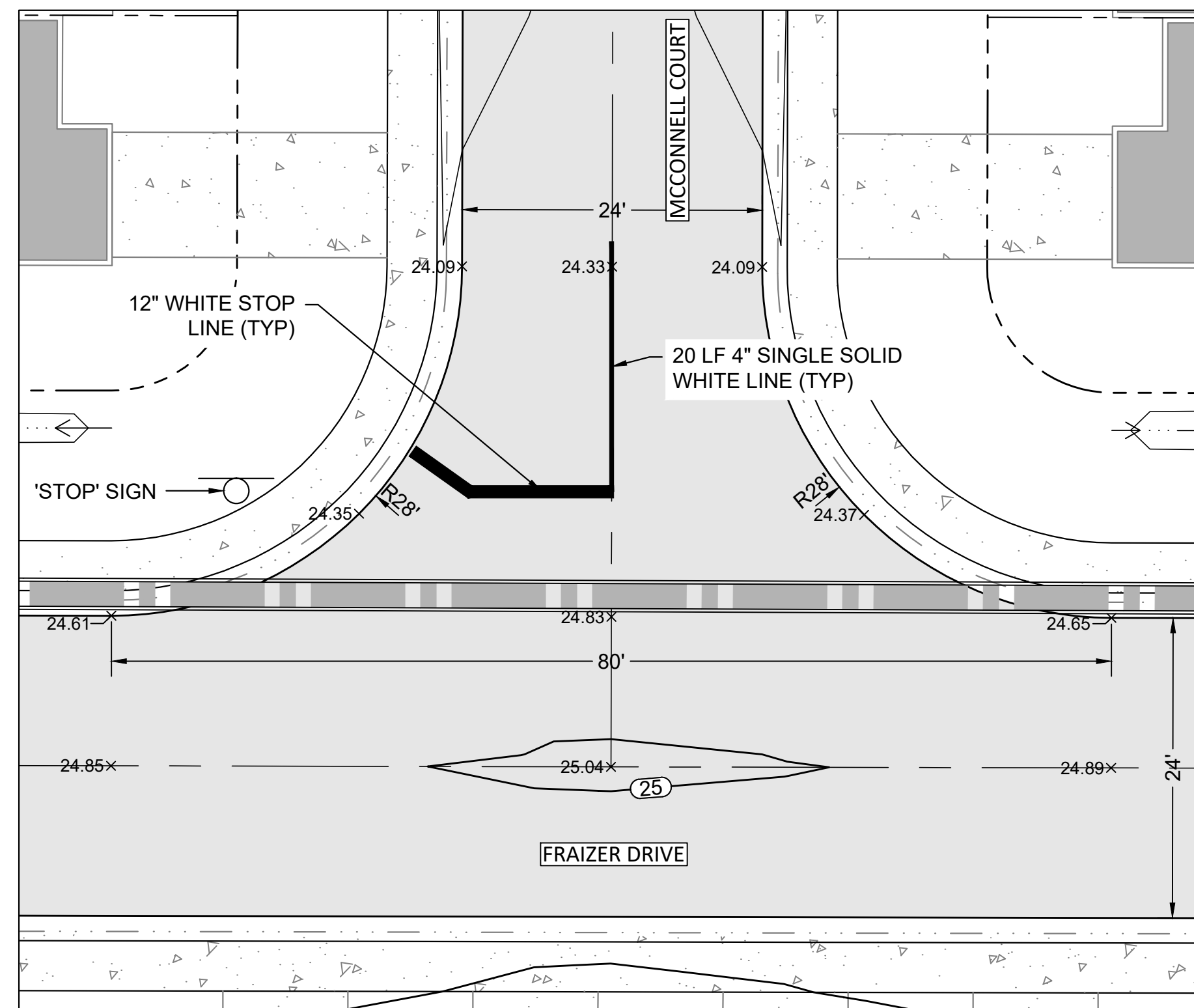
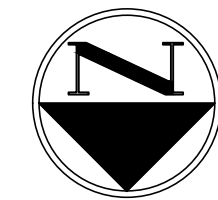
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ELAN
ENGINEERING LLC

SHEET NUMBER

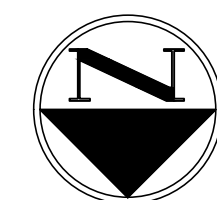
C4.5

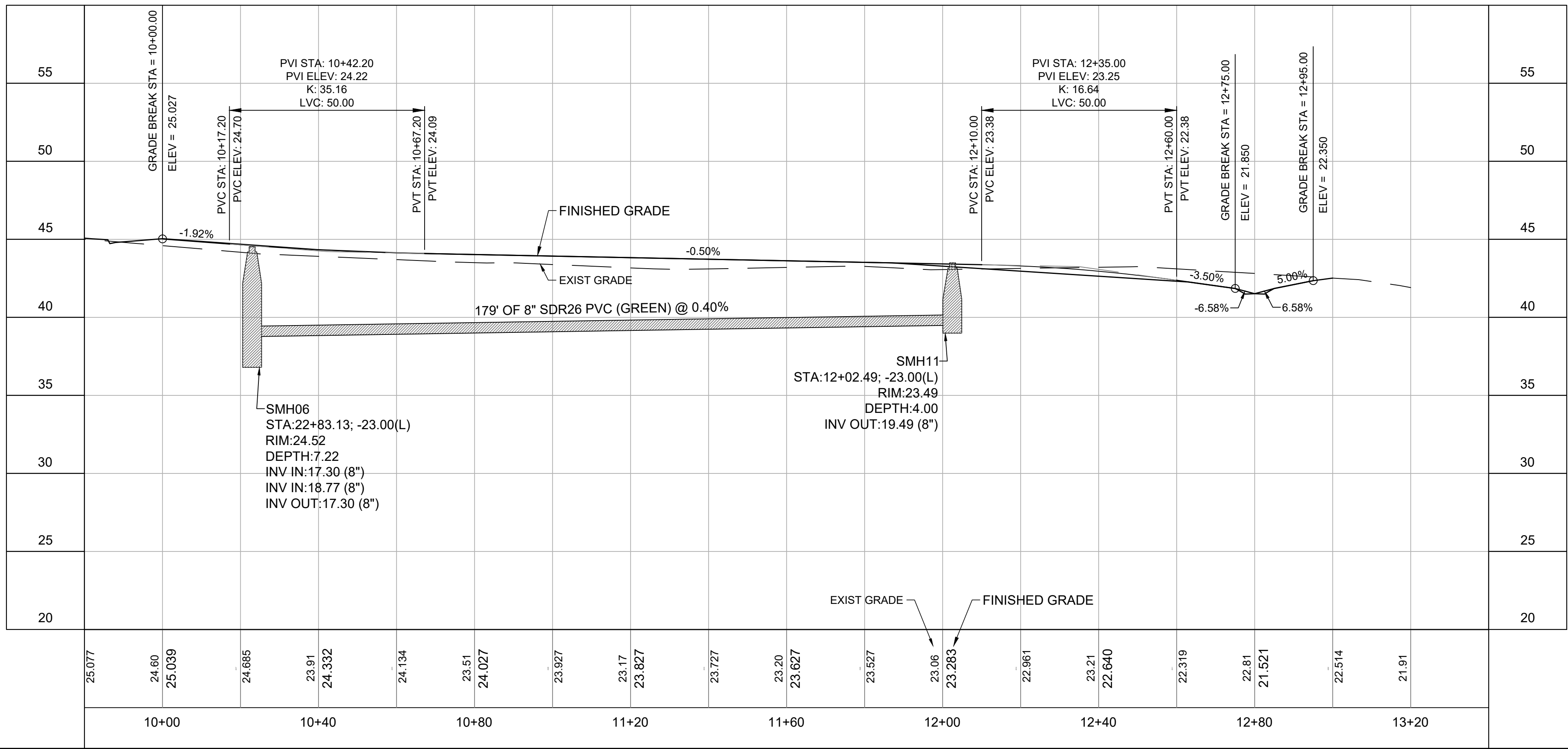
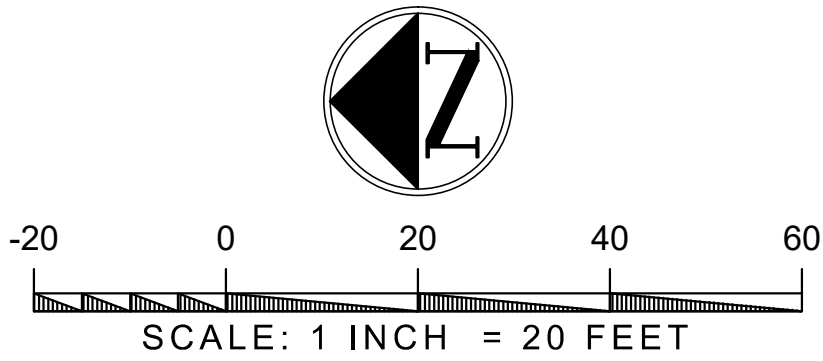
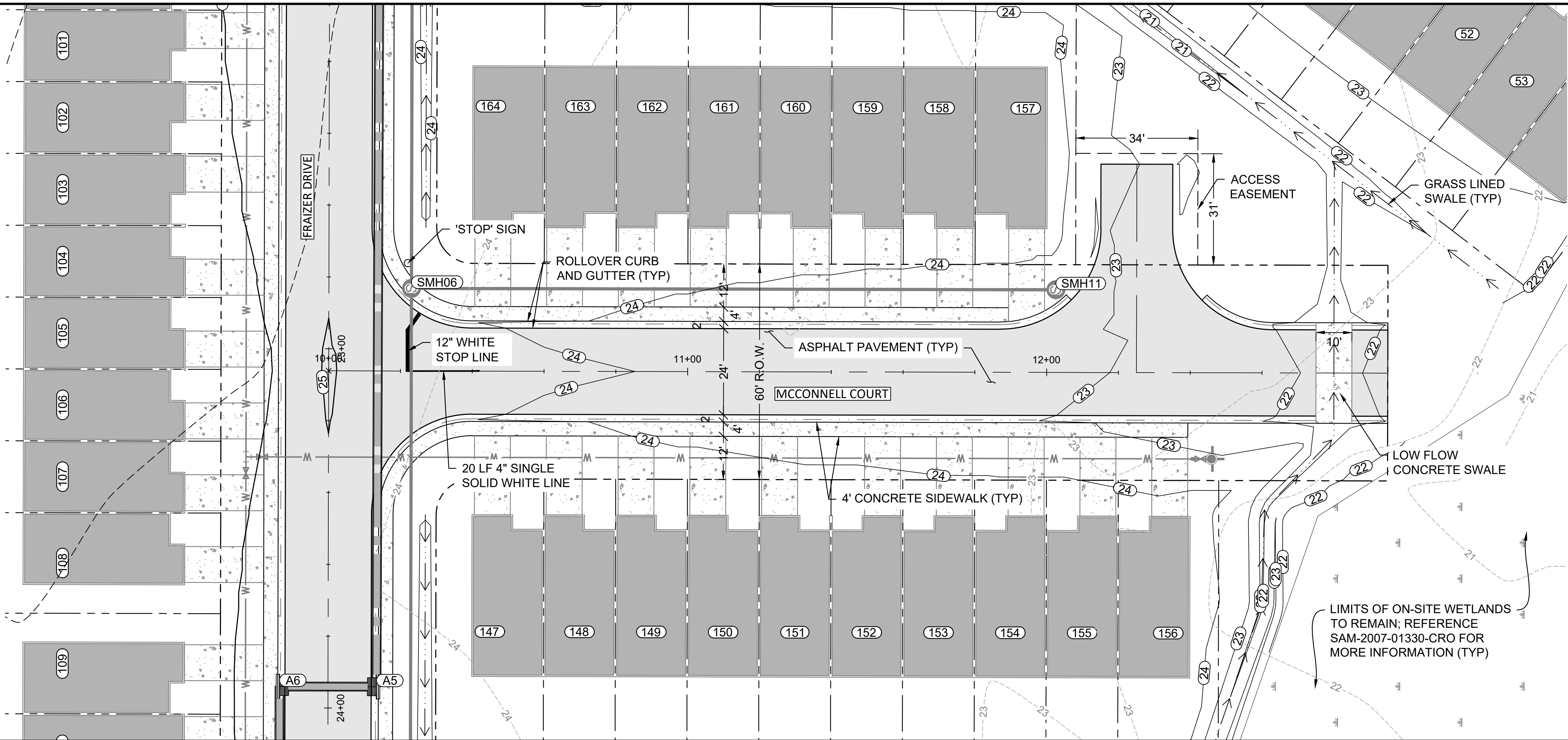


INTERSECTION DETAIL - FRAIZER DR AT MARJORIE CT
1" = 10'



INTERSECTION DETAIL - FRAIZER DR AT MCCONNELL CT
1" = 10'





1" = 20' (H)
1" = 5' (V)

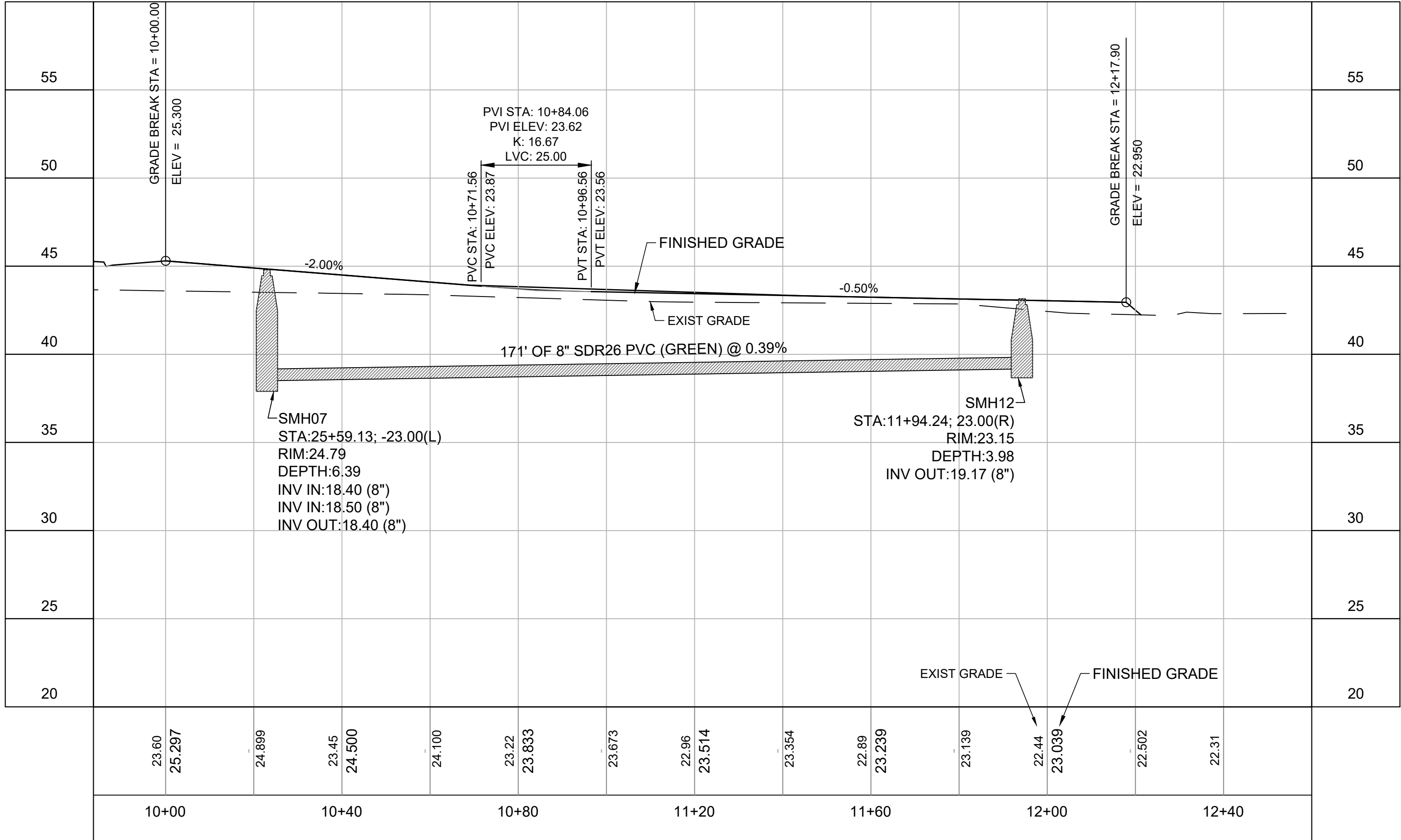
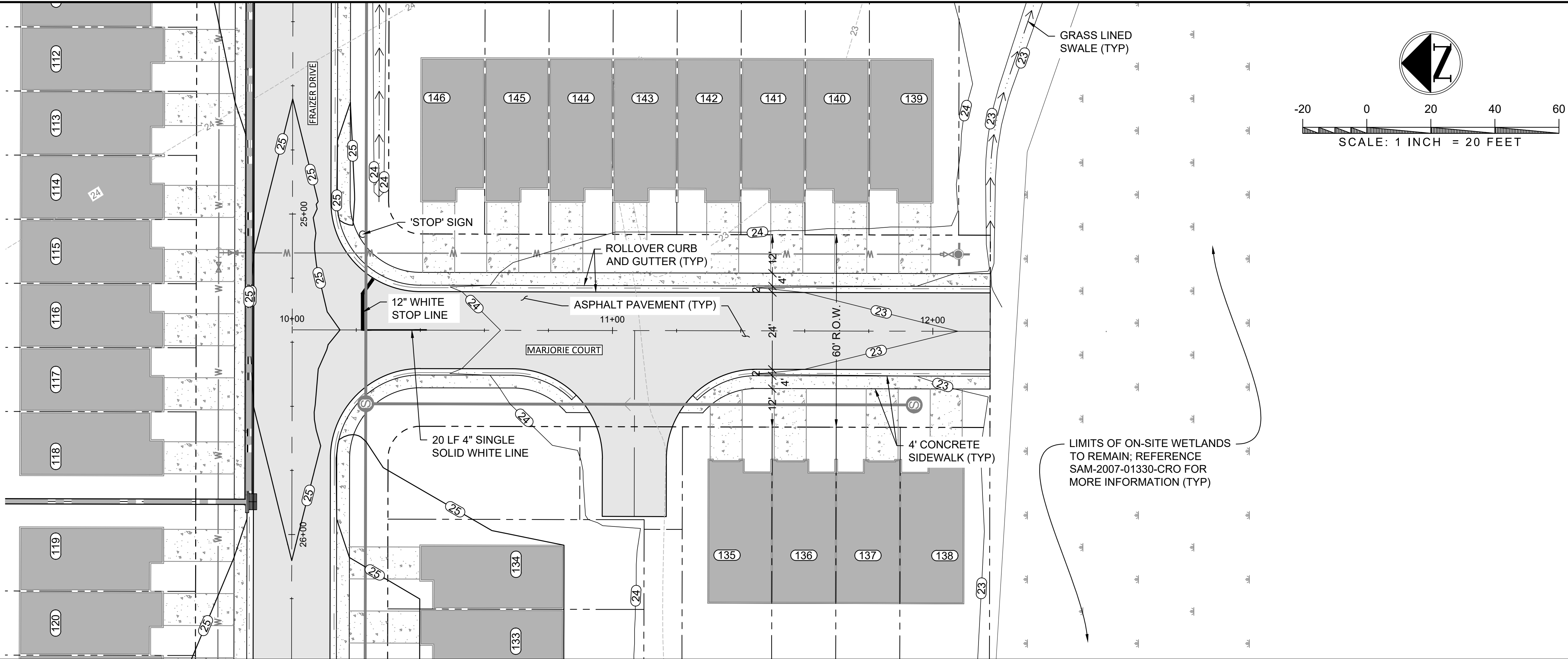
ROAD PROFILE - MCCONNELL

PHELAN
ENGINEERING LLC

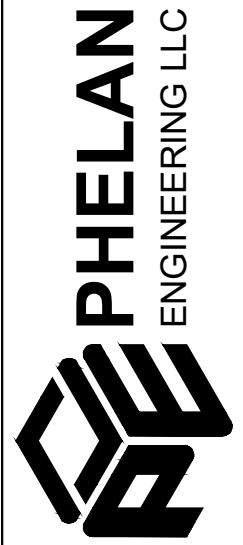
PROJECT	HIGHLAND LAKE TOWNHOMES
PROJECT PHASE	100% DESIGN
PROJECT ADDRESS	LOT 4 - GULFPORT HIGHLANDS
DATE	MARCH 2022
NO.	
DATE	
REVISION DESCRIPTION	
BY	
PROJECT #	011

SHEET NUMBER

C4.7



1" = 20' (H)
1" = 5' (V)



ROAD PROFILE - MARJORIE

SHEET TYPE

SHEET NUMBER C4.8

HIGHLAND LAKE TOWNHOMES
100% DESIGN
LOT 4 - GULFPORT HIGHLANDS
MARCH 2022 PROJECT # 011

NO CONTROLS SHALL BE PLACED ON SITE WHERE ADJACENT PROPERTIES ARE UPSTREAM; CONTRACTOR TO IMMEDIATELY CORRECT ANY EROSION OR SEDIMENT CONTROL DEVICE PONDING WATER ON ADJACENT PROPERTIES.

