AGENDA

GULFPORT CITY PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, OCTOBER 26, 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. <u>Planning Commission Meeting - September 21, 2023</u>

G. Announcements

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

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. <u>Anyone speaking today is asked to complete a "Speaker's Card".</u>

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. <u>Planning Commission Approval 2310PC117:</u>

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

2. <u>Planning Commission Approval 2310PC120:</u>

Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

3. <u>Planning Commission Approval 2310PC124:</u>

Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

H2. Planning Commission Recommendation

1. <u>Zoning Map Amendment 2310PC119:</u>

Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

2. <u>Zoning Map Amendment 2310PC123:</u>

Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

3. <u>Zoning Text Amendment 2301PC008:</u>

Postponed to October 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, number allowed, placement and definitions.

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 26, 2023

Re: Planning Commission Decision

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 26, 2023

Re: **Planning Commission Approval 2310PC117:**

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2310PC117

Hearing Date: October 26, 2023

Current Zoning/Use: R-1-10 / Pre-existing Duplex Use

Legal: Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

TECHNICAL DETAILS

Applicant is seeking approval for an administrative office for online wig sales as a home occupation. Applicant has stated that there will be no visits from customers or clients at the residence.

Applicant has stated in the application that the sales for home occupation will be done online only, and product will not be sold on the premises. Product will be made at the residence and shipped through United States Postal Services on a bi-monthly basis, according to the applicant's business description. Applicant has stated that their business will be open 24 hours a day.

EXECUTIVE SUMMARY

The application meets the requirements for a home occupation business that requires Planning Commission Approval. The business described will have very little impact on the neighborhood.

Any approval should consider these conditions:

1. Approval allows for an administrative office for online wig sales as a home occupation.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/10/23.

Public Works: No conditions. Memo dated 10/10/23.

Traffic and Safety: No conditions. Memo dated 10/12/23.

Building Code Services: No conditions. Memo dated 10/06/16.

GIS: No conditions. Memo dated 10/09/23.

Police Department: No comment as of 10/13/23.

Technical Report

PLANNING COMMISSION APPROVAL

Fire Department: No conditions. Memo dated 10/06/23.

City Arborist: No conditions. Memo dated 10/06/23.

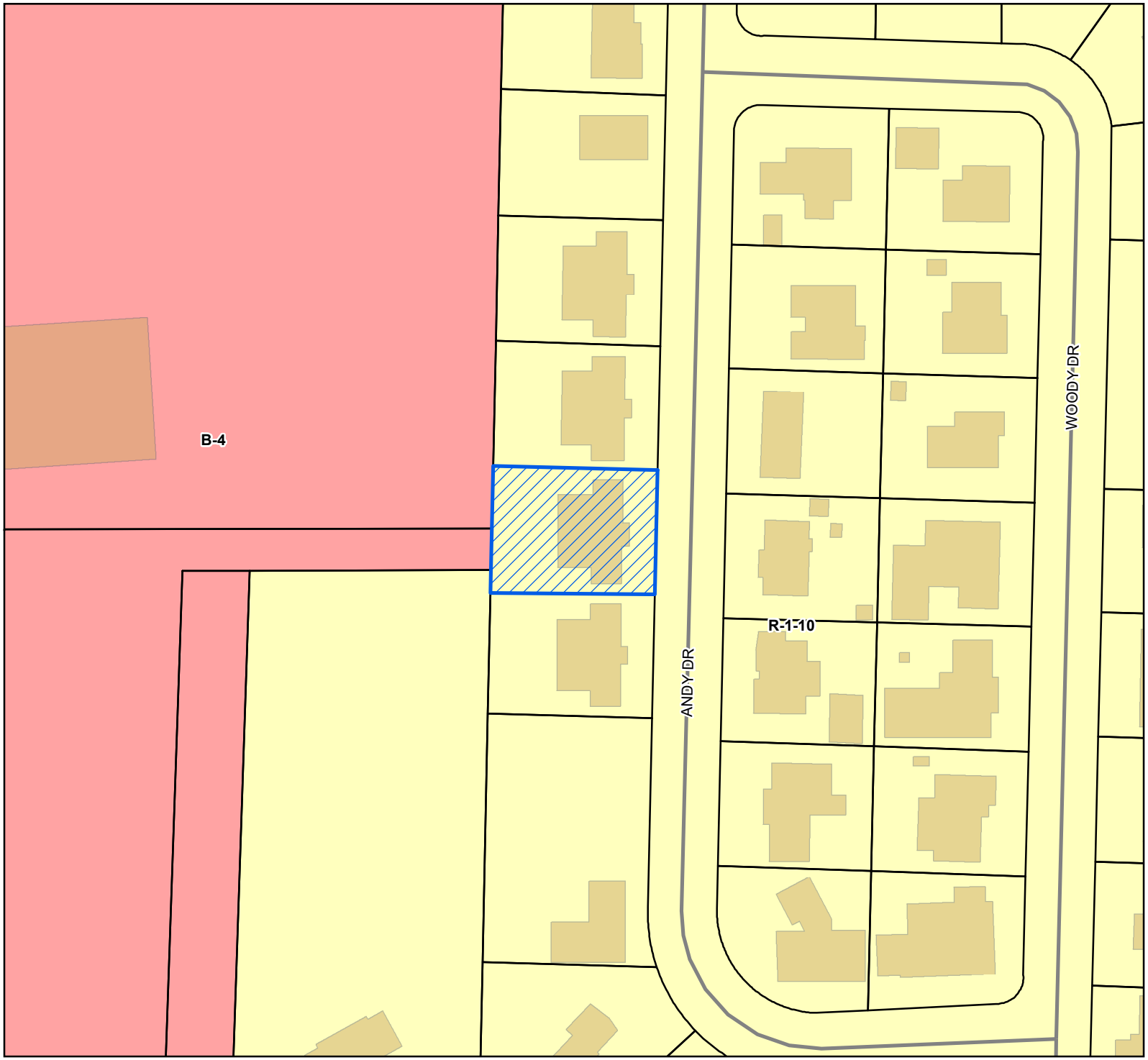
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2310PC117

Planning Commission Approval



Site
Street
Parcels
Buildings

Zoning

B-4 - Highway Business District

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

Site Information

0807M-03-005.002
Zoning: R-1-10 (Single-family)
Size: 10852.15 sqft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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: 2310PC117
Date Received: 8/25/2023
Receipt Number:
Received By: LJ
Zoning: R-1-10
Ward: 7 Flood: X
Size: 10,852.15 sqft.

Property Information

TAX PARCEL # 0807M-03-005.002

(If necessary, use separate sheet of paper)

Address of Property Involved: 13051 Andy Dr Apt B

Lot(s)_____, Block(s)_____, Subdivision_____

General Location:

GENERAL DESCRIPTION OF REQUEST:

I buy hair and make wigs out of the hair and sale them online. Requesting planning commission Approval to allow for online wig sales.

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
Mitchell Hosford	Shakemia Hughey
Printed Name of Owner	Printed Name of Agent
12211 Bernard Parkway	
Mailing Address	Mailing Address
Gulfport MS 39503	13051 And Drive Apt B
City State Zip code	City State Zip code
(228)326-4338	Gulfport MS 39503
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
manager@4br2ba.com	228-363-3080 228-900-8971
Email	Email
Ulhely Somake, Agent for Mitchell Hosford	shakemiahughey@gmail.com
Signature of Owner	**Signature of Agent** Shakemia Hughey

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

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

A. No new access will be needed

B. Existing Utilites

C. Existing Utilites

D. Already Available

E. There are no community facilities around immediate

F. I will be shipping the Products twice a month

G. The Customers are not coming to the home I will only be shipping twise a month and everything will be sold online on my website www.kinchou.dev.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Shaveria Hughey

Address: 13051 Andy Drive Apt B

Phone: (Home) 225-363-3080 (Work/Cell) 225-900-8971

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: K Inchz

Nature of business: Haircare online.

Please fill in all the appropriate blanks:

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

Earlier than 8:00 a.m. _____

Give hours: 24hr

Later than 5:00 p.m.: _____

Give hours: _____

Method of conducting business:

Telephone: Cell phone

Mail order: USPS

Personal computer: yes

Appointment: No

Traffic generation:

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

If so, specify the number and frequency of deliveries: Twice a Month

Describe size of vehicle making deliveries: USPS

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

N/A

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

Is everything made, manufactured, or provided on site? Yes

Is special equipment required in production? NO

If so, described it, giving size of motor, etc. N/A

Are sales made from the premises? Online Only

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

Local stores on consignment: N/A

Arts and crafts or flea markets: N/A

Trade shows: N/A

Other: N/A

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

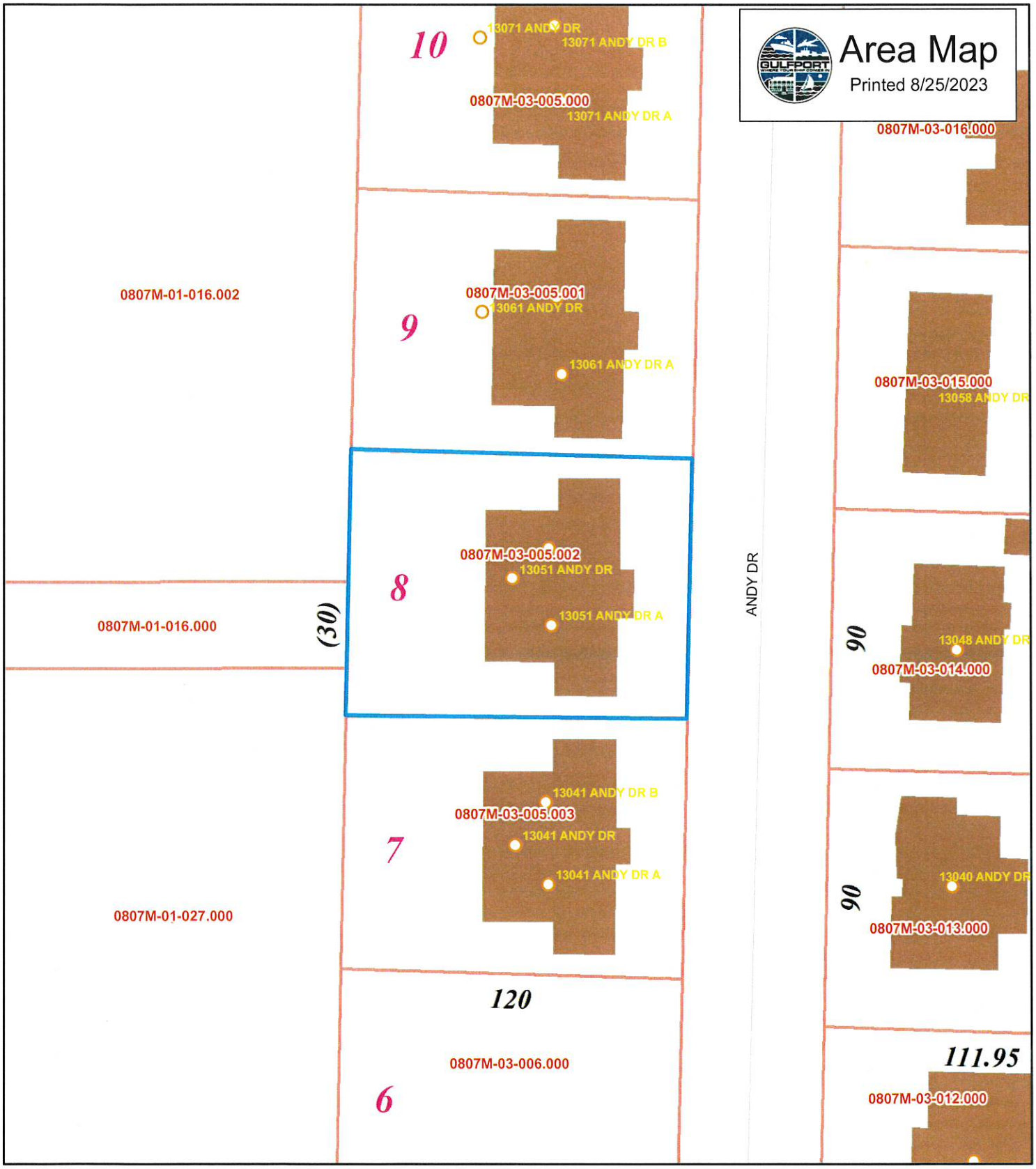
Yes _____ No √

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

Printed Name: Shakemia Hughey

Signature: Shakemia Hughey

Date: 8/25/23



N
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1 inch = 45 feet

Addresspoints
Minor/Residential
Parcels

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RENTAL MANAGEMENT LLC

EQUAL HOUSING OPPORTUNITY

August 14, 2023

To Whom It May Concern,

Freddrika Hughley, who is the lease holder and resides at the unit at 13051 Andy Drive Unit B, has permission to make wigs in the unit and sell them online. Her daughter, Shakemia Hughley, who lives at this residence as well can sell wigs from the home online. We will not allow any customers to come and go from the home to buy wigs.

Should you have any further questions, please call me at 228-326-4338

Sincerely,

Wendy Lassabe

Wendy Lassabe, Property Manager

Tiffany Brown

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 61089
TIFFANY BROWN
Commission Expires
Sept. 27, 2026
HARRISON COUNTY

12211 Bernard Parkway • Gulfport, MS 39503 • (O) 228-385-HOME (4663) • (F) 228-388-1727
Email: info@4br2ba.com www.4br2ba.com

I Freddricka Hughey give Shakemia Hughey Permision to have a at home online business at 13051 Andy Drive Apt B Gulfport Ms 39503

Freddricka Hughey

August 7, 2023

Shakemia Hughey

Matilda Welch
8/4/23

STATE OF MISSISSIPPI
MATILDA ANN WELCH
ID NO. 93115
Commission Expires
11/30/2025
NOTARY PUBLIC
HARRISON COUNTY

Gulfport MISSISSIPPI ONE COAST

Covenant Affidavit

I, Shakemia Hughey, being owner or agent of the property 13051 Andy Dr Ap B

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.

Shakemia Hughey — 8/25/23

Signature — *Date*

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25th day of August, 20 23

Leslie Ervin

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290631 LESLIE ERVIN Commission Expires April 19, 2025 HARRISON COUNTY

April 19, 2025

Commission Expiration

Residential Lease Agreement

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

THIS AGREEMENT, entered into and effective this the 18th day of April, 2018, by and between the undersigned Lessor, and the following party(ies), herein called Lessee(s): Freddricka Hughey

(this "Lease"), and in consideration of the covenants herein contained on the part of the said Lessee to be kept and performed, Lessor does hereby lease to Lessee the premises situated at: 13051-B Andy Drive in the City of Gulfport MS 39503, County of Harrison, State of Mississippi ("Premises") to be used and occupied by Lessee and the following occupants only: _____

as a private residence and for no other purpose. "Premises" includes the dwelling unit and the structure of which it is a part, facilities and appurtenances therein, and grounds, areas and facilities held out for use of tenants generally or whose use is promised to Lessee hereunder.

1. **TERM.** The term hereof shall begin on April 18, 2018, and continue [CHECK ONE]:

[x] until April 30, 2019 Extended thru 4/30/2021. KP.

[ ] on a week-to-week basis thereafter, until either party shall terminate this Lease by giving the other party Notice as set forth in section 14 of this Lease.

[ ] on a month-to-month basis thereafter, until either party shall terminate this Lease by giving the other party Notice as set forth in section 14 of this Lease.

2. **RENT.** [CHECK ONE]:

[ ] Flat Fee Rent of $ _____ payable on _____.

[ ] Annual Rent of $ _____ payable in equal monthly installments of $ _____, due on or before the first day of each month for which payment is made.

[ ] Weekly Rent of $ _____ due on or before the Monday of each week for which payment is made.

[x] Monthly Rent of $ 750.00 due on or before the first day of each month for which payment is made.

In the event rent is not paid within 6 days after due date, Lessee agrees to pay a late charge of $ 75.00 or _____ % of the monthly rental rate. Lessee further agrees to pay $ 39.00 for each dishonored check in addition to all costs of collection, including fees, court costs and reasonable attorney fees.

3. **SECURITY DEPOSIT.** A security deposit of $ 500.00 shall be deposited with BILLY HEWES REAL ESTATE ("Broker") upon execution of this Lease to secure performance of this Lease by Lessee. Security Deposit shall be held by Broker in good faith pursuant to the terms of this Lease and applicable law. Lessor, by written notice delivered to Lessee, may claim of such Security Deposit such amounts as are reasonably necessary to remedy Lessee's default in the payment of Rent, to repair damages to the Premises caused by Lessee (exclusive of ordinary wear and tear), to clean the Premises upon termination of the tenancy, or for other reasonable and necessary expenses incurred as the result of Lessee's default. After payment of any such amounts, any remaining portion of the Security Deposit shall be

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refunded to Lessee, with a written accounting for those amounts deducted, no later than forty-five (45) days after the termination of the tenancy, the delivery of possession and demand by Lessee there-for.

4. **PETS.** Pets [CHECK ONE] [X] are [ ] are not allowed on Premises. No pets shall be placed upon Premises without prior written permission from Lessor. For each pet approved by Lessor, a pet deposit of $ _____ shall be deposited with _____ (cat) _____ and [CHECK ONE] [ ] shall [ ] shall not be refundable at termination of Lease. Lessee is liable to Lessor for any damage caused to Premises or Lessor's property by any pet or animal Lessee or Lessee's invitee brings upon the Premises or Lessor's property.

5. **UTILITIES.** (CHECK ONE):
[X] Lessee shall be responsible for all utilities, including connections, deposits and payments.
[ ] Lessee shall be responsible for utilities, including connections, deposits and payments, except [INSERT IF ANY] _____, which shall be provided by Lessor.
NOTE: In the event Premises is serviced by gas, Lessee shall be responsible for keeping gas service on for full term of Lease; Lessee shall pay for any pressure testing made necessary by Lessee's failure to maintain continuous gas service during term of Lease.

6. **CONDITION OF PROPERTY.** Lessee stipulates that it has examined the Premises, including the grounds and all improvements, and that they are, at the time of this Lease, in good order, repair and in safe, clean and tenantable condition. Taking possession of the Premises by Lessee shall be conclusive evidence that it received Premises in good condition and without objection or reservation. Lessee shall specifically perform those duties of tenants as specified in Miss. Code Ann., Sec. 89-8-25, as amended, and shall obey and conform to all written or posted rules and regulations applicable to the Premises, common areas and Lessor's property including, if applicable, any apartment owners association or cooperative housing corporation bylaws.

7. **SURRENDER.** At the expiration or sooner termination of this Lease, Lessee shall at once peacefully surrender Premises in as good a state and condition as they were in at the commencement of this Lease, reasonable wear excepted. Upon vacating Premises, Lessee will leave same in clean and rentable condition (except for reasonable wear). For purposes of this clause, "reasonable wear" is as determined by Lessor, in its discretion.

8. **ALTERATION AND IMPROVEMENTS.** Lessee agrees to make no addition, alteration or improvement, including painting, to the premises without the prior written consent of Lessor. All additions, alterations and improvements shall be the property of the Lessor (with the exception of fixtures installed by Lessee with Lessor's permission that are removable without damage to the premises and moveable personal property), and Lessee shall not be entitled to compensation therefor, nor shall Lessee remove them from the premises without the written consent of the Lessor. If Lessee makes any addition, alteration or improvement, including painting, to the premises without the written consent of Lessor, the Lessor may, at its option, require Lessee to restore the premises to their former condition at Lessee's expense. If Lessee fails or refuses to make such restoration within the time specified in written notice from Lessor to do so (if no time specified, then within a reasonable time), Lessor may restore the premises and Lessee shall be deemed to be in default hereof and responsible for the total cost thereof; in such event, all costs thereof shall be deemed additional Rent immediately due and payable by Lessee under the Lease.

9. **DAMAGE TO PREMISES.** Lessor shall not be liable for any damages or injury to Lessee, or any other person, or to any property on the Premises or any part thereof or in common areas thereof, unless such damages or costs are the proximate result of the willful misconduct of Lessor, its agents or employees. Lessee agrees to hold Lessor harmless from any claims for damages, no matter how caused, except for injury or damages for which Lessor is legally responsible.

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10. **INDEMNIFICATION.** Lessee hereby covenants and agrees to save, indemnify and hold Lessor and its insurers, agents and employees harmless in the event of any accident, burglary, robbery, fire, wind, rain, occurrence or other causes of injury or other loss whatsoever to Lessee, Lessee's family, co-occupants, employees, invitees or guests or anyone else for injury, damage or loss of any nature which may occur at any time on account of any defect in the leased Premises, the improvements therein and the appurtenances thereto, whether such exists at this time or arises subsequent hereto and whether such defect was known or unknown at the time, excepting only any loss which is the proximate result of the willful misconduct of Lessor, its agents or employees. Lessor, his insurers, agents or employees shall not be liable for any injuries or damages to person or property sustained by Lessee, Lessee's family, co-occupants, guests, friends, servants or any other person upon the premises or any damage to any other person or property upon the premises, excepting only any injury or loss which is the proximate result of the willful misconduct of Lessor, its agents or employees.

11. **RIGHT TO ENTER, INSPECT, REPAIR, ADVERTISE AND SHOW PREMISES.** Lessor or its agent(s) shall have the right at all reasonable times to enter the Premises to inspect same, make repairs or show the Premises to prospective buyers or lessees. Premises shall be shown by appointment only, with twenty-four (24) hours notice to Lessee. Lessee shall cooperate in arranging said appointments and showings. Lessor shall have the right to advertise the Premises at any time for sale or lease upon determining that the Premises is to be re-let or sold.

12. **REPAIRS.** Lessor shall have no duty whatsoever in connection with any defect which is caused by the deliberate or negligent act of Lessee or persons on the Premises with Lessee's permission. Lessee shall be responsible for the first $ _____ of all repairs to Premises, with full discretion as to nature and manner of repairs reserved to Lessor in its sole discretion. In the event of a material defect which constitutes a breach of the terms of this Lease or those obligations of Lessor under Miss. Code Ann., Sec. 89-8-23, as amended, Lessee must provide written notice to Lessor of the specific and material defect, after receipt of which Lessor shall have thirty (30) days to repair such defect. If, within said thirty (30) days, Lessor fails to repair such defect, Lessee:
(a) May repair such defect himself; and
(b) Shall be entitled to reimbursement of the expenses of such repairs (not to exceed an amount greater than the usual and customary charge for such repairs), provided that (i) Lessee has fulfilled Lessee's affirmative obligations under Miss. Code Ann., Sec. 89-8-25, as amended; (ii) the expenses incurred in making such repairs do not exceed an amount equal to one (1) month's Rent; (iii) Lessee has not exercised the remedy provided in this section in the six (6) months immediately preceding such repair; and (iv) Lessee is current in Lessee's rental payment. Cost of repairs reimbursable under this section may be offset against future Rent. Notwithstanding anything in this section, Lessor may, in good faith, at any time after the expiration of this Lease, recover possession of the dwelling unit, cause Lessee to quit the dwelling unit involuntarily, demand an increase in rent or decrease the services to which Lessee has been entitled, in accordance with applicable law.

13. **ABANDONMENT.** If the Premises becomes vacant or abandoned, Lessee shall be in default and this lease shall expire and terminate. In such event, Lessor may re-enter and take possession of the Premises in any manner provided by law including, but not limited to, summary remedies. In case Lessor shall recover possession of Premises, it may, but shall not be required to, remove property of the Lessee and store same, or it may dispose of abandoned property as provided by law. Notwithstanding anything stated herein, Lessee agrees that whether possession is taken or this lease is cancelled by Lessor, the entire unpaid balance of Rent shall accelerate and immediately become due and payable and Lessee shall be responsible for all costs incurred by Lessor in enforcement of this paragraph, including court costs and attorney fees.

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F3 - Residential Lease Agreement
Rev. Date 02/2014
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com
104B BEAVER

14. **TERMINATION.** Absent a material noncompliance or substantial violation of the Lease materially affecting health and safety, written Notice to terminate tenancy shall be given by Lessor to Lessee at lease seven (7) days prior to the termination date for a week-to-week tenancy and at least thirty (30) days prior to the termination date for a month-to-month or annual tenancy. If there is a material noncompliance by Lessee with this Lease by the non-payment of Rent, Lessor may terminate this Lease and seek removal of Lessee from the Premises in the manner and with the Notice prescribed by Chapter 7, Title 89, Mississippi Code of 1972. If there is a material noncompliance by Lessee with this Lease (other than the non-payment of Rent) or those obligations imposed upon Lessee by Miss. Code Ann., Sec. 89-8-25, as amended, Lessor may terminate the tenancy as set forth in this paragraph. If there is a material noncompliance by Lessor with this Lease or those obligations imposed upon Lessor by Miss. Code Ann., Sec. 89-8-23, as amended, Lessee may terminate the tenancy as set forth in this paragraph. In the event of a material noncompliance with this Lease or the breaching party's obligations to the other under law, the non-breaching party may deliver a written notice to the breaching party specifying the acts and omissions constituting the breach and that the Lease will terminate upon a date no less than thirty (30) days after receipt of the notice if the breach is not remedied within a reasonable time not in excess of thirty (30) days; and the Lease shall terminate and the Lessee shall surrender possession as provided in the Notice subject to the following:
(a) If the breach is remediable by repairs, the payment of damages, or otherwise, and the breaching party adequately remedies the breach prior to the date specified in the notice, the Lease shall not terminate;
(b) In the absence of a showing of due care by the breaching party, if substantially the same act or omission which constituted a prior noncompliance of which Notice was given recurs within six (6) months, the non-breaching party may terminate the Lease upon not less than fourteen (14) days' written notice specifying the breach and the date of termination of the Lease.
(c) Neither party may terminate for a condition caused by its own deliberate or negligent act or omission or that of a member of its family or other person on the Premises with its consent.

Notice to terminate tenancy shall not be required to be given when Lessor or Lessee has committed a substantial violation of this Lease or applicable law that materially affects health and safety.

If the Lease agreement is terminated in accordance with this section, Lessor shall return all prepaid and unearned Rent as set forth in section 2 of this Lease and any Security Deposit recoverable by Lessee as set forth in section 3 of this Lease.

15. **DEFAULT.** If Lessee fails to pay Rent or any other charges required to be paid by Lessee in full when due, or if Lessee shall breach any of the terms of this Lease, Lessor shall have such rights as are provided by law. In the event of a default by Lessee, Lessee's Security Deposit, if any, shall be handled in accordance with section 3 of this Lease. The retention of the Security Deposit, or any portion thereof, shall not be the only remedy to which Lessor is entitled but Lessor shall have all recourse against Lessee provided by this Lease and by law including, but not limited to, summary remedies, and all remedies shall be cumulative and non-exclusive. Lessee agrees to pay Lessor's reasonable attorney fees and expenses incurred in and about enforcing any of the terms of this Lease, in collecting past due rent, and in recovering possession from Lessee, should the service of an attorney be retained by Lessor in so doing.

16. **NOTICES.** For purposes of giving any Notice required under this Lease or pursuant to law, Notice to Lessor shall be delivered personally to Lessor, with acknowledgment of receipt, or mailed by certified mail, return receipt requested, to Landlord (or Landlord's lawful agent) at the following street address:

_____

_____

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Lessor may contract with an agent or agents to assume all the rights and duties of Lessor under this Lease and under applicable law. In the event Lessor has duly designated an authorized agent to act in the stead of Lessor, Notice to such agent of Lessor in the form specified above is equivalent to giving Notice to Lessor.

Notices to Lessee shall be delivered personally to Lessee, with acknowledgment of receipt, or mailed by certified mail to Lessee at Lessee's mailing address for the Premises or, if Landlord ascertains that Lessee has apparently vacated the Premises, to Lessee at any alternative address provided in writing by Lessee to Lessor for such purpose. If Lessee's tenancy has not terminated under this Lease and Lessee cannot be found personally to achieve personal delivery of any Notice after reasonable effort, and Lessee has not provided to Lessor a valid alternative address for Notice, Lessor's Notice hereunder shall be deemed given to and received by Lessee when Lessor posts such notice on the door of Lessee's Premises.

17. **NO WAIVER.** The failure of Lessor to insist upon the strict performance of the terms, covenants, agreements and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of Lessor's rights including, but not limited to, Lessor's right to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

18. **GOVERNING LAW; SEVERABILITY.** The laws of the State of Mississippi shall govern the interpretation, validity, performance and enforcement of this Lease. If any provision of this Lease should be held invalid or unenforceable, the validity and enforceability of the remaining provisions of this Lease shall not be affected thereby.

19. **TIME OF THE ESSENCE.** Time is of the essence as to all dates, times and deadlines stated herein, unless otherwise noted.

20. **EQUAL HOUSING OPPORTUNITY.** In accordance with the federal Fair Housing Law, it is illegal to block bust or to discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin in the sale or rental of housing or residential lots, in advertising the sale or rental of housing, in the financing of housing or in the providing of real estate brokerage services.

21. **LEAD-BASED PAINT DISCLOSURE.** Residential dwellings **built prior to 1978** may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. Lessors of residential property built prior to 1978 are required to provide lessees thereof with any information on lead-based paint hazards from risk assessments or inspections in lessor's possession and notify the lessee of known lead-based paint or any known lead-based paint hazards in the Premises. Lessors must provide lessees with a federally approved pamphlet on lead poisoning prevention. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to rental.

22. **BROKERS AND SALESPERSONS; AGENCY RELATIONSHIP.**

(A) The Brokers and Salespersons involved in the transaction associated with this Lease are as follows:

Listing Agency _____ Listing Agent _____

Business Phone _____ Business Phone _____

Leasing Agency _____ Leasing Agent _____

Business Phone _____ Business Phone _____

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MISSISSIPPI REGIONAL HOUSING AUTHORITY NO VIII

P O BOX 2347 GULFPORT, MS 39505-2347 OFFICE (228)831-2992 FAX: (228)831-5621 TTY (800)582-2233

March 2, 2022

RECEIVED 3/3/22

ASSISTED HOUSING PAYMENTS PROGRAM
NOTICE OF CHANGE TO LEASE AND CONTRACT

HAP CONTRACT: V-23029

OWNER: RENTAL MANAGEMENT LLC
12211 BERNARD PKWY

GULFPORT MS 39503

RESIDENT: FREDDRICKA M HUGHEY
13051-B ANDY DR

GULFPORT MS 39503

The reason for this amendment is due to:

[ ] RE-EXAMINATION Annual Review of family income and/or composition.

[ ] INTERIM ADJUSTMENT Interim change in family income and/or composition.

[ ] RENT ADJUSTMENT The owner/agent request for a rent adjustment has been approved by the MRHA No. VIII.

PAYMENT WILL BE ADJUSTED EFFECTIVE **4/1/2022**.

The next reexamination is due **4/1/2023**.

Adjustments in payments:	**From**	**to**
Resident to Owner	$552.00	$590.00
Housing Assistance Payment	$148.00	$210.00
PHA to Resident	$0.00	$0.00
Total Contract Rent	$700.00	$800.00

This NOTICE OF PAYMENT ADJUSTMENT is presented to you in accordance with the terms and conditions of your lease and/or housing assistance payments contract. accordingly, this "notice" shall be attached to and made a part of your lease and housing assistance payments contract. all other covenants, terms, and conditions of the lease and/or housing assistance payments contract remain the same, except as to the monthly payments which are adjusted as herein stated.

*TO THE TENANT ONLY
If you disagree with this decision, you may request an informal hearing. If a hearing is desired, you must submit a written request to this office within ten (10) days of this notice or your right to a hearing will be waived.

Approved

Kara Barnes

Assisted Housing Specialist

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO VIII

P O BOX 2347 GULFPORT, MS 39505-2347 OFFICE (228)831-2992 FAX: (228)831-5621 TTY (800)582-2233

RECEIVED 3/3/22

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This NOTICE OF PAYMENT ADJUSTMENT is presented to you in accordance with the terms and conditions of your lease and/or housing assistance payments contract. accordingly, this "notice" shall be attached to and made a part of your lease and housing assistance payments contract. all other covenants, terms, and conditions of the lease and/or housing assistance payments contract remain the same, except as to the monthly payments which are adjusted as herein stated.

*TO THE TENANT ONLY
If you disagree with this decision, you may request an informal hearing. If a hearing is desired, you must submit a written request to this office within ten (10) days of this notice or your right to a hearing will be waived.

Approved

Kara Barnes

Assisted Housing Specialist

Section 8 Housing Voucher Program - Notice of change to Lease and Contract

05/25/2023
Tenant Code: t0003606

RENTAL MANAGEMENT LLC
12211 BERNARD PKWY
GULFPORT, MS 39503

FREDDRICKA HUGHEY
13051-B ANDY DR #B
GULFPORT, MS 39503

The contract dated 05/01/2021, entered into between the Owner, RENTAL MANAGEMENT LLC, and the PHA, Mississippi Regional Housing Authority No. VIII and the LESSEE ('FAMILY'), FREDDRICKA HUGHEY(t0003606) for the following described unit 00002530 located at 13051-B ANDY DR, B, GULFPORT, MS 39503 is amended as follows:

The reason for this change is due to:

[X] **REEXAMINATION**
Annual Review of family income and/or composition.

[ ] **INTERIM ADJUSTMENT**
Interim change in family income and/or composition.

[X] **RENT ADJUSTMENT**
The owner/agent request for a rent adjustment.

[ ] **CHANGE IN FAMILY COMPOSITION**

Adjustment in Payment	From	TO
HAP Payment	$ 210	$ 17
Tenant Rent	$ 590	$ 883
Total Rent to Owner	$ 800	$ 900
URP	$ 0	$ 0

Effective Date
This change to the Housing Voucher Contract and/or Lease Agreement will be effective from 06/01/2023. The next reexamination is due on 04/01/2024.

This change is presented to you in accordance with the terms and conditions of the Housing Voucher Contract and/or Lease Agreement and shall be attached to and made a part of your Housing Voucher Contract and/or Lease Agreement. All other covenants, terms and conditions of the original Housing Voucher Contract and/or Lease Agreement remain the same.

To the Tenant Only
If you disagree with this decision, you may request an informal hearing. If a hearing is desired, you must submit a written request to this office within 14 days of this notice or your right to a hearing will be waived.

Signatures

CHANCERY CLERK OF HARRISON COUNTY MISSISSIPPI
1st Judicial District
Instrument 2020 12743 D -J1
Filed/Recorded 10/ 2/2020 03:12 P
Total Fees $ 26.00
2 Pages Recorded

Prepared by and after recording return to:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, P.L.L.C.
759 Howard Avenue
Biloxi, MS 39530
(228) 374-2100

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 considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, for and on behalf of

REAL ESTATE DEVELOPMENT, LLC
A Mississippi Limited Liability Company
1244 Kensington Drive
Biloxi, MS 39530
(228)324-3890

does hereby sell, convey and warrant unto

MITCHELL BRAND HOSFORD
151 East Street NE
Vienna, VA 22180
(980)275-1038

the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

> LOT 8, NORTHWOOD HILLS NORTH SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 29 at Page 26 thereof reference to which is hereby made in aid of and as a part of this description.

INDEXING INSTRUCTIONS: LOT 8, NORTHWOOD HILLS NORTH SUBDIVISION,

This conveyance is subject to all restrictions, reservations and easements affecting said property on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Ad valorem taxes for the year 2020 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 30th day of September, 2020.

Real Estate Development, LLC

By: _____
Kevin C. Moore, Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of September, 2020, within my jurisdiction, the within named Kevin C. Moore, who acknowledged to me that he is a Member of Real Estate Development, LLC, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said LLC so to do.

_____
NOTARY PUBLIC

My Commission Expires:
7-29-2023
(SEAL)

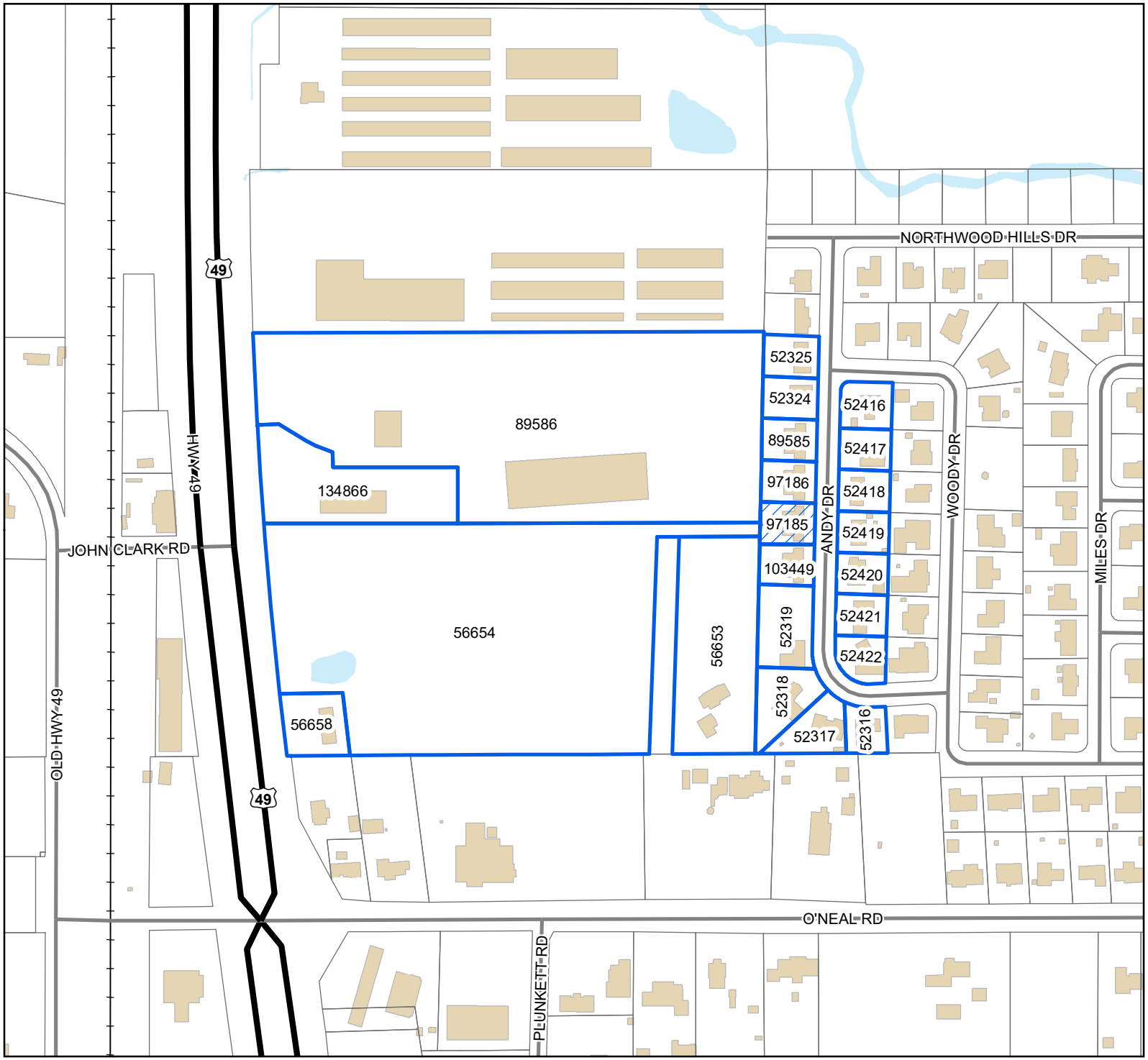
MANDOLYN M. CUEVAS
COMM. # 53889
NOTARY PUBLIC
COMMISSION EXPIRES 7-29-2023
HARRISON COUNTY, STATE OF MISSISSIPPI

58343

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			MITCHELL HOSTARD (OWNER)	12211 BERNARD PARKWAY	GULFPORT	MS	39503
			SHAKEMIA HUGHEY (AGENT)	13051 ANDY DRIVE APT B	GULFPORT	MS	39503
			Adjacent Property Owners (2310PC117)				
	52318	0807M-03-007.000	FRENCH KADEE	13031 ANDY DR	GULFPORT	MS	39503
	89585	0807M-03-005.000	BULL RICHARD	21902 MARJORAM COURT	SANTA CLRITA	CA	91350
	97185	0807M-03-005.002	HOSFORD MITCHELL BRAND	151 EAST STREET NE	VIENNA	VA	22180
	52421	0807M-03-012.000	RYERSON ROBERT R & PERLA	13034 ANDY DR	GULFPORT	MS	39503
	52325	0807M-03-003.000	LAWRENCE ADAM & MARIE A	13091 ANDY DR	GULFPORT	MS	39503
	52417	0807M-03-016.000	COWSERT JOHN T	13064 ANDY DR	GULFPORT	MS	39503
	52317	0807M-03-008.000	SMITH ROGER N	13027 ANDY DR	GULFPORT	MS	39503
	52420	0807M-03-013.000	DUBRA CHARLES E & MARIE A	13040 ANDY DR	GULFPORT	MS	39503
	97186	0807M-03-005.001	RUTHERFORD EZEKIEL NATHANIEL	13061 ANDY DR	GULFPORT	MS	39503
	52416	0807M-03-017.000	JOHNSON GRALYN DENNIS JR & VALERIE	15457 WOODY DR	GULFPORT	MS	39503
	52418	0807M-03-015.000	TROPHY FISH LLC	2347 LOST CHANNEL	BILOXI	MS	39531
	52419	0807M-03-014.000	HEBRON ANGELITO E	13048 ANDY DR	GULFPORT	MS	39503
	52319	0807M-03-006.000	AGUILAR JESUS J ZAMARRON ETAL	13035 ANDY DR	GULFPORT	MS	39503
	56654	0807M-01-016.000	SUMRALL PROPERTIES LLC	12083 HWY 49	GULFPORT	MS	39503
	56653	0807M-01-027.000	BROADUS JANICE WENGER & JEFFERSON D	13010 HWY 49	GULFPORT	MS	39503
	56658	0807M-01-021.000	PUCHEU E J & HATTIE	12520 HWY 49	GULFPORT	MS	39503
	52316	0807M-03-009.000	COUTURE MARK D & TAMALA	13017 ANDY DRIVE	GULFPORT	MS	39503
	52324	0807M-03-004.000	MCCRAY DAVID JUNIOR	13081 ANDY STREET	GULFPORT	MS	39503
	52422	0807M-03-011.000	BAKER PATRICIA W -TRUSTEE-	14162 EAST MARCIE RD	GULFPORT	MS	39503
	134866	0807M-01-016.005	PHILLIPS BUILDING SUPPLY OF GPT INC	P O BOX 3059	GULFPORT	MS	39505

2310PC117

Planning Commission Approval



Legend

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

0 40 80 120
Yards

1 inch = 300 feet

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

RE: Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, October 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/agendas/ then click the City of Gulfport Planning Commission for **Thursday, October 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.

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	475645	Print Legal Ad-IPL01425290 - IPL0142529		$73.90	1	76 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, October 26, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

This the 4th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
PO#210200
IPL0142529
Oct 11 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:
10/11/23

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 11th day of October 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: October 26, 2023

Re: **Planning Commission Approval 2310PC120:**

Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2310PC120

Hearing Date: October 26, 2023

Current Zoning/Use: R-1-7.5 / Single-Family

Legal: Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small call antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

Any approval should consider these conditions:

1. Need right of way/trenching permit.
2. Provide trenching permit prior to starting work.
3. Shall meet all wind-load and structural requirements in codes. Provide approval documentation from Gulfport School District for the installation of and lease of small cell tower.

DEPARTMENTAL CONDITIONS

Engineering: Need right of way/trenching permit. Memo dated 10/10/23.

Public Works: Provide trenching permit prior to starting work. Memo dated 10/10/23.

Traffic and Safety: No conditions. Memo dated 10/12/23.

Building Code Services: Shall meet all wind-load and structural requirements in codes. Provide approval documentation from Gulfport School District for the installation of and lease of small cell tower. Memo dated 10/06/23.

GIS: No conditions. Memo dated 10/09/23.

Police Department: No comments. Memo dated 10/16/23.

Fire Department: No conditions. Memo dated 10/06/23.

City Arborist: No conditions. Memo dated 10/06/23.

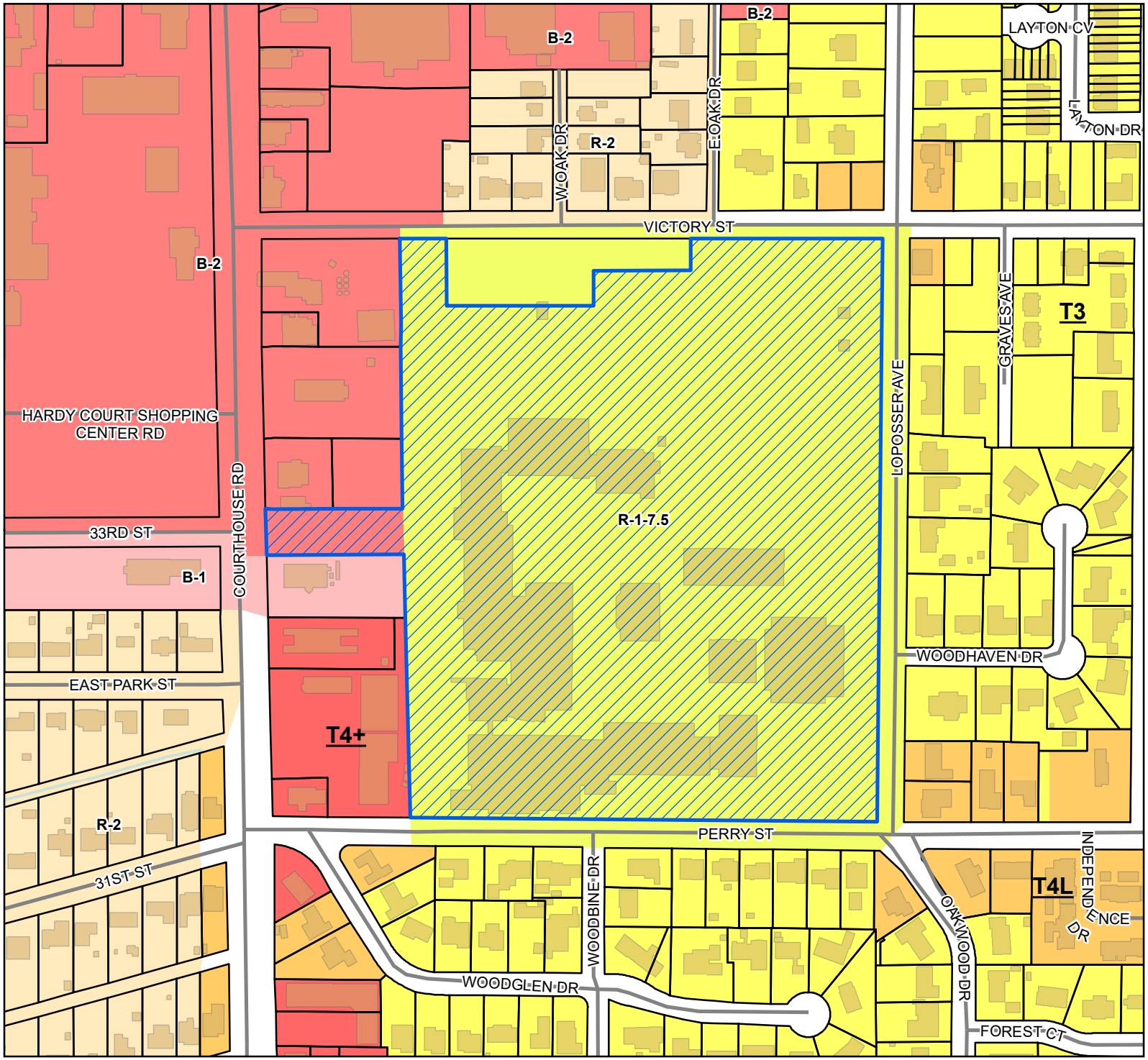
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2310PC120

Planning Commission Approval



Site
Street
Parcels
Buildings
Water Features

Smart Code

T4+
T4L
T3

Zoning

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

Site Information

0910P-04-001.000
Zoning: R-1-7.5 (Single-Family)
Size: 29.27 acres
Flood: X

0 40 80 120
Yards

1 inch = 300 feet

N W E S

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: 2310PC120

Date Received: 9/1/23

Receipt Number:

Received By: DJ

Zoning: R-1-7.5

Ward: 2 Flood:

Size: 29.27 Acres

Property Information

TAX PARCEL # 091op-04-001.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 100 Perry St

Lot(s)_____, Block(s)_____, Subdivision_____

General Location: On existing stadium pole

GENERAL DESCRIPTION OF REQUEST:

Place a small cell antenna and radio on the existing stadium pole with a Hoffman box for Cellular South Real Estate, Inc.

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
Gulfport Municipal Separate School District	Belinda Bodie for Cellular South Real Estate, Inc
Printed Name of Owner	Printed Name of Agent
2001 Pass Road	1022 Highland Colony Pkwy, ste 300
Mailing Address	Mailing Address
Gulfport, MS 39501	Ridgeland MS 39157
City State Zip code	City State Zip code
228 865 4684	601 707 3585 769 798 6946
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
jack.wittman@gulfportschools.org	belinda.bodie@neel-schaffer.com
Email	Email
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 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) Gulfport Separate School District

ADDRESS (STREET, CITY, STATE, ZIP CODE) 2001 Pass Road, Gulfport, MS 39501

PHONE # (H) _____ (W) 228 865 4600

TAX PARCEL NUMBER(S) OWNED 0910P-04-001.000

SIGNATURE: JACK WITTMANN

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: Belinda Bodie

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

March 7, 2023

Mr. Don Gregory
Cellular South Real Estate, Inc.
1018 Highland Colony Parkway
Ridgeland, MS 39157

Reference:	**STRUCTURAL PE LETTER**:	Existing Stadium Light Pole
	SITE NAME:	MS2679 Gulfport High School
	SITE ADDRESS:	100 Perry Street Gulfport, MS, 39507
	FINAL CONSTRUCTION DRAWINGS:	03/07/2023

Dear Mr. Gregory,

We understand that C Spire desires to install small cell equipment at the above location and has requested Neel-Schaffer to determine if the existing Stadium Light Pole is structurally sufficient to support the proposed small cell loading configuration. Based on the size and elevation of the proposed equipment, it is our opinion that the proposed loading configuration will not have an adverse effect on the structural integrity of the structure provided the equipment is installed per the referenced construction drawings by Neel-Schaffer.

We appreciate the opportunity to work with C Spire and look forward to contributing to the success of this project. If we can be of further assistance, please do not hesitate to contact us.

Sincerely,
NEEL-SCHAFFER, INC.

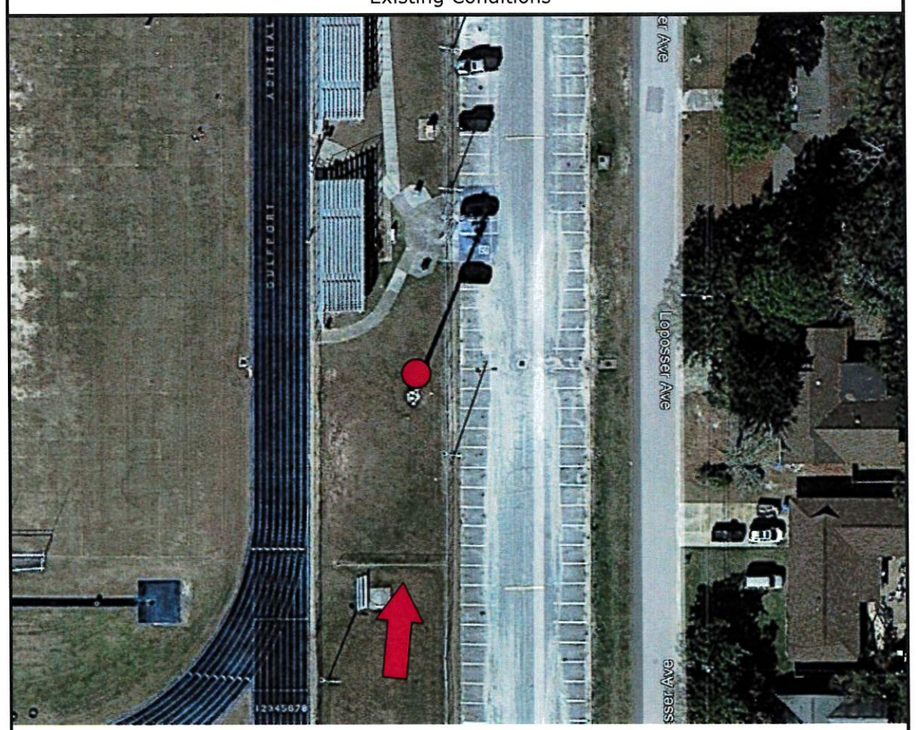
JEREMY SCOTT GREENE
REGISTERED PROFESSIONAL ENGINEER
30573
STATE OF MISSISSIPPI
3-7-23

Jeremy Greene, P.E.
Project Engineer II

1022 Highland Colony Parkway, Suite 301, Ridgeland, MS 39157 • 601.948.3071 • Fax 601.898.8485

MS2679 GULFPORT HIGH SCHOOL

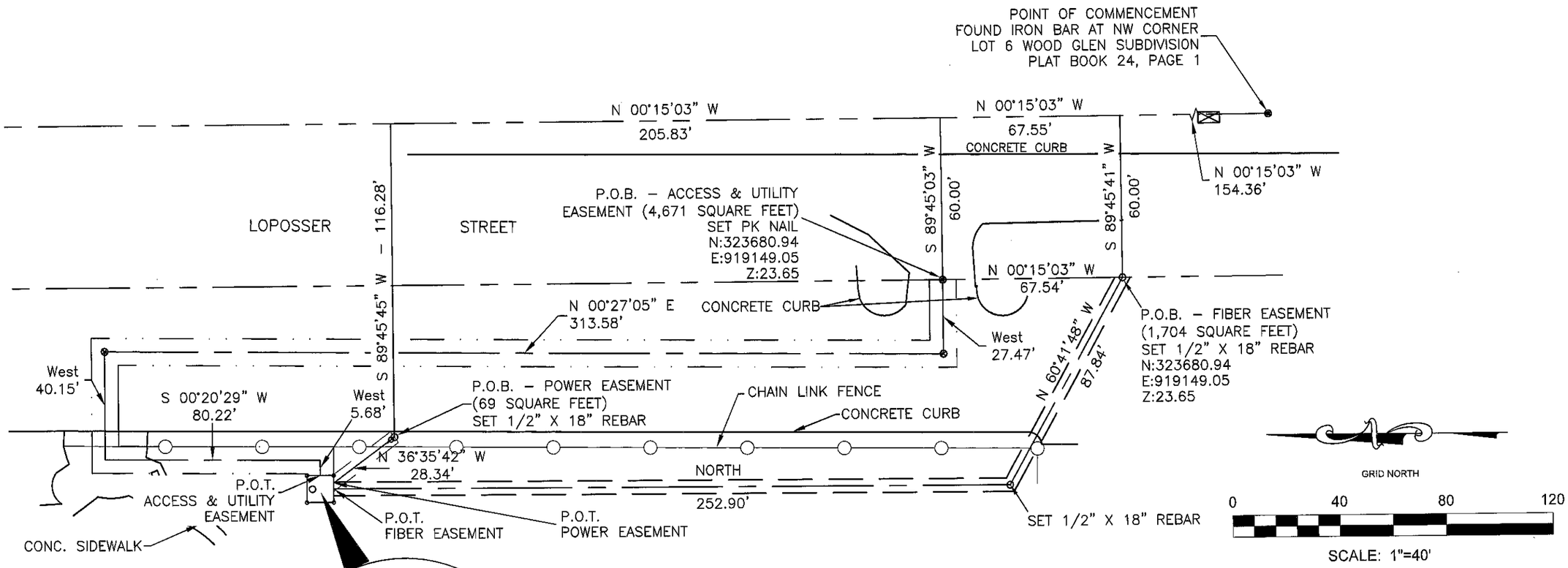
Existing Conditions

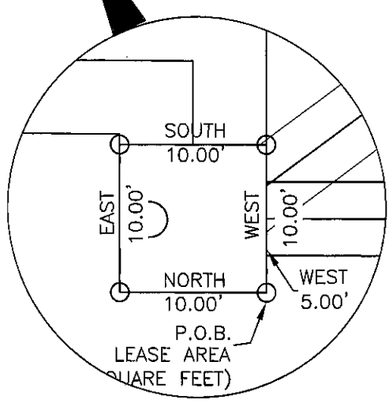


Vicinity Map

Photo Simulation
Proposed small cell equipment on existing light pole.

NEEL-SCHAFFER
Solutions you can build upon
1022 Highland Colony Pkwy. Suite 301
Ridgeland, MS 39157
TEL. (601) 898-3358





LEASE AREA
SCALE: 1" = 10'

MISSISSIPPI REGISTERED NO. 02648 PROFESSIONAL LAND SURVEYOR R. LAMAR BULLOCK

R. Lamar Bullock

R. Lamar Bullock, PS
Professional Surveyor MS Registration No. 02648

LEGEND

- FND. 1/2" REBAR
- SET 1/2" X 18" REBAR WITH CAP
- SET PK NAIL
- RIGHT OF WAY
- 10' ACCESS EASEMENT
- 5' FIBER EASEMENT
- 5' POWER EASEMENT

"C-SPIRE" SITE NO. MS-2679

BULLOCK SURVEYING & MAPPING, LLC
P.O. BOX 427 MADISON, MS 39130
PHONE (601) 941-3103 lamar@bullocksurvey.com

LEASE AND EASEMENT SURVEY FOR
C-SPIRE
ON GULFPORT HIGH SCHOOL CAMPUS
LOCATED IN SECTION 36, T-7-S, R-11-W
LOPOSSER AVENUE
GULFPORT, HARRISON COUNTY, MISSISSIPPI

DRAWING No.: C-Spire MS-2679.DWG	JOB No.: BSM 23-005
DRAWN BY: R.W.B.	CHECKED BY: R.L.B.