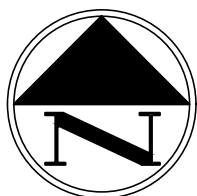
INLET PROTECTION DEVICES REQUIRED AT ALL OPEN PIPE ENDS, FLARED END SECTIONS, HEADWALLS, GRATE INLETS, CURB INLETS, OR OTHER AREAS IN WHICH RUNOFF ENTERS UNDERGROUND DRAINAGE SYSTEM (TYP)

PERMANENT STABILIZATION TO CONSIST OF THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER ON DISTURBED AREAS USING EITHER SOD, PERENNIAL SEED (INCL. HYDROSEEDING), TREES OR SHRUBS, ETC. WHEN A DISTURBED AREA WILL BE LEFT UNDISTURBED FOR FOURTEEN (14) DAYS OR MORE, THE APPROPRIATE TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED IMMEDIATELY. SILT FENCES, AND OTHER TEMPORARY MEASURES MUST BE REMOVED FOLLOWING PERMANENT STABILIZATION.

COMMON AREA 'D'

PERIMETER WIRE-BACKED SILT FENCE REQUIRED AT ANY AND ALL LOCATIONS UPSTREAM OF ADJACENT PARCELS /WETLANDS (TYP)

12" STRAW WATTLE TO BE PLACED AT EVERY 1' CHANGE IN ELEVATION (TYP)



-50 0 50 100 150
SCALE: 1 INCH = 50 FEET

CONTRACTOR TO CONTINUALLY MONITOR ALL DOWNSTREAM AREAS FOR EVIDENCE OF SEDIMENT OR CONTAMINANTS EXITING THIS SITE. WHERE APPLICABLE, CONTRACTOR SHALL IMMEDIATELY IDENTIFY AND REMEDY ANY DEFICIENCIES

PROVIDE TEMPORARY EROSION CONTROL MAT ON ALL SLOPES 4:1 OR STEEPER (TYP)

MAINTAIN SEDIMENT BASIN UNTIL CONTRIBUTING AREA UPSTREAM HAS BEEN STABILIZED; AFTERWARDS, MUCK BASIN AND CONVERT TO PERMANENT DETENTION POND WITH WET STORAGE AREA INCLUDED
DRAINAGE AREA = 13.23 AC
STORAGE REQUIRED = 47,628 CF (1,764 CY) (3,600 CF PER ACRE)
STORAGE PROVIDED = 136,223 CF
TOP OF BANK = 20.5
SPILLWAY ELEV = 19.5
SEDIMENT CLEAN-OUT POINT = 18.75 (50% CAPACITY)

CONTRACTOR TO CONTINUALLY SWEEP ADJACENT ROADWAY WHERE SEDIMENT IS TRACKED BY VEHICLES EXITING

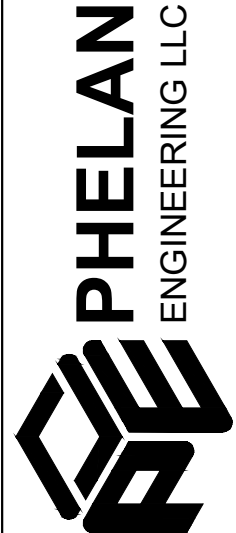
CONCRETE WASTE AND CHUTE WASH-OUT. PROVIDE WASHOUT BAGS AND PROPERLY DISPOSE OF THEM AS VOLUME MEETS MAXIMUM STORAGE RECOMMENDED BY MANUFACTURER.

WASHOUT

COMMON AREA 'B'

COMMON AREA 'A'

COMMON AREA 'C'



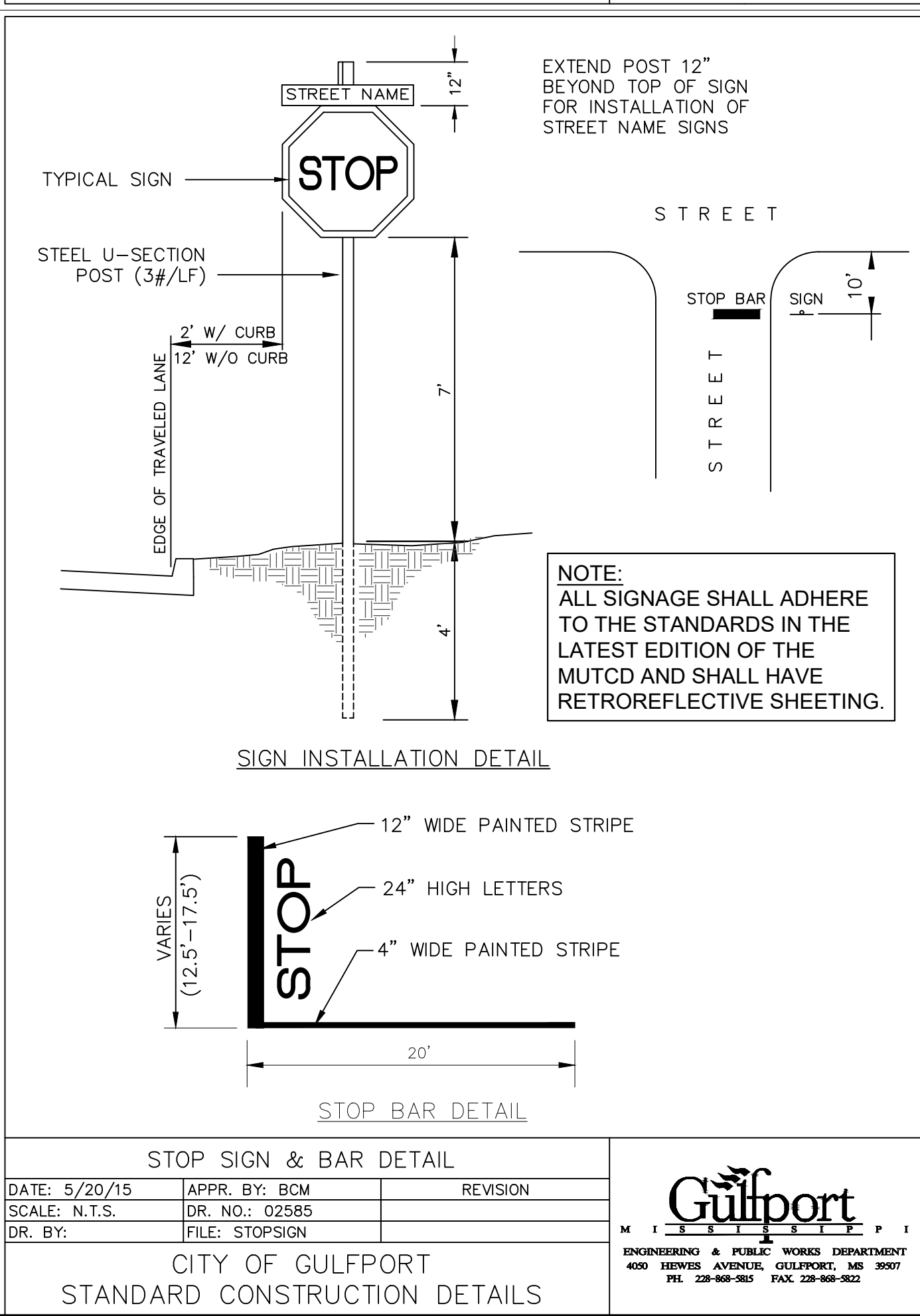
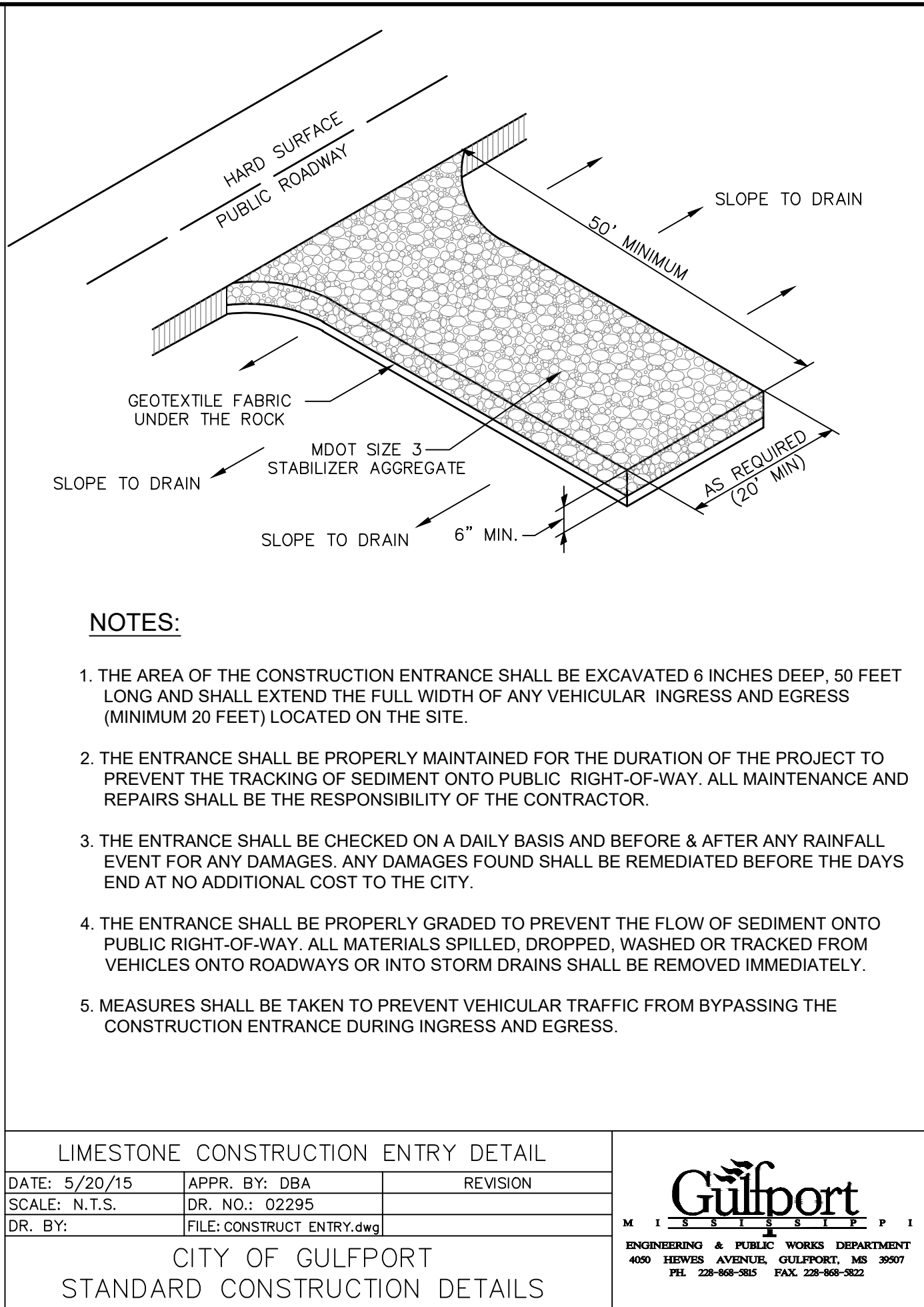
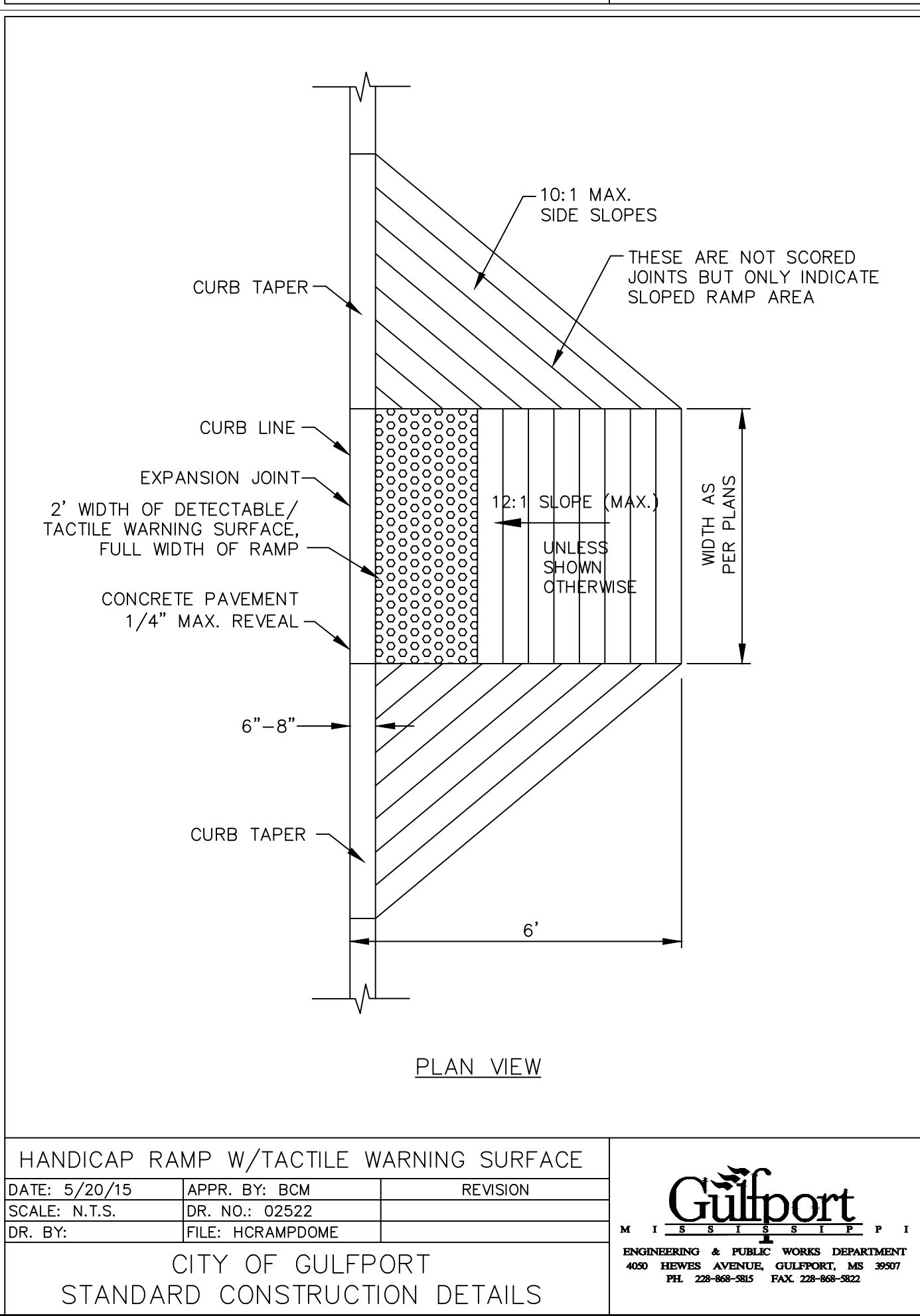
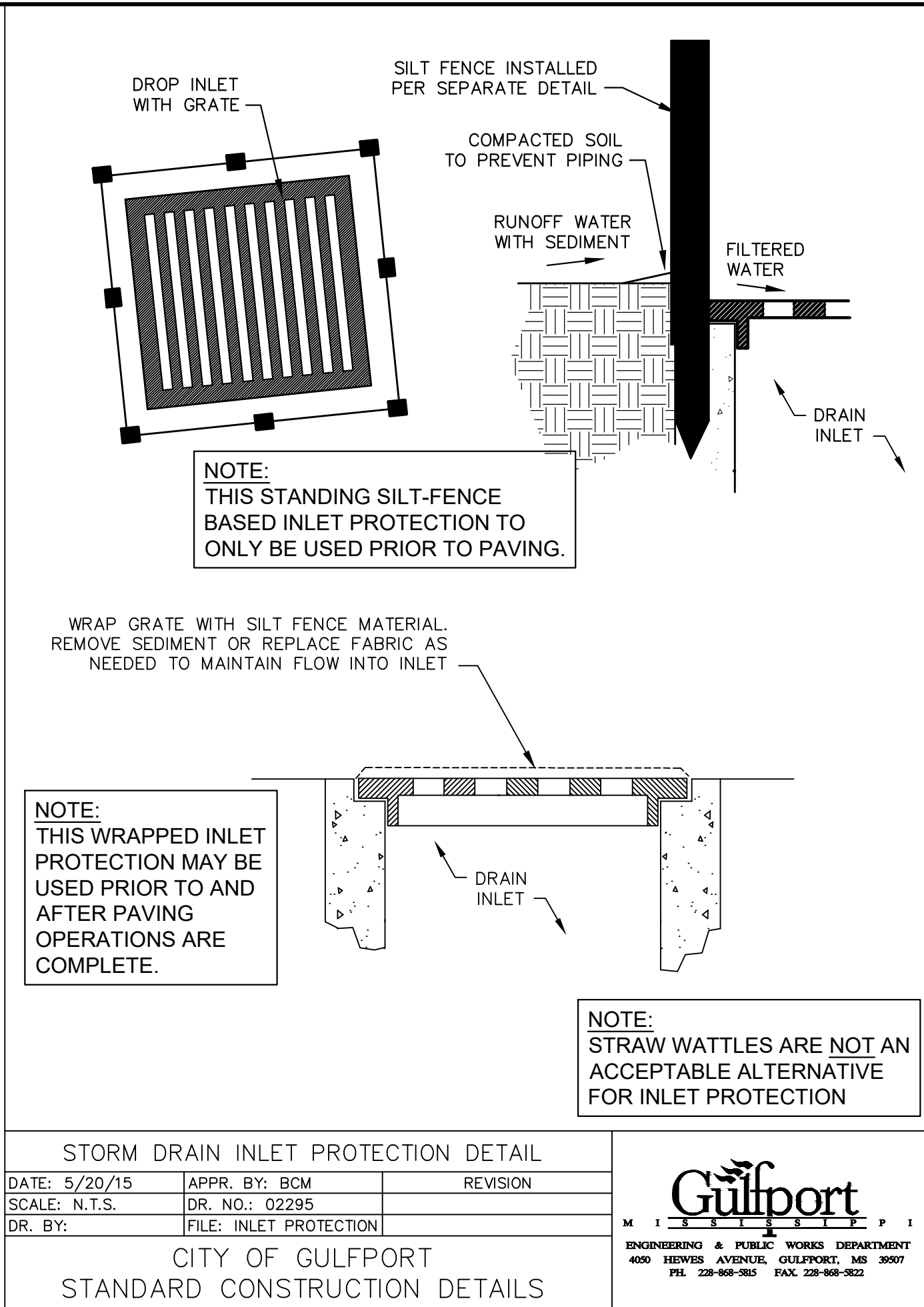
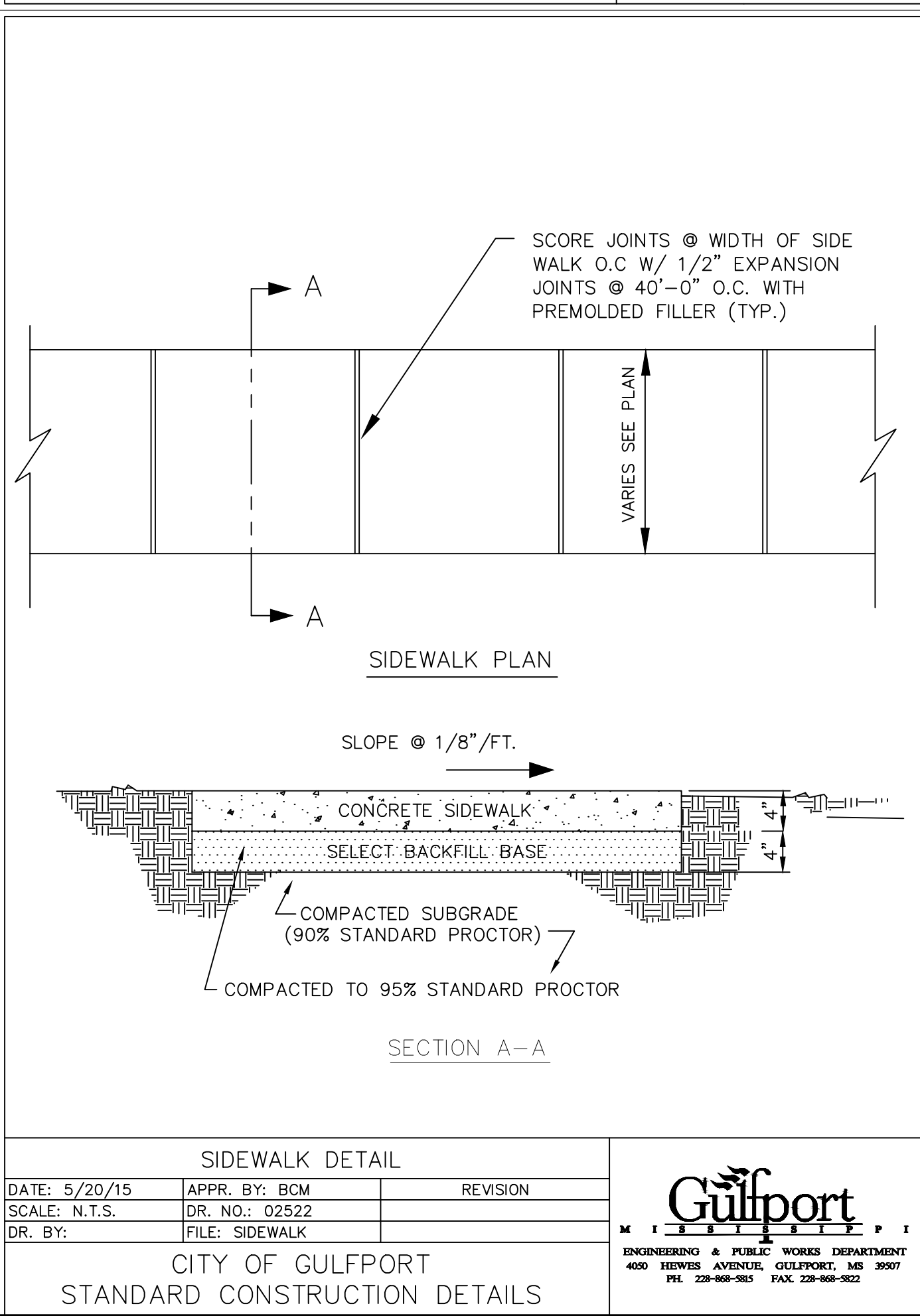
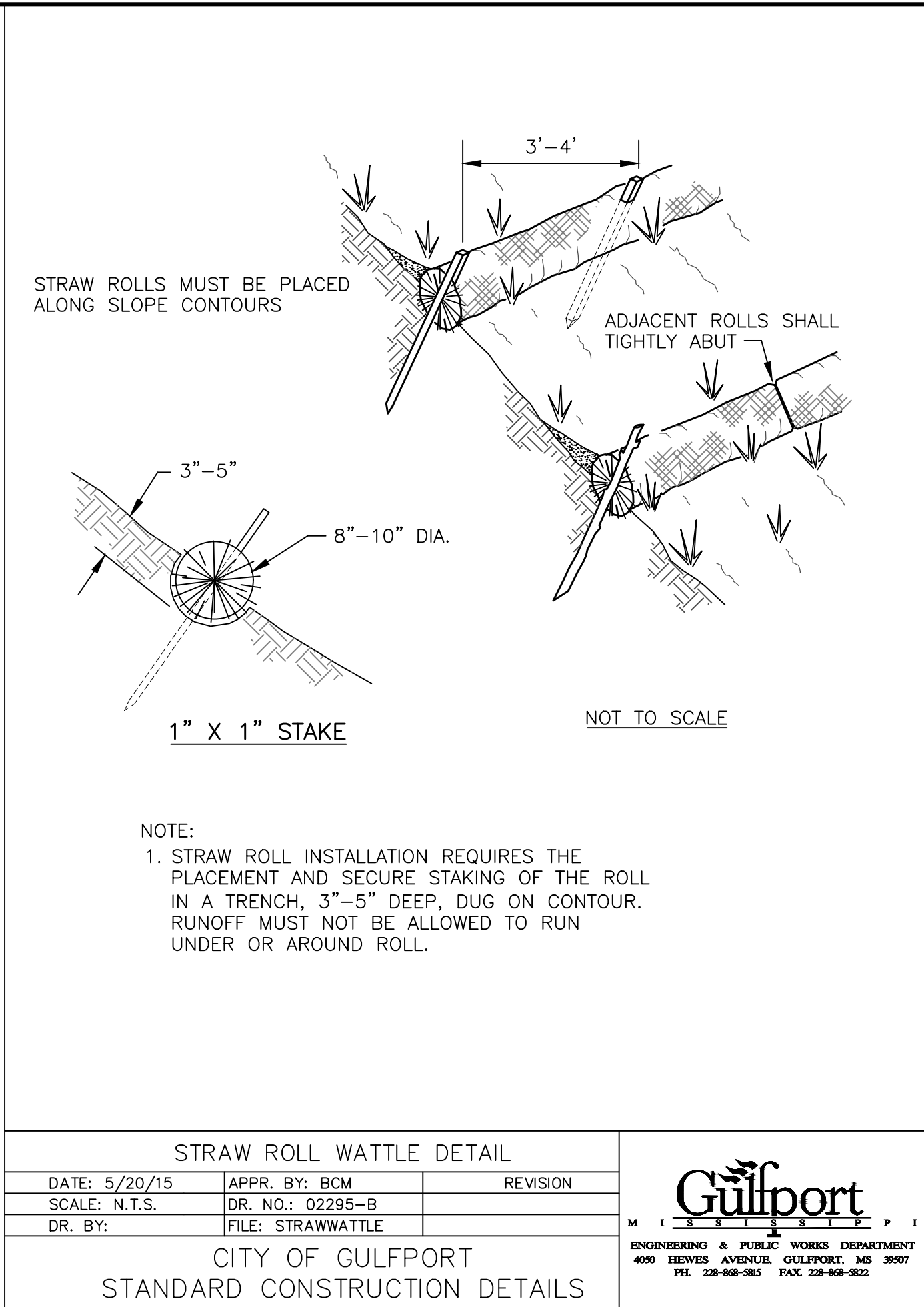
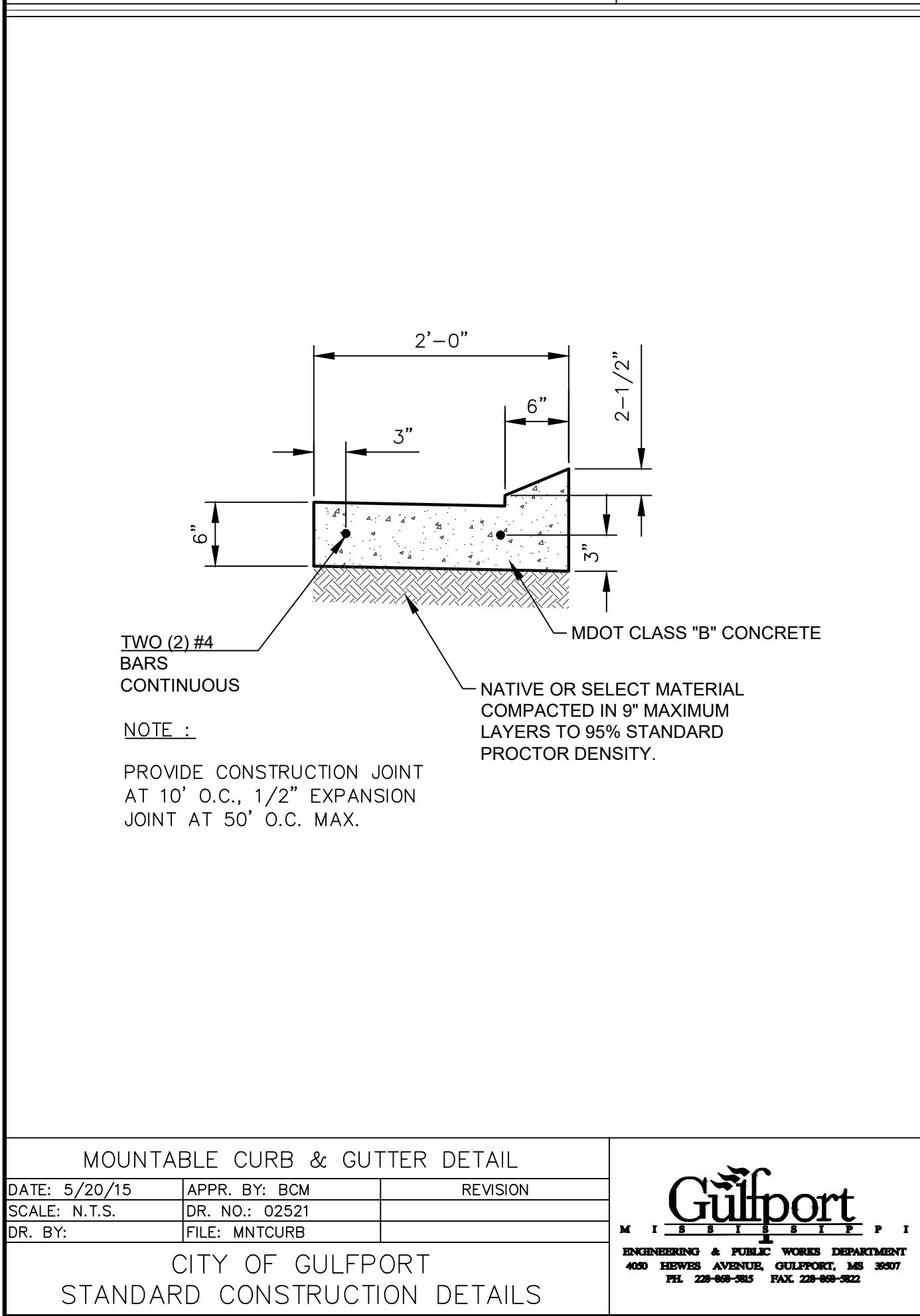
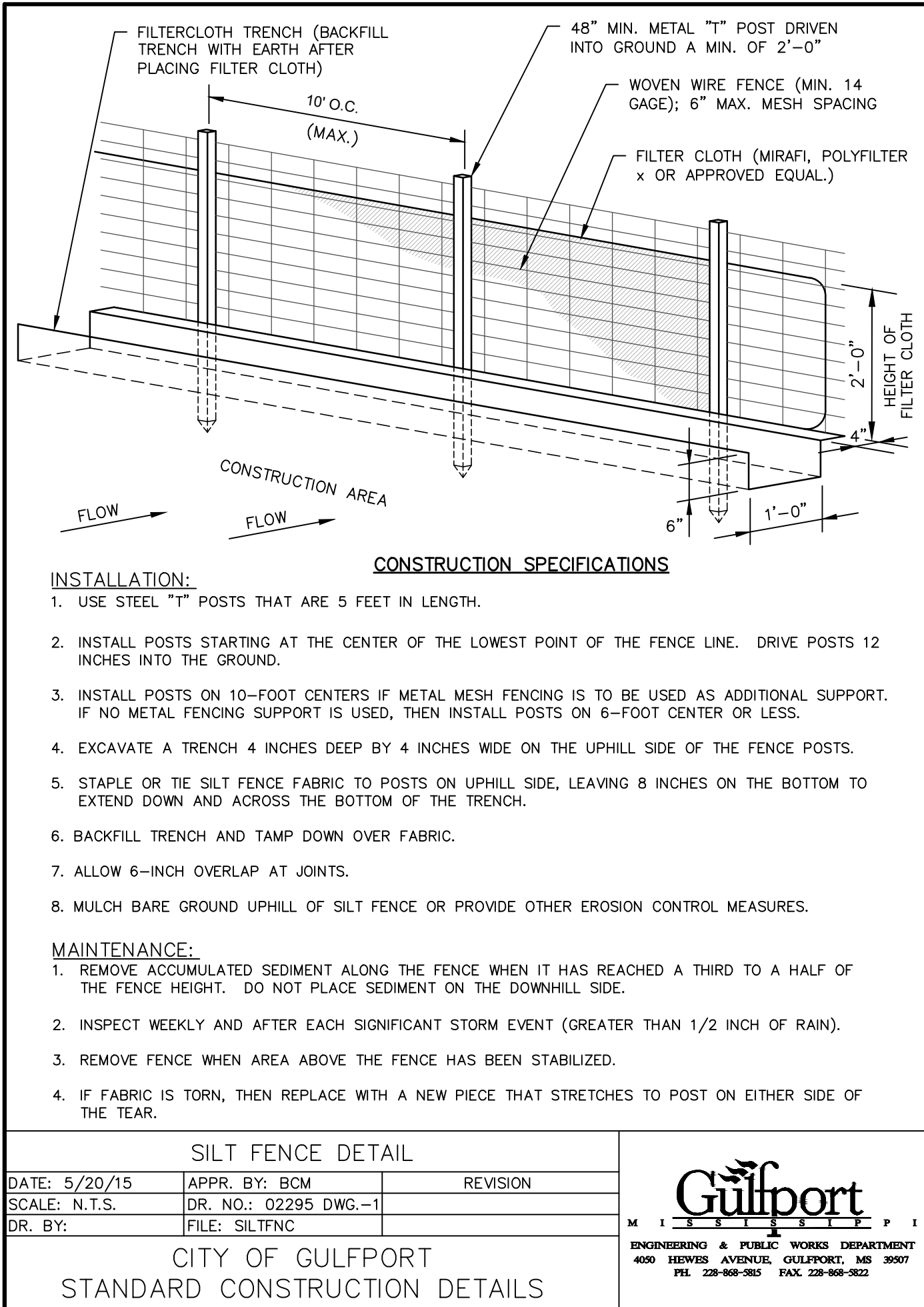
EROSION CONTROL