SCALE: 1"=40'	DATE: 28FEB2023	SHEET 1 of 2

Legal Description – Lease Area

A 10 foot x 10 foot lease area containing 100 Square feet, more or less, situated in the Southeast Quarter of Section 36, Township 7 South, Range 11 West, Harrison County, Mississippi and being more particularly described as follows, To Wit:

COMMENCING at a found ½" rebar (having MSSPC,EZ N:323,526.83 E:919,209.73) marking the Northwest corner of lot 6, Wood Glen Subdivision (as recorded in the Chancery Clerks Office of Harrison County, Mississippi in Plat Book 24, Page 1); run thence along the East Right of Way of Loposser Street (as is now laid out and in use February 2023) North 00°15'03" West for a distance of 154.36 feet to a point; thence leaving said Right of Way run South 89°45'41" West for a distance of 60.00 feet to a set ½" x 18" rebar with cap on the West Right of Way of said street; thence North 60°41'48" West for a distance of 87.84 feet to a set ½" x 18" rebar with cap; thence NORTH for a distance of 252.90 feet to a point; thence WEST for a distance of 5.00 feet to a set ½" x 18" rebar with cap and the POINT OF BEGINNING; thence NORTH for a distance of 10.00 feet to a set ½" x 18" rebar with cap; thence EAST for a distance of 10.00 feet to a set ½" x 18" rebar with cap; thence SOUTH for a distance of 10.00 feet to a set ½" x 18" rebar with cap; thence WEST for a distance of 10.00 feet back to the POINT OF BEGINNING for the above described lease area.

Legal Description – Access and Utility Easement

A 10' wide access and utility easement containing 4,671 square feet, more or less, situated in the Southeast Quarter of Section 36, Township 7 South, Range 11 West, Harrison county, Mississippi and being more particularly described by centerline as follows, To Wit:

COMMENCING at a found ½" rebar (having MSSPC,EZ N:323,526.83 E:919,209.73) marking the Northwest corner of lot 6, Wood Glen Subdivision (as recorded in the Chancery Clerks Office of Harrison County, Mississippi in Plat Book 24, Page 1); run thence along the East Right of Way of Loposser Street (as is now laid out and in use February 2023) North 00°15'03" West for a distance of 154.36 feet to a point; thence continuing along said Right of Way run North 00°15'03" West for a distance of 67.55 feet to a point; thence leaving said Right of Way run South 89°45'03" West for a distance of 60.00 feet to a set PK Nail on the West Right of Way and the POINT OF BEGINNING; thence WEST for a distance of 27.47 feet to a set PK Nail; thence North 00°27'05" East for a distance of 313.58 feet to a set PK Nail; thence WEST for a distance of 40.15 feet to a point; thence South 00°20'29" West for a distance of 80.22 feet to a point; thence WEST for a distance of 5.68 feet to the POINT OF TERMINUS for the above described easement.

Legal Description – Fiber Easement

A 5' wide Fiber easement containing 1,704 square feet, more or less, situated in the Southeast Quarter of Section 36, Township 7 South, Range 11 West, Harrison County, Mississippi and being more particularly described by centerline as follows, To Wit:

COMMENCING at a found ½" rebar (having MSSPC,EZ N:323,526.83 E:919,209.73) marking the Northwest corner of lot 6, Wood Glen Subdivision (as recorded in the Chancery Clerks Office of Harrison County, Mississippi in Plat Book 24, Page 1); run thence along the East Right of Way of Loposser Street (as is now laid out and in use February 2023) North 00°15'03" West for a distance of 154.36 feet to a point; thence leaving said Right of Way run South 89°45'41" West for a distance of 60.00 feet to a set ½" x 18" rebar with cap on the West Right of Way of said street and the POINT OF BEGINNING; thence North 60°41'48" West for a distance of 87.84 feet to a set ½" x 18" rebar with cap; thence NORTH for a distance of 252.90 feet to the POINT OF TERMINUS for the above described easement.

GENERAL NOTES:
-This survey was conducted utilizing GPS RTK Network methods. The bearings and distances shown on this plat are based on grid referenced to the Mississippi State Plane Coordinate System, East Zone. The convergence angle= (-)00 degrees 06 minutes 15.67 seconds and the combined scale factor=0.99995485 based on the location of the POC.
-Class B accuracy survey
-Field surveys conducted February 14, 2023.
-This survey was conducted without the benefit of a current and accurate title search and is subject to recorded and unrecorded easements, right of ways, etc. unknown to this surveyor.
- MS811 and all utility owners must be contacted at least 48 hours prior to construction. This surveyor does not warrant the location of underground utilities.
The survey area lies in Zone "X" according to FEMA Panel No. 28047C0268G dated June 16, 2009.

Legal Description – Power Easement

A 5' wide power easement containing 69 square feet, more or less, situated in the Southeast Quarter of Section 36, Township 7 South, Range 11 West, Harrison County, Mississippi and being more particularly described by centerline as follows, To Wit:

COMMENCING at a found ½" rebar (having MSSPC,EZ N:323,526.83 E:919,209.73) marking the Northwest corner of lot 6, Wood Glen Subdivision (as recorded in the Chancery Clerks Office of Harrison County, Mississippi in Plat Book 24, Page 1); run thence along the East Right of Way of Loposser Street (as is now laid out and in use February 2023) North 00°15'03" West for a distance of 154.36 feet to a point; thence continuing along said Right of Way run North 00°15'03" West for a distance of 67.55 feet to a point; thence continuing along said Right of Way run North 00°15'03" West for a distance of 205.83 feet to a point; thence leaving said Right of Way run South 89°45'45" West for a distance of 116.28 feet to a set ½" x 18" rebar with cap and the POINT OF BEGINNING; thence North 36°35'42" West for a distance of 28.34 feet to the POINT OF TERMINUS for the above described easement.

MISSISSIPPI REGISTERED NO. 02648 PROFESSIONAL LAND SURVEYOR R. LAMAR BULLOCK

R. Lamar Bullock

R. Lamar Bullock, PS
Professional Surveyor MS Registration No. 02648

BULLOCK SURVEYING & MAPPING, LLC
P.O. BOX 427 – MADISON, MISSISSIPPI 39130
PHONE (601) 941–3103 *lamar@bullocksurvey.com*

LEASE AND EASEMENT SURVEY FOR
CSPIRE
GULFPORT HIGH SCHOOL
LOCATED ON LOPOSSER AVENUE
LOCATED IN SECTION 36, T–7–S, R–11–W
GULFPORT, HARRISON COUNTY, MISSISSIPPI

DRAWING No.: Gulfport HS Page 2.DWG		JOB No.: BSM 23–005
DRAWN BY: R.L.B.		CHECKED BY: R.L.B.
SCALE: N.T.S.	DATE: 28FEB2023	SHEET 2 of 2

GULFPORT HIGH SCHOOL
MS-2679
EXISTING STADIUM LIGHT POLE
SMALL CELL INSTALL
GULFPORT, MS

C SPIRE SITE NAME:
GULFPORT HIGH SCHOOL

C SPIRE SITE #:
MS-2679

JURISDICTION:
GULFPORT, MS

SITE ADDRESS:
100 PERRY STREET
GULFPORT, MS 39507

GEOGRAPHIC COORDINATES:
LATITUDE: 30.390717
LONGITUDE: -89.040056

FACILITY OWNER:
GULFPORT MUNICIPAL SEPARATE SCHOOL DISTRICT
CONTACT: JACK WITTMANN
TEL: (228) 865-4684
EMAIL: JACK.WITTMANN@GULFPORTSCHOOLS.ORG

APPLICANT:
CELLULAR SOUTH, INC.
1018 HIGHLAND COLONY PKWY., SUITE 400
RIDGELAND, MS 39157
CONTACT: DON GREGORY
TEL: (601) 974-7350
FAX: (601) 487-7135

CIVIL ENGINEER:
NEEL-SCHAFFER, INC.
1022 HIGHLAND COLONY PKWY, STE 202
RIDGELAND, MS 39157
CONTACT: JEREMY GREENE
TEL: (601) 898-3358
FAX: (601) 898-8485

LOCATION MAP

VICINITY MAP

NEPA SMALL CELL EXCLUSIONS:	
(PER 2ND AMENDMENT TO CO-LOCATION NPA)	
EXISTING STRUCTURE	YES
NOT IN HISTORIC DISTRICT	YES
NOT HISTORIC LANDMARK	YES
NOT HISTORIC PROPERTY	YES
NO COMPLAINTS WITH FCC	YES
MEETS VOLUME CRITERIA	YES

NOTES:
1. RF REVIEW AND COMPLIANCE WITH FCC REQUIREMENTS TO BE PERFORMED BY C SPIRE.
2. IF ALL CRITERIA ARE "YES", NO FURTHER NEPA ANALYSIS REQUIRED.

DRAWING INDEX:

T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-1.1	SITE PLAN
C-2	POLE ELEVATION & DETAILS
C-2.1	POLE SECTIONS
C-3	H-FRAME DETAILS
EN-1	ELECTRICAL GENERAL NOTES AND LEGEND
E-1	ELECTRICAL SITE PLAN
G-1	GROUNDING PLAN
G-2	GROUNDING ONE LINE DIAGRAM
SE-1	STANDARD GROUNDING AND TRENCH DETAILS
SE-2	ELECTRICAL SCHEMATIC DIAGRAM AND NOTES
SE-3	LTE B41 SMALL CELL ONE LINE DIAGRAM
SE-4	MINI-MACRO DETAILS
RFDS-1	RFDS

PREPARED FOR:

CELLULAR SOUTH REAL ESTATE, INC.
1018 HIGHLAND COLONY PARKWAY, SUITE 400
RIDGELAND, MS 39157
TEL: 601-974-7350
FAX: 601-487-7135

ENGINEERING:
NEEL-SCHAFFER
Solutions you can build upon

SITE NUMBER:
MS-2679
SITE NAME:
GULFPORT HIGH SCHOOL
SITE ADDRESS:
100 PERRY ST
GULFPORT, MS 39507

SEAL:
JEREMY SCOTT GREENE
LICENSED PROFESSIONAL ENGINEER
30573
STATE OF MISSISSIPPI
3-7-23

NOTICE TO DRAWING HOLDER

NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

DRAWING INFORMATION

NS PROJECT NO.: NS.16889		
DESIGN:	DRT	3/23
DRAWN:	SRB	3/23
CHECKED:	ARW	3/23
QA/QC:	JSG	3/23

REVISIONS

NO.	DESCRIPTION	DATE
A	PRELIMINARY	2-24-23
0	ISSUED FOR CONSTRUCTION	3-7-23

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1

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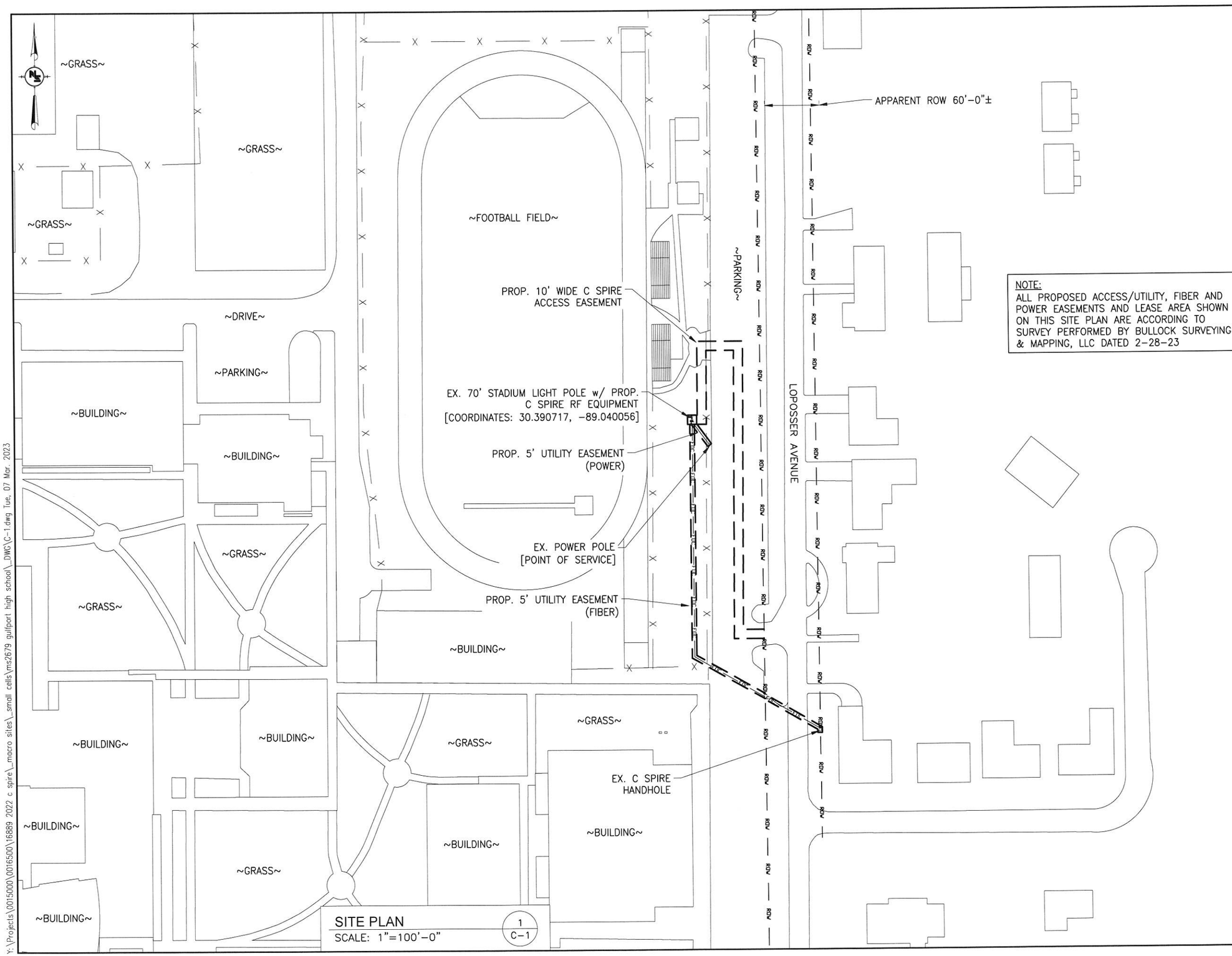

SITE PLAN
SCALE: 1"=100'-0"
1
C-1

NOTE:
ALL PROPOSED ACCESS/UTILITY, FIBER AND POWER EASEMENTS AND LEASE AREA SHOWN ON THIS SITE PLAN ARE ACCORDING TO SURVEY PERFORMED BY BULLOCK SURVEYING & MAPPING, LLC DATED 2-28-23

PREPARED FOR:

c spire wireless

CELLULAR SOUTH REAL ESTATE, INC.
1018 HIGHLAND COLONY PARKWAY, SUITE 400
RIDGELAND, MS 39157
TEL: 601-974-7350
FAX: 601-487-7135

ENGINEERING:

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QA/QC:	JSG	3/23

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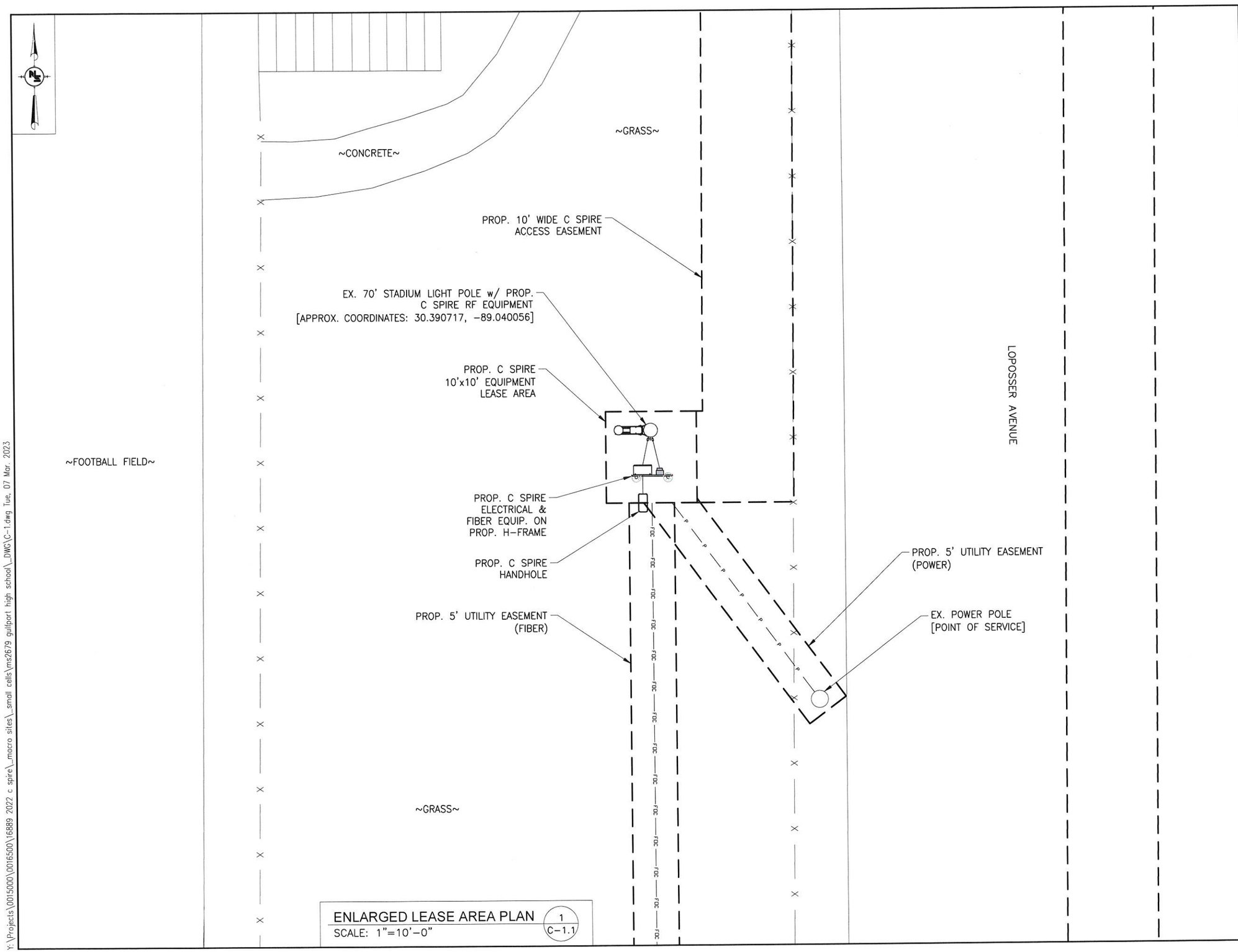
NO.	DESCRIPTION	DATE
A	PRELIMINARY	2-24-23
0	ISSUED FOR CONSTRUCTION	3-7-23

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: C-1

Y:\Projects\0015000\0016500\16889 2022 c spire_macro sites_small cells\ms2679 gulfport high school_DWG\C-1.dwg Tue, 07 Mar, 2023



ENLARGED LEASE AREA PLAN (1 / C-1.1)
SCALE: 1"=10'-0"

Y:\Projects\0015000\0016500\16889 2022 c spire_macro sites_small cells\ms2679 gulfport high school_DWG\C-1.dwg Tue, 07 Mar, 2023

PREPARED FOR:

c spire wireless™

CELLULAR SOUTH REAL ESTATE, INC.
1018 HIGHLAND COLONY PARKWAY, SUITE 400
RIDGELAND, MS 39157
TEL: 601-974-7350
FAX: 601-487-7135

ENGINEERING:

NEEL-SCHAFFER
Solutions you can build upon

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GULFPORT, MS 39507

SEAL:

JEREMY SCOTT GREENE
LICENSED PROFESSIONAL ENGINEER
30573
STATE OF MISSISSIPPI
3-7-23

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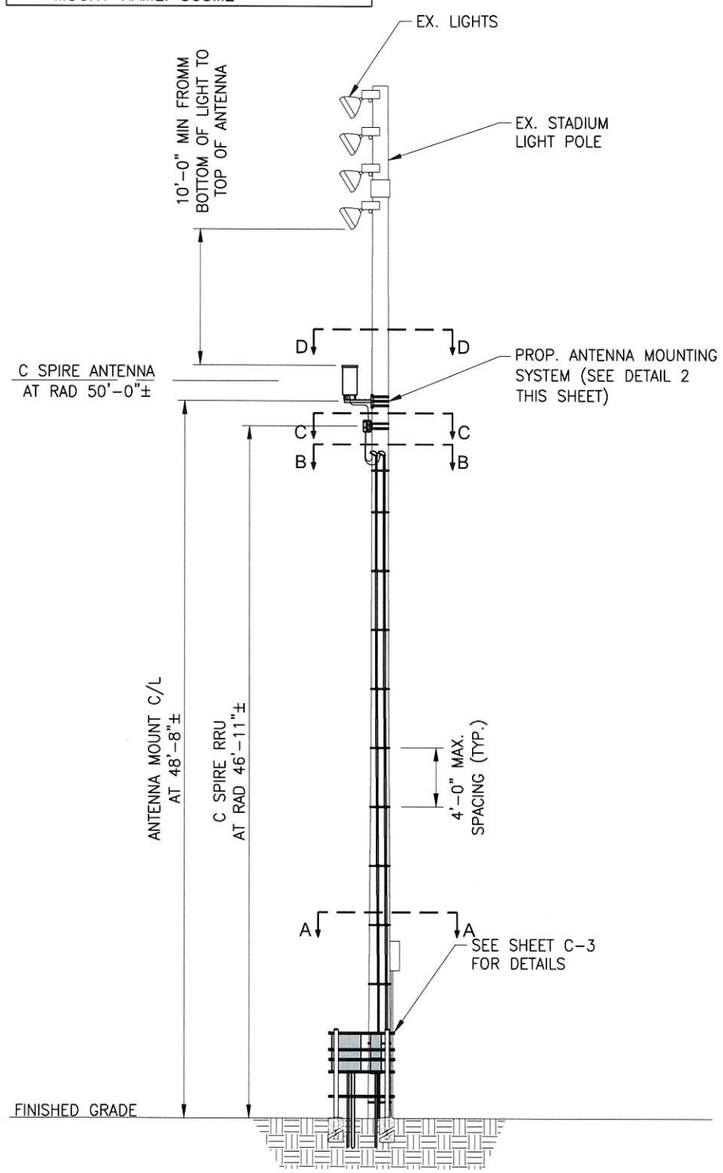
0	ISSUED FOR CONSTRUCTION	3-7-23

SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER: C-1.1

NOTES:

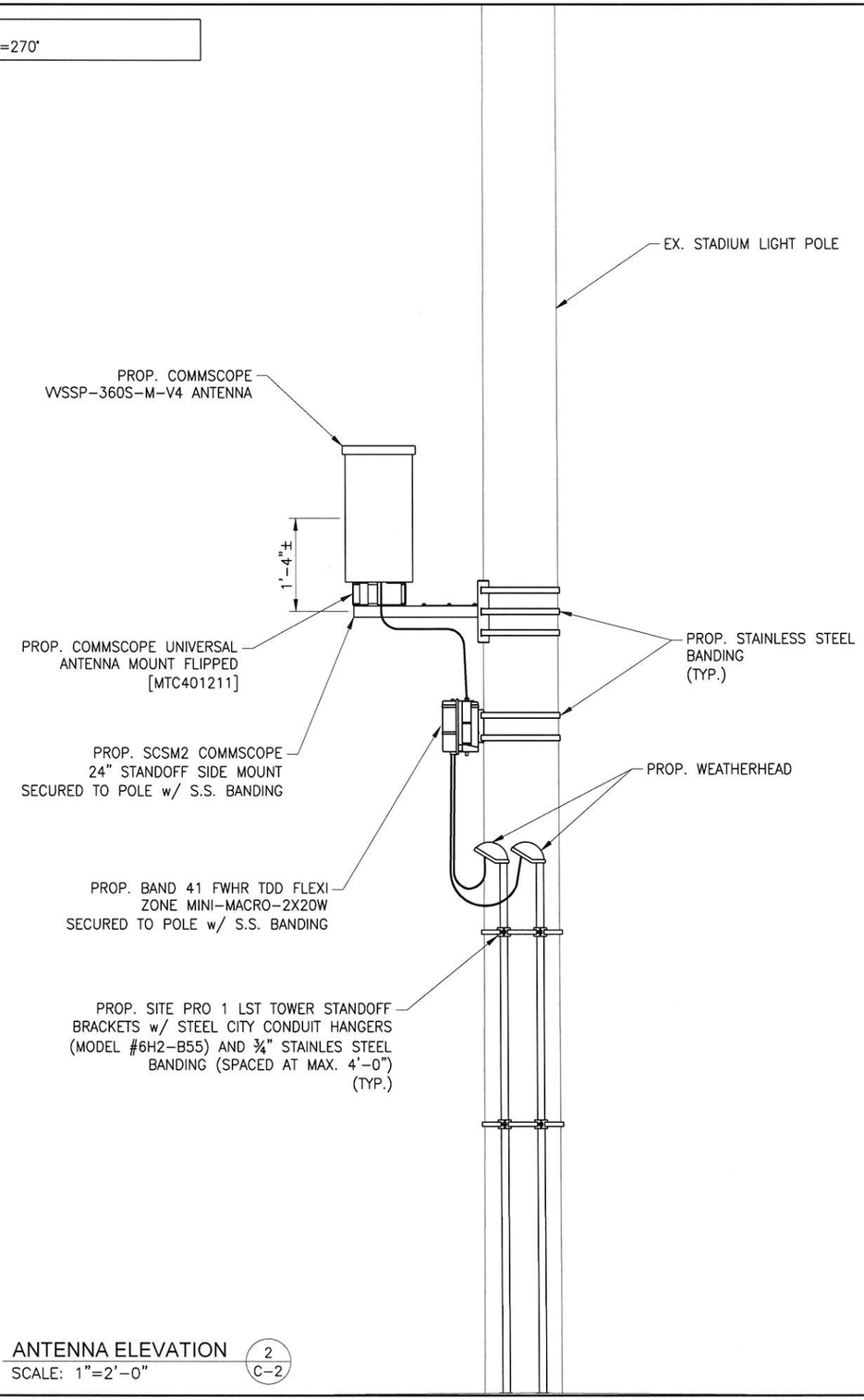
1. SEE SHEET C-2.1 FOR SECTION A-A, B-B, C-C, AND D-D.
2. STRUCTURAL PE LETTER PERFORMED BY NEEL-SCHAFFER, INC., DATED 03-07-23.
3. MOUNT ASSESSMENT PERFORMED BY NEEL-SCHAFFER, INC., DATED 03-07-23, MOUNT NAME: SCSM2



POLE ELEVATION (1 / C-2)
SCALE: 1"=10'-0"

NOTES:

1. MOUNT AZIMUTH=270°



ANTENNA ELEVATION (2 / C-2)
SCALE: 1"=2'-0"

PREPARED FOR:

c spire wireless™

CELLULAR SOUTH REAL ESTATE, INC.
1018 HIGHLAND COLONY PARKWAY, SUITE 400
RIDGELAND, MS 39157
TEL: 601-974-7350
FAX: 601-487-7135

ENGINEERING:

NEEL-SCHAFFER
Solutions you can build upon

SITE NUMBER:
MS-2679

SITE NAME:
GULFPORT HIGH SCHOOL

SITE ADDRESS:
100 PERRY ST
GULFPORT, MS 39507

SEAL:

JEREMY SCOTT GREENE
LICENSED PROFESSIONAL ENGINEER
30573
STATE OF MISSISSIPPI
3-7-23

NOTICE TO DRAWING HOLDER

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DRAWING INFORMATION

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DRAWN:	SRB	3/23
CHECKED:	ARW	3/23
QA/QC:	JSG	3/23