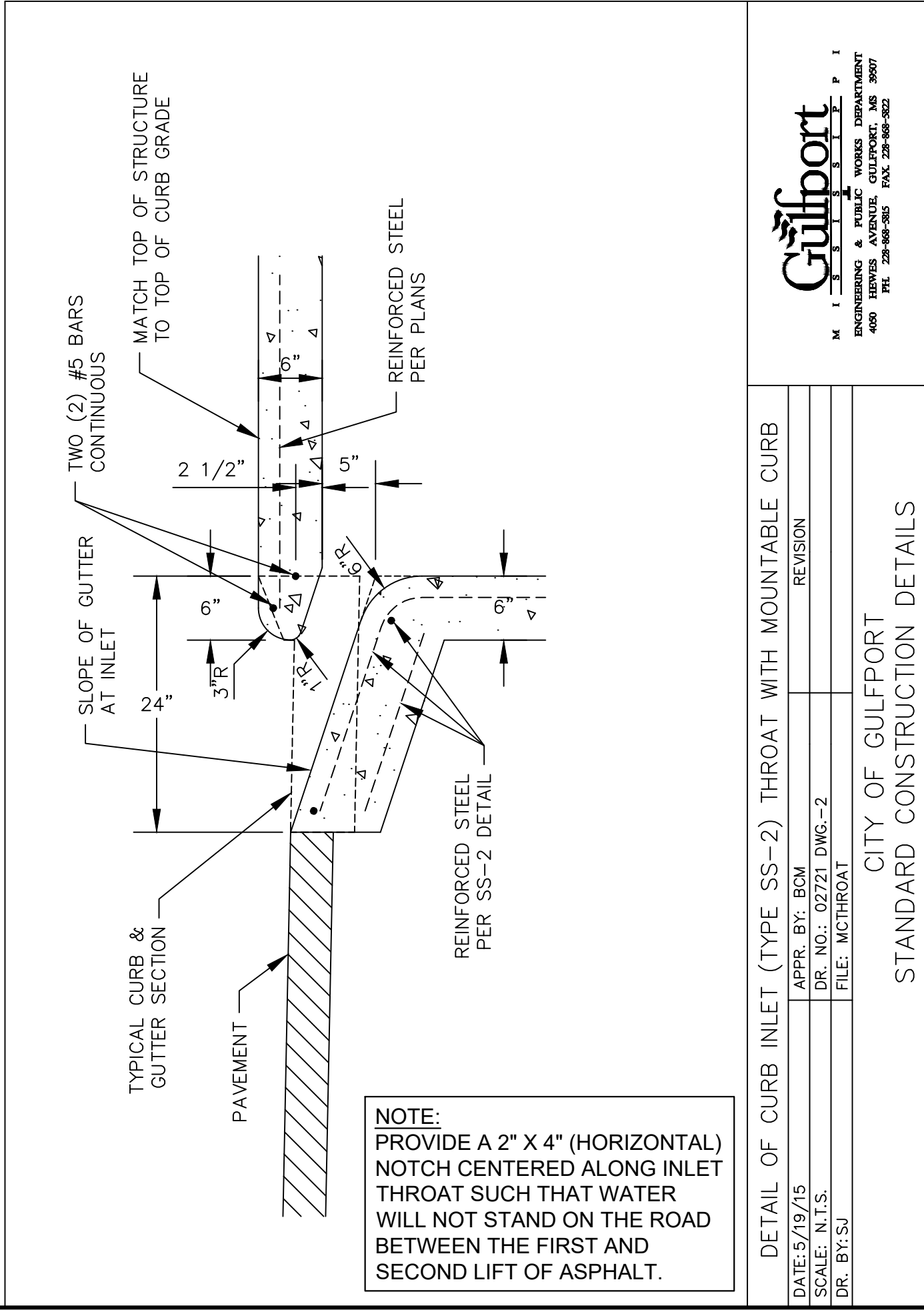
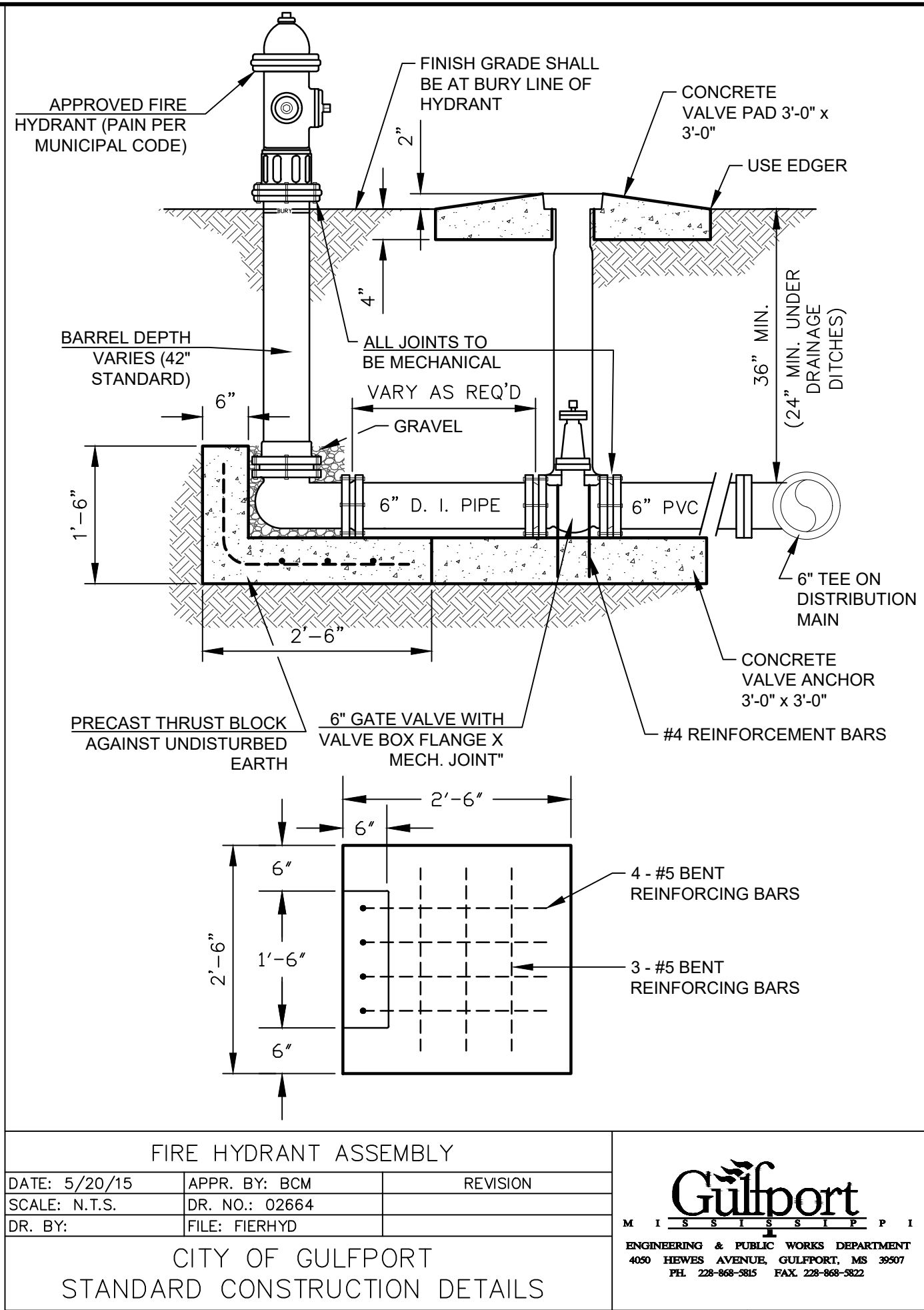
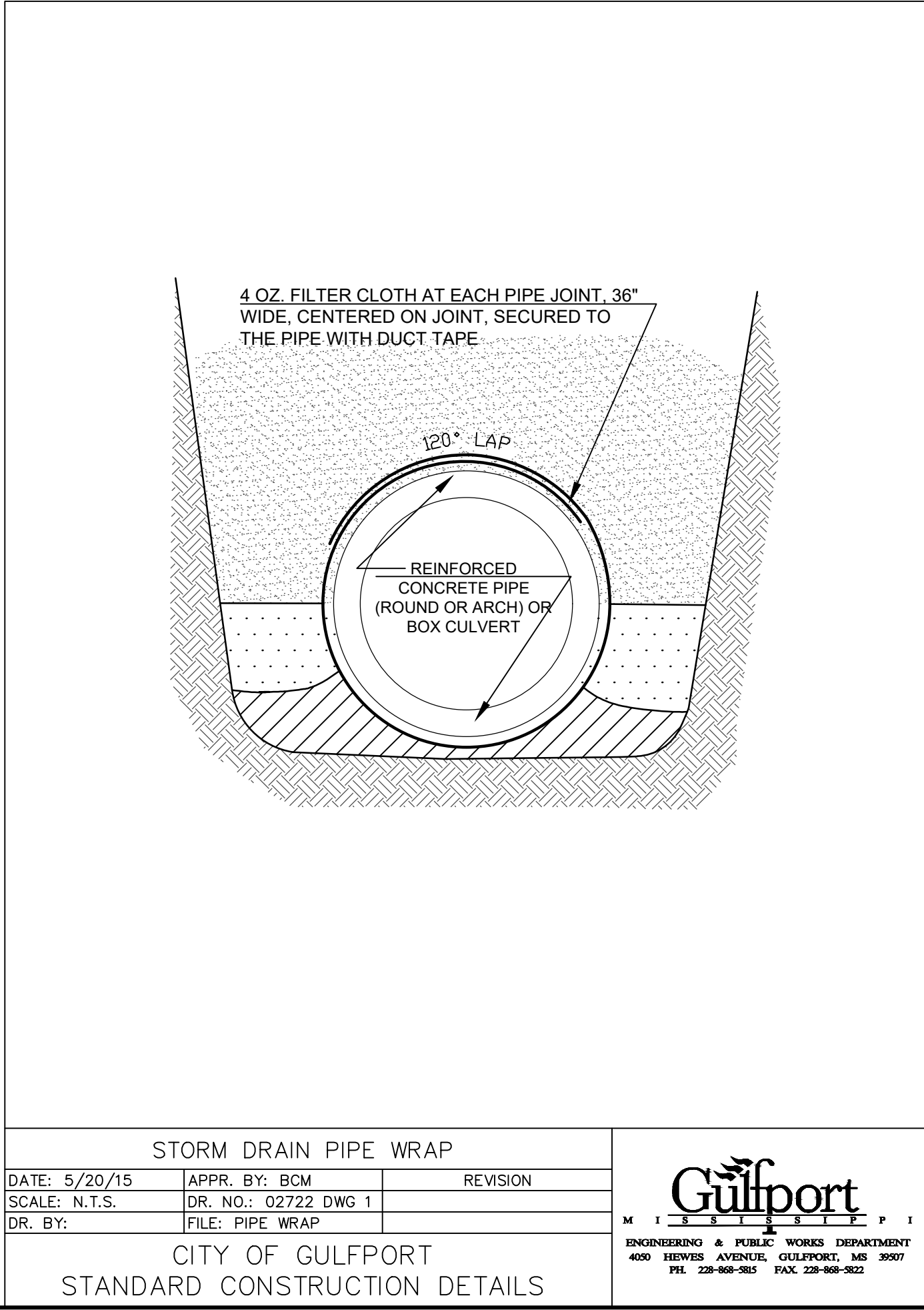
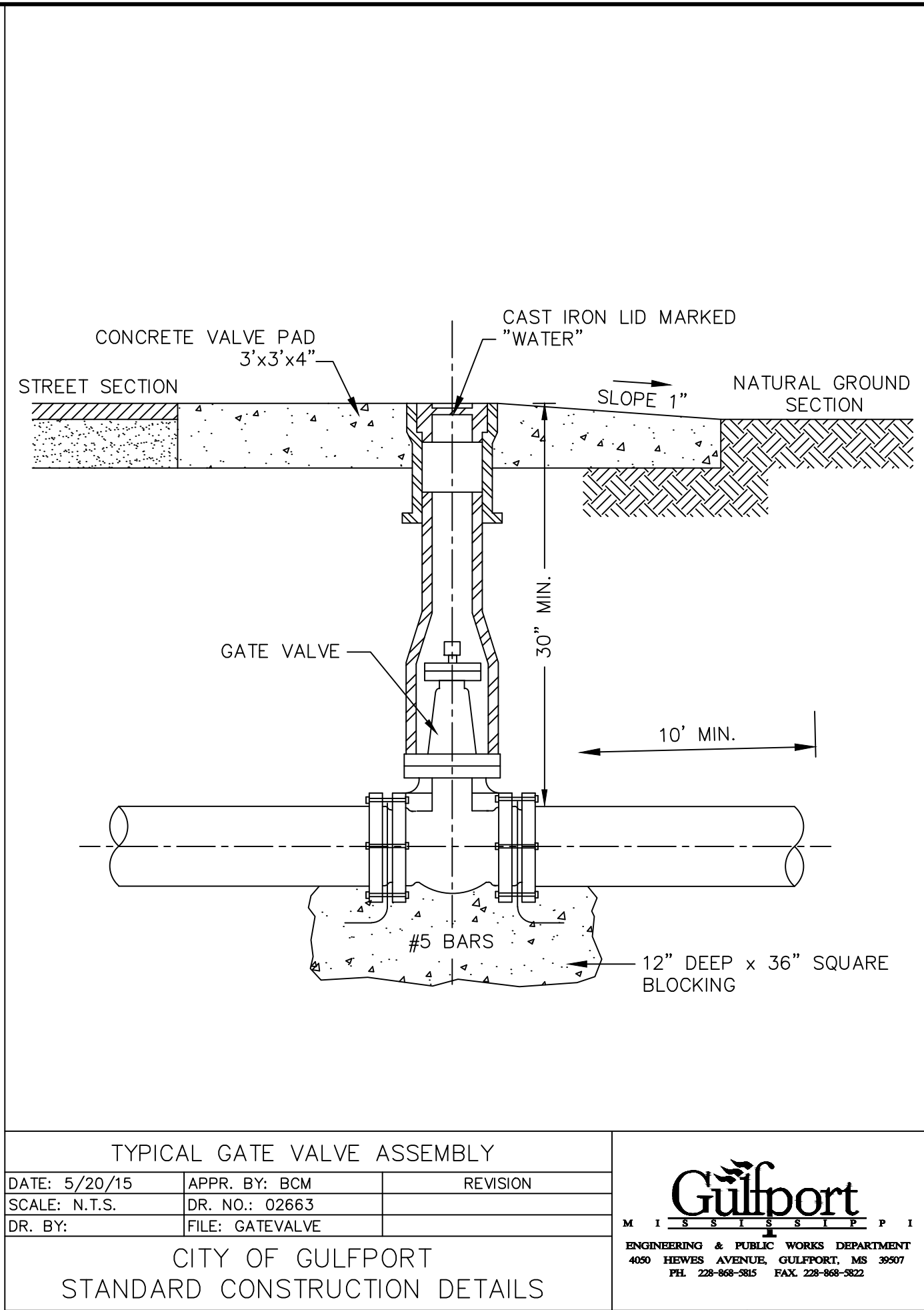
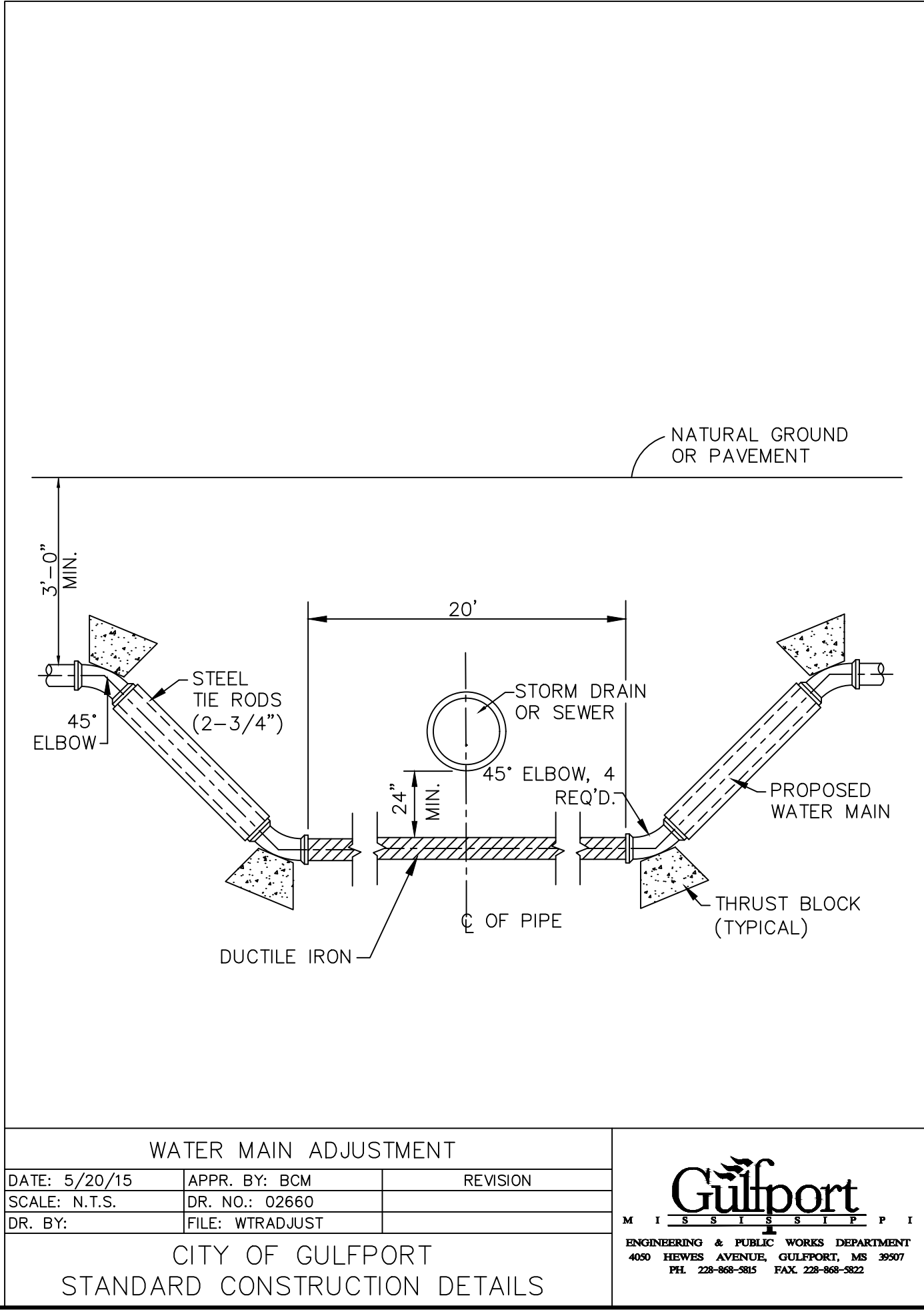
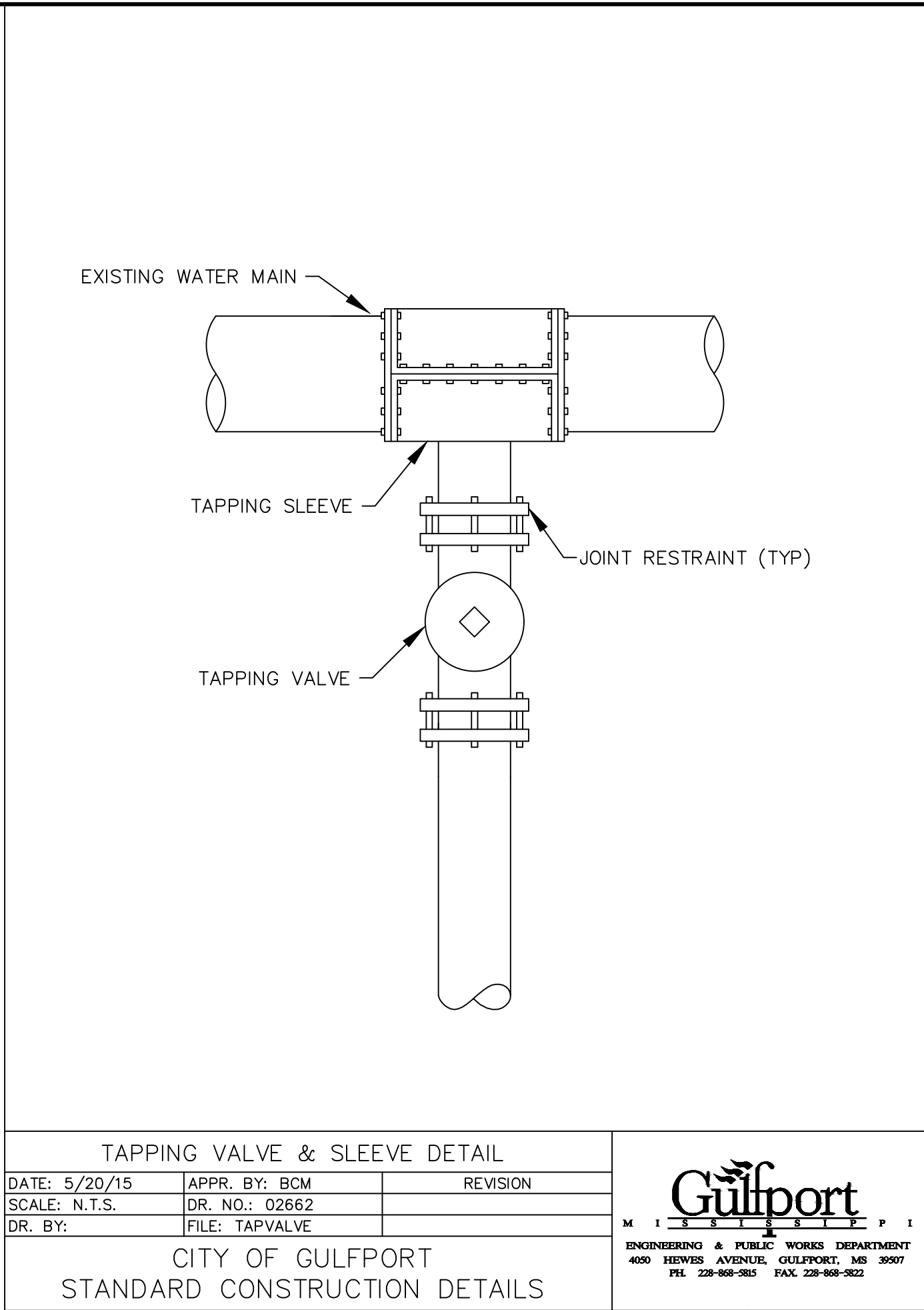
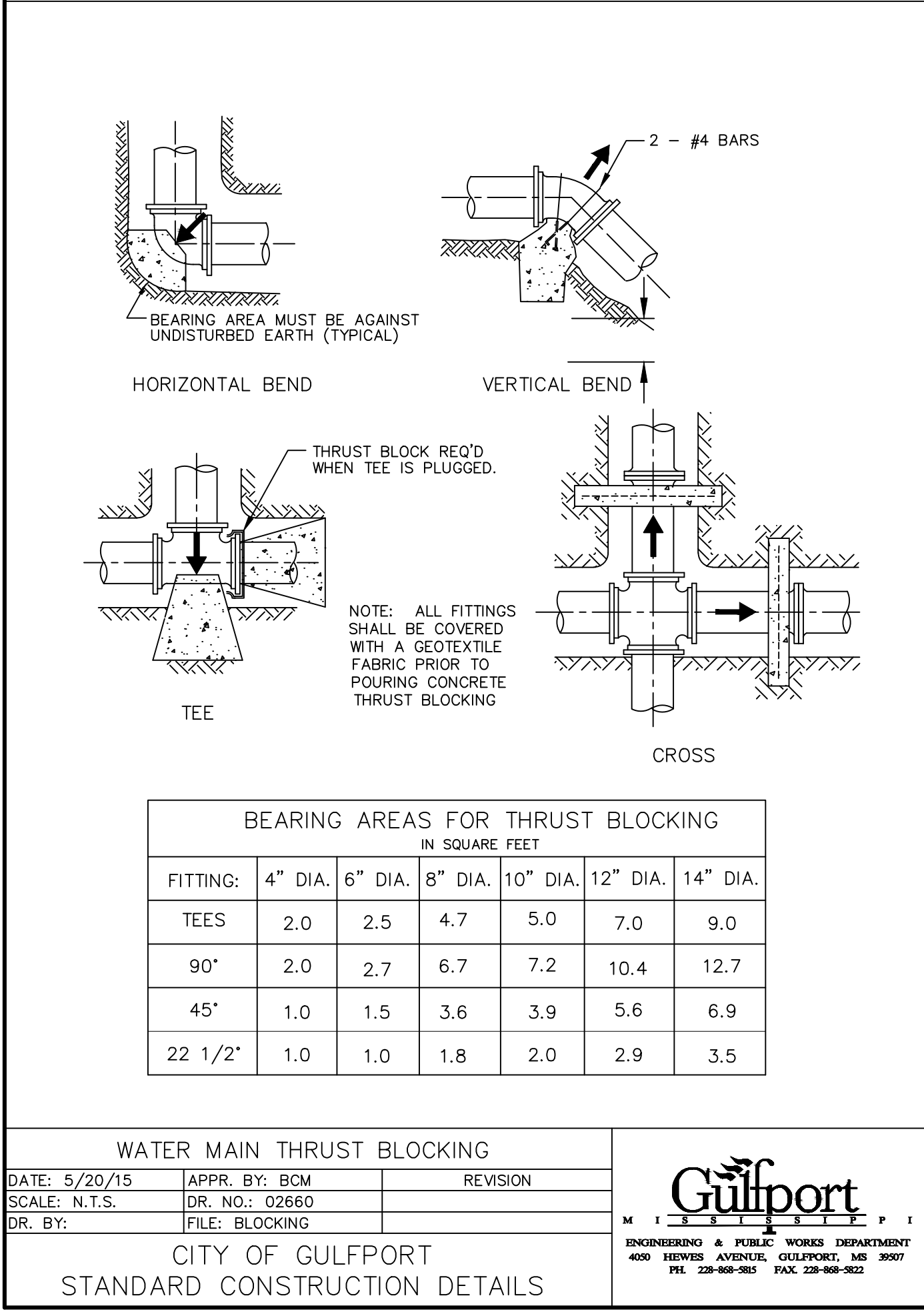
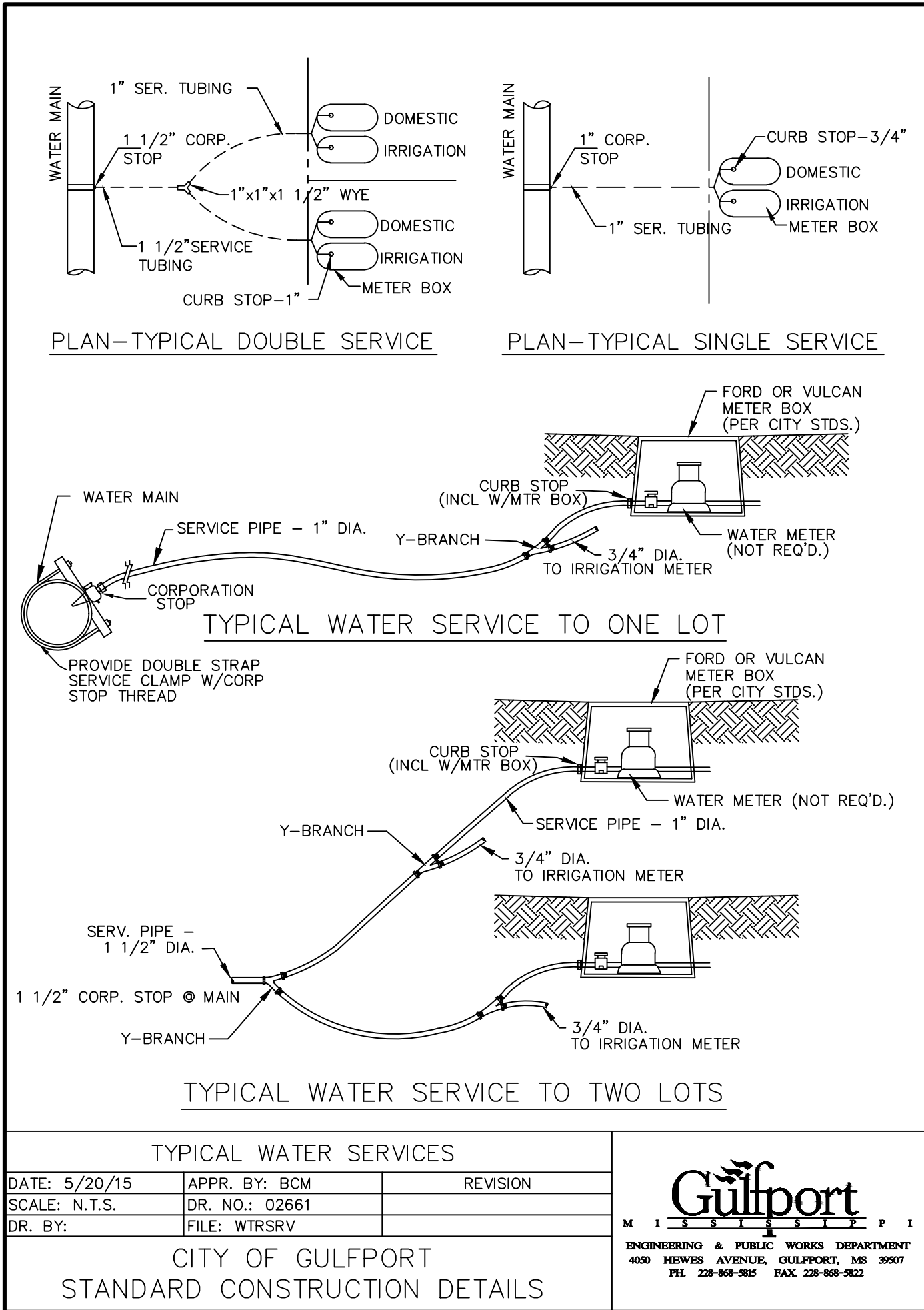
SHEET TYPE

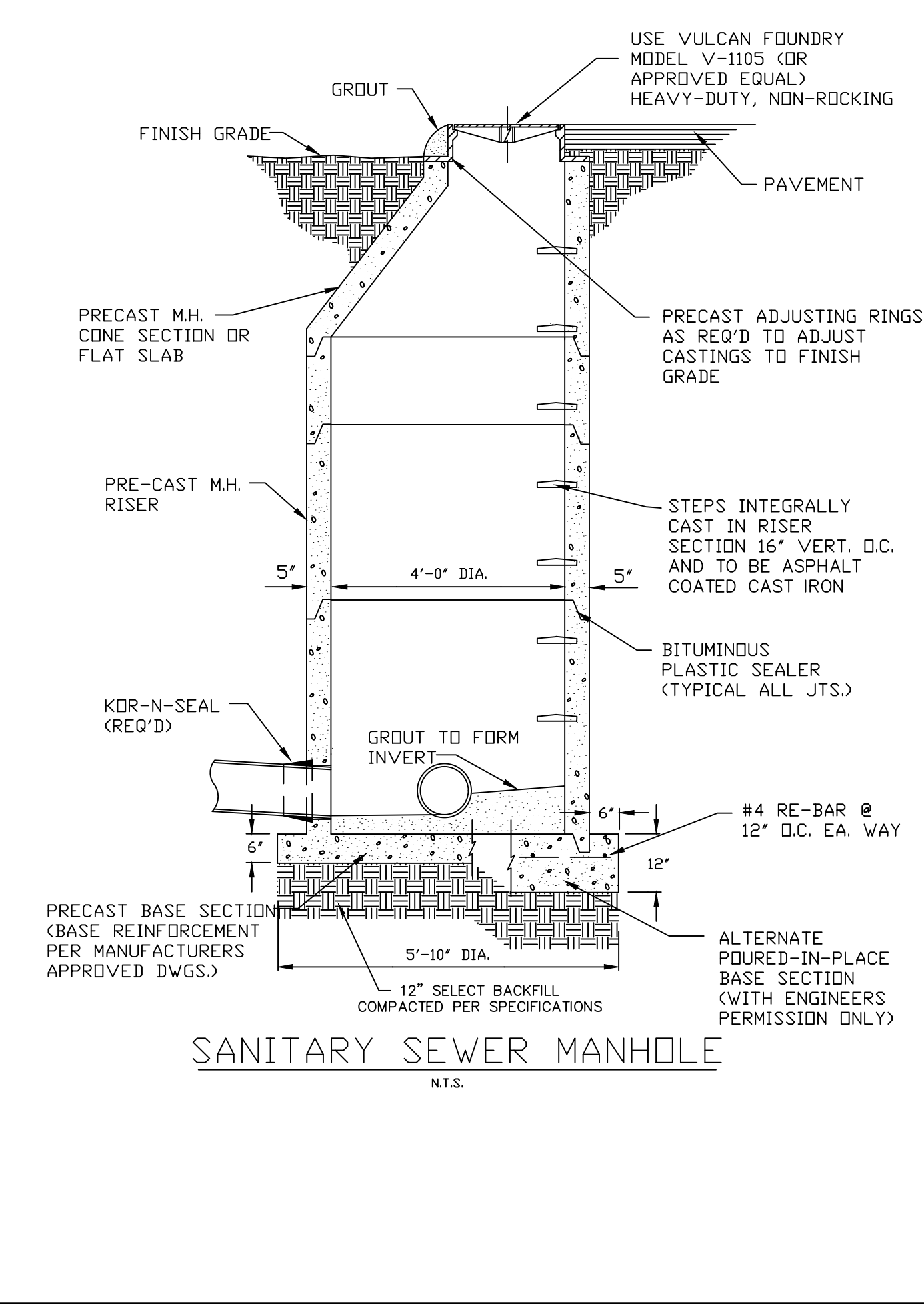
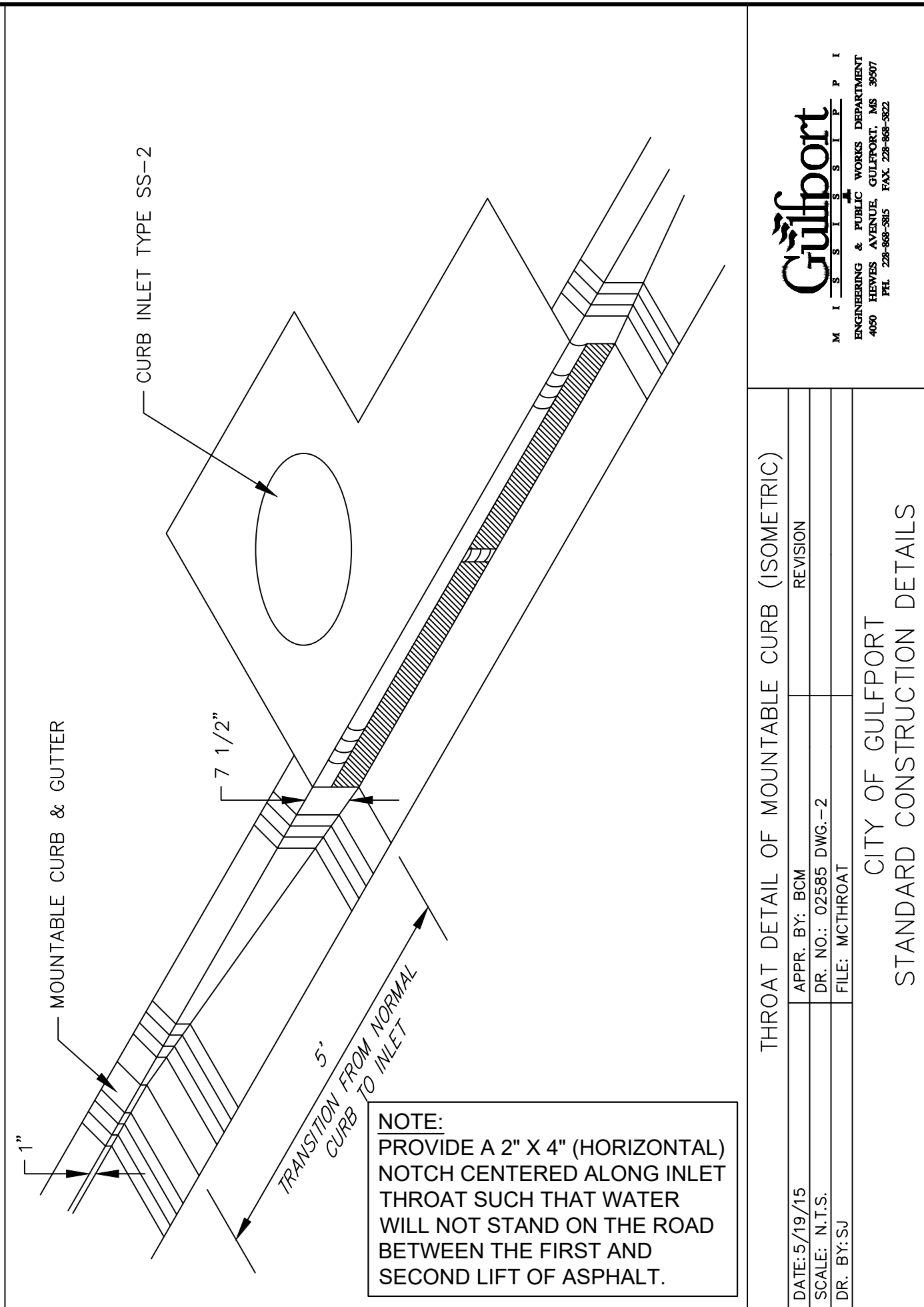
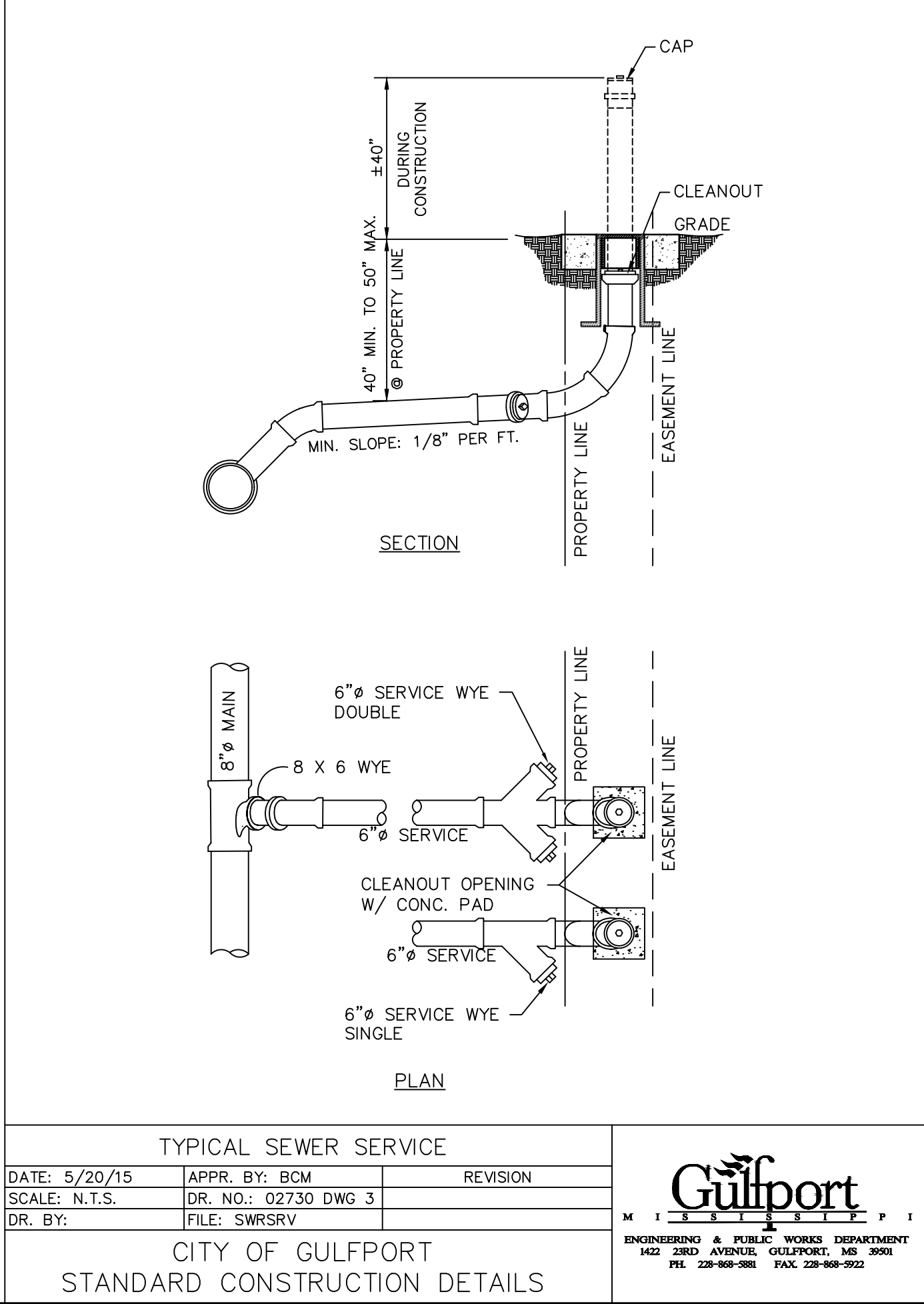
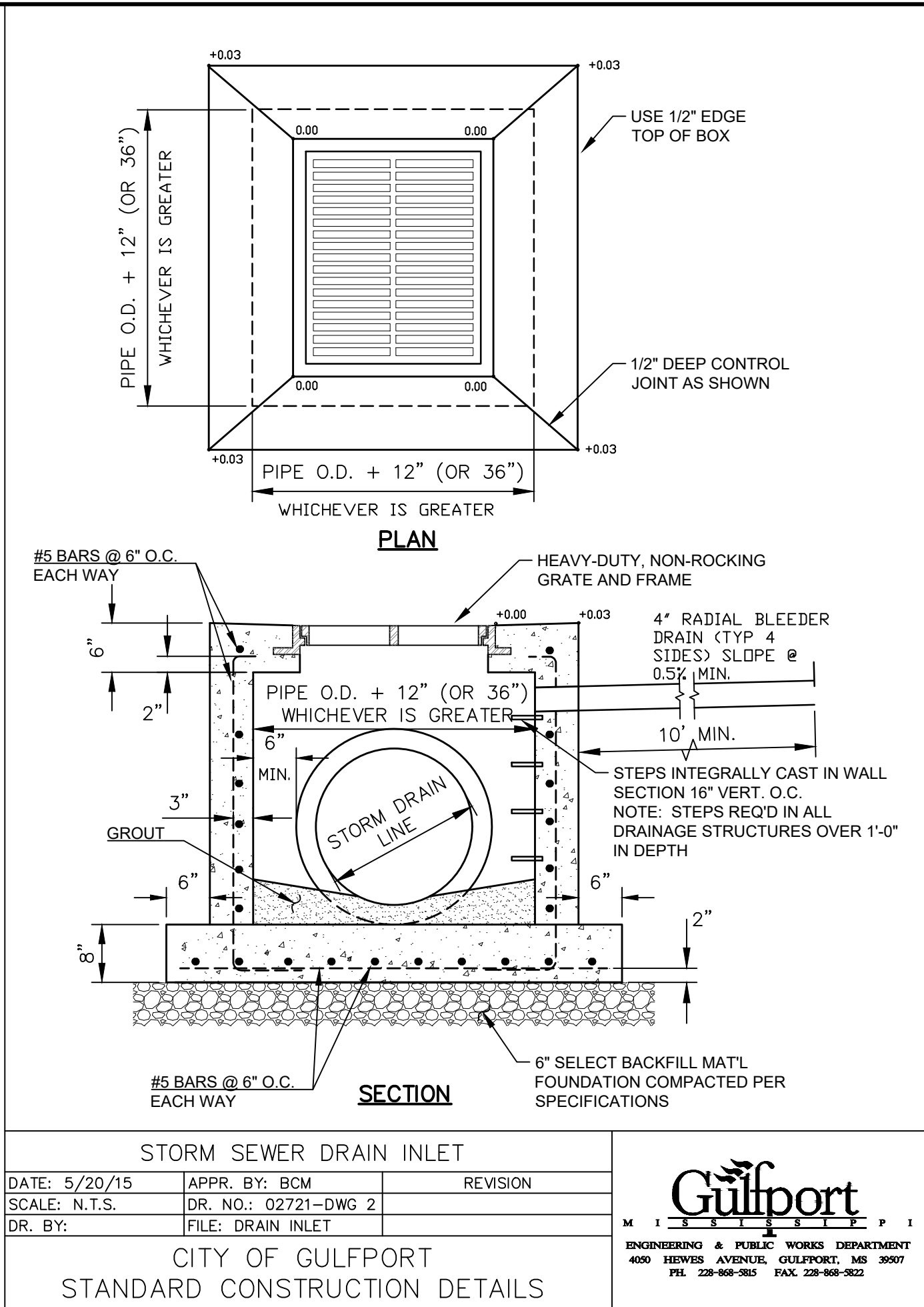
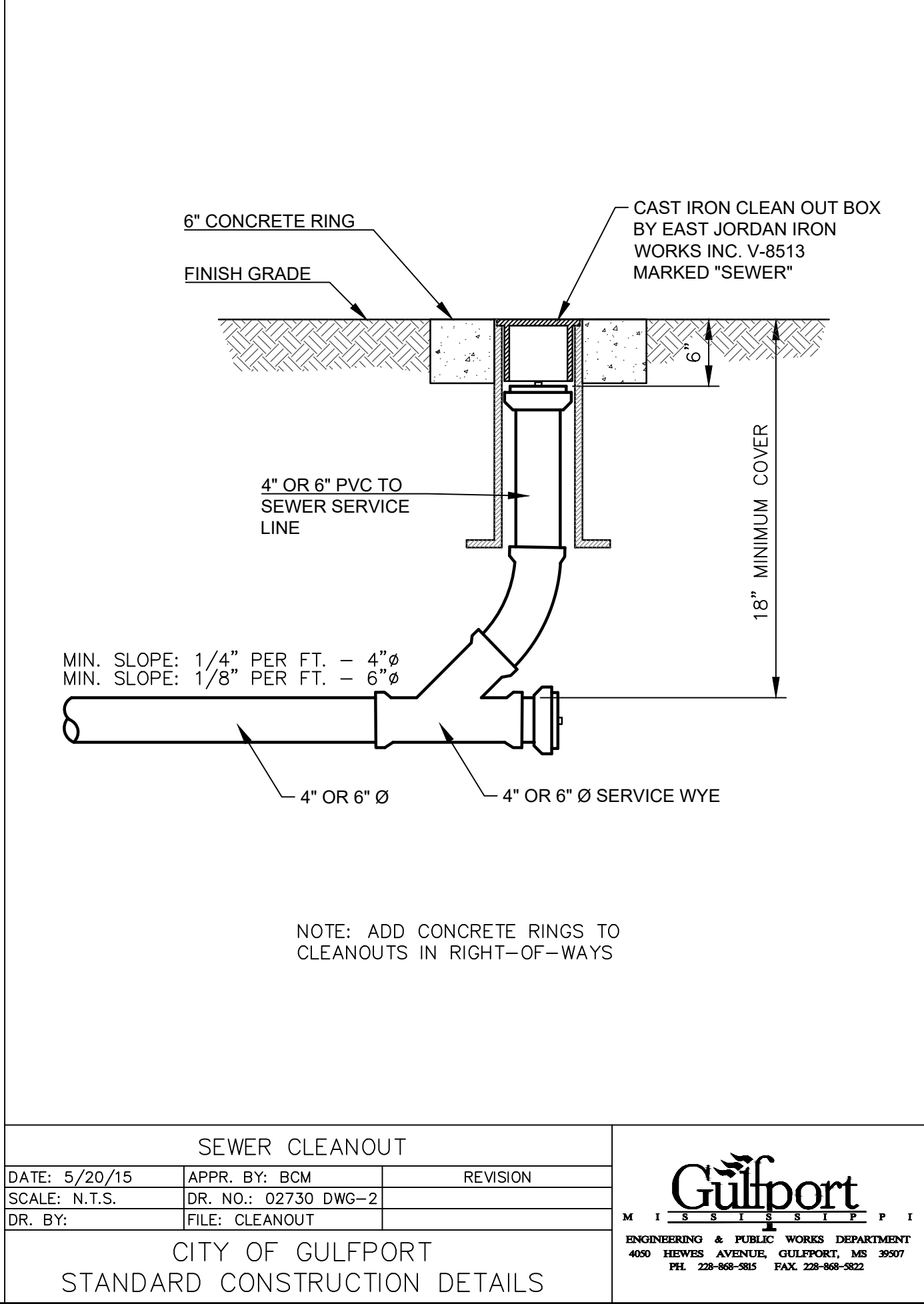
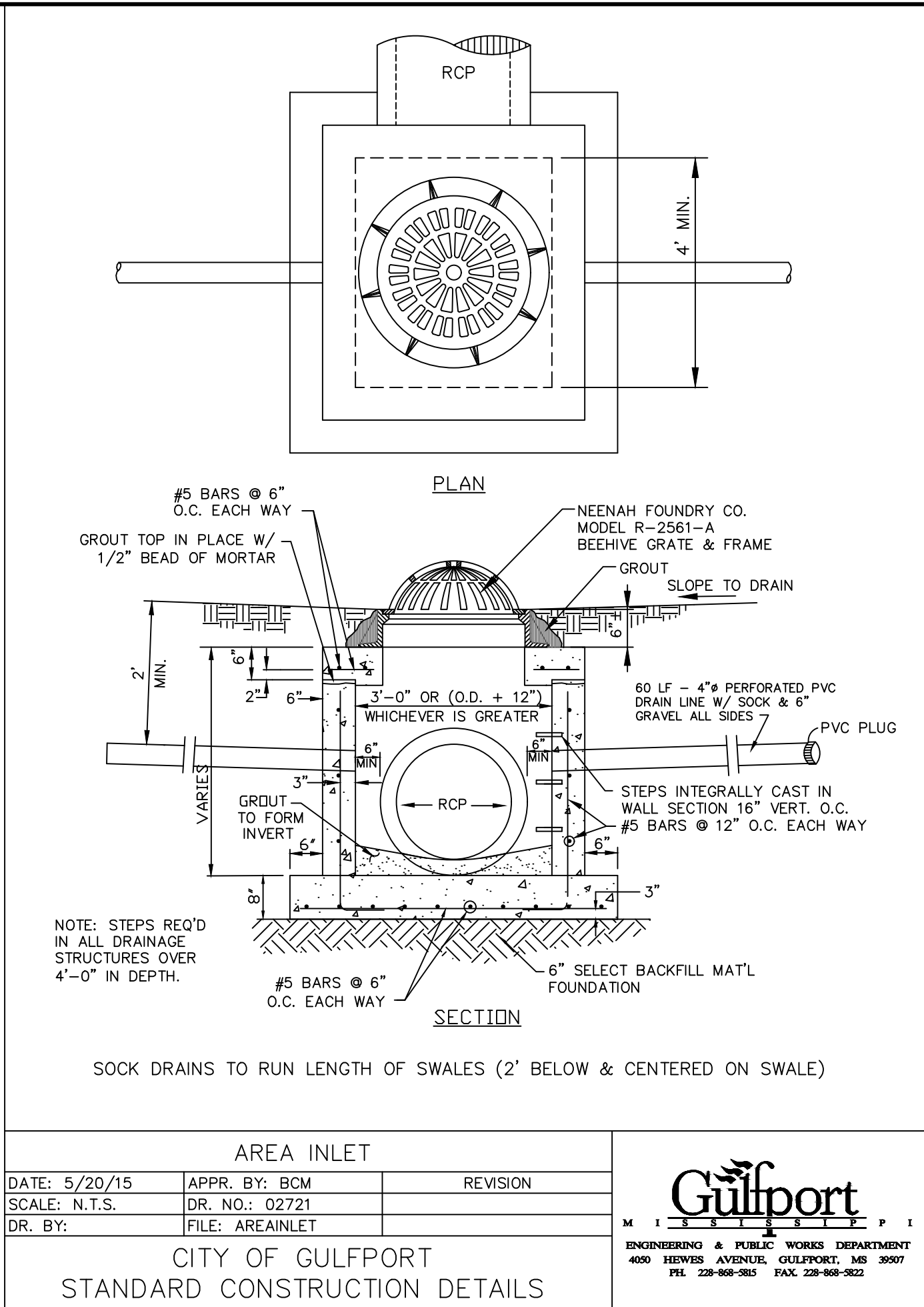
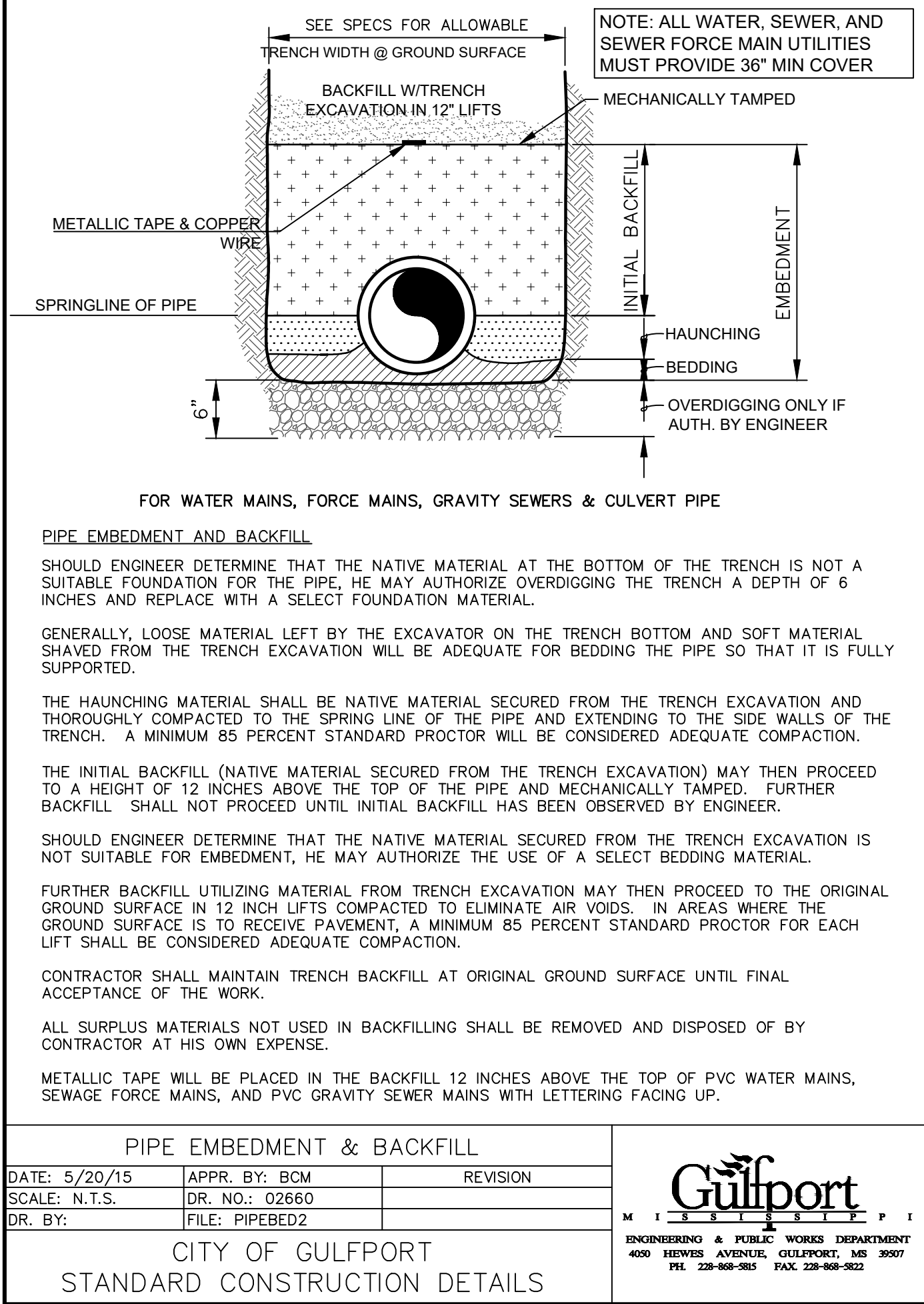
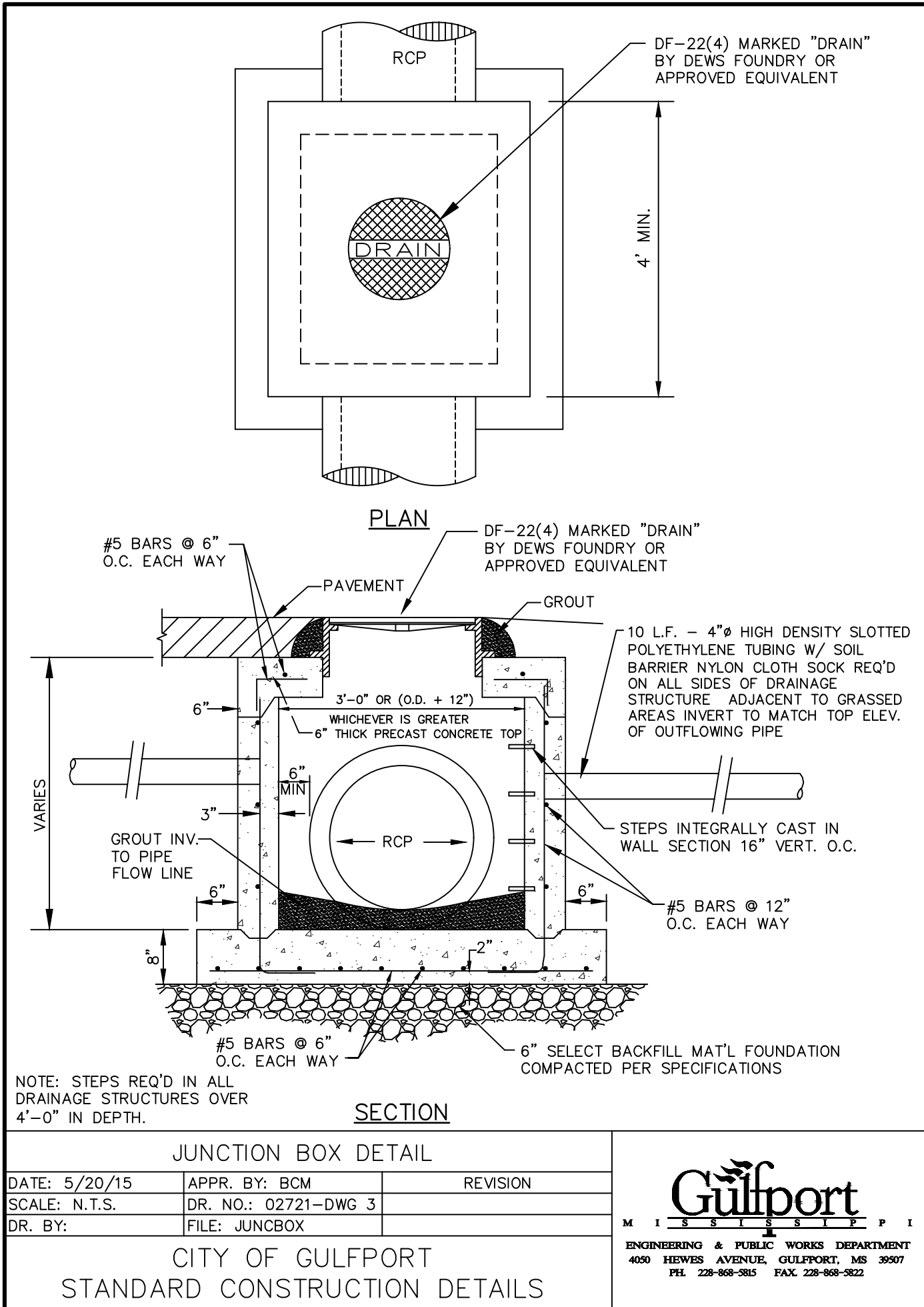
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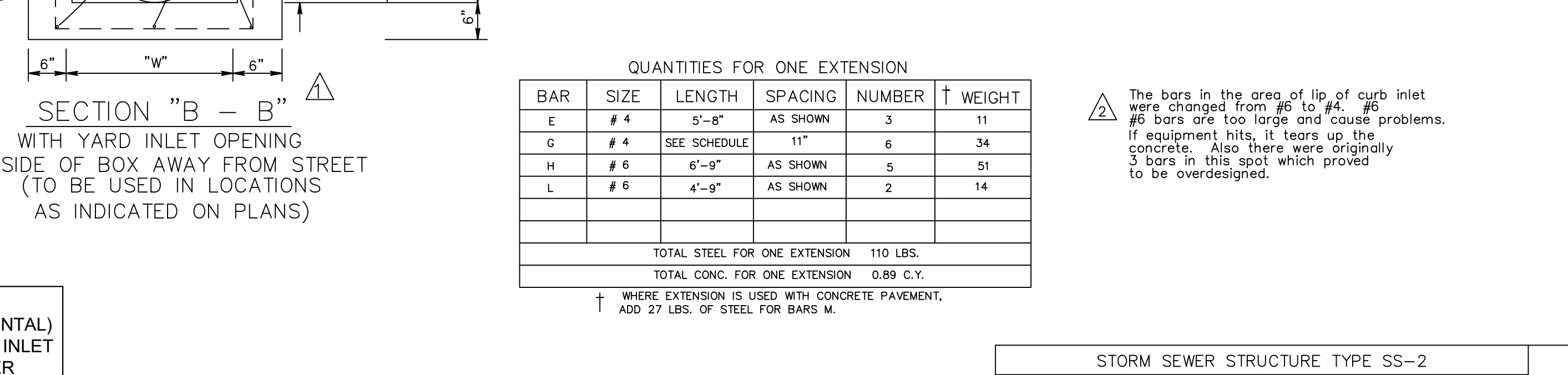