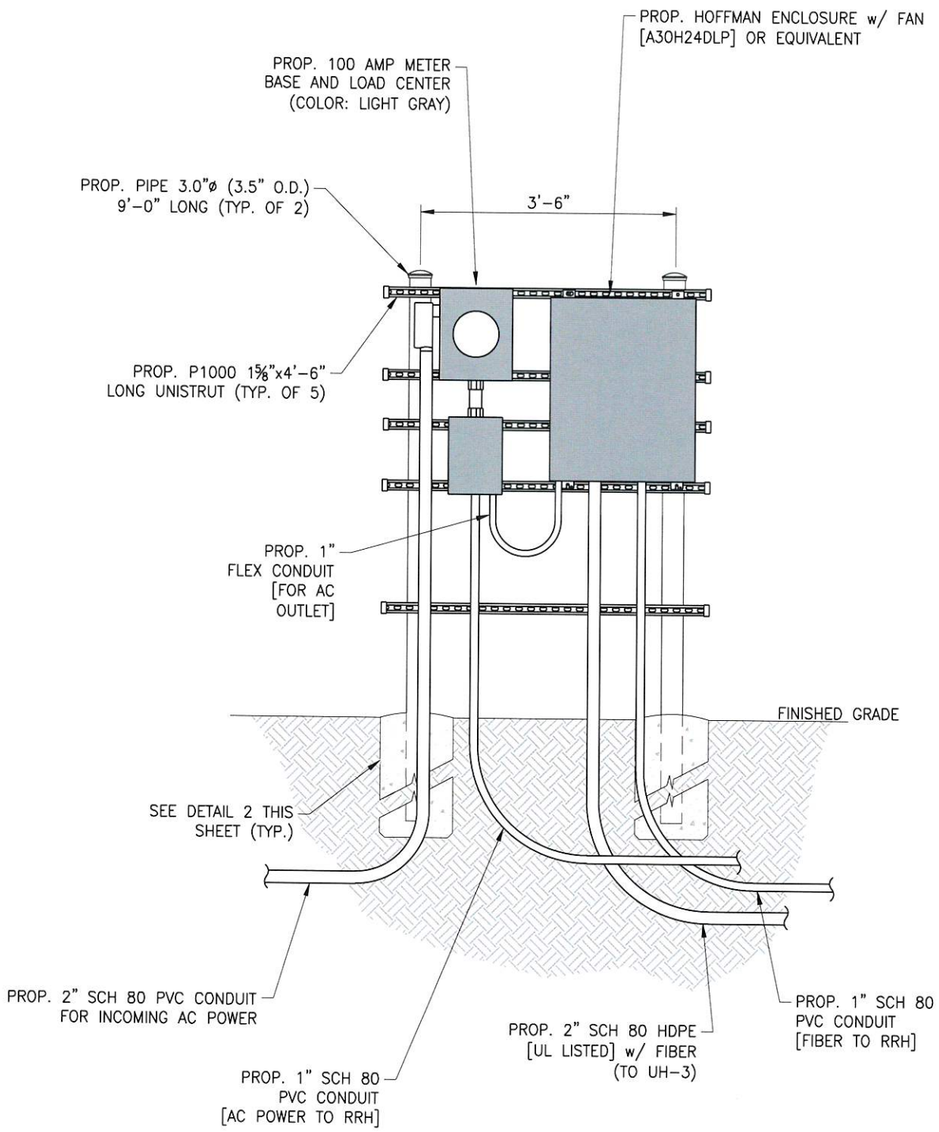
REVISIONS

NO.	DESCRIPTION	DATE
A	PRELIMINARY	2-24-23
0	ISSUED FOR CONSTRUCTION	3-7-23

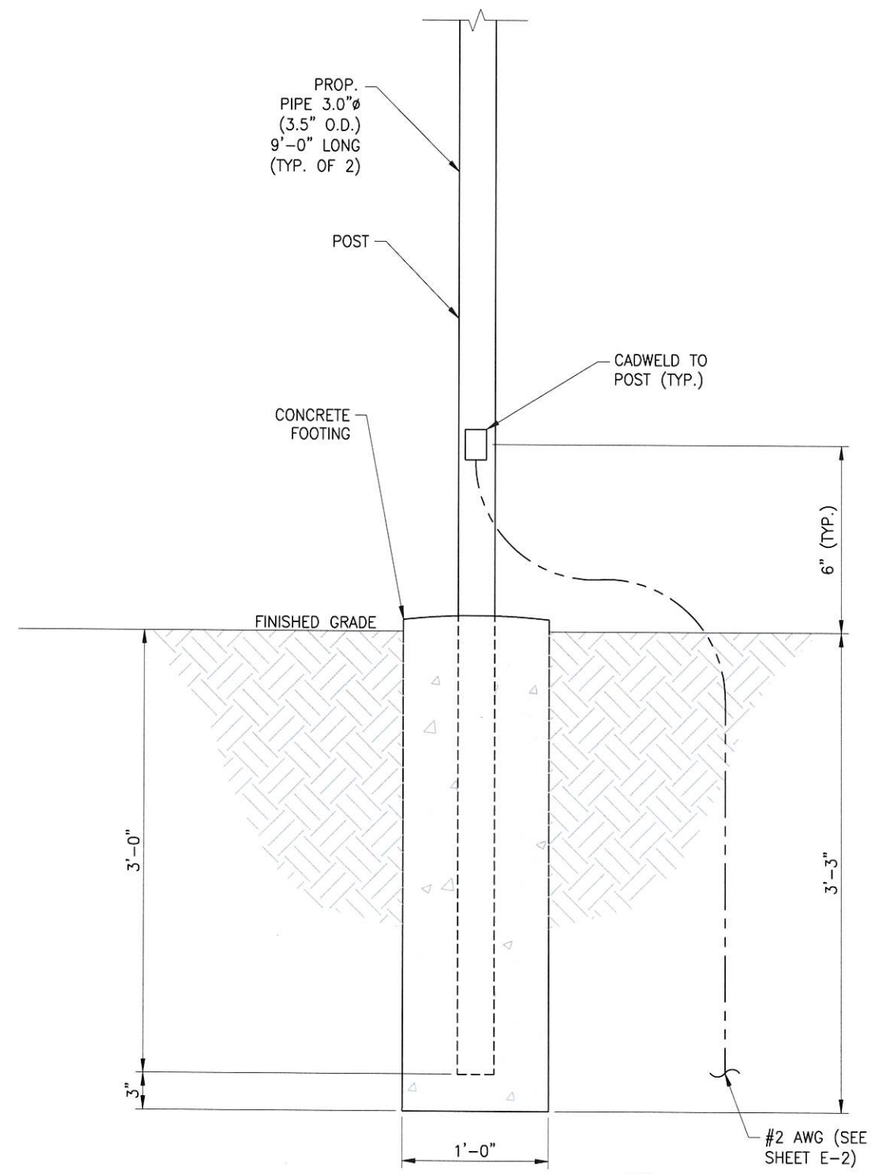
SHEET TITLE:
POLE ELEVATION & DETAILS

SHEET NUMBER: C-2

Y:\Projects\0015000\0016500\16889 2022 c spire_macro sites_small cells\ms2679 gulfport high school_DWG\C-2.dwg Tue, 07 Mar, 2023



PROP. RACK ELEVATION (1 / C-3)
SCALE: 1"=2'-0"



POST FOOTING DETAIL (2 / C-3)
SCALE: N.T.S.

PREPARED FOR:

c spire wireless™

CELLULAR SOUTH REAL ESTATE, INC.
1018 HIGHLAND COLONY PARKWAY, SUITE 400
RIDGELAND, MS 39157
TEL: 601-974-7350
FAX: 601-487-7135

ENGINEERING:

NEEL-SCHAFFER
Solutions you can build upon

SITE NUMBER:
MS-2679
SITE NAME:
GULFPORT HIGH SCHOOL
SITE ADDRESS:
100 PERRY ST
GULFPORT, MS 39507

SEAL:

JEREMY SCOTT GREENE
LICENSED PROFESSIONAL ENGINEER
30573
STATE OF MISSISSIPPI
3-7-23

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REVISIONS

NO.	DESCRIPTION	DATE
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SHEET TITLE:
H-FRAME DETAILS

SHEET NUMBER: C-3

Y:\Projects\0015000\0016500\16889 2022 c spire_macro sites_small cells\ms2679 gulfport high school_DWG\C-3.dwg Tue, 07 Mar. 2023

ELECTRICAL NOTES

1. IF CONDUIT RUNS HAVE MORE THAN (4) 90° TURNS, THEN THE CONTRACTOR MUST INSTALL PULL BOXES AS NEEDED.
2. ALL EQUIPMENT INSTALLED ON THE POLE SHALL MAINTAIN A MINIMUM 3' CLEARANCE TO ALL FENCES.
3. ALL UNDERGROUND CONDUIT INSTALLED UNDER VEHICLE ACCESS ROADS SHALL BE 42" BELOW GRADE.
4. MAINTAIN MINIMUM 12" SEPARATION BETWEEN POWER AND TELEPHONE. ALL CONDUIT/PIPING SHALL BE BURIED MINIMUM 24" BELOW FINISHED GRADE.
5. WIRING DEVICES AND EQUIPMENT SHALL BE UL LISTED AND SPECIFICATION GRADE.
6. FUSES ARE NOT ALLOWED; CIRCUIT BREAKERS ONLY.
7. ALL CONDUIT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE.
8. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
9. ALL GROUNDING AND ELECTRICAL TRENCHES ARE TO BE TAMPED OR PACKED.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND CONDUIT INSTALLATION SO AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
11. EXPOSED CONDUIT ABOVE GROUND SHALL BE SCHEDULE 80 PVC OR GRS UNLESS OTHERWISE REQUIRED BY CODE. CONDUITS ON ELEVATED PLATFORMS SHALL BE GALVANIZED RIGID STEEL.
12. USE GRS ELL'S FOR ALL CONDUITS > 1"ø.
13. NOALOX IS TO BE USED FOR DISSIMILAR METAL CONNECTIONS. ONLY STAINLESS STEEL OR PLASTIC IS TO BE USED NEXT TO GALVANIZED STEEL.
14. POWER TO C SPIRE EQUIPMENT TO BE 60 AMP 120/240 VAC, 60HZ, SINGLE PHASE.
15. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS AND UTILITY NOTES ON DRAWINGS E-1.
16. REFER TO MANUFACTURER'S DRAWINGS FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT OF POWER PEDESTAL AND INTERNAL TELCO TERMINAL BLOCK.
17. ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE N.E.C. AND UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
18. ALL CONDUIT ELL'S GREATER THAN 1" TO BE GALVANIZED RIGID STEEL (GRS).
19. ALL EXPOSED CONDUIT TO BE SCH 80 PVC OR GRS UNLESS OTHERWISE NOTED.
20. ALL UNDERGROUND CONDUIT TO BE SCH 80 PVC OR GRS.
21. CONNECT NEUTRAL TERMINAL IN DISCONNECTING DEVICE TO GROUND ROD.
22. ALL WORK SHALL BE PERFORMED PER REQUIREMENTS OF UTILITY AND SITE OWNER.
23. ALL CONDUIT ENDS WILL BE TURNED UP OR CAPPED TO PREVENT DEBRIS FROM ENTERING THE CONDUIT CAUSING BLOCKAGE TO CABLE.
24. ALL EMPTY CONDUITS WILL HAVE A PULL STRING INSTALLED FROM END TO END FOR VERIFICATION AND PULLING PURPOSES.
25. CONDUITS EXCEEDING 360° OF BEND MUST HAVE PULL BOXES INSTALLED. PULL BOX MUST BE LEVEL AND FLUSH WITH FINISH GRADE.
26. LABELING; ALL ENCLOSURES TO BE LABELED "C SPIRE" USING BLACK LETTERING ON WHITE TAPE. TAPE TO BE PERMANENT UV AND WEATHER RESISTANT AND A MINIMUM OF 3/4" WIDE.

ELECTRICAL LEGEND

AWG	AMERICAN WIRE GAUGE
BTS	BASE TRANSMISSION STATION
CGBE	COAX GROUND BAR EXTERNAL
EMT	ELECTRICAL METALLIC TUBING
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
IMC	INTERMEDIATE METALLIC CONDUIT
MGB	MASTER GROUND BAR
GRS	GALVANIZED RIGID STEEL
RWY	RACEWAY
SS	STAINLESS STEEL
TYP	TYPICAL
PVC	POLYVINYLCHLORIDE
WTF	WIRELESS TRANSMISSION FACILITY

#2 AWG STCW	INDICATES #2 AWG SOLID TINNED COPPER WIRE
U.L. S/E	UNDERWRITERS LAB LABELED "SUITABLE FOR SERVICE ENTRANCE"
XXX / XX	REPRESENTS DETAIL NUMBER / REF. DRAWING NUMBER
—— P ——	POWER
—— T ——	TELCO
—— G ——	GROUND WIRE
—— x ——	FENCE
—— A ——	ALARM WIRE
—— DC ——	DC POWER
—— C ——	CONTROL WIRE (GENERATOR)

GROUNDING NOTES:

1. LUGS SHALL BE ATTACHED TO BUSSES USING BOLTS, NUTS AND LOCK/FLAT WASHERS. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED.
2. SURFACE CONNECTIONS SHALL BE MADE TO BARE METAL. PAINTED SURFACES SHALL BE FILED TO ENSURE PROPER CONTACT. APPLY NON-OXIDIZING AGENT TO CONNECTIONS.
3. GROUND CONDUCTOR RUNS SHALL BE STRAIGHT AS POSSIBLE, WITH AN 8-INCH MINIMUM RADIUS FOR #6 CONDUCTORS AND 12-INCH MINIMUM RADIUS FOR #2 AND LARGER CONDUCTORS.
4. HARDWARE (I.E., NUTS, BOLTS, WASHERS, ETC.) IS TO BE STAINLESS STEEL.
5. ALL GROUND CONNECTIONS UNDERGROUND SHALL BE EXOTHERMIC WELD; ABOVE GROUND CAN BE MECHANICAL OR EXOTHERMIC CONNECTIONS.
6. GROUND RING, COMPRISED OF #2 AWG SOLID TINNED COPPER WIRE, SHALL HAVE A MINIMUM DISTANCE OF 24" FROM THE STRUCTURE AND BE BURIED A MINIMUM OF 30" BELOW GRADE.
7. CADWELD GROUND RODS TO GROUND RING. RODS TO BE ¾"x10'-0" COPPER CLAD STEEL WITH COPPER JACKET OF NOT LESS THAN 0.01 INCHES THICK. THE TOP OF GROUND ROD SHALL EXTEND NO MORE THAN 6 INCHES ABOVE THE BOTTOM OF THE TRENCH.
8. INTERCONNECT OUTDOOR EQUIPMENT GROUND RING AND TOWER GROUND RING IN (2) PLACES WITH EXOTHERMIC WELD.
9. INSTALL GROUND RODS ON GROUND RING AT NOT LESS THAN 11' INTERVALS. BOND GROUND RING TO FENCE POSTS AT CORNER POSTS AND GATE POSTS.
10. ALL GROUNDING SHALL COMPLY WITH THE LATEST NATIONAL ELECTRICAL CODE (NEC) AND THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION CODE, APPROVED BY LOCAL AUTHORITY.
11. ALL CONDUCTOR CONNECTIONS SHALL UTILIZE AN ANTI-OXIDANT COMPOUND. A COPPER (COPPER COLORED) BASED COMPOUND SHALL BE USED ON ALL COPPER TO COPPER CONNECTIONS. A ZINC BASED (GRAY COLORED) COMPOUND SHALL BE USED ON ALL COPPER TO STEEL CONNECTIONS.
12. GROUND WIRES SHALL BE #2 AWG SOLID TINNED COPPER WIRE FROM CONDUCTOR FOR BONDING CONNECTIONS UNLESS OTHERWISE NOTED ON PLANS.
13. DOCUMENT GROUND RING INSTALLATION AND CONNECTIONS WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PRESENT PHOTO ARCHIVE AT SITE "PUNCH LIST" WALK TO CELLULAR SOUTH REPRESENTATIVE.
14. THE ENTIRE SYSTEM SHALL BE SOLIDLY GROUNDED USING PROPERLY BONDED GROUND CONDUCTORS. RECEPTACLES AND EQUIPMENT BRANCH CIRCUITS SHALL BE GROUNDED WITH EQUIPMENT GROUNDING CONDUCTOR RUN IN THE CIRCUIT'S CONDUIT.
15. USING THE THREE POINT FALL OF POTENTIAL METHOD, TEST AND VERIFY THAT IMPEDENCE DOES NOT EXCEED 5 OHMS. THE COMPLETED SITE SHALL BE TESTED AND A REPORT SENT TO CELLULAR SOUTH REPRESENTATIVE.
16. GROUND BUSS BARS AT GROUND LEVEL SHALL BE COATED WITH COLD GALVANIZING COMPOUND.
17. ENCLOSURE GROUNDS ARE LOCATED ON THE LOWER LEFT SIDE OF THE ENCLOSURE.
18. GROUND CONDUCTORS SHALL NOT HAVE A METAL JACKET OR ISOLATED METAL BAND.
19. NO "T" TAPS MAY BE USED IN THE CONSTRUCTION OF THE GROUND SYSTEM.
20. EACH RADIAL GROUNDING LEG SHALL BE DIFFERENTIATED BY A 5' MIN. IN LENGTH.

PREPARED FOR:

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SEAL:

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STATE OF MISSISSIPPI
3-7-23

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REVISIONS

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0	ISSUED FOR CONSTRUCTION	3-7-23

SHEET TITLE:
ELECTRICAL GENERAL NOTES AND LEGEND

SHEET NUMBER: EN-1

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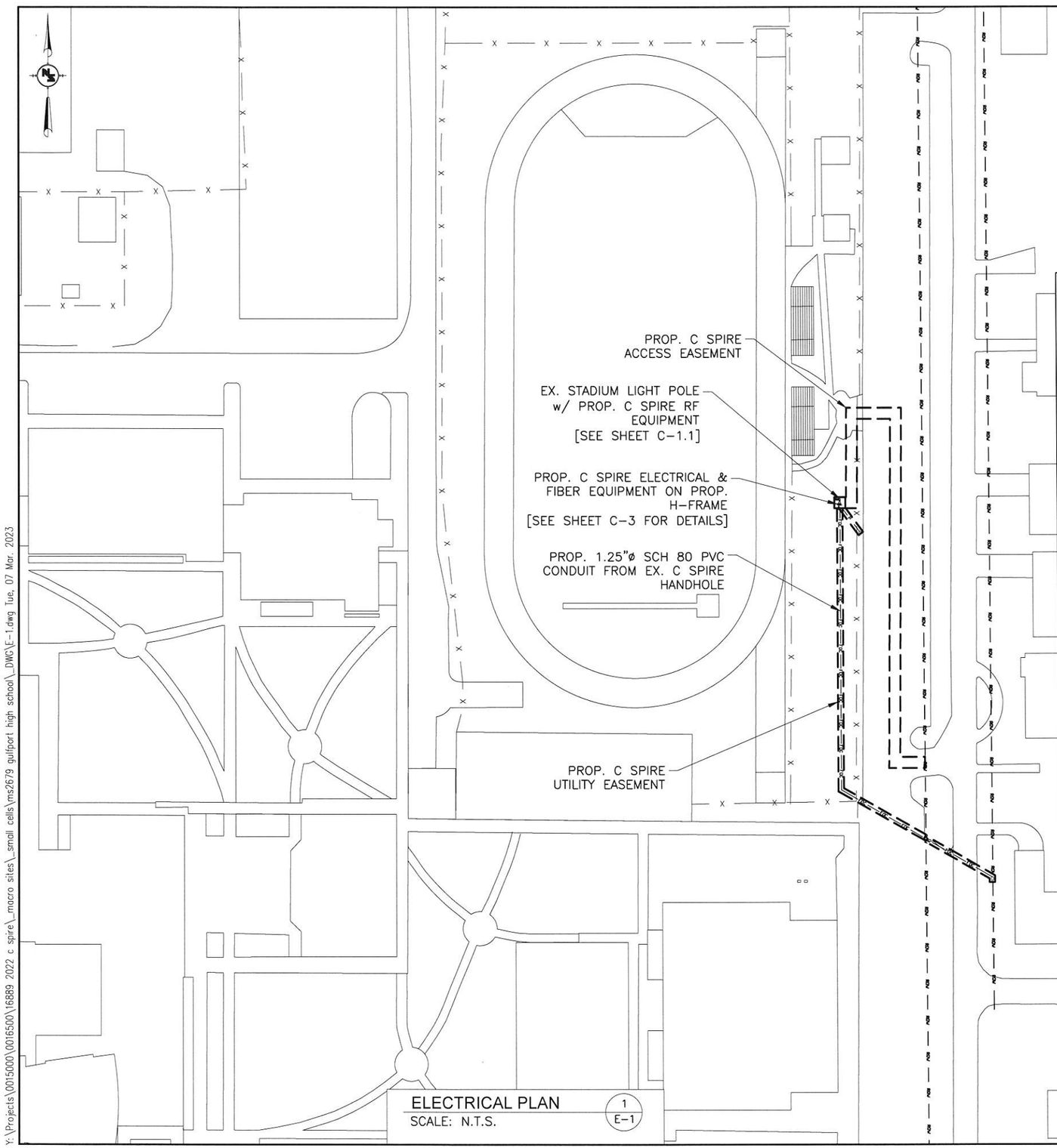
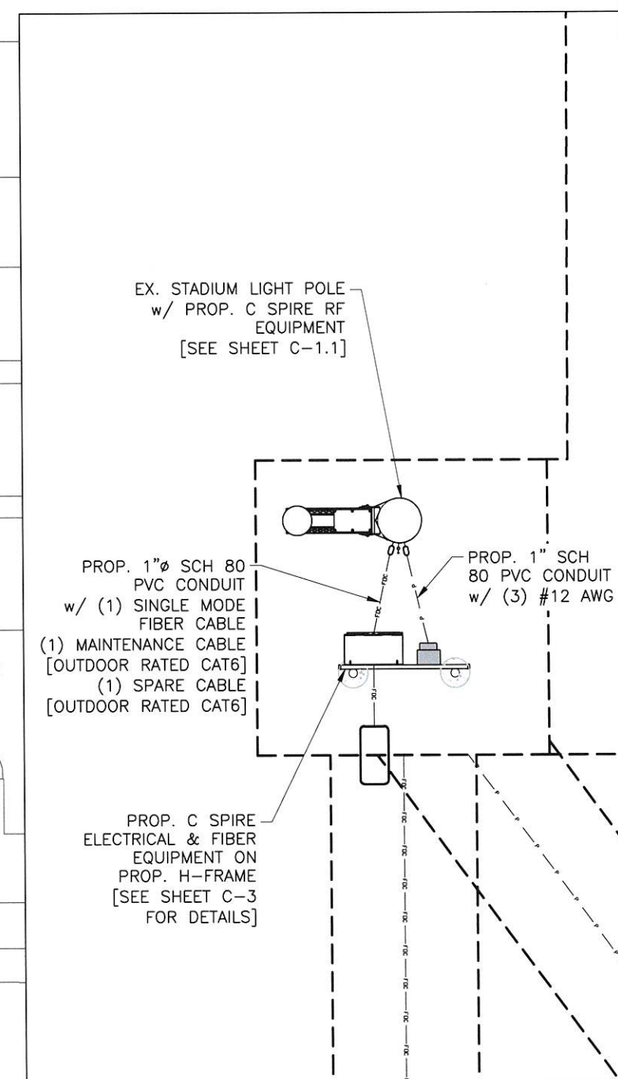


ELECTRICAL PLAN (1 / E-1)
SCALE: N.T.S.



ENLARGED ELECTRICAL PLAN (2 / E-1)
SCALE: N.T.S.

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SHEET TITLE:
FIBER & ELECTRICAL SITE PLAN

SHEET NUMBER: E-1

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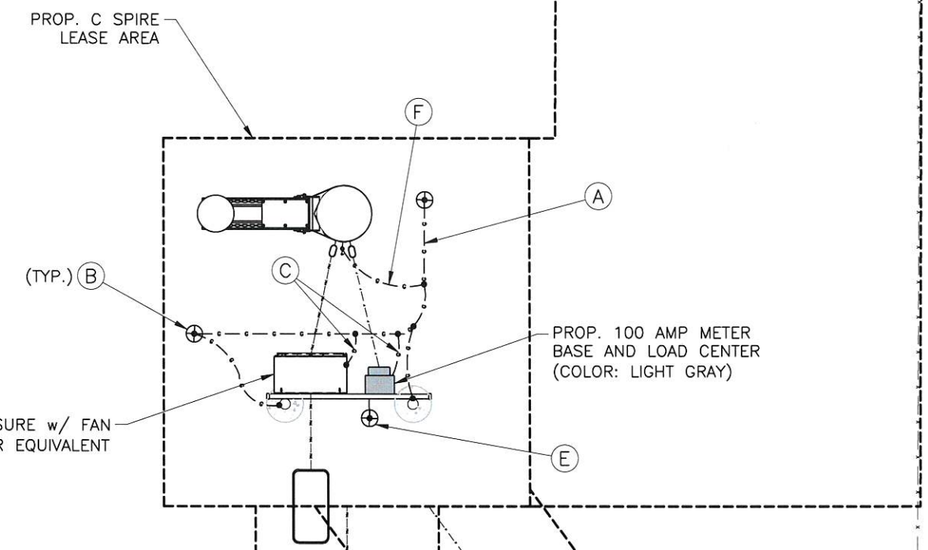

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GROUNDING PLAN (1 / G-1)
SCALE: N.T.S.

GROUNDING NOTES-THIS SHEET

(A) EQUIPMENT BURIED GROUND GRID @ 30" BELOW GRADE.

(B) GROUND ROD. SEE DETAIL 5/SE-1.

(C) BOND ENCLOSURE TO GROUND RING w/ #2 AWG STCW.

(D) N/A

(E) PROVIDE ELECTRICAL SERVICE GROUND ROD PER LOCAL CODES.

(F) BOND RRH TO GROUND RING USING #6 AWG INSULATED GND WIRE.

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SHEET TITLE:
GROUNDING PLAN

SHEET NUMBER: G-1

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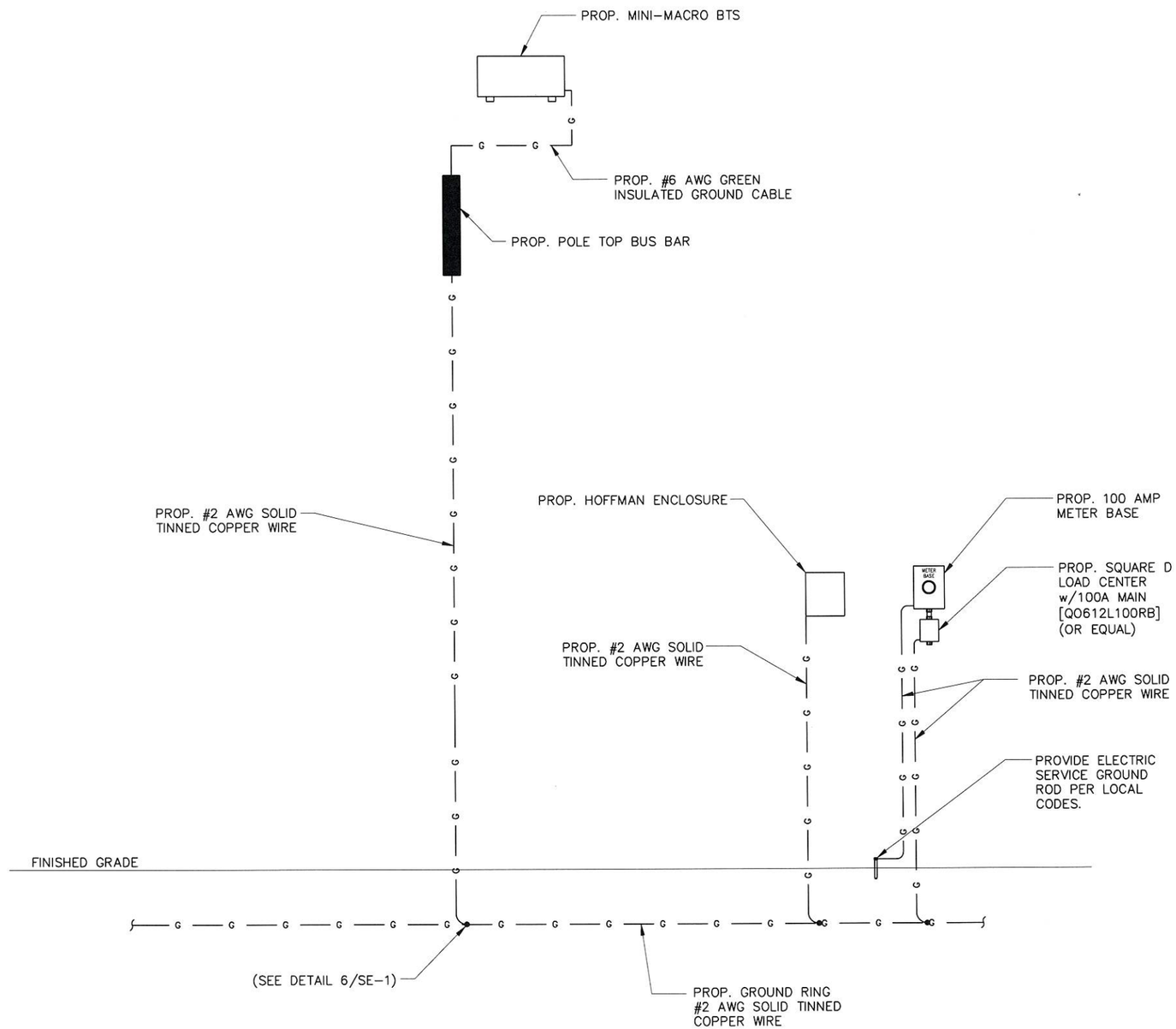

GROUNDING ONE LINE DIAGRAM (1 / E-3)

SCALE: N.T.S.