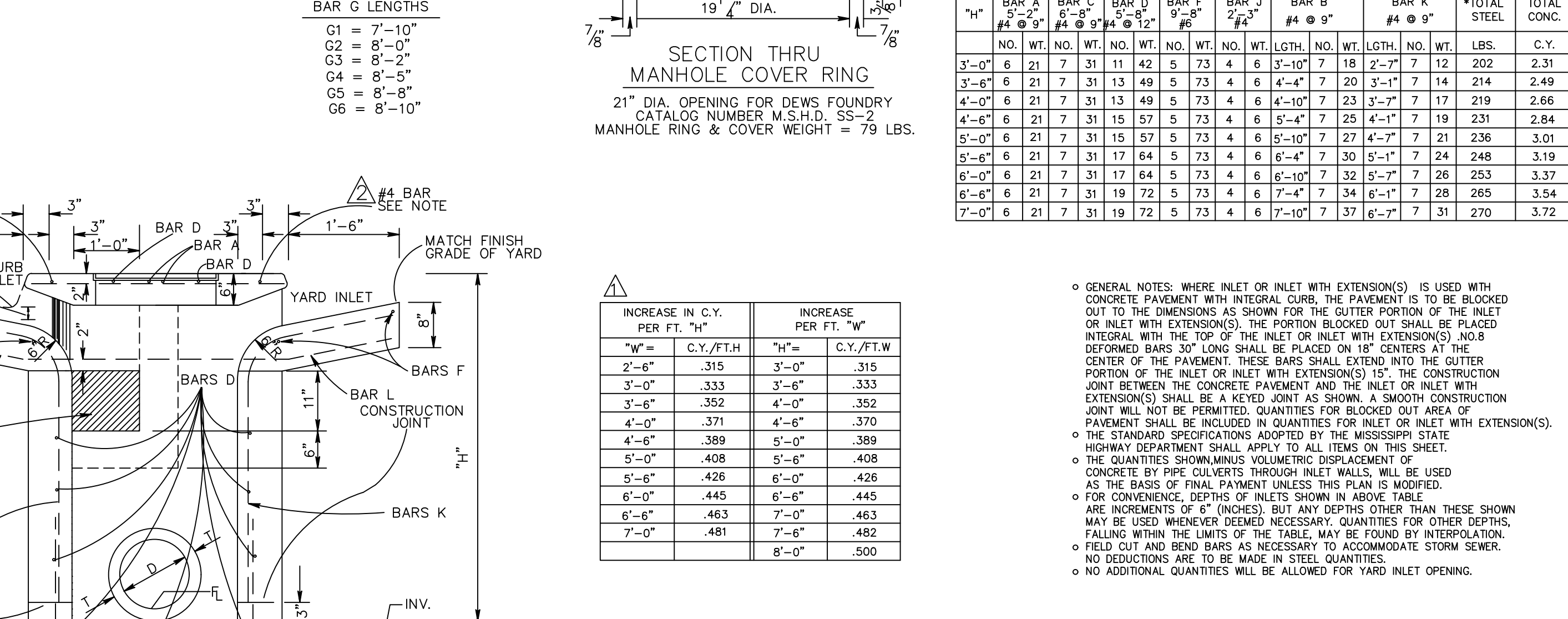
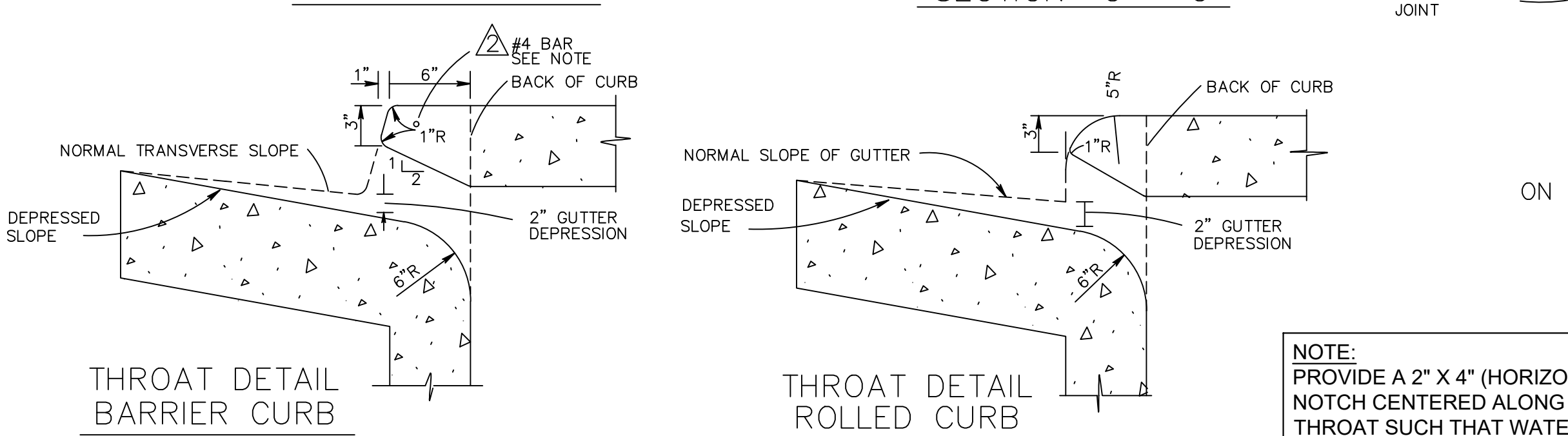
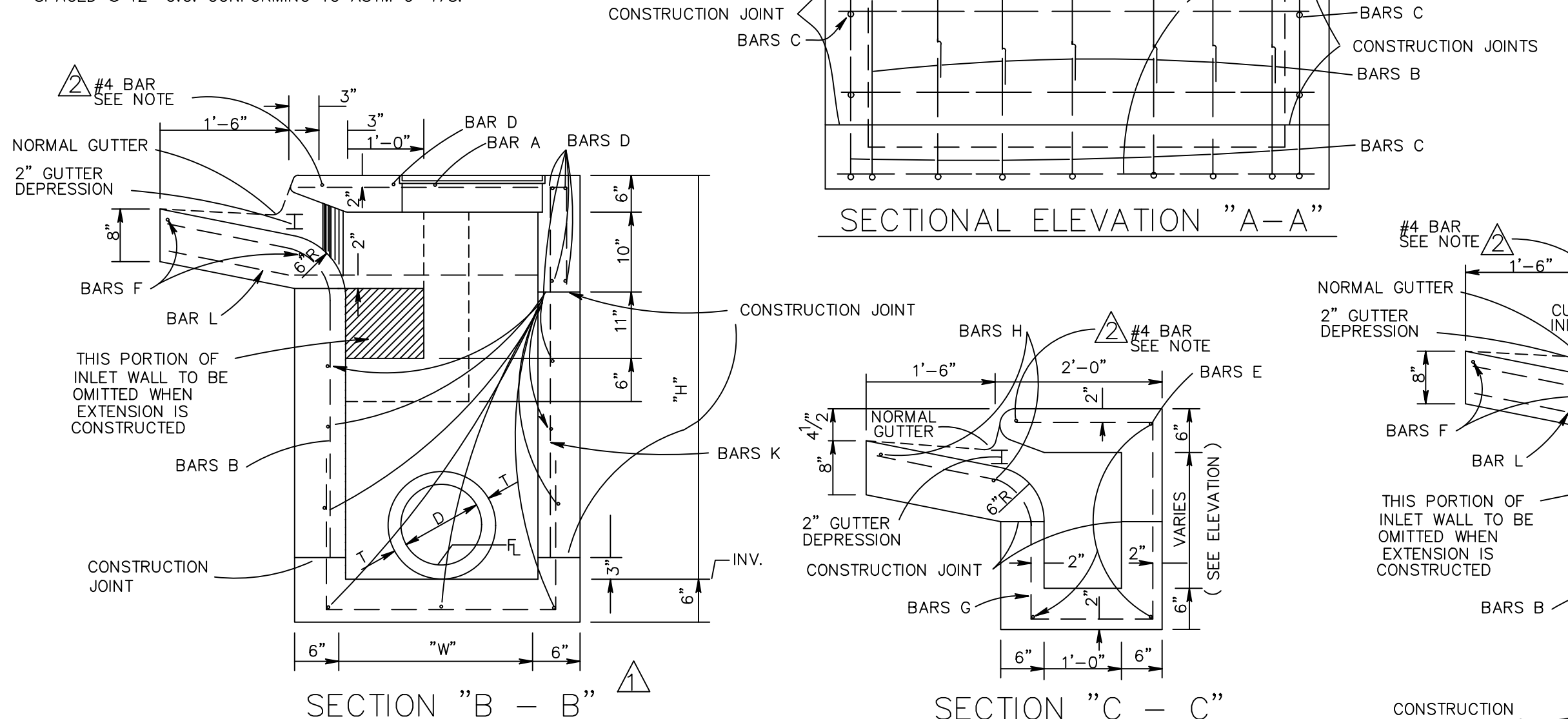
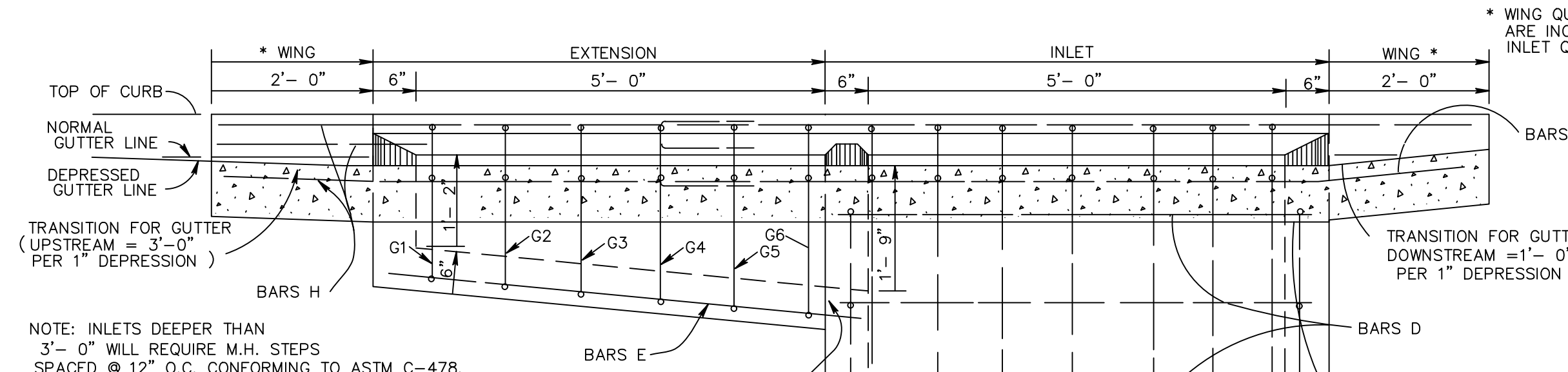
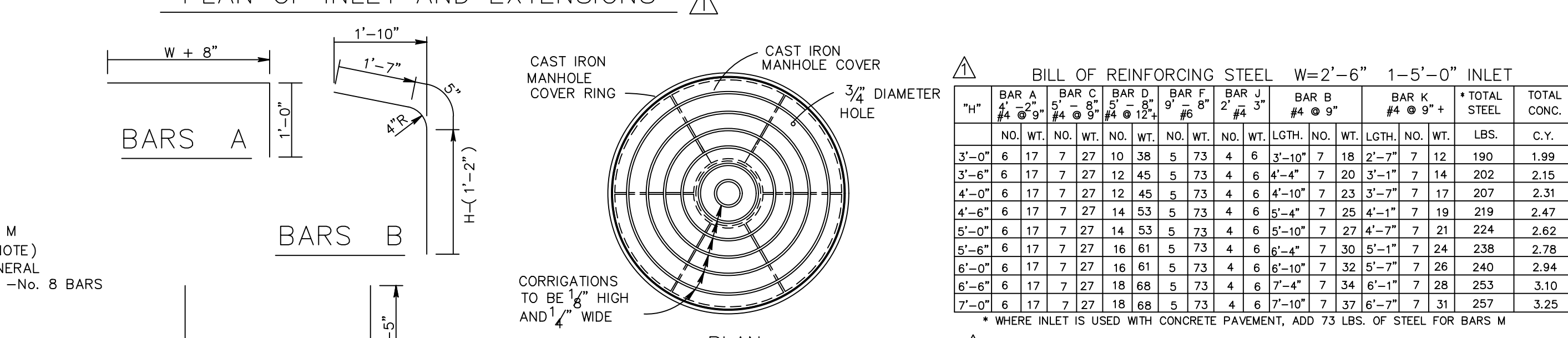
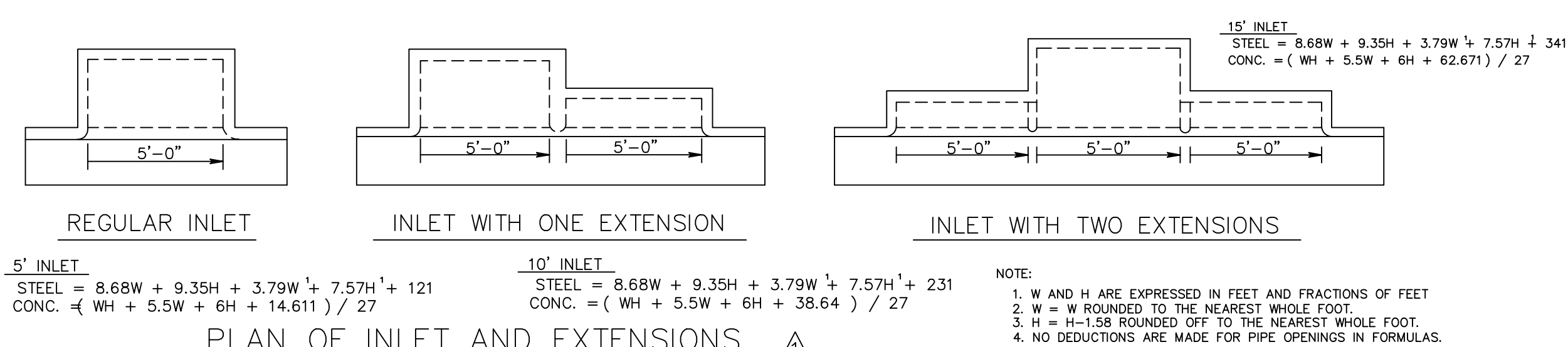
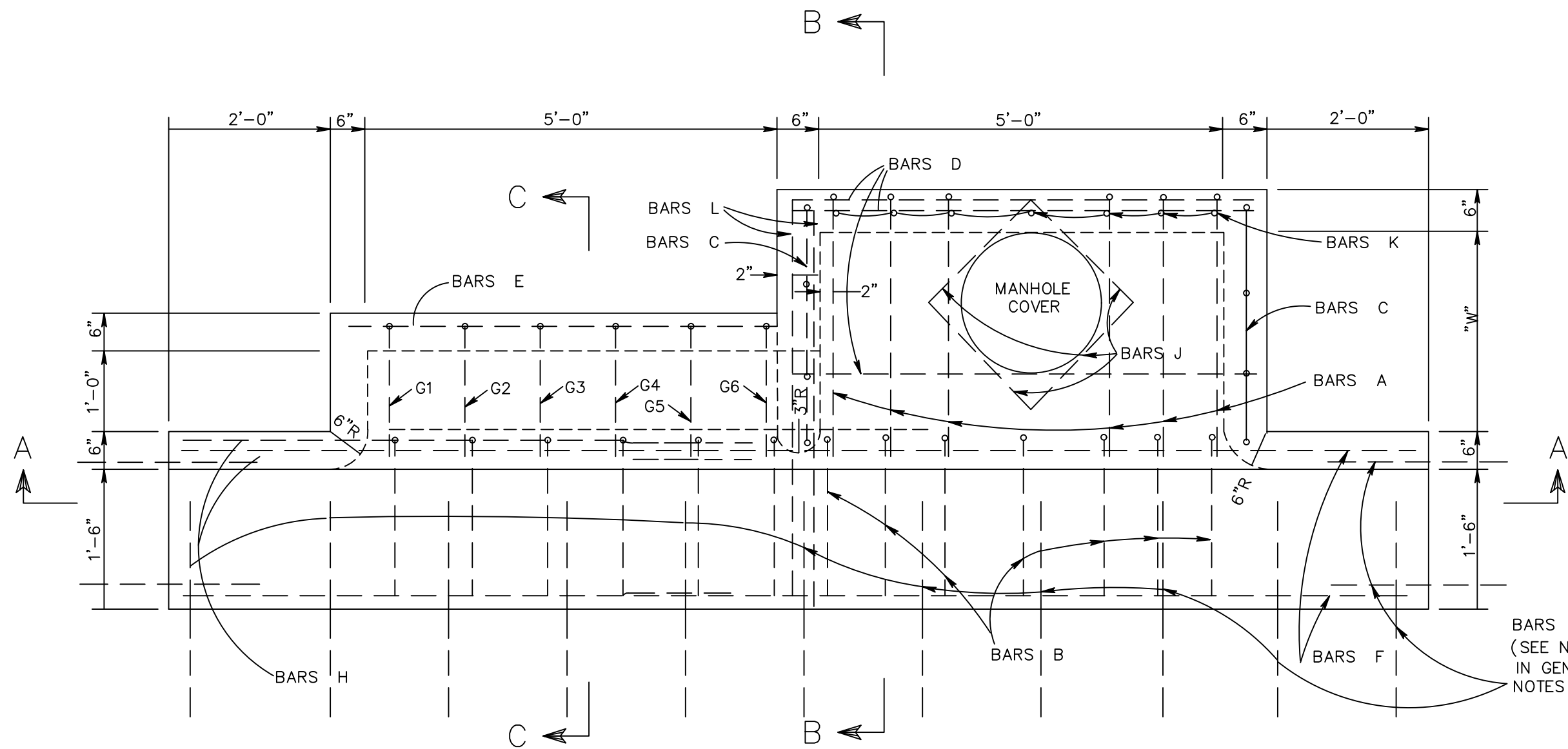
HIGHLAND LAKE TOWNHOMES
100% DESIGN
LOT 4 - GULFPORT HIGHLANDS
MARCH 2022 PROJECT # 011