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SHEET TITLE:
GROUNDING ONE LINE DIAGRAM

SHEET NUMBER: G-2

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GATE GROUNDING DETAIL (1 / SE-1)
SCALE: N.T.S.

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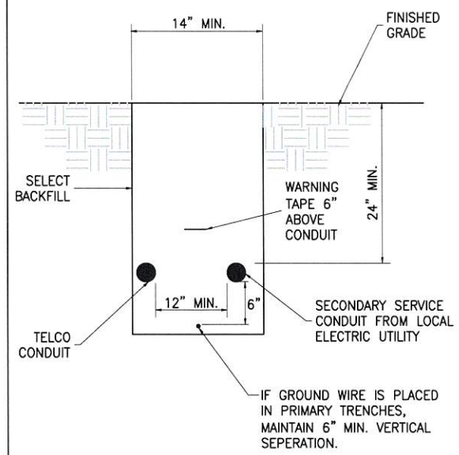
FENCE GROUNDING DETAIL (2 / SE-1)
SCALE: N.T.S.



POWER AND TELEPHONE RACEWAY TRENCH DETAIL (3 / SE-1)
SCALE: N.T.S.

NOTES

1. CONSTRUCT TRENCHES IN ACCORDANCE WITH OSHA STANDARDS.
2. TRENCH DEPTHS & WIDTHS GIVEN ARE THE MINIMUM FOR WORKING REQUIREMENTS.
3. EXCAVATED AND OTHER MATERIALS SHALL BE PLACED AT LEAST 2 FEET FROM TRENCH.
4. BACKFILL SHALL BE FREE OF STONES OR OTHER MATERIAL WHICH MIGHT DAMAGE THE CONDUIT SYSTEM.
5. SEE ONE LINE DIAGRAM SHEET SE-3 FOR CONDUIT SIZES.
6. A MINIMUM OF 6" HORIZONTAL SEPARATION IS REQUIRED BETWEEN POWER AND CONDUITS OF OTHER UTILITIES, UNLESS THE SAID UTILITY HAS A GREATER SEPARATION REQUIREMENT.
7. CONDUIT CROSSING UNDER DRAINAGE DITCHES OR SMALL CREEKS SHALL HAVE 4" CONCRETE ENCASEMENT. THE LENGTH OF THE ENCASEMENT SHALL BE DETERMINED IN THE FIELD.
8. NO UTILITY SHALL BE PLACED DIRECTLY ABOVE ANOTHER UTILITY.
9. INSTALL UTILITY WARNING TAPE IN ALL TRENCHES.
10. COMPACT ALL TRENCHES TO A FIRM AND STABLE CONDITION USING 6" LIFTS.
11. DO NOT CROSS POWER & TELCO CONDUITS.
12. ANY CONDUIT CROSSING GATE AREA SHALL BE 42" IN DEPTH.

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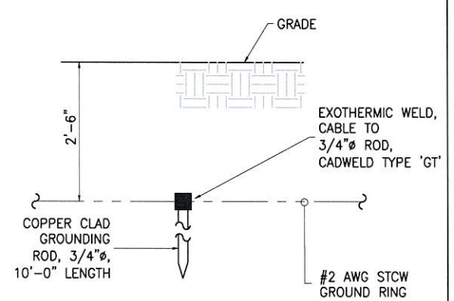
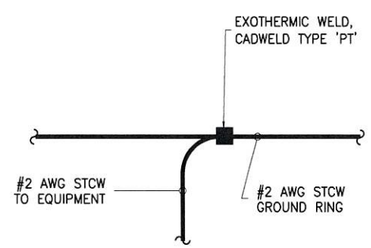
GROUND RING ACCESS POINT DETAIL (4 / SE-1)
SCALE: N.T.S.



NOTE: PLACE NO LESS THAN 11' APART

GROUND ROD DETAIL (5 / SE-1)
SCALE: N.T.S.



EXOTHERMIC WELD CONNECTION DETAIL (6 / SE-1)
SCALE: N.T.S.

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ICE BRIDGE POST CADWELD (TYPICAL) (7 / SE-1)
SCALE: N.T.S.

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SHEET TITLE:
STANDARD DRAWING GROUNDING AND TRENCH DETAILS

SHEET NUMBER: SE-1

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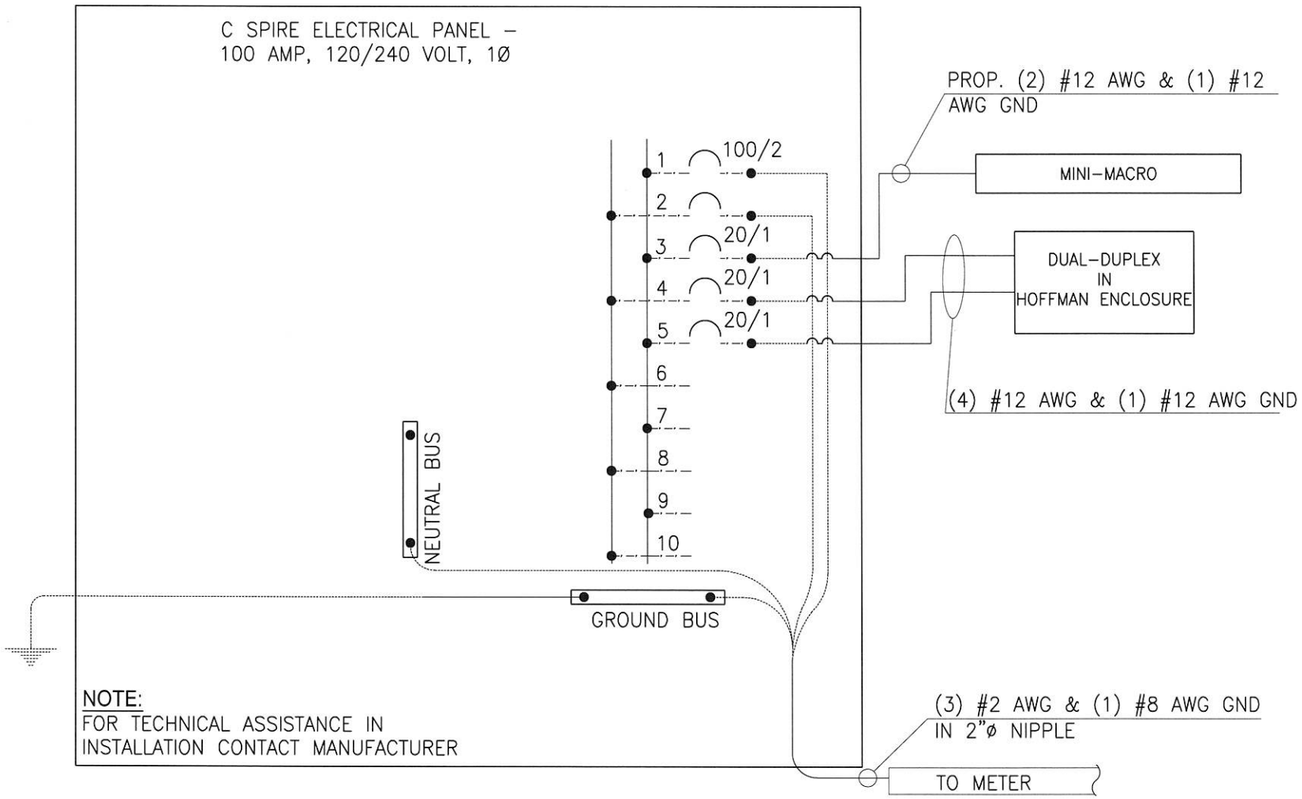

NOTE:
FOR TECHNICAL ASSISTANCE IN INSTALLATION CONTACT MANUFACTURER

ELECTRICAL SCHEMATIC DIAGRAM
MINI-MACRO
SCALE: N.T.S.

1. POWER TO C SPIRE EQUIPMENT TO BE 100 AMP 120/240 VAC, 60HZ, SINGLE PHASE.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS AND UTILITY NOTES ON DRAWINGS E-1.
3. REFER TO MANUFACTURER'S DRAWINGS FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT OF POWER PEDESTAL AND INTERNAL TELCO TERMINAL BLOCK.
4. ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE N.E.C. AND UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
5. ALL CONDUIT ELL'S GREATER THAN 1" TO BE GALVANIZED RIGID STEEL (GRS).
6. ALL EXPOSED CONDUIT TO BE SCH 80 PVC OR GRS UNLESS OTHERWISE NOTED.
7. ALL UNDERGROUND CONDUIT TO BE SCH 40 PVC OR GRS.
8. CONNECT NEUTRAL TERMINAL IN DISCONNECTING DEVICE TO GROUND ROD.
9. ALL WORK SHALL BE PERFORMED PER REQUIREMENTS OF UTILITY AND SITE OWNER.
10. ALL CONDUIT ENDS WILL BE TURNED UP OR CAPPED TO PREVENT DEBRIS FROM ENTERING THE CONDUIT CAUSING BLOCKAGE TO CABLE.
11. ALL EMPTY CONDUITS WILL HAVE A PULL STRING INSTALLED FROM END TO END FOR VERIFICATION AND PULLING PURPOSES.
12. CONDUITS EXCEEDING 360° OF BEND MUST HAVE PULL BOXES INSTALLED. PULL BOX MUST BE LEVEL AND FLUSH WITH FINISH GRADE.
13. LABELING; ALL ENCLOSURES TO BE LABELED "C SPIRE" USING BLACK LETTERING ON WHITE TAPE. TAPE TO BE PERMANENT UV AND WEATHER RESISTANT AND A MINIMUM OF 3/4" WIDE.

ELECTRICAL AND TELCO SERVICE NOTES (2 / SE-2)
SCALE: N.T.S.

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NS PROJECT NO.: NS.16889		
DESIGN:	DRT	3/23
DRAWN:	SRB	3/23
CHECKED:	ARW	3/23
QA/QC:	JSG	3/23

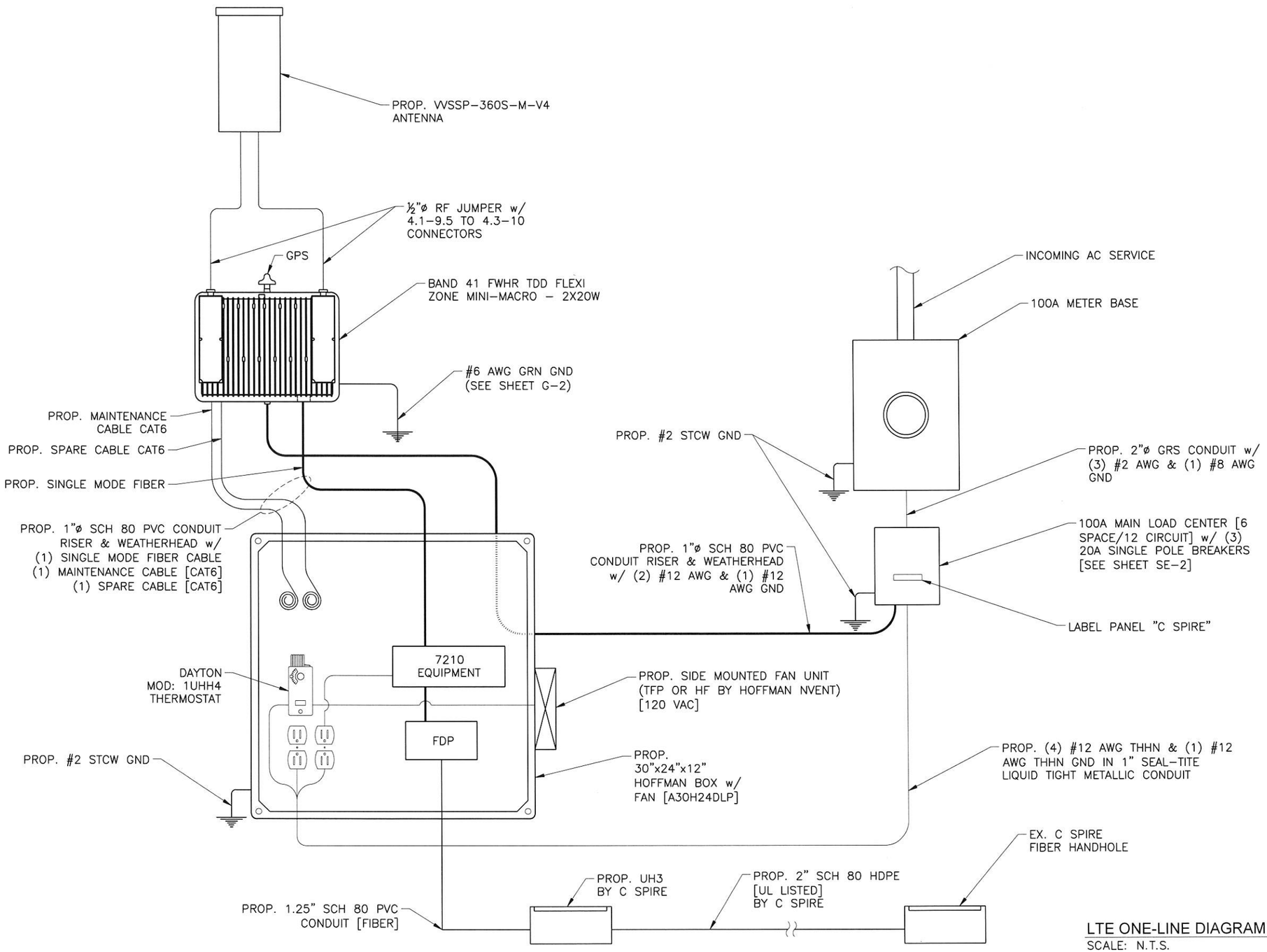
REVISIONS

NO.	DESCRIPTION	DATE
A	PRELIMINARY	2-24-23
0	ISSUED FOR CONSTRUCTION	3-7-23

SHEET TITLE:
ELECTRICAL SCHEMATIC DIAGRAM AND NOTES

SHEET NUMBER: SE-2

Y:\Projects\0015000\0016500\16889 2022 c spire_macro sites_small cells\ms2679 gulfport high school_DWG\SE-2.dwg Tue, 07 Mar, 2023



LTE ONE-LINE DIAGRAM (1 / SE-3)

SCALE: N.T.S.

PREPARED FOR:

c spire wireless™

CELLULAR SOUTH REAL ESTATE, INC.
1018 HIGHLAND COLONY PARKWAY, SUITE 400
RIDGELAND, MS 39157
TEL: 601-974-7350
FAX: 601-487-7135

ENGINEERING:

NEEL-SCHAFFER
Solutions you can build upon

SITE NUMBER:
MS-2679

SITE NAME:
GULFPORT HIGH SCHOOL

SITE ADDRESS:
100 PERRY ST
GULFPORT, MS 39507

SEAL:

VIRGIL GLEN REED
REGISTERED PROFESSIONAL ENGINEER
#11536
STATE OF MISSISSIPPI
3-7-23

NOTICE TO DRAWING HOLDER

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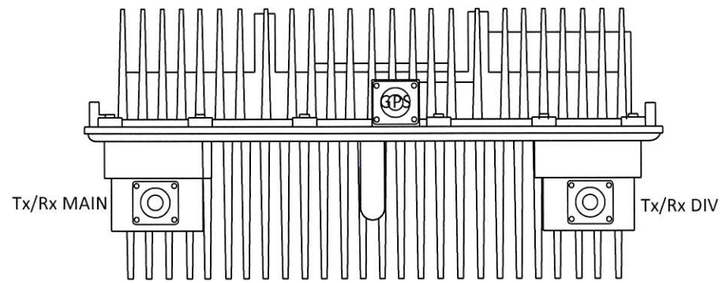
REVISIONS

NO.	DESCRIPTION	DATE
A	PRELIMINARY	2-24-23
0	ISSUED FOR CONSTRUCTION	3-7-23

SHEET TITLE:
LTE B41 SMALL CELL ONE LINE DIAGRAM

SHEET NUMBER: SE-3

Y:\Projects\0015000\0016500\16889 2022 c spire_macro sites_small cells\ms2679 gulfport high school_DWG\SE-3.dwg Tue, 07 Mar. 2023



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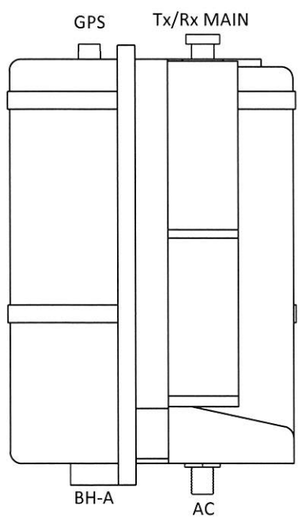
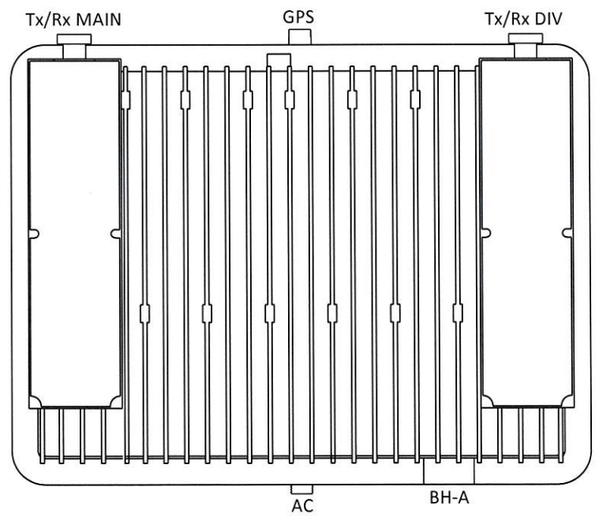


LEFT



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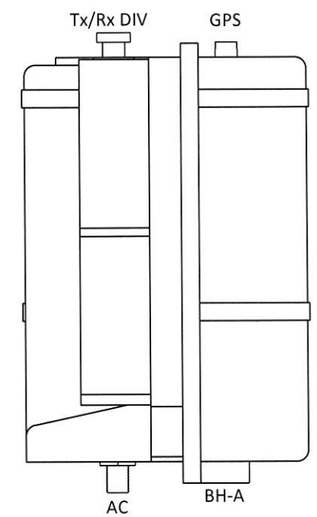

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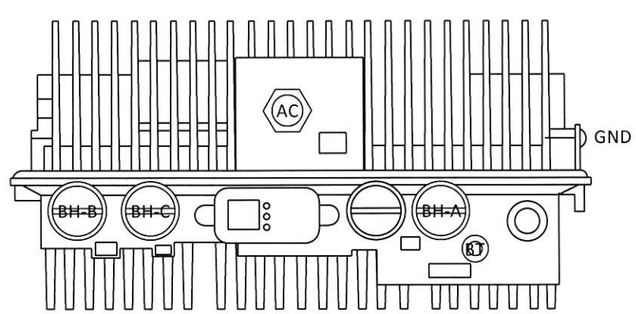

BOTTOM

INTERFACE	DESCRIPTION
AC	MIL-C-38999 STANDARD SIDE 9 SHELL POWER CONNECTOR
BH-A	FIBER ONLY BACKHAUL INTERFACE (SINGLE MODE FIBER)
BH-B	COPPER-ONLY BACKHAUL INTERFACE WITH PoE (IEEE 802.3at COMPLIANT)(MAINTENANCE CABLE CAT6)
BH-C	COPPER-ONLY BACKHAUL INTERFACE (SPARE CABLE CAT6)
BT	SMA BLUETOOTH ANTENNA CONNECTOR
GND	GROUNDING
GPS	TYPE N GPS ANTENNA CONNECTOR
Tx/Rx MAIN	4.1/9.5 MINI DIN ANTENNNA CONNECTOR (MAIN)
Tx/Rx DIV	4.1/9.5 MINI DIN ANTENNNA CONNECTOR (DIVERSITY)

PREPARED FOR:

c spire wireless

CELLULAR SOUTH REAL ESTATE, INC.
1018 HIGHLAND COLONY PARKWAY, SUITE 400
RIDGELAND, MS 39157
TEL: 601-974-7350
FAX: 601-487-7135

ENGINEERING:

NEEL-SCHAFFER
Solutions you can build upon

SITE NUMBER:
MS-2679

SITE NAME:
GULFPORT HIGH SCHOOL

SITE ADDRESS:
100 PERRY ST
GULFPORT, MS 39507

SEAL:

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QA/QC:	JSG	3/23

REVISIONS

NO.	DESCRIPTION	DATE
A	PRELIMINARY	2-24-23
0	ISSUED FOR CONSTRUCTION	3-7-23

SHEET TITLE:

MINI-MACRO DETAILS

SHEET NUMBER: SE-4

Y:\Projects\0015000\0016500\16889 2022 c spire_macro sites_small cells\ms2679 gulfport high school_DWG\SE-4.dwg Tue, 07 Mar 2023

Project: Phase 4 Gulfport High School - RF Data Sheet (Rev-2) - 08/09/2022

Site Name	Gulfport High School	Street Address	100 Perry St			CDMA Ven.	
Site ID	MS2679	City/State/Zip	Gulfport	MS	39507	CDMA Cab.	
Latitude	30.390717	LTE Antennas	1	Total Antennas	1	Enclosure:	Card:
Longitude	-89.040056	CDMA Antennas	0			CDMA V. Car.	#N/A / #N/A
County	Harrison	Frequency Band/s	700 A, 850, 1900, B41	m. ERP	500 W	CDMA DO Car.	#N/A / #N/A
Area	M	700 MHz Call Sign/s	WQIZ432			LTE Vendor	NOKIA
Site Config.	c.f. CONFIG. Tab	Cellular/PCS Call Sign/s	KNLF233, KNLG324, WQVB583, WQVF639, KNKN644, WREM972			LTE Cabinet - 1	
RF Engineer	Nikolaos Kritzilis	AWS Call Sign/s				eNodeB -1 / 2.5GHz	SAUs / TBD
Approval Date	8/2/2022	B41 Call Sign/s	WLX741, WLX488, WLX498, WLX497			eNodeB -2	SAUs
B41 Cluster	McHenry, MS					eNodeB-3	SAUs
		TDD Frequency/s	TX/RX 2572-2602, 2529.5-2568			New LTE Cabinet - 2	
		FDD Frequency(s)	RX 698-704, TX 728-734 | TX 880-890, RX 835-845 | TX 891.5-894, RX 846.5-849 | RX 1850-1875, TX 1930-1955 | RX 1900-1905, TX 1980-1985 | RX 1910-1915 TX 1990-1995			eNodeB -1	SAUs
Structure Owner	[illegible] / FAA File Height (ft)	N/A				eNodeB-2	SAUs
Structure Type	Light-Pole / Tower Height (ft)	N/A				Total New SAU Licenses	
Controller and Modem	TDD Modem		TDD Controller	FDD Modem		FDD Controller	

	Sector A				Sector B				Sector C			
Transmitter	Gulfport High School		TX 1								TX 3	
Ex. CDMA Ant.			Qty				Qty				Qty	
Ex. CDMA Coax			Qty				Qty			1/2"	Qty	
Ex. CDMA RAD (ft)		Exist. Az°				Exist. Az°				Exist. Az°		
LTE PCS Ant.			Qty				Qty				Qty	
LTE 700 Ant.			Qty				Qty				Qty	
LTE 850 Ant.			Qty				Qty				Qty	
LTE B41 Ant.	VVSSP-360S-M-V4		Qty	1			Qty				Qty	
LTE CBRS Ant.			Qty				Qty				Qty	
LTE LAA Ant.			Qty				Qty				Qty	
CDMA Ant(change)			Qty				Qty				Qty	
CDMA ET°(change)		*MT° (if chg)*				*MT° (if chg)*				*MT° (if chg)*		
CDMA RET(change)												

	LTE 600/700	LTE 850	LTE B41	LTE CBRS	LTE 600/700	LTE 850	LTE B41	LTE CBRS	LTE 600/700	LTE 850	LTE B41	LTE CBRS
RAD (ft)			60									
Azimuth (°)			270									
Electrical Tilt (°)			2									
Mechanical Tilt (°)			0									
Di/Triplexer Top												
Di/Triplexer Bottom												
IBC Make/Model												
Miscellaneous												
RRH Vendor/Model			MiniMacro									
RRH Configuration			2T2R									
RRH Bandwidth			20 + 20 MHz									
RRH Power			2x20W									
RRH Location			Top									
RRH Weight (lb)			26.5									
RRH HxWxD (in)			9.72" x 12.87" x 6.30"									
# of RRH's			1									
RET			No									
PCS/700/850 Fiber / DC Cable												
B41 Fiber / DC Cable												
B41 Calibration Cable												
Fixed Wireless	Alpha	Alpha	Beta	Beta	Gamma	Gamma	Delta	Delta	Epsilon	Epsilon	Zeta	Zeta
Band	B41 FW	5.8G FW	B41 FW	5.8G FW	B41 FW	5.8G FW	B41 FW	5.8G FW	B41 FW	5.8G FW	B41 FW	5.8G FW
RAD (ft)												
Azimuth (°)												
Electrical Tilt (°)												
FW Antenna												
RRH Vendor/Model												
RRH Bandwidth												
RRH Power												
RRH Dimensions (in.)												
RRH Weight (lbs)												
Fixed Wireless Cables												

Comments

One B41 MiniMacro and one omni antenna on top of a pole. Fiber and 120VAC power required for minimacro. The azimuth in D34 refers to the antenna bracket heading.

PREPARED FOR:

c spire wireless™

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REVISIONS

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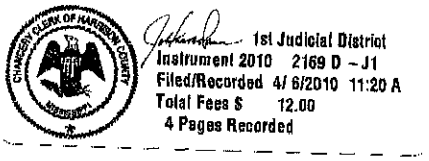
A	PRELIMINARY	2-24-23
0	ISSUED FOR CONSTRUCTION	3-7-23

SHEET TITLE:
RFDS

SHEET NUMBER: RFDS-1

Y:\Projects\0015000\0016500\16889 2022 c spire_macro sites_small cells\ms2679 gulfport high school_DWG\RFDS-1.dwg Tue, 07 Mar, 2023

Our File: B090783



Prepared by & return to:
Robert T. Schwartz, Esq.
Schwartz, Orgler & Jordan, PLLC
PO Box 4682
Biloxi MS 39535
228-388-7441
MSB # 10482
Indexing Instructions to Chancery Court Clerk: N 1/2 of Section 36-T7S-R11W

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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, THE CENTRE AT COURTHOUSE, INC., A MISSISSIPPI CORPORATION, 286 Beauvoir Road, Suite 200, Biloxi, MS 39531, 228-594-3400, does hereby sell, convey and warrant specially unto GULFPORT SCHOOL DISTRICT, A MUNICIPAL SCHOOL DISTRICT IN THE CITY OF GULFPORT, MISSISSIPPI, ORGANIZED AND EXISTING ACCORDING TO THE LAWS OF THE STATE OF MISSISSIPPI, PO Box 220, Gulfport, MS 39502-0220, 228-865-4600, the following described land and property being located in the First Judicial District Harrison County, Mississippi, being more particularly described as Parcel "B" on the attached Exhibit "A".

THIS CONVEYANCE is subject to (a) Taxes for year 2010, and thereafter which are not yet due and payable; (b) any and all recorded restrictive covenants, rights-of-way and easements applicable to the subject property, (c) any and all zoning ordinances and regulations in effect for the subject property; (d) all matters which would be disclosed by an accurate survey and inspection of the subject property, and (e) any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year have not been pro-rated as of this date, as the property conveyed is part of a larger tract of land. TAXES for year 2010, will be pro-rated by the parties during January of 2011, based upon March 31, 2010, as the closing date, and the Grantee shall pay to the Grantor all taxes assessed against the property conveyed from March 31, 2010, through December 31, 2010. Taxes for year 2011, and thereafter are assumed by the Grantee.

IN WITNESS WHEREOF, The Centre at Courthouse, Inc., a Mississippi Corporation has caused this conveyance to be executed by its duly authorized officer, he having first been duly authorized to do so, on this the 31st day of March, 2010.

The Centre at Courthouse, Inc., a Mississippi Corporation

BY: _____
John M. Mladinich, President

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid on March 31, 2010, John M. Mladinich, who acknowledged that he is the President of The Centre at Courthouse, Inc. a Mississippi Corporation, 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 after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31st day of March, 2010.

_____
NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 64152 KASEY ANN GANNON Commission Expires Sept. 27 2013 HARRISON COUNTY

My Commission Expires:

_____

Exhibit "A"

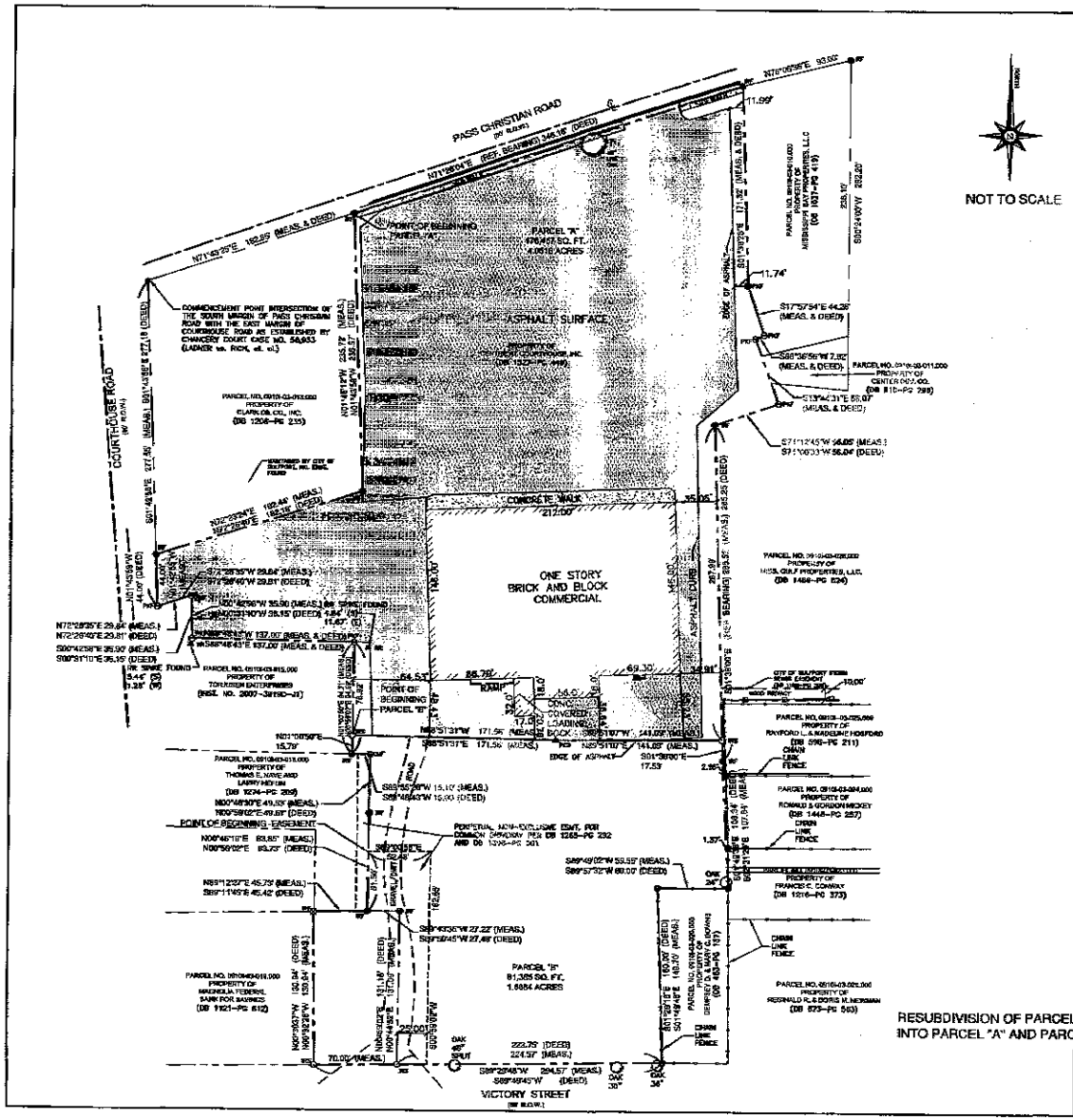
LEGAL DESCRIPTION: "PARCEL B" AS PER SURVEY

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH MARGIN OF PASS CHRISTIAN ROAD WITH THE EAST MARGIN OF COURTHOUSE ROAD AS ESTABLISHED BY CHANCERY COURT CAUSE NO. 56,933 (LADNER vs. RICH, et. al.) OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE RUN SOUTH 01 DEGREES 42'55"EAST ALONG THE EAST MARGIN OF COURTHOUSE ROAD AS ESTABLISHED BY AFOREMENTIONED CHANCERY COURT CAUSE NUMBER FOR A DISTANCE OF 277.55 FEET TO A P.K. NAIL IN ASPHALT; THENCE RUN NORTH 72 DEGREES 28'35"EAST FOR A DISTANCE OF 29.84 FEET TO A P.K. NAIL IN ASPHALT ON THE EAST MARGIN OF COURTHOUSE ROAD; THENCE RUN SOUTH 00 DEGREES 42'56"EAST ALONG SAID EAST MARGIN FOR A DISTANCE OF 35.90 FEET TO A P.K. NAIL IN ASPHALT; THENCE RUN SOUTH 88 DEGREES 48'43"EAST FOR A DISTANCE OF 137.00 FEET TO A P.K. NAIL IN ASPHALT; THENCE RUN SOUTH 01 DEGREES 00'50"WEST FOR A DISTANCE OF 78.92 FEET TO AN IRON ROD AND THE POINT OF BEGINNING; THENCE RUN SOUTH 88 DEGREES 51'31"EAST FOR A DISTANCE OF 171.56 FEET TO A P.K. NAIL IN ASPHALT; THENCE RUN NORTH 89 DEGREES 51'07"EAST FOR A DISTANCE OF 141.09 FEET TO AN IRON ROD; THENCE RUN SOUTH 01 DEGREES 38'00"EAST FOR DISTANCE OF 17.53 FEET TO AN IRON ROD; THENCE RUN SOUTH 02 DEGREES 31'29"EAST FOR A DISTANCE OF 107.84 FEET TO A CHAIN LINK FENCE CORNER; THENCE RUN SOUTH 89 DEGREES 49'02"WEST ALONG A CHAIN LINK FENCE LINE FOR A DISTANCE OF 59.55 FEET TO A CHAIN LINK FENCE CORNER; THENCE RUN SOUTH 01 DEGREES 49'48"EAST ALONG A CHAIN LINK FENCE LINE FOR A DISTANCE OF 149.70 FEET TO A CHAIN LINK FENCE CORNER ON THE NORTH MARGIN OF VICTORY STREET; THENCE RUN SOUTH 89 DEGREES 29'48"WEST ALONG SAID NORTH MARGIN FOR A DISTANCE OF 294.57 FEET TO AN IRON ROD; THENCE RUN NORTH 00 DEGREES 32'25"WEST FOR A DISTANCE OF 130.94 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEGREES 12'27"EAST FOR A DISTANCE OF 45.73 FEET TO AN IRON ROD; THENCE RUN NORTH 00 DEGREES 46'19"EAST FOR A DISTANCE OF 83.85 FEET TO AN IRON ROD; THENCE RUN NORTH 00 DEGREES 46'30"EAST FOR A DISTANCE OF 49.53 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89 DEGREES 55'26"WEST FOR A DISTANCE OF 15.10 FEET TO AN IRON ROD; THENCE RUN NORTH 01 DEGREES 00'50"EAST FOR A DISTANCE OF 15.79 FEET TO THE POINT OF BEGINNING, CONTAINING 81,385 SQUARE FEET OR 1.8684 ACRES.

TOGETHER WITH ALL OF GRANTORS INTEREST IN AND TO THE FOLLOWING PERPETUAL NON EXCLUSIVE EASEMENT FOR A COMMON DRIVEWAY SITUATED IN THE NORTH HALF OF SECTION 36. TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI (DEED BOOK 1265, PAGE 292)

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH MARGIN OF PASS CHRISTIAN ROAD WITH THE EAST MARGIN OF COURTHOUSE ROAD AS ESTABLISHED BY CHANCERY CAUSE NO. 56,933 (LADNER vs. RICH, et al) OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE RUN SOUTH 01 DEGREES 43 MINUTES 59 SECONDS EAST ALONG SAID EAST MARGIN, FOR A DISTANCE OF 277.18 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 26 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 29.81 FEET TO A POINT; THENCE RUN SOUTH 0 DEGREES 31 MINUTES 10 SECONDS EAST, ALONG SAID EAST MARGIN, FOR A DISTANCE OF 36.15 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 48 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 152.0 FEET TO A POINT; THENCE RUN SOUTH 0 DEGREES 59 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 175.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 00 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 52.48 FEET TO A POINT; THENCE RUN SOUTH 0 DEGREES 59 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 182.65 FEET TO A POINT ON THE NORTH MARGIN OF VICTORY STREET; THENCE RUN SOUTH 89 DEGREES 49 MINUTES 45 SECONDS WEST, ALONG SAID NORTH MARGIN, FOR A DISTANCE OF 25.0 FEET TO A POINT; THENCE RUN NORTH 0 DEGREES 59 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 131.15 FEET TO A POINT, THENCE RUN SOUTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, FOR A DISTANCE OF 27.48 FEET TO A POINT; THENCE RUN NORTH 0 DEGREES 59 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 51.50 FEET TO THE POINT OF BEGINNING. SAID EASEMENT TO RUN WITH THE LAND.

5



RESUBDIVISION OF PARCELS 0910I-03-012.000 AND 0910I-03-019.000 INTO PARCEL "A" AND PARCEL "B".

NOTES

REFERENCE BEARING IS BASED ON THE EAST PROPERTY LINE OF THAT PREVIOUS SURVEY OF THIS PROPERTY PREPARED BY MORAN ENGINEERING, PLLC AND SIGNED BY SHELDON J. BABISCHKIN, PLS, SAID SURVEY DATED AND SIGNED 05/09/2005.

FRONT YARD = 25.00 FEET
REAR YARD = NONE
SIDE YARD = NONE
BUILDING HEIGHT NOT TO EXCEED 35.00 FEET

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN ZONE "X", AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP. COMMUNITY PANEL NUMBER 28047C 0268 G, REVISED 06/16/2009.

SURVEY LEGEND

IRF	IRON ROD FOUND	(DEED)	PER RECORDED DEED
IPF	IRON PIPE FOUND		WATER AND SEWER PROVIDED BY THE CITY OF GULFPORT
IRS	IRON ROD SET		CLOSURE = 1 : 15,000
CMF	CONCRETE MONUMENT FOUND		CLASS "B" SURVEY
PKF	PK NAIL FOUND IN ASPHALT		
PKS	PK NAIL SET IN ASPHALT		
	CHAIN LINK FENCE CORNER POST		
RR	RAILROAD SPIKE FOUND		
(MEAS.)	MEASURED THIS SURVEY		

REFERENCE MATERIAL

HARRISON COUNTY TAX PARCEL MAP NO. 0910 I
HARRISON COUNTY GIS WEBSITE

DB 463–PG 137	DB 1123–PG 480	DB 1486–PG 624
DB 596–PG 211	DB 1215–PG 373	DB 1526–PG 403
DB 1527–PG 449	DB 673–PG 563	DB 1265–PG 292
DB 1274–PG 209	DB 1647–PG 164	DB 1121–PG 612
DB 1396–PG 301	DB 1445–PG 257	INST. NO. 2007–39190–JI

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ARE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

SHELDON J. BABISCHKIN P.L.S. #1845 DATED

REV. NO.	DATE	DESCRIPTION
1	2/2/2010	CHANGED BUILDING HEIGHT AND ADDING DIMENSIONS

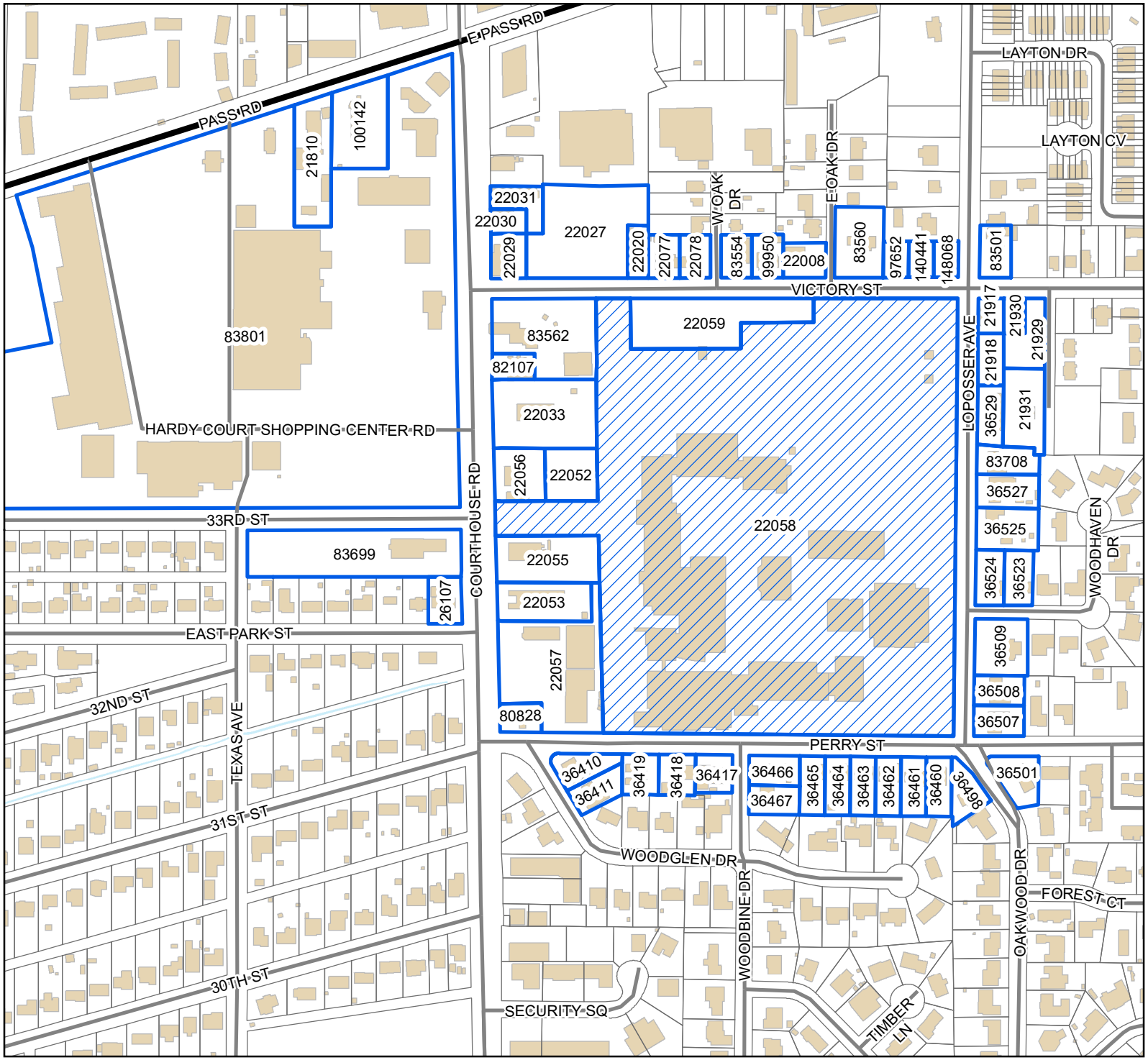
PREPARED BY
MICHAEL PATRICK
BOUNDARY SURVEY CREATED BY RESUBDIVISION

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			GULFPORT MUNICIPAL SEPARATE SCHOOL DISTRICT (OWNER)	2001 PASS RD	GULFPORT	MS	39501
			BELINDA BODIE (AGENT)	1022 HIGHLAND COLONY PKWY STE 300	RIDGELAND	MS	39157
			Adjacent Property Owners (2310PC120)				
	83560	0910I-03-040.000	DINKINS WAYNE	528 VICTORY STREET	GULFPORT	MS	39501
	22030	0910I-03-017.000	HEFLIN MICHAEL G	P O BOX 6606	GULFPORT	MS	39507
	36529	0910P-01-023.000	GULF COAST MENTAL HEALTH CENTER	1600 BROAD AVE	GULFPORT	MS	39507
	83708	0910P-01-024.000	MAHALAK MICHAEL L	550 LOPOSSER AVE	GULFPORT	MS	39507
	83562	0910I-03-047.000	EAGLE ENERGY INC	P O BOX 6007	GULFPORT	MS	39506
	36410	0910P-05-004.000	GREEN KRISNER	4 WOODGLEN DR	GULFPORT	MS	39507
	36498	0910P-03-060.000	KINARD WINFORD O	296 OAKWOOD DRIVE	GULFPORT	MS	39503
	36463	0910P-03-004.000	BURT MICHAEL HUGHES	113 PERRY ST	GULFPORT	MS	39501
	36419	0910P-05-003.000	NECAISE AVERIL CLEVELAND	11 PERRY ST	GULFPORT	MS	39507
	36418	0910P-05-002.000	ALLEN BEATRICE JANE -TRUSTEE-	15 PERRY ST	GULFPORT	MS	39507
	100142	0910J-02-009.000	HARDY COURT SHOPPING CENTER	P.O. BOX 1176	GULFPORT	MS	39502
	22029	0910I-03-018.000	FRG PROPERTIES LLC	6200 OAK TREE BLVD, STE 250	INDEPENDENCE	OH	44131
	22077	0910I-03-021.000	MOORE KATHRYN	442 VICTORY ST	GULFPORT	MS	39507
	21918	0910I-02-048.000	MCBRIDE TERENCE	8754 LYBROOK COVE WEST	CORDOVA	TN	38016
	26107	0910O-01-033.000	HILL MICHAEL JOSEPH & ASHLEIGH R	10 E PARK ST	GULFPORT	MS	39507
	83699	0910O-01-003.000	HANCOCK BANK	11700 PRESTON ROAD SUITE 660	DALLAS	TX	75230
	36464	0910P-03-005.000	WHEELER JOHN	111 PERRY ST	GULFPORT	MS	39507
	22059	0910I-03-046.000	GULFPORT SCHOOL DISTRICT	2001 PASS RD	GULFPORT	MS	39501
	36417	0910P-05-001.000	NORDAN CURTIS JR	19 PERRY ST MC	GULFPORT	MS	39501
	22008	0910I-03-030.000	DANIELS-HINTON CARLIS A	514 VICTORY ST	GULFPORT	MS	39507
	22031	0910I-03-016.000	GEORGE & WEEZIE LLC	618 COURTHOUSE RD	GULFPORT	MS	39507
	99950	0910I-03-029.001	JENKINS LISA MARIE	456 VICTORY ST	GULFPORT	MS	39507
	83554	0910I-03-029.000	GRADY SHELDON B	101 SOUTH BURBANK APT #C54	MONTGOMERY	AL	36117
	97652	0910I-03-040.002	POUSSON CHRISTOPHER L	3525 LAKEVIEW CUTOFF ST	VIDOR	TX	77662
	36527	0910P-01-025.000	BRADEN TIMOTHY J & ANGELINA L	546 LOPOSSER AVE	GULFPORT	MS	39507
	36501	0910P-02-066.000	JONES ROY W JR & ELIZABETH L	295 OAKWOOD DR	GULFPORT	MS	39507
	36466	0910P-03-007.000	JANEWAY RICHARD H & MORLITA M	4 WOODBINE DR	GULFPORT	MS	39507
	36462	0910P-03-003.000	SAVAGE ERIC D & RODGERS DEBRA	127 PERRY ST	GULFPORT	MS	39507
	36460	0910P-03-001.000	CODY MYRNA W -L/E-	139 PERRY ST	GULFPORT	MS	39507
	83501	0910I-02-020.000	COMERFORD ERIC	P O BOX 7272	GULFPORT	MS	39506
	22033	0910P-04-002.000	FRANCHISE REALTY INTERSTATE CO	TEN D ENTERPRISES	OCEAN SPRINGS	MS	39564

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	21931	0910P-01-022.000	GRAVES DEBORAH	2066 54TH PLACE S APT 2	ST PETERSBURG	FL	33712
	36524	0910P-01-027.000	MOZINGO JOHN C JR & LINDA -TRUSTEES	100 WOODHAVEN DR	GULFPORT	MS	39501
	36523	0910P-01-028.000	MCRAE IAN & JULIANNA D	106 WOODHAVEN DR	GULFPORT	MS	39507
	22056	0910P-04-003.000	LI GONG FU & XING	825 COURTHOUSE RD	GULFPORT	MS	39507
	22052	0910P-04-004.000	THOMAS PRESS PROPERTIES LLC	944 CLEVELAND AVE	GULFPORT	MS	39507
	36509	0910P-01-042.000	LOWE CLIFFORD O & NATALIE SANDERS	101 WOODHAVEN DR	GULFPORT	MS	39507
	21917	0910I-02-047.000	SWAREK EMILY A	#8 BAYOU PLACE	GULFPORT	MS	39503
	36465	0910P-03-006.000	ORTIZ LISA D	11161 ALDEN DR	GULFPORT	MS	39503
	21810	0910J-02-002.000	CARITE REALTY LLC	4 W 14 MILE ROAD	MADISON HEIGHTS	MI	48071
	36525	0910P-01-026.000	MALLEY ONITA HOLSTON -L/E-	544 LOPOSSER AVE	GULFPORT	MS	39507
	21929	0910I-02-045.000	S & S REAL ESTATE LLC	P O BOX 4406	BILOXI	MS	39538
	36461	0910P-03-002.000	MARY R MILSTED REVOCABLE TRUST	104 KAMBRY LEAH DR	HUNTSVILLE	AL	35811
	22020	0910I-03-020.000	TOP ROCK HOLDINGS LLC	9366 STONE ROAD	GULFPORT	MS	39503
	22078	0910I-03-022.000	HALE DAVID	P O BOX 2712	GULFPORT	MS	39505
	82107	0910I-03-047.001	MGH PROPERTIES LLC	558 COURTHOUSE RD	GULFPORT	MS	39507
	36508	0910P-01-043.000	GARMAN LATORSHA MORGAN	506 LOPOSSER AVE	GULFPORT	MS	39507
	36411	0910P-05-005.000	CRUTHIRDS COLTER	8 WOODGLEN DR	GULFPORT	MS	39507
	36467	0910P-03-008.000	SMITH DANNA V	12 WOODBINE DR	GULFPORT	MS	39507
	36507	0910P-01-044.000	LADNER WARREN P	500 LOPOSSER AVE	GULFPORT	MS	39507
	80828	0910P-04-008.001	NELLAKATE LLC	500-D COURTHOUSE RD	GULFPORT	MS	39507
	22053	0910P-04-006.000	BUBBA OUSTALET ACADIAN REAL EST INC	P O BOX 260	JENNINGS	LA	70546
	22055	0910P-04-005.000	PARYAN INVESTMENTS LLC	12 53RD CIR	GULFPORT	MS	39507
	22027	0910I-03-019.000	GULFPORT SCHOOL DISTRICT	P O BOX 220	GULFPORT	MS	39502
	83801	0910O-01-001.000	HARDY COURT SHOPPING CENTER	P O BOX 1176	GULFPORT	MS	39502
	22057	0910P-04-007.000	COURTHOUSE PLAZA LLC	3425 WASHINGTON AVE	GULFPORT	MS	39507
	140441	0910I-03-040.003	WBW VICTORY PLACE LLC	140 SOUTHERN CIR	GULFPORT	MS	39507

2310PC120

Planning Commission Approval



Legend

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

0 60 120 180

Yards

1 inch = 400 feet

N W E S

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McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	475645	Print Legal Ad-IPL01425290 - IPL0142529		$73.90	1	76 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, October 26, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

This the 4th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
PO#210200
IPL0142529
Oct 11 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:
10/11/23

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 11th day of October 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: October 26, 2023

Re: **Planning Commission Approval 2310PC124:**

Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2310PC124

Hearing Date: October 26, 2023

Current Zoning/Use: R-1-7.5 / Single Family Home

Legal: Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

TECHNICAL DETAILS

Applicant is seeking approval for an administrative office for a dog walking service as a home occupation. Applicant has explained in the application that they will visit the customer's homes or will schedule appointments by phone. In the application, the applicant has stated that their hours of operation will be from 9 A.M to 9 P.M. weekdays and weekends, with an upcharge for weekends. Stated in the application the applicant will be disposing of waste themself using already existing waste disposal methods through the use of trash cans at the applicant's home. Applicant has stated that they will provide pet sitting services to client's and will go to the client's homes to provide pet sitting services.

EXECUTIVE SUMMARY

The application meets requirements for a home occupation business that requires Planning Commission Approval. The business described within the application will have very little impact on the neighborhood.

Any approval should consider these conditions:

1. Allows for a administrative office for a dog walking service as a home occupation.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/10/23.

Public Works: No conditions. Memo dated 10/10/23.

Traffic and Safety: No conditions. Memo dated 10/12/23.

Building Code Services: No conditions. Memo dated 10/06/23.

GIS: No conditions. Memo dated 10/09/23.

Technical Report

PLANNING COMMISSION APPROVAL

Police Department: No comment as of 10/13/23.

Fire Department: No conditions. Memo dated 10/06/23.

City Arborist: No conditions. Memo dated 10/06/23.

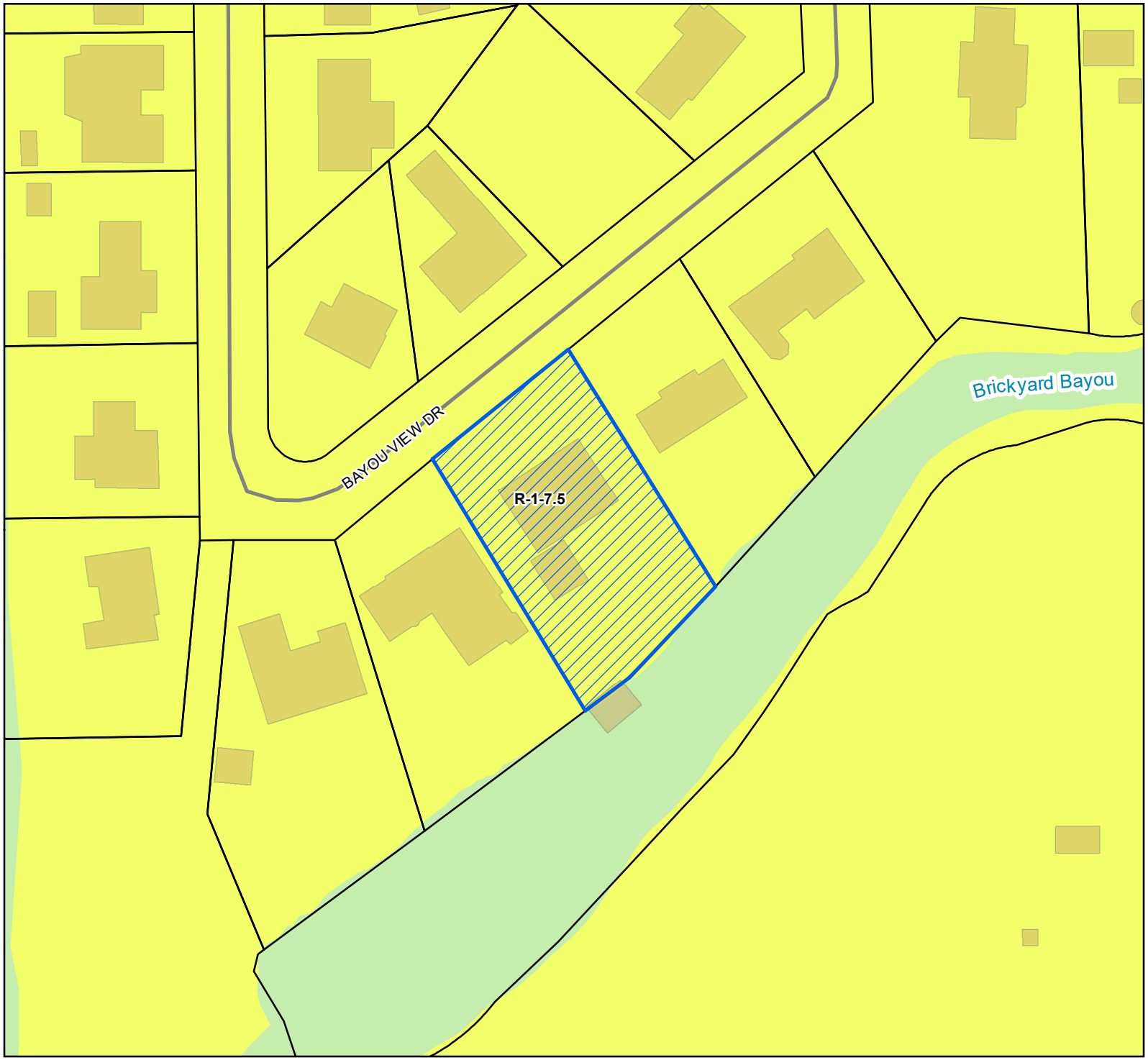
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2310PC124

Planning Commission Approval



Site
Street
Parcels
Buildings
Water Features

Zoning

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

Site Information

0910G-01-015.000
Zoning: R-1-7.5 (Single-family)
Size: 26564.99 sqft
Flood: AE

0 10 20 30
Yards

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 PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

For Staff Use Only
Case Number: 2310 PC124
Date Received: 09/06/23
Receipt Number:
Received By: dd
Zoning: R-1-7.5
Ward: 4 Flood: AE
Size: 25564.98 sqft

Property Information

TAX PARCEL # 0910G-01-015.000
(If necessary, use separate sheet of paper)

Address of Property Involved: 14 Bayou View Drive, Gulfport, MS 39507

Lot(s)_____, Block(s)_____, Subdivision_____

General Location: Bayou View South

GENERAL DESCRIPTION OF REQUEST:
To use as a home-based office for a dog walking service.