PROJECT	PROJECT PHASE	PROJECT ADDRESS	DATE	NO.	DATE	BY
REVISION DESCRIPTION						







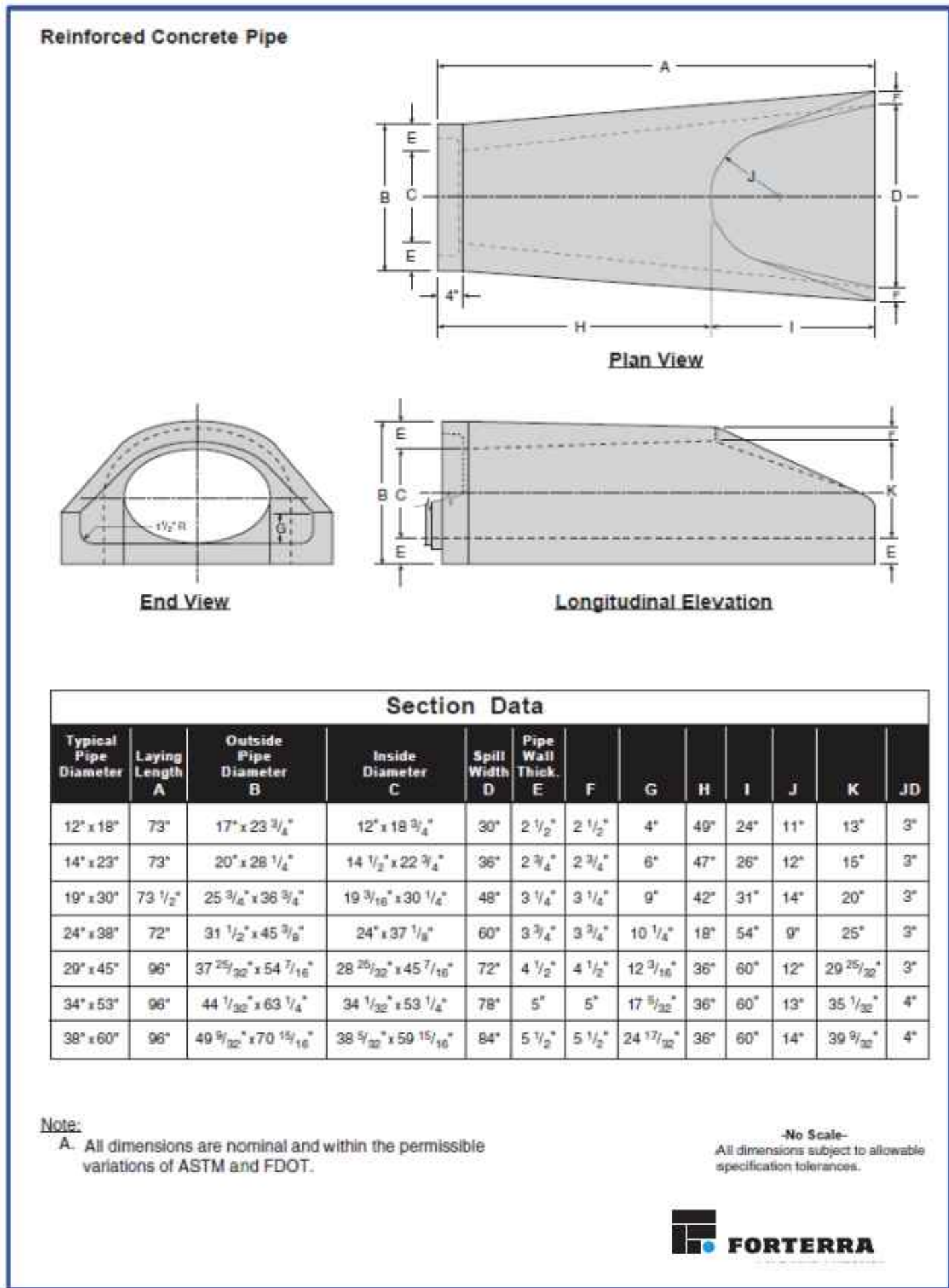


QUANTITIES FOR ONE EXTENSION

BAR	SIZE	LENGTH	SPACING	NUMBER	WEIGHT
E	# 4	5'-8"	AS SHOWN	3	11
G	# 4	SEE SCHEDULE	11"	6	34
H	# 6	6'-9"	AS SHOWN	5	51
L	# 6	4'-9"	AS SHOWN	2	14
TOTAL STEEL FOR ONE EXTENSION					110 LBS.
TOTAL CONC. FOR ONE EXTENSION					0.89 C.Y.

† WHERE EXTENSION IS USED WITH CONCRETE PAVEMENT, ADD 27 LBS. OF STEEL FOR BARS M.

NOTE: PROVIDE A 2" X 4" (HORIZONTAL) NOTCH CENTERED ALONG INLET THROAT SUCH THAT WATER WILL NOT STAND ON THE ROAD BETWEEN THE FIRST AND SECOND LIFT OF ASPHALT.



*DETAIL SHOWN AS REPRESENTATIVE PRODUCT; OTHER MANUFACTURERS WILL BE CONSIDERED.

CONCRETE PIPE FLARED END SECTION
N.T.S.

ADS FLARED END SECTION SPECIFICATION

Scope

This specification describes 12- through 36-inch (300 to 900mm) ADS Flared End Sections for use in culvert and drainage outlet applications.

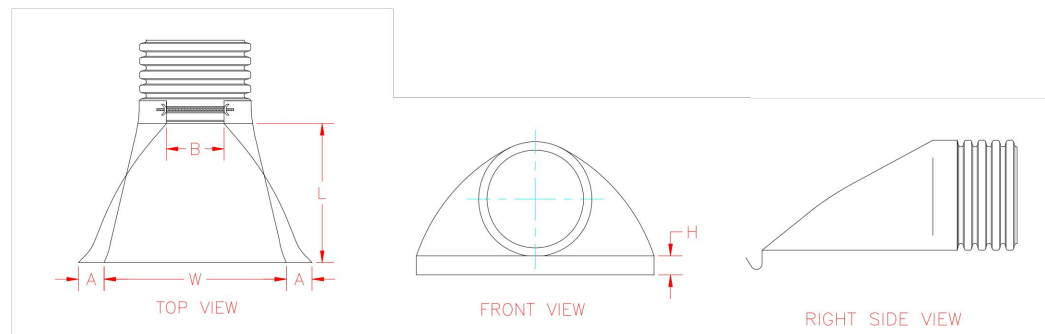
Requirements

The ADS Flared End Section shall be high density polyethylene meeting ASTM D3350 minimum cell classification 213320C; contact manufacturer for additional cell classification information. When provided, the metal threaded fastening rod shall be stainless steel.

Installation

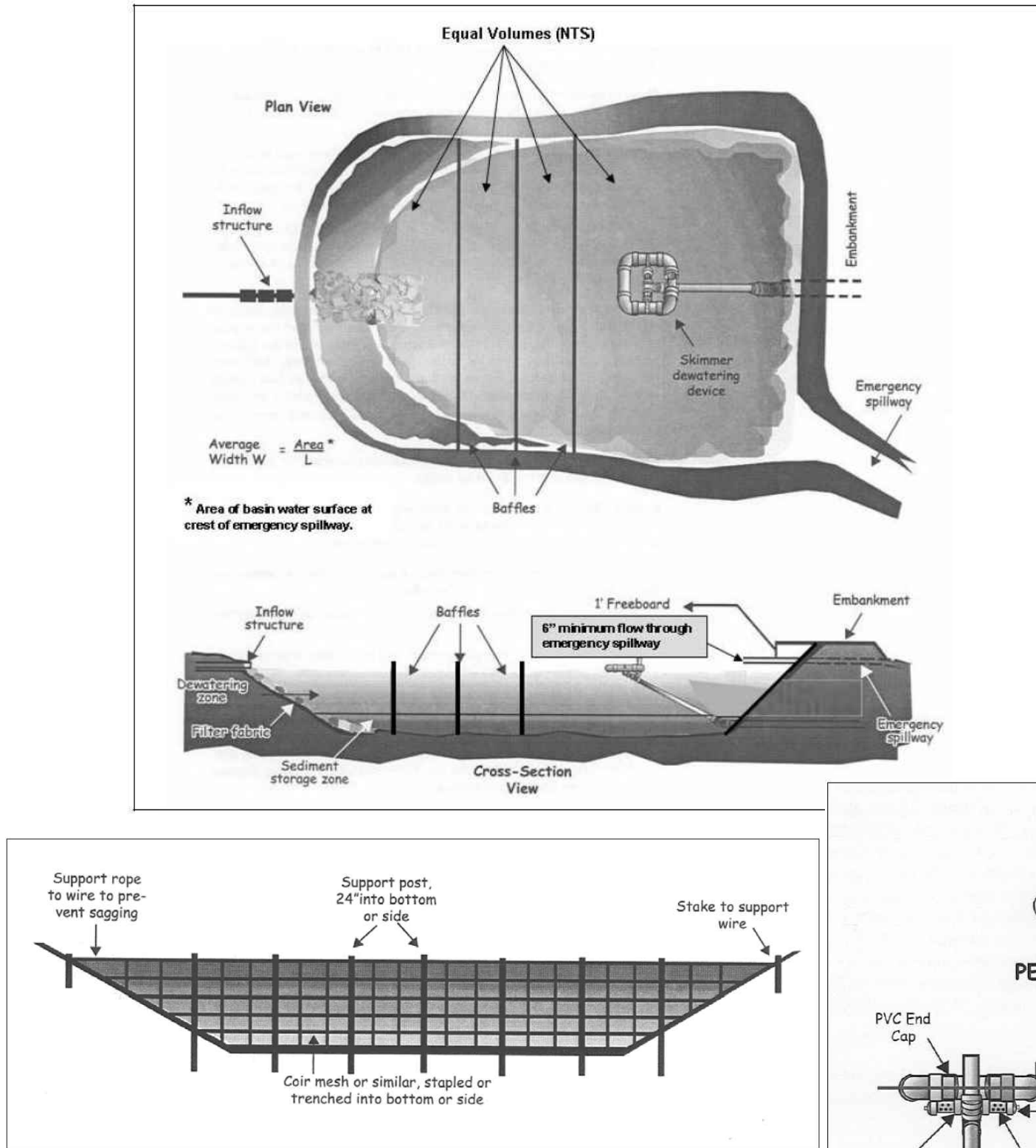
Installation shall be in accordance with ADS installation instructions and with those issued by state or local authorities. Contact your local ADS representative or visit www.ads-pipe.com for the latest installation instructions.