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
Charles F. McKinley	Dana A. Diamond
Printed Name of Owner	Printed Name of Agent
14 Bayou View Drive	14 Bayou View Drive
Mailing Address	Mailing Address
Gulfport MS 39507	Gulfport MS 39507
City State Zip code	City State Zip code
228-326-4006	228-860-0388
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
cfmckinley@att.net	attediamond14@gmail.com
Email	Email
Charles F. McKinley	Dana A. D
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 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) Charles F. McKinley

ADDRESS (STREET, CITY, STATE, ZIP CODE) 14 Bayou View Drive, Gulfport, MS 39507

PHONE # (H) 228-326-4006 (W) _____

TAX PARCEL NUMBER(S) OWNED 0910G-01-015.000

SIGNATURE: Charles F. McKinley

NAME OF OWNER (PRINT) Patricia A. McKinley

ADDRESS (STREET, CITY, STATE, ZIP CODE) 14 Bayou View Drive, Gulfport, MS 39507

PHONE # (H) 228-326-4005 (W) _____

TAX PARCEL NUMBER(S) OWNED 0910G-01-015.000

SIGNATURE: Patricia A. McKinley

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: Dana A. Diamond

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Dana A. Diamond

Address: 14 Bayou View Drive

Phone: (Home)_____ (Work/Cell) 228-860-0388

If rented, then the name of owner or manager is required, along with a letter of approval from same: Charles F. McKinley and Patricia A. McKinley

Name of business or service to be used as home occupation: AlleyCats & Dogs, LLC

Nature of business: pet service

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. 9am-9pm

Earlier than 8:00 a.m. no

Give hours: 9am-9pm

Later than 5:00 p.m.: yes

Give hours: 9pm

Method of conducting business:

Telephone: yes

Mail order: no

Personal computer: yes

Appointment: yes

Traffic generation:

Is there any delivery of goods or products to the residence? no

If so, specify the number and frequency of deliveries: n/A

Describe size of vehicle making deliveries: n/A

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

I will go to the client's house or do phone appointments

Specify number and frequency of visits by clients and customers: 0

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: no

Arts and crafts or flea markets: no

Trade shows: no

Other: no

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

Yes _____ No ✓

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

Printed Name: Dana A. Diamond

Signature: Dana A. D

Date: 09/05/2023

Business Description

Dana A. Diamond
AlleyCats & Dogs, LLC

I am using my house as a home-based office. I plan on walking dogs for 30 mins to 1hr. at a time, Monday - Friday. Saturday and Sunday are an upcharge. I will walk to the client's houses in the surrounding neighborhoods. If the client's houses are too far to walk, I will drive to their houses and park in their driveways. I will not disrupt the flow of traffic or walk dogs in congested areas. I will use all sidewalks. I will carry a pooper-scooper to pick up the dog's messes and put the waste in a plastic bag. Then, I will bring it home and put it in the trash can outside. If a client calls and needs their pet sit and watched, I will go to the client's house.

My hours of operation will be from 9am - 9pm. I will do consultation appointments by phone or go to the client's house.

Dana A. Diamond
AlleyCats & Dogs, LLC

1. Transportation & Access - I plan on walking to surrounding neighborhoods to the client's house to pick up their dogs. I will not be walking dogs in congested areas. If the client's house is too far to walk to, I will drive to their house and park in their driveway.

2. Water Supply - I will not be using the city's water. If anything, I will carry a bottle of water on me, for myself and to give to the dogs.

3. Waste Disposal - I will be using a pooper-scooper and plastic bags to pick up after the dogs relieve themselves. I will put the waste in the trash can at home.

4. Fire & Police Protection - I will call 911 in case of any emergencies.

5. Other Public Facilities - I may walk dogs at dog parks, nature trails and any other places dogs are allowed. I will not walk them anywhere that isn't allowed.

6. Why the proposal will not cause undue traffic congestion or create a traffic hazard - I will not be walking dogs in congested areas.

7. Why the proposal is in harmony with the orderly & appropriate development of the district in which the use is located - I am using the house as a home-based office, only. Also, I am promoting wellness, ensure a safe and fun nurturing environment for pets while ensuring the best quality and personalized experience for you and your pet.

08/23/2023

I, Patricia Ann McKinley, give my permission to let my daughter, Dana Allison Diamond use my address, 14 Bayou View Drive, Gulfport, MS 39507 for her dog walking business, Alley Cats & Dogs, LLC.

X Patricia McKinly

8/23/23
Matilda Welch
Notary.

STATE OF MISSISSIPPI
MATILDA ANN WELCH
ID NO. 93115
Commission Expires
11/30/2025
NOTARY PUBLIC
HARRISON COUNTY

Designation of Agent

I, Patricia McKinley, being property owner of 14 Bayou View Dr. Gpt. 39507
PRINT NAME — PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Dana Diamond 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.

Patricia McKinley — August 23, 2023
Signature — *Date*

Charles T. McKinley — August 23, 2023

STATE OF MISSISSIPPI | COUNTY OF HARRISON

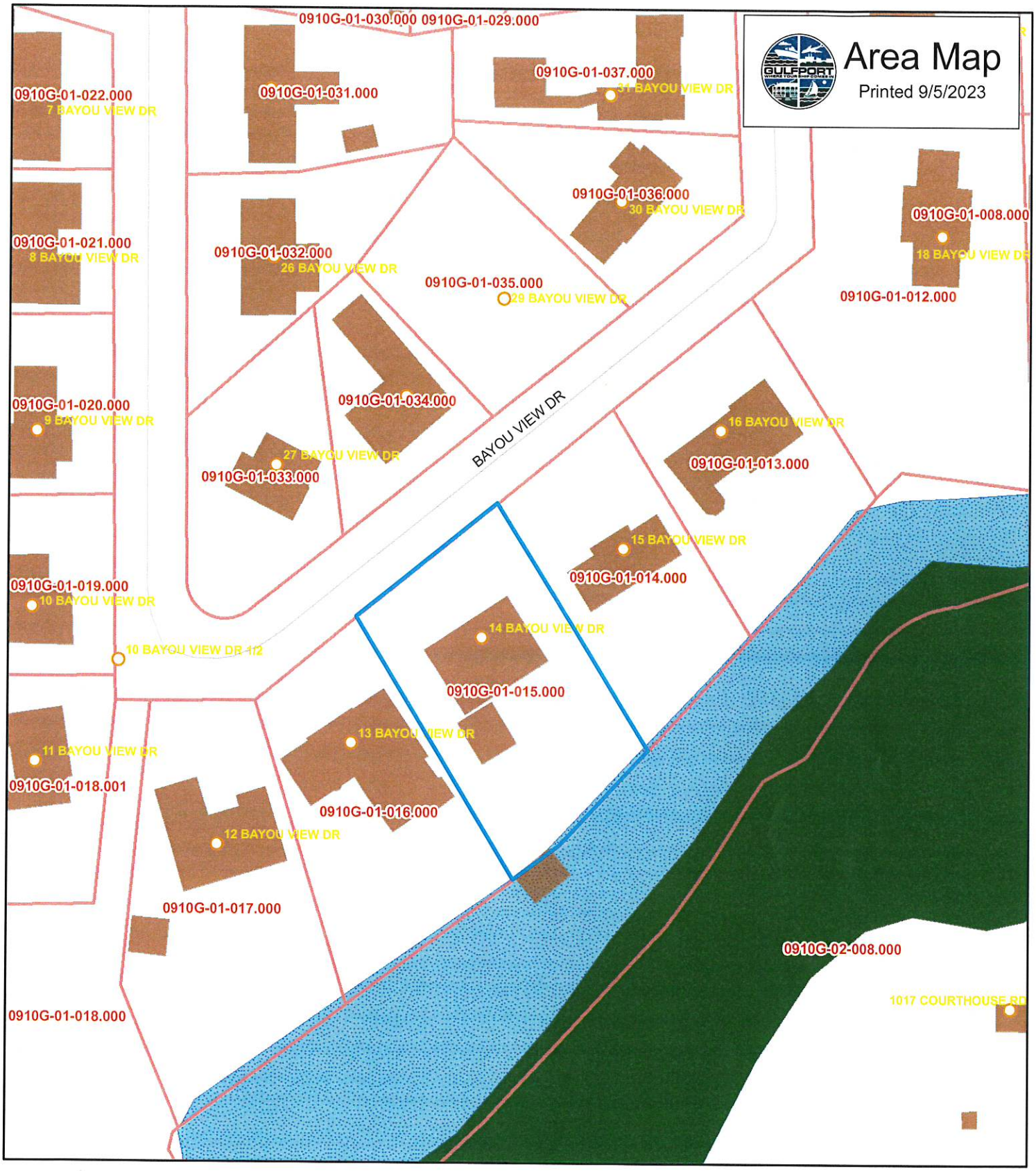
Given under my hand and seal of office this the 23rd day of August, 20 23

Matilda Welch

Notary Public

Commission Expiration

STATE OF MISSISSIPPI
MATILDA ANN WELCH
ID NO. 93115
Commission Expires
11/30/2025
NOTARY PUBLIC
HARRISON COUNTY



N
W E
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1 inch = 89 feet

Addresspoints
Minor/Residential
Parcels

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Return To:

UNION PLANTERS MORTGAGE
POST - CLOSING DEPARTMENT
215 FORREST STREET
HATTIESBURG, MS 39401

Prepared By:

RACHEL CROSBY
UNION PLANTERS MORTGAGE
215 FORREST STREET
HATTIESBURG, MS 39401
PHONE NO.: 800-986-2462

[Space Above This Line For Recording Data]

DEED OF TRUST

AP# 0595004302
LN# 0495003004
CM# 0495003004

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated February 25, 2002 together with all Riders to this document.
(B) "Borrower" is CHARLES F MCKINLEY and PATRICIA M MCKINLEY, HUSBAND AND WIFE

Borrower is the trustor under this Security Instrument.
(C) "Lender" is Union Planters Bank, National Association

Lender is a Corporation
organized and existing under the laws of United States of America

to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

Clerk of Chancery Court of Harrison County, MS :

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE EXHIBIT "A" ATTACHED HERETO CONSISTING OF ____ PAGES AND SIGNED FOR IDENTIFICATION PURPOSES.

Parcel ID Number:

which currently has the address of

14 BAYOU VIEW DR [Street]

GULFPORT [City], Mississippi 39507 [Zip Code]

("Property Address"):

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

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

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

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

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

AP# 0595004302
LN# 0495003004
CM# 0495003004

REGIONS

Monday, March 10, 2008

FINAL PAYMENT

MCKINLEY CHARLE
14 BAYOU VIEW DR
GULFPORT MS 395074039

RE: ACCOUNT NUMBER 072102571211 HOME MORTGAGE

Dear Customer,

Thank you for the final payment covering the balance of your loan referenced above. It has been a pleasure to serve you and we hope you will give us the opportunity to assist you again in the future as any financial needs arise.

The release documents for your account will be prepared and forwarded to the county recorder. If you wish to obtain a copy of your release, please allow a minimum of 90 days before contacting the county for a copy.

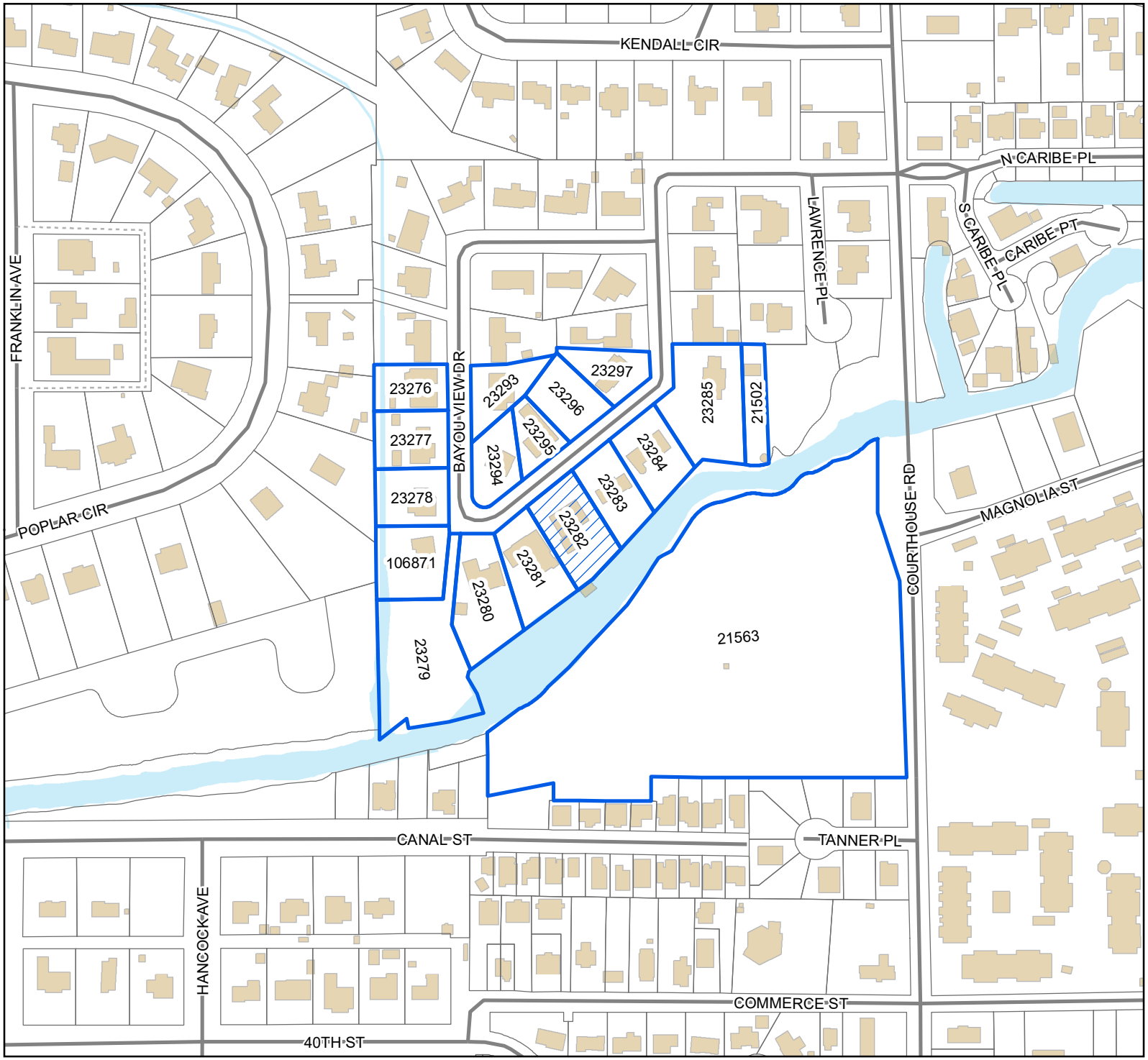
Regions offers an array of loans, deposit and investment banking products. If you would like any additional information about these services or your loan, please call your local Regions banker or dial our Customer Assistance Center at 1-800-REGIONS (1-800-734-4667).

Thank you for doing business with Regions.

Sincerely,
Regions Bank
Loan Operations

2310PC124

Planning Commission Approval



Legend

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

0 40 80 120
Yards

1 inch = 300 feet

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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			CHARLES F MCKINLEY (OWNER)	14 BAYOU VIEW DRIVE	GULFPORT	MS	39507
			DANA A DIAMOND (AGENT)	14 BAYOU VIEW DRIVE	GULFPORT	MS	39507
			Adjacent Property Owners (2310PC124)				
	23294	0910G-01-033.000	GALLOWAY BRANDON L & ROBERT C	27 BAYOU VIEW DR	GULFPORT	MS	39507
	23277	0910G-01-020.000	RUDOLPH RYAN M & AMY	9 BAYOU VIEW DRIVE	GULFPORT	MS	39507
	23284	0910G-01-013.000	KURTH GREGORY & BRIANA	16 BAYOU VIEW DR	GULFPORT	MS	39507
	23281	0910G-01-016.000	GREEN SEAN DRENNAN & MICHELLE	13 BAYOU VIEW DR	GULFPORT	MS	39507
	23295	0910G-01-034.000	KENNON RYAN T & RAMEY KRISTI N	28 BAYOU VIEW DR	GULFPORT	MS	39507
	23276	0910G-01-021.000	LINDLEY NEAL & SHANNON DALESSANDRI	8 BAYOU VIEW DR	GULFPORT	MS	39507
	21563	0910G-02-008.000	BLACK JACK RANCH LLC	75 SUNFLOWER RD	PERKINSTON	MS	39573
	23282	0910G-01-015.000	MCKINLEY CHARLES F & PATRICIA M	14 BAYOU VIEW DR	GULFPORT	MS	39501
	106871	0910G-01-018.001	RAMOS GLENN R	11 BAYOU VIEW DR	GULFPORT	MS	39507
	23293	0910G-01-032.000	KINNISON JOHN PHILIP & LACY BORRERO	800 CANEY CHURCH DR	LUMBERTON	MS	39455
	23297	0910G-01-036.000	GORDON BARBARA C	30 BAYOU VIEW DRIVE	GULFPORT	MS	39507
	23280	0910G-01-017.000	KIBLER-MIDDLETON ANGEL & MELODY	12 BAYOU VIEW DR	GULFPORT	MS	39507
	23285	0910G-01-012.000	MARQUEZ JOHN T	P O BOX 6008	GULFPORT	MS	39506
	23296	0910G-01-035.000	SMITH GREGORY T	P O BOX 7704	GULFPORT	MS	39506
	23283	0910G-01-014.000	CLAUSEN PAUL E & DONNA L -TRUSTEES-	15 BAYOU VIEW DR	GULFPORT	MS	39507
	23278	0910G-01-019.000	BELL SHANNON MARIE	10 BAYOU VIEW DR	GULFPORT	MS	39507
	23279	0910G-01-018.000	DAY SAMUEL B & KIMBERLY E	15296 S SWAN RD	GULFPORT	MS	39503

RE: Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

To Applicants and Adjacent Property Owners:

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

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	475645	Print Legal Ad-IPL01425290 - IPL0142529		$73.90	1	76 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, October 26, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

This the 4th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
PO#210200
IPL0142529
Oct 11 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:
10/11/23

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 11th day of October 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: October 26, 2023

Re: Planning Commission Recommendation

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 26, 2023

Re: <u>Zoning Map Amendment 2310PC119:</u>

Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2310PC119

Hearing Date: October 26, 2023

Current Zoning/Use: T6 / Vacant Lot

Legal: Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

TECHNICAL DETAILS

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

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

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

The applicant requests to rezone approximately 15,240 square feet of property from T6 (Urban Core Zone) to an T4+ (General Urban Zone "Plus"). Currently, the property is a vacant lot and the applicant has stated their intent for constructing a single-family home on the property. The current zoning does not allow for this use; however, the property is abutting parcels zoned T4+ that have single-family homes built on them. This would leave the applicant's intent being in harmony with what is already existing.

According to the City's 2002 Comprehensive Plan, this area was intended to become residential in the future land use plan, meaning that the change in zoning will be consistent with the City's Comprehensive Plan.

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

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

2. Need is addressed by the applicant as this zoning change would allow for development for a single-family residence by right. The surrounding area has single-family homes that have

been built on properties zoned T4+, making the intended use harmonious with what is present.

EXECUTIVE SUMMARY

The future plan of the City's growth indicated that this area to become residential and allow for medium density residential uses, such as single-family homes. With the properties in the surrounding area being zoned T4+ and having single-family homes built upon them, both the intended zoning and use will be in harmony with what is present.

Any approval should consider these conditions:

1. Approval allows for single-family residence use by right.

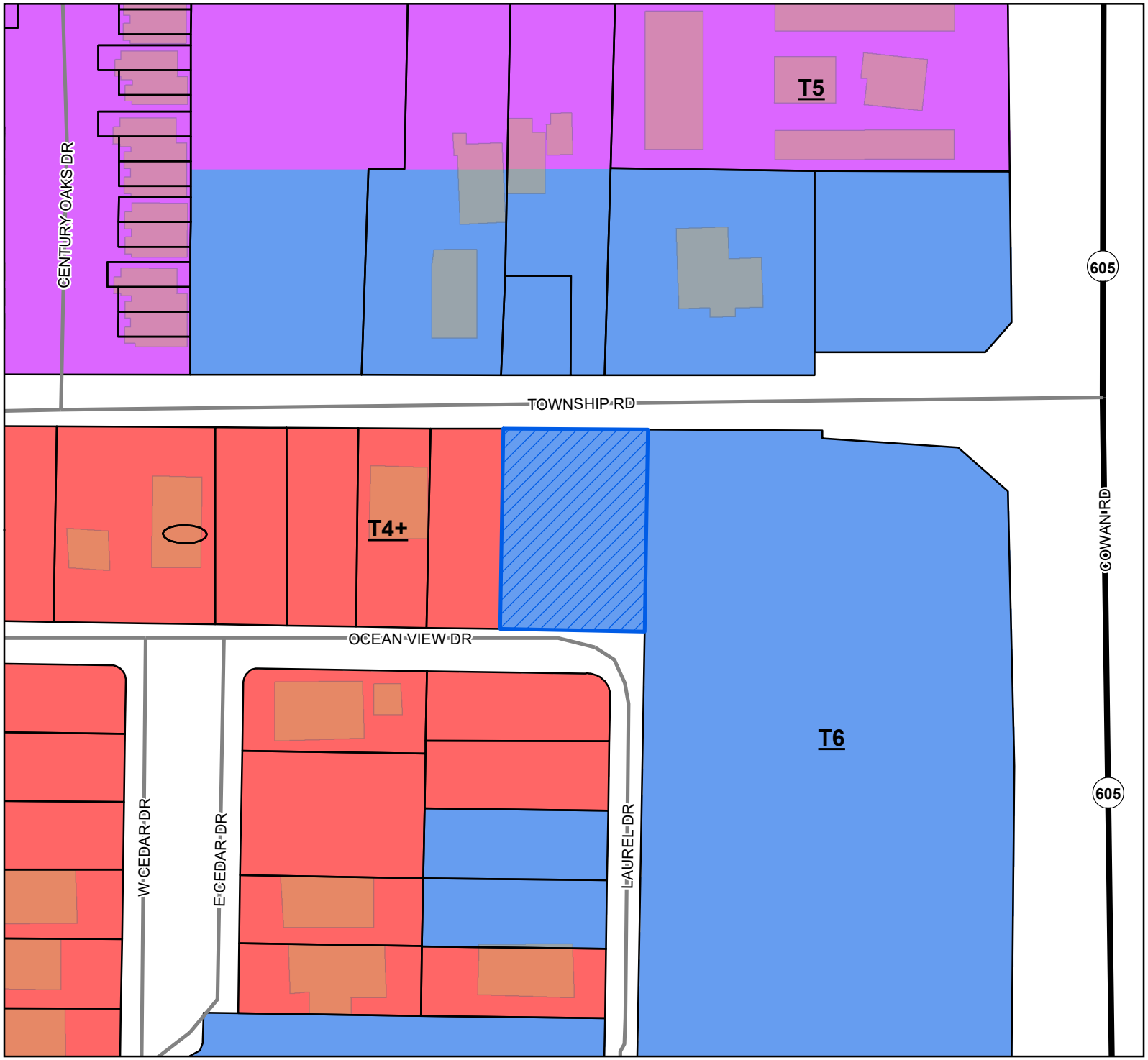
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2310PC119

Zoning Map Amendment



Site
US or State Highway
Street
Parcels
Buildings

Smart Code

T6
T5
T4+

Site Information

1011D-01-002.000
Zoning: T6 (Urban Core Zone)
Size: 15239.71 sqft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

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

For Staff Use Only

Case File #: 2310PC119

Date Received: 9/1/23

Receipt #:

Received By: DJ

Zoning: T6

Ward: 2 Flood:

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

Property Information

TAX PARCEL # 1011D-01-002.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 1227 Ocean View Dr

Lot(s) 18 & 19, Block(s) _____, Subdivision Lakeland Subdivision

General Location: West of Cowan Rd, N. of Beach Blvd, South of Township Rd

GENERAL DESCRIPTION OF REQUEST:

Change zoning from T6 to T4+

OWNERSHIP AND CERTIFICATION:

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

OWNER	AGENT
Gregory Smith	
Printed Name Of Owner	Printed Name Of Agent
PO Box 7704	
Mailing Address	Mailing Address
Gulfport MS 39506	
City State Zip code	City State Zip code
228-263-3456	
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
gtsmith1225@gmail.com	
Email	Email
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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

E. This area was rezoned in 2007 from residential to the Smart Code and no development has occurred except on the properties that were rezoned to T4+.
In 2009 Mississippi City, Handsboro, downtown, and some of the west side of Gulfport changed back to residential zoning and development has occurred. The present zoning is penalizing the property owners because they cannot build a single-family home.
Business development along Cowan-Lorraine Road has been north of the railroad tracks.
The character of the neighborhood has changed.

F.

1. The property is owned by Gregory Smith. Deeds have been provided.

2. The lots have been surveyed, and house plans will be completed when rezoning is approved. Construction will start when a building permit is issued, which usually takes two months. Lot prep and slab will take about three weeks, and framing about 30-45 days, depending on material and labor. Exterior siding, roofing, plumbing, HVAC, electrical, sheetrock, painting, flooring, and trim work will take approximately 45 days depending on the weather, labor, and materials. Driveway, landscape, and finishing will take about 14 days. Home should be ready for occupancy four months from permitting, depending on labor, materials, and the weather.

3. This change in zoning should not affect the surrounding land uses. Many other homes have been constructed using T4+ zoning in this area on East Cedar Drive, West Cedar Drive, and Oleander Drive. This change in zoning would allow land that has been vacant over 17 years to be used for housing similar to the area before Hurricane Katrina. Housing is needed in the area.

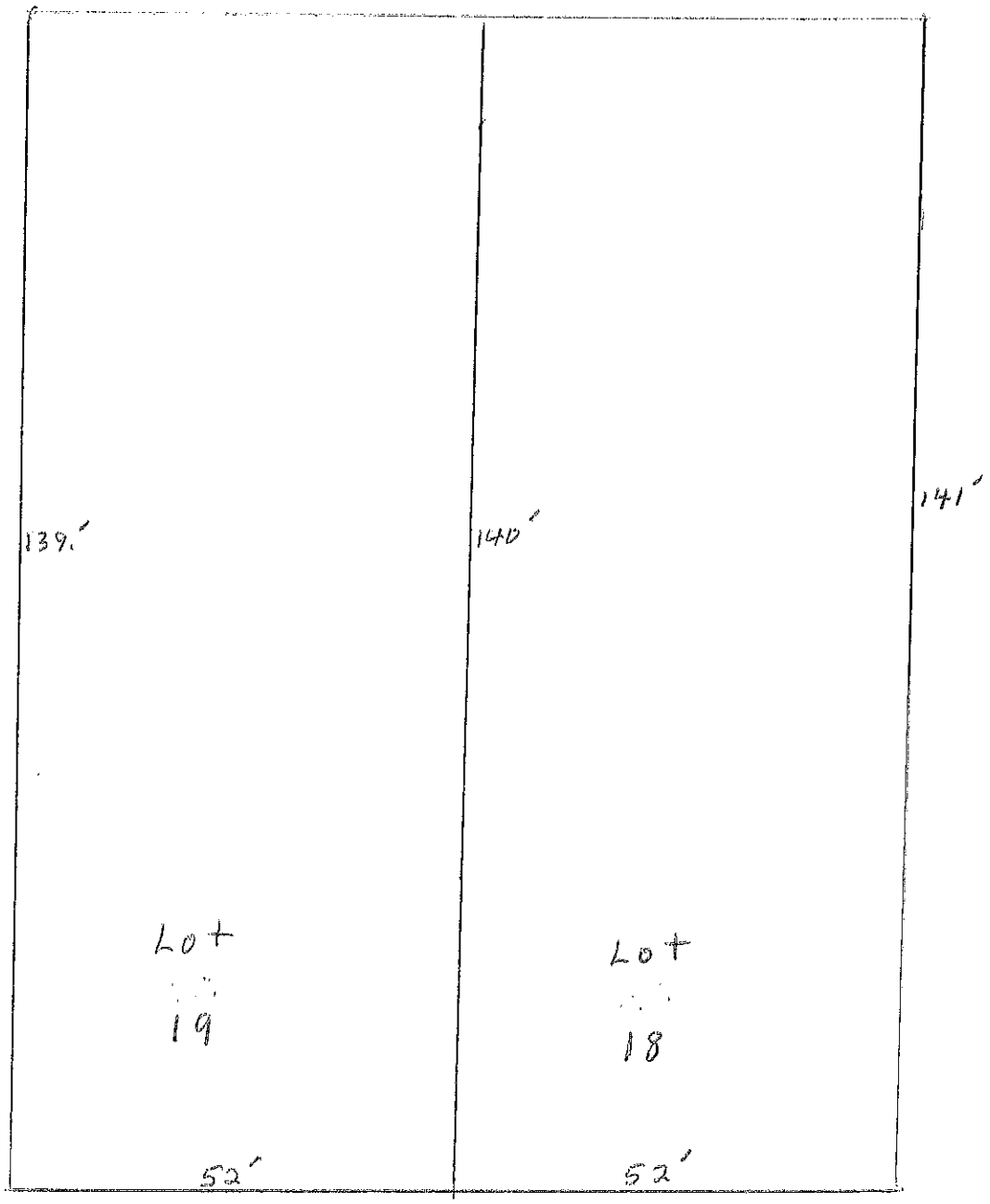
4. Change the zoning to T4+. This area has been improperly zoned for commercial use. A change to T4+ would correct this error.

This area was platted and developed in smaller lots over 50 years ago.

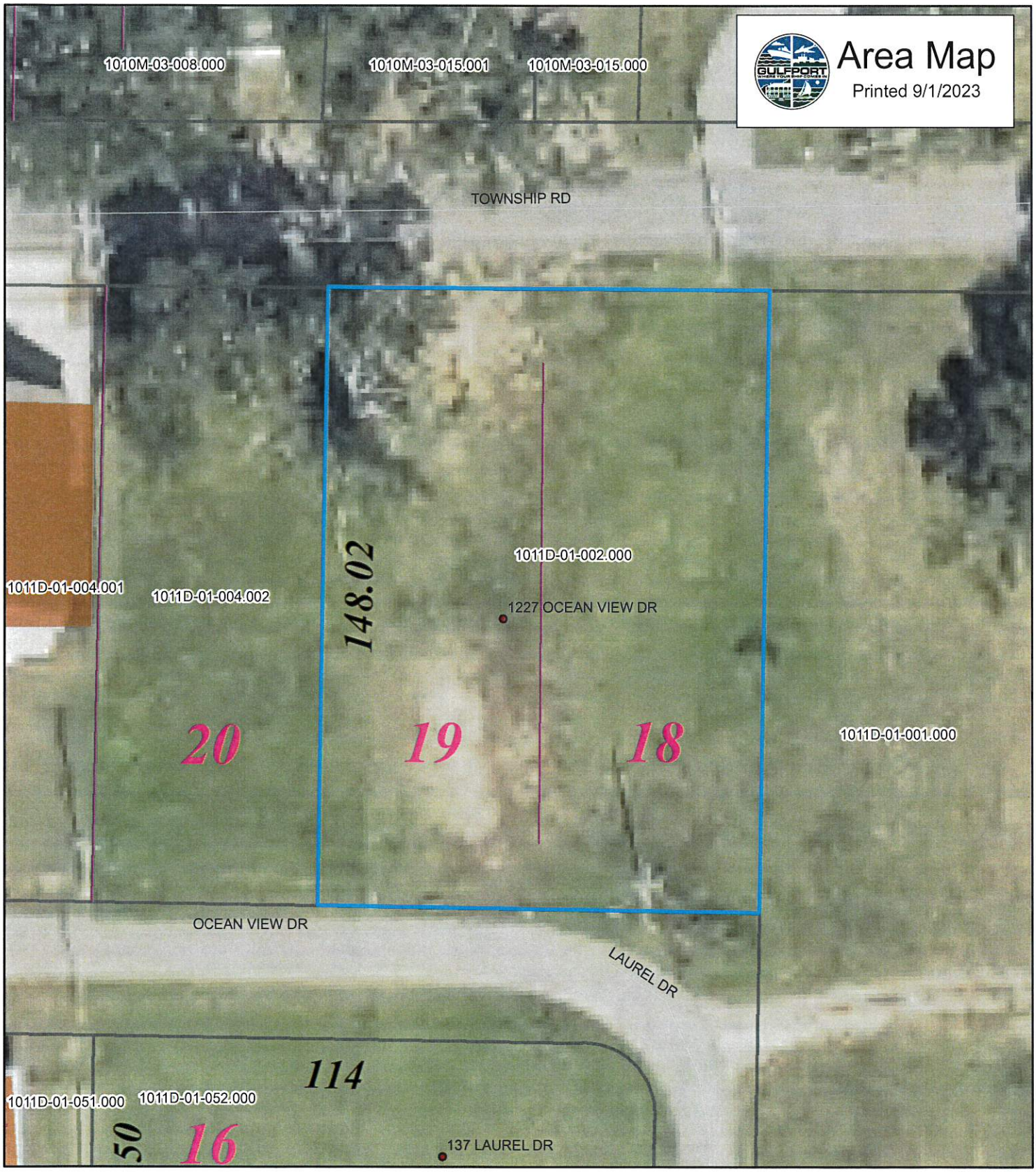
1. Allowing a single-family home on each lot would fit in better in the area since the majority of homes in the area are on this size lot. Having only one home on the two lots would be expensive for the area.
2. The lots were platted in smaller sizes but the city changed to 60' minimum for building.
3. The property has gotten so expensive in the area that it places a hardship on the owner to market the lots as one building site.
4. Allowing homes on each of the lots would be reasonable development because ~~ten~~ 15 other homes have been built or are being built on this size property in the immediate area.
5. I do not think I am receiving any special benefit others cannot obtain.
6. This is permissible because it has been granted previously by the city.

Site Plan

Township Rd.



Ocean View Dr.



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1 inch = 30 feet

- Addresspoints
- Minor/Residential
- WaterFeatures
- Parcels

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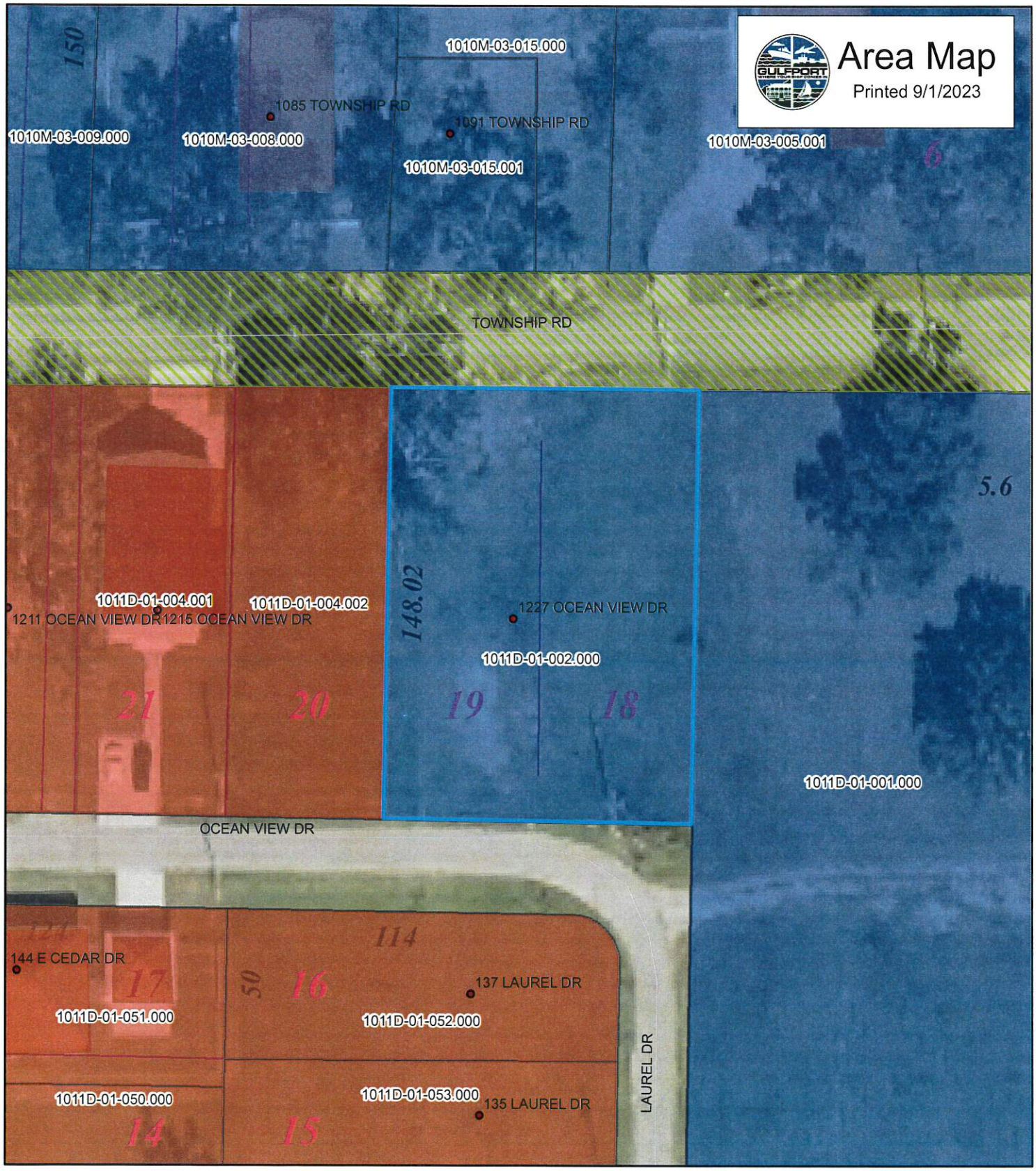

N
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1 inch = 43 feet

- Addresspoints
- Minor/Residential
- WaterFeatures
- Parcels

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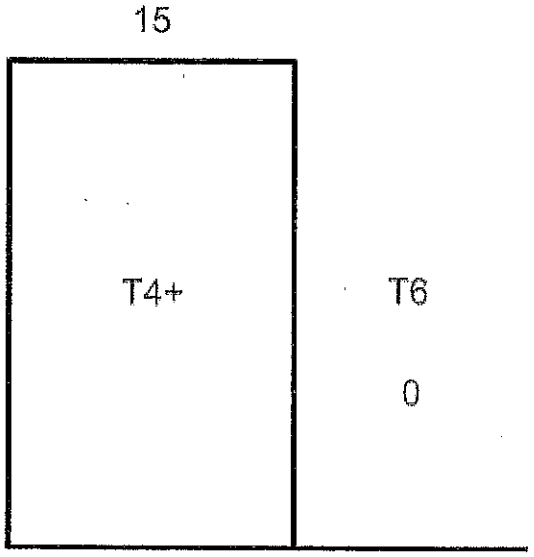
Types of Proof

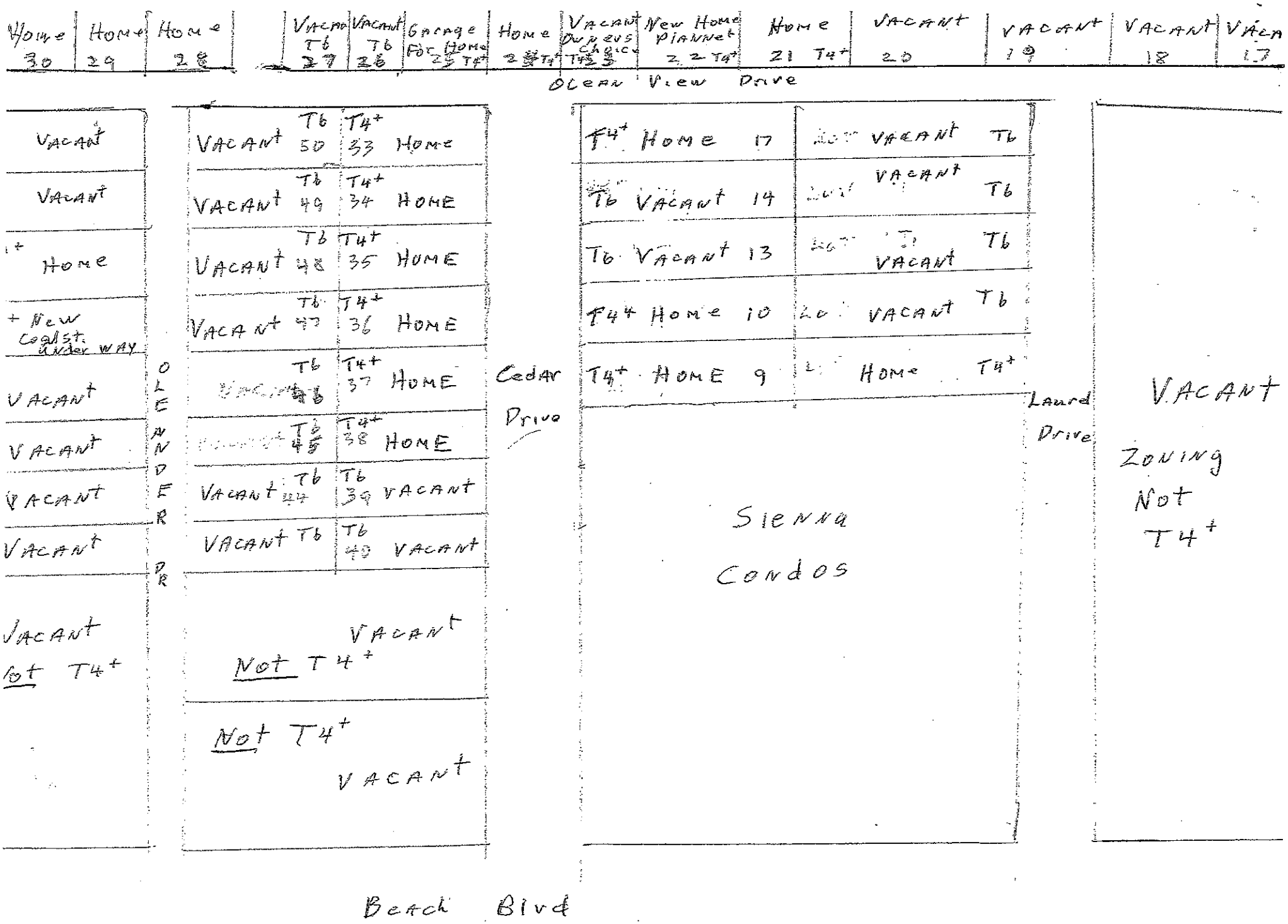
1. See attached map.

2. The area was vacant when it was zoned T6.
   I have completed 11 new homes in the area with 4 more under construction since the zoning was changed to T4+.

4. See attached map.

6. Construction Activity- last 17 years in this area





MAP from Types of Proof #1 and #4

REVIEWED

SCANNED

Return To and Prepared By:
James C. Simpson, Jr.
Wise Carter Child & Caraway, P.A.
2510 14th Street, Suite 1125
Gulfport, MS 39501
(228) 867-7141

1st JUDICIAL DISTRICT
Instrument 2023-0016410-D-J1
Filed/Recorded 08/18/2023 4:23:01 PM
Total Fees 30.00
9 Pages Recorded

INDEX: Lot 18, Lakeland Subdivision, First Judicial District, Harrison County, MS

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 Grantors:

LAURA ELIZABETH CLAY AS ADMINISTRATRIX of the
ESTATE OF CHRISTOPHER FRANK CASTIGLIA
11523 TREE LAWN ST.
GULFPORT, MS 39503
(228) 861-5061

AND

LAURA CLAY, INDIVIDUALLY
11523 TREE LAWN ST.
GULFPORT, MS 39503
(228) 861-5061

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

GREGORY T. SMITH
PO BOX 7704
GULFPORT, MS 39506
(228) 263-3456

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 Harrison County, Mississippi, more particularly described as follows, to-wit:

Exhibit "A"—Attached Hereto

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

The Grantor hereby declares that the above-described property is not a part of their homestead.

Ad valorem taxes for the year 2023 have been prorated between the Grantors and the Grantee, and payment thereof is assumed by the Grantee herein.

Christoper Frank Castiglia departed this life on January 12, 2023, in Harrison County, Mississippi. Laura Elizabeth Clay was appointed Administratrix of the Estate, Cause Number 23-143 on March 8, 2023. An Order Authorizing Sale of Estate Asset and To Pay Taxes was entered on August 10, 2023, and is attached hereto as Exhibit "B".

WITNESS my signature, this the 17th day of August, 2023.

ESTATE OF CHRISTOPER FRANK CASTIGLIA

Laura Elizabeth Clay, admin

LAURA ELIZABETH CLAY, Administratrix

Laura Clay

LAURA CLAY, Individually

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 **LAURA ELIZABETH CLAY, ADMINISTRATRIX,** who acknowledged that she signed and delivered the foregoing instrument of writing, being a deed of conveyance to certain real property, on the day and year therein written of their own free and voluntary act and deed.

Given under my hand and official seal of office, this 17th day of August, 2023.

Lisa Marie Verhovshek
Notary Public

My Commission Expires:

Nov 26, 2025

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 64621
LISA MARIE VERHOVSHEK
Commission Expires
Nov. 26, 2025
HARRISON COUNTY

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 **LAURA CLAY, INDIVIUALLY**, who acknowledged that she signed and delivered the foregoing instrument of writing, being a deed of conveyance to certain real property, on the day and year therein written of their own free and voluntary act and deed.

Given under my hand and official seal of office, this 17th day of August, 2023.

Lisa Marie Verhovshek
Notary Public

My Commission Expires:

Nov 26, 2025

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 64621
LISA MARIE VERHOVSHEK
Commission Expires
Nov. 26, 2025
HARRISON COUNTY

SCANNED

REVIEWED

Return To and Prepared By:
James C. Simpson, Jr.
Wise Carter Child & Caraway, P.A.
2510 14th Street, Suite 1125
Gulfport, MS 39501
(228) 867-7141

1st JUDICIAL DISTRICT
Instrument 2023-0016411-D-J1
Filed/Recorded 08/18/2023 4:23:02 PM
Total Fees 30.00
9 Pages Recorded

INDEX: Lot 19, Lakeland Subdivision, First Judicial District, Harrison County, MS

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 Grantors:

LAURA ELIZABETH CLAY AS ADMINISTRATRIX of the
ESTATE OF CHRISTOPHER FRANK CASTIGLIA
11523 TREE LAWN ST.
GULFPORT, MS 39503
(228) 861-5061

AND

LAURA CLAY, INDIVIDUALLY
11523 TREE LAWN ST.
GULFPORT, MS 39503
(228) 861-5061

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

GREGORY T. SMITH
PO BOX 7704
GULFPORT, MS 39506
(228) 263-3456

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 Harrison County, Mississippi, more particularly described as follows, to-wit:

Exhibit "A"—Attached Hereto

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

The Grantor hereby declares that the above-described property is not a part of their homestead.

Ad valorem taxes for the year 2023 have been prorated between the Grantors and the Grantee, and payment thereof is assumed by the Grantee herein.

Christoper Frank Castiglia departed this life on January 12, 2023, in Harrison County, Mississippi. Laura Elizabeth Clay was appointed Administratrix of the Estate, Cause Number 23-143 on March 8, 2023. An Order Authorizing Sale of Estate Asset and To Pay Taxes was entered on August 10, 2023, and is attached hereto as Exhibit "B".

WITNESS my signature, this the 17th day of August, 2023.

ESTATE OF CHRISTOPER FRANK CASTIGLIA

Laura Elizabeth Clay, admi.

LAURA ELIZABETH CLAY, Administratrix

Laura Clay

LAURA CLAY, Individually

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 **LAURA ELIZABETH CLAY, ADMINISTRATRIX,** who acknowledged that she signed and delivered the foregoing instrument of writing, being a deed of conveyance to certain real property, on the day and year therein written of their own free and voluntary act and deed.

Given under my hand and official seal of office, this 17 day of August, 2023.

Lisa Marie Verhovshek
Notary Public

My Commission Expires:

Nov 26, 2025

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 64621 LISA MARIE VERHOVSHEK Commission Expires Nov. 26, 2025 HARRISON COUNTY

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 **LAURA CLAY, INDIVIUALLY**, who acknowledged that she signed and delivered the foregoing instrument of writing, being a deed of conveyance to certain real property, on the day and year therein written of their own free and voluntary act and deed.

Given under my hand and official seal of office, this 17 day of August, 2023.

Lisa Marie Verhovshek
Notary Public

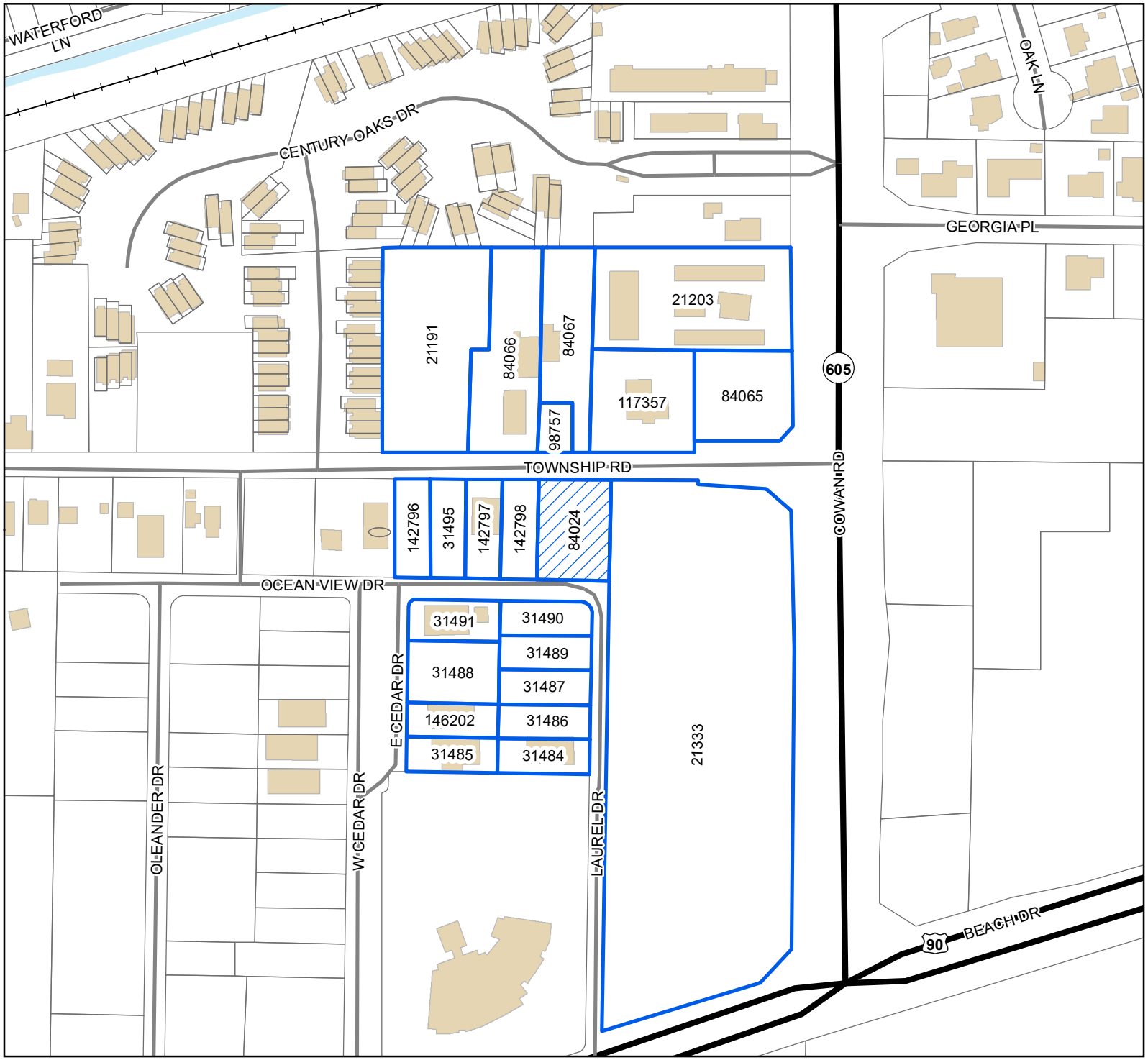
My Commission Expires:

Nov 26, 2025

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 64621 LISA MARIE VERHOVSHEK Commission Expires Nov. 26, 2025 HARRISON COUNTY

2310PC119

Zoning Map Amendment



Legend

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

0 30 60 90
Yards

1 inch = 200 feet

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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			GREGORY SMITH (OWNER)	P O BOX 7704	GULFPORT	MS	39506
			Adjacent Property Owners (2310PC119)				
	31486	1011D-01-055.000	HARVEY HOWARD T & MARY R	328 W CLINTON ST	JACKSON	AL	36545
	31484	1011D-01-056.000	SIMS ROY & PEGGY	1200 PINECREST DR	KOSCIUSKO	MS	39090
	84067	1010M-03-015.000	HASCHKE BRIAN	1091 TOWNSHIP ROAD	GULFPORT	MS	39507
	84066	1010M-03-008.000	AFGH INVESTMENTS LLC	2953 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
	84065	1010M-03-006.000	ZIEGLER TERRY M	P O BOX 6460	GULFPORT	MS	39506
	142798	1011D-01-004.002	SOYLU SELMA TUFAN	3558 SHORE DR APT #201	VIRGINIA BEACH	VA	23455
	31485	1011D-01-049.000	DREWES JASON E & WAGNER CARA B	134 E CEDAR DR	GULFPORT	MS	39507
	31488	1011D-01-050.000	BROOKS M DENNIS & BECKY M	525 GLEN VALLEY WAY	GULFPORT	MS	39507
	31489	1011D-01-053.000	CASTIGLIA FRANK A	706 KLONDYKE ROAD	LONG BEACH	MS	39560
	31491	1011D-01-051.000	VARADI JOHN	P O BOX 980	COMO	MS	38619
	31487	1011D-01-054.000	JAMISON MARTHA TOTTEN	131 LAUREL DR	GULFPORT	MS	39507
	21203	1010M-03-005.000	CURLY OAKS LLC	2187 COLLINS BLVD	GULFPORT	MS	39507
	84024	1011D-01-002.000	CLAY LAURA & CASTIGLIA CHRISTOPHER	11523 TREE LAWN ST	GULFPORT	MS	39503
	21333	1011D-01-001.000	DHAC REAL ESTATE LLC	853 E VALLEY BLVD	SAN GABRIEL	CA	91776
	21191	1010M-03-009.000	SWITZER KEITH & CRISTINA	4464 KENDALL CIRCLE	GULFPORT	MS	39507
	142796	1011D-01-005.001	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	142797	1011D-01-004.001	ALTENBAUMER LUANNE H & TERRY W	19003 SAM BASS COURT	CYPRESS	TX	77433
	146202	1011D-01-049.001	DAVIS PIPER	138 E CEDAR DR	GULFPORT	MS	39507

RE: Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, 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, October 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, October 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.

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	475645	Print Legal Ad-IPL01425290 - IPL0142529		$73.90	1	76 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, October 26, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

This the 4th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
PO#210200
IPL0142529
Oct 11 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:
10/11/23

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 11th day of October 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: October 26, 2023

Re: <u>Zoning Map Amendment 2310PC123:</u>

Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2310PC123

Hearing Date: October 26, 2023

Current Zoning/Use: T4L / Vacant Lot

Legal: Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

TECHNICAL DETAILS

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

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

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

The applicant requests to rezone approximately 18,846 square foot vacant lot from T4L (General Urban Zone "Limited") to a T4+ (General Urban Zone "Plus"). Currently the property is surrounded by existing T4+ zoning districts.

The applicant's intent is to have the property rezoned for new construction of a standalone parking lot for much needed additional parking for Lynn Meadows Discovery Center. At present time, the customers are parking along the street and on the grassy area. The current zoning of T4L (General Urban Zone "Limited") does not allow for a parking lot within the chart of permitted uses, thus, leading the applicant to request for this particular parcel to be rezoned. The applicant states, "The development of an additional 67 parking spaces will not only allow us to accommodate our current visitors but to also expand our educational and arts programming, increase public access, and public safety. This also includes a crosswalk across Dolan to a sidewalk that extends from the site of the crosswalk all the way to the museum entrance." The construction will move forward immediately upon final approval.

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

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

2. The applicant does not address character of the neighborhood changing. However, public need is addressed by the applicant as this expansion would provide more parking to handle over flow parking.

EXECUTIVE SUMMARY

The applicant wishes to rezone the subject site from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), in order construct a standalone parking lot. A site visit was conducted and staff found that the original parking located at the Lynn Meadows Discovery Center is presently at capacity. The new parking lot would provide (67) new parking space that will help with traffic safety issues and excessive on street parking. In addition, review of the site plan submitted by the applicant meet all city requirements.

Any approval should consider these conditions:

1. Approval allows the property to be rezoned from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus")