PIPE DIAMETER, in (mm)						
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A	6.5 (165)	8.5 (216)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (457)	22.0 (559)	25.0 (635)
H	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)
L	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)



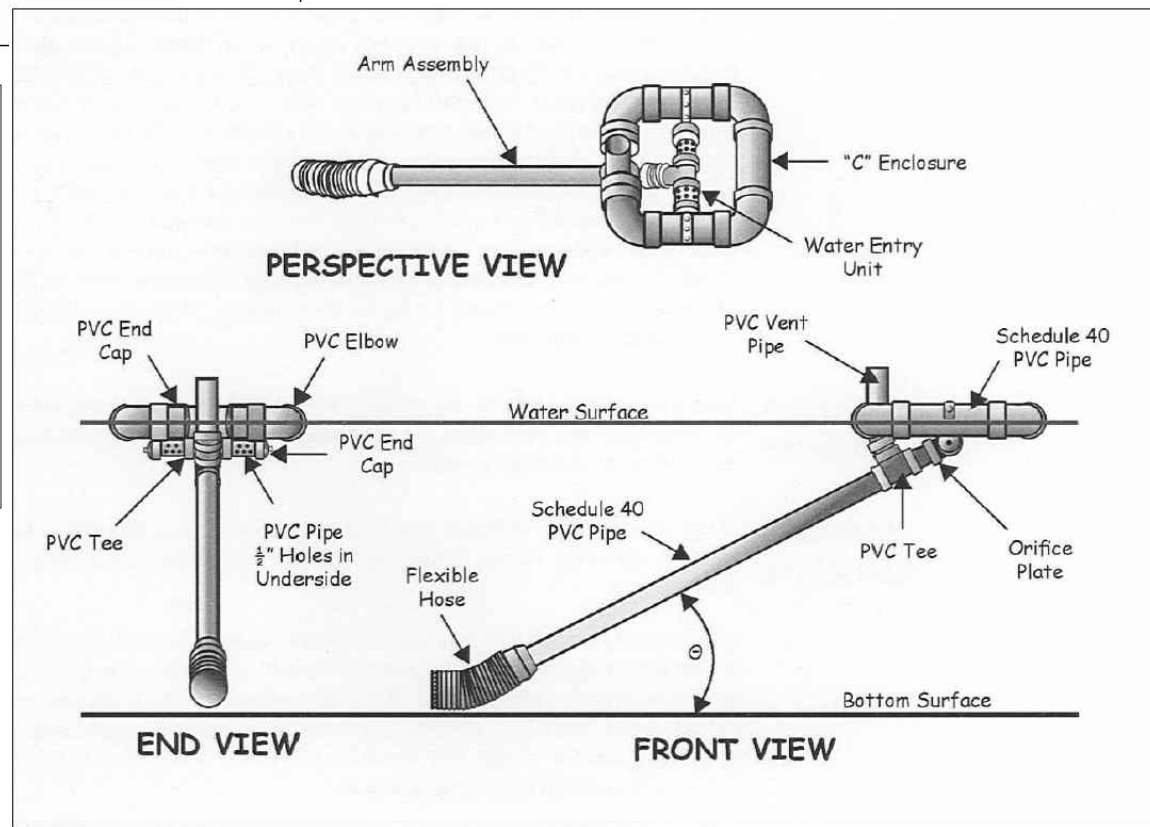
*DETAIL SHOWN AS REPRESENTATIVE PRODUCT; OTHER MANUFACTURERS WILL BE CONSIDERED.

ADS [STYLE] FLARED END SECTION FOR PLASTIC CULVERTS
N.T.S.

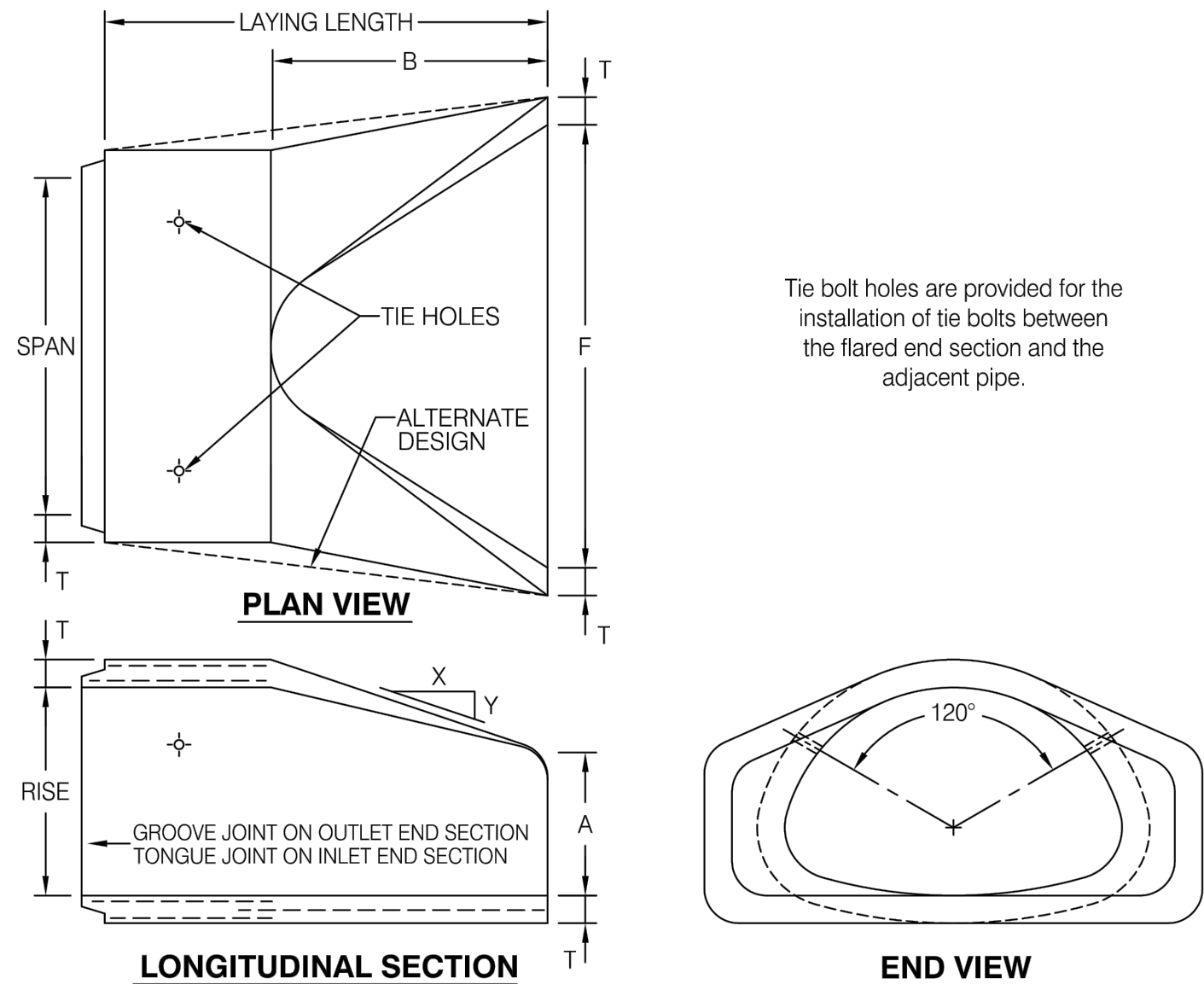


SEDIMENT BASIN DETAILS
N.T.S.

SEDIMENT BASINS SHALL BE CONSTRUCTED AS SPECIFIED IN SECTION "SBN" OF THE MDOQ "HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS", VOLUME 1, "EROSION AND SEDIMENT CONTROL PRACTICES."



CONCRETE ARCH PIPE
FLARED END SECTIONS



Tie bolt holes are provided for the installation of tie bolts between the flared end section and the adjacent pipe.

EQUIVALENT SIZE	RISE	SPAN	LAYING LENGTH	SLOPE	T	A	B	F	WEIGHT PER SECTION
INCHES	INCHES	INCHES	FEET	X to Y	INCHES	INCHES	INCHES	INCHES	LBS.
18	13 1/2	22	6	3 to 1	2 1/2	7	27	36	1090
24	18	28 1/2	6	3 to 1	3 1/2	8 1/2	39	48	1760
30	22 1/2	36 1/4	8	3 to 1	4	9 1/2	50	60	3280
36	26 5/8	43 3/4	8	3 to 1	4 1/2	11 1/8	60	72	4330
42	31 5/16	51 1/8	8	3 to 1	4 1/2	15 13/16	60	78	5260
48	36	58 1/2	8	3 to 1	5	21	60	84	6380
54	40	65	8	3 to 1	5 1/2	25 1/2	60	90	7860
60	45	73	8	3 to 1	6	31	60	96	9520
72	54	88	8	2 to 1	7	31	60	120	13550
84	62	102	9	2 to 1	8	21 1/2	84	144	20000

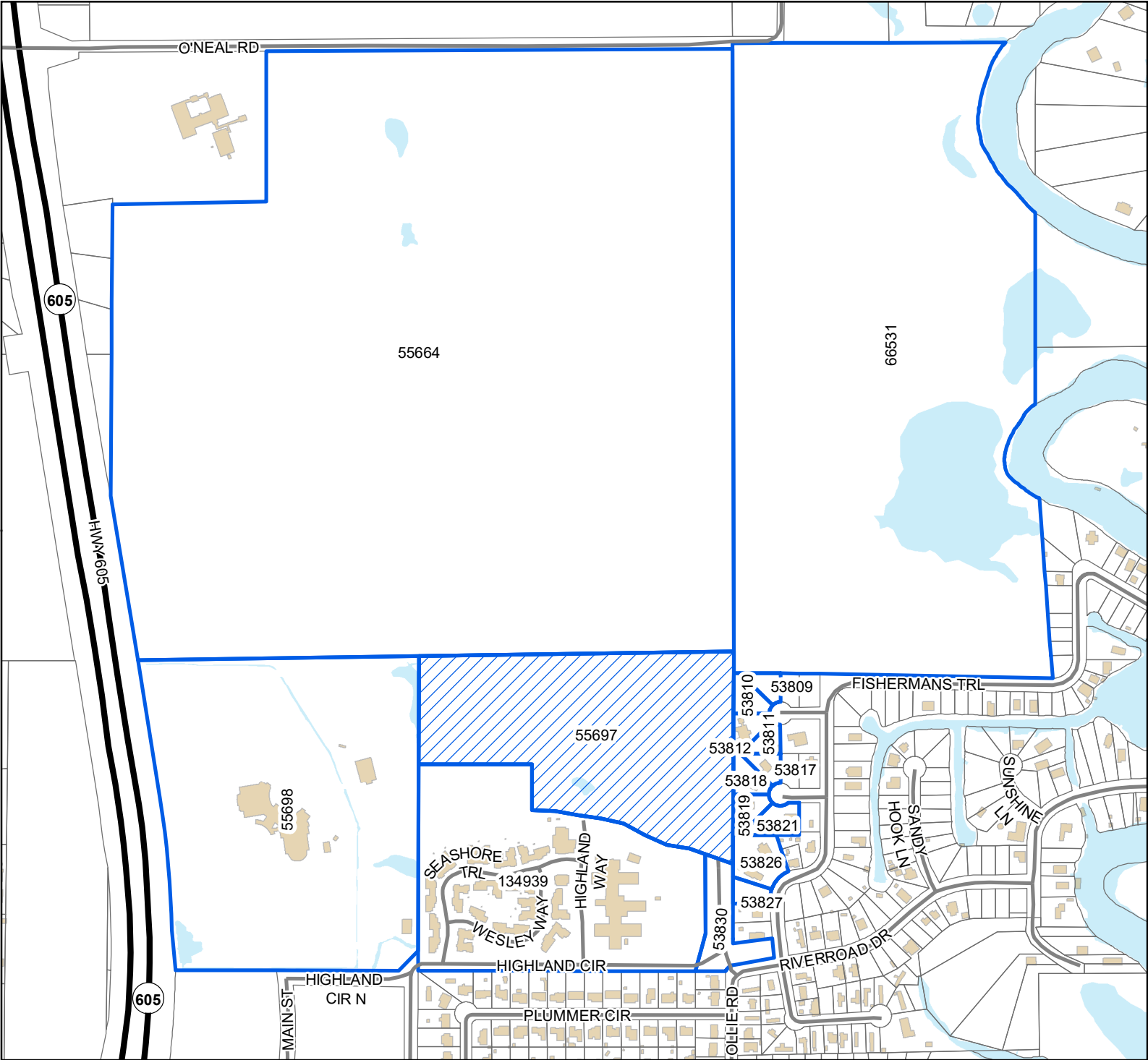
End section is manufactured in accordance with applicable portions of ASTM Specifications C506.

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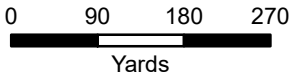
*DETAIL SHOWN AS REPRESENTATIVE PRODUCT; OTHER MANUFACTURERS WILL BE CONSIDERED.

CONCRETE ARCH PIPE FLARED END SECTION
N.T.S.



Legend

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



1 inch = 600 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
			GH VILLAGE, LLC C/O NOEL SIMMS				
	55697	1008F-01-001.000	(OWNER)	4680 HICKORY RIDGE RD	JACKSON	MS	39211
	55697	1008F-01-001.000	KENNETH JONES II (AGENT)	919 2ND STREET	GULFPORT	MS	39501
N			Adjacent Property Owners				
	66531	1008B-01-003.000	BEN A RICHARDS LAND COMPANY LLC	P O BOX 6073	GULFPORT	MS	39506
N	55664	1008C-01-001.000	BEN A RICHARDS LAND COMPANY LLC	P O BOX 6073	GULFPORT	MS	39506
	53811	1008G-02-049.000	BRIGHT JEROMY	10517 HUCKLEBERRY CV	GULFPORT	MS	39503
	53812	1008G-02-050.000	CHILDS KAREN F	P O BOX 1074	LA CANADA	CA	91012
	53810	1008G-02-048.000	DEFELIPPO DEANNA	10518 HUCKLEBERRY COVE	GULFPORT	MS	39503
	55698	1008F-01-007.000	FIRST BAPTIST CHURCH GULFPORT	12190 HWY 605	GULFPORT	MS	39503
	53809	1008G-02-047.000	GULFPORT HIGHLANDS DEVELOPMENT LP	4680 HICKORY RIDGE RD	JACKSON	MS	39211
N	53830	1008G-02-070.000	GULFPORT HIGHLANDS DEVELOPMENT LP	4680 HICKORY RIDGE RD	JACKSON	MS	39211
	53827	1008G-02-067.000	HAY JOHN C & CARRIE A	12209 FISHERMAN TRAILS	GULFPORT	MS	39503
	53826	1008G-02-062.001	HAY JOHN C & CARRIE A	12209 FISHERMANS TRAIL	GULFPORT	MS	39503
	53817	1008G-02-049.001	JOHNSON THOMAS E & DAWN M	10514 DANBURY CV	GULFPORT	MS	39503
	53821	1008G-02-053.000	KEENEY DAVE & SHARON	10509 DANBURY COVE	GULFPORT	MS	39503
	53819	1008G-02-049.003	MCCLELLAN RYAN S	10513 DANBERRY COVE	GULFPORT	MS	39503
	134939	1008F-01-002.000	SEASHORE CAMPGROUNDS RETIREMENT	COMMUNITY INC	GULFPORT	MS	39503
	53818	1008G-02-049.005	WALLEY KAREN & JEREMY	10516 DANBURY COVE	GULFPORT	MS	39503

Su-Lin Featherston

From: Kenneth Jones <kenneth@gcdevelopmentdesign.com>
Sent: Wednesday, April 19, 2023 11:42 AM
To: Su-Lin Featherston; Gregory Holmes
Cc: Ryan Merrill; Kaitlyn N. Klingenberger
Subject: Extension for General Plan Approval - Highland Lake Townhomes.

Per our meeting today, we would like to ask for an extension of the General Plan Approval for Highland Lake Townhomes Subdivision. Please extend this approval for 1 additional year (April 2024).

Thank you for your attention to this matter. Please let me know if you need anything further to facilitate this request.

Kenneth Jones
Owner
Gulf Coast Development & Design
228-596-4471 (cell)
Kenneth@gcdevelopmentdesign.com



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 #: 2305 PL 059

Date Received: _____

Receipt #: _____

Received By: SF

Zoning: _____

Ward: _____ Flood: _____

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

59-106(E)
Amend the Sign Ordinance to provide for a limited
exemption from certain provisions (size, type,
location + placement) for signs placed on property
owned by the Gulfport Redevelopment Commission +
to provide for City approval of size, type, location + placement.

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 - Administration

Printed Name Of Owner

Printed Name Of Agent

Mailing Address

Mailing Address

City

State

Zip code

City

State

Zip code

Home Phone

Work/Cell Phone

Home Phone

Work/Cell Phone

Email

Email

[Signature] Asst City
Attorney

Signature Of Owner

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.

Sign Ordinance Amendment

Submission Requirements

- A. Attached.
- B. N/A
- C. N/A
- D. N/A – please notice as appropriate under the ordinance
- E. N/A
- F. N/A as this is not an amendment to the Zoning Ordinance
- G.
 - 1. Interest – City of Gulfport
 - 2. Effect of Amendment – the effect of the amendment will be to exempt signs sought to be placed on property owned by the City of Gulfport’s Urban Renewal Agency (Gulfport Redevelopment Commission) from the sign ordinance’s requirements as to size, type, location and placement and to require that such signs be approved, in advance, as to those factors by the City’s Governing Authority (i.e., Mayor and City Council).
 - 3. Error – not applicable

There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the _____ day of _____, 2023, the following Ordinance:

ORDINANCE NO. _____

**AN ORDINANCE AMEND SECTION 9-106 (c) OF THE CODE OF ORDINANCES;
AND FOR RELATED PURPOSES**

WHEREAS, presently, signs located on property owned or under the control of the City's Urban Renewal Agency, the Gulfport Redevelopment Commission, must meet all requirements of the sign ordinance, including provisions thereof related to placement, location, size and type as well as the permitting requirements set forth in the Sign Ordinance; and

WHEREAS, the City desires to streamline the process for approval of signs located on property owned by or under the control of the said urban renewal agency by exempting signs proposed to be located on such property from the requirements related to placement, location, size and type, but not from the permitting requirements of the Sign Ordinance and by requiring that the governing authority of the city approve, in advance, the proposed signs' placement, location, size and type; and

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission, that the City's sign ordinance, which is codified at Chapter 9, Article IV of the Code of Ordinances should be amended to reflect the changes outlined above

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

SECTION 1: That Chapter 9, Article IV, Section 9-106 Government Property, be and the same is hereby amended, as follows:

EXISTING (material to be deleted is ~~stricken~~, material to be added is underlined):

(c) Governmental signs: Property owned by or under the control of the United States of America or the State of Mississippi and which is not subject to the police power of the city and property owned by or under the control of the city are hereby declared to be exempt from all sign regulations set forth in the city's Sign Ordinance (Section 9-76, et seq.). In addition, governmental signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer in the performance of his public duty. Signs on property owned by or under the control of the city's urban renewal agency are exempt from those provisions of the Sign Ordinance relating to placement, location, size, and type but not the permitting process and associated requirements set forth in the Sign Ordinance, provided that the city's governing authority has approved, in advance, the sign's placement, location, size and type, and such approval appears in the minutes of the governing authority.

AMEND TO READ:

(c) Governmental signs: Property owned by or under the control of the United States of America or the State of Mississippi and which is not subject to the police power of the city and property owned by or under the control of the city are hereby declared to be exempt from all sign regulations set forth in the city's Sign Ordinance (Section 9-76, et seq.). In addition, governmental signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer in the performance of his public duty. Signs on property owned by or under the control of the city's urban renewal agency are exempt from those provisions of the Sign Ordinance relating to placement, location, size, and type but not the permitting process and associated requirements set forth in the Sign Ordinance, provided that the city's governing authority has approved, in advance, the sign's placement, location, size and type, and such approval appears in the minutes of the governing authority.

SECTION 2. The Governing Authority further finds that the following shall serve as an explanatory statement of this Ordinance for purposes of publication: "This Ordinance amends the City's Code of Ordinances (Section 9-106(c)) to exempt signs proposed to be located on property owned by or under the control of the Gulfport Development Commission from requirements related to sign placement, location, size and type as found in the Sign Ordinance,

but not from the permitting requirements of the Sign Ordinance and by requiring that the placement, location, size and type of any sign sought to be placed on such property must be approved, in advance, by the City's governing authority. A copy of the full text of this Ordinance is available to municipal residents upon request to the City Clerk." For the next thirty (30) days, a copy of the full text of this Ordinance shall be posted by the City Clerk: (a) in the first floor lobby at City Hall (2309 15th Street, Gulfport, Mississippi 39501); (b) in the first floor lobby of the City's Hardy Building (1410 24th Avenue, Gulfport, Mississippi 39501); and (c) in the first floor lobby of the County Courthouse in Gulfport (1801 23rd Avenue, Gulfport, Mississippi 39501). The City Clerk shall further furnish any resident of the City a copy of the full text of this Ordinance upon request.

SECTION 3: This Ordinance shall be in full force and effect thirty (30) days after the date of passage. It shall be published according to law and shall be spread upon the minutes of the Gulfport City Council.

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

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

WHEREUPON the President declared the motion carried and the Ordinance adopted, this the _____ day of _____, 2023.

(SEAL:)

ATTEST:

ADOPT:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance, having been submitted and approved by the Mayor,
this the _____ day of _____, 2023.

MAYOR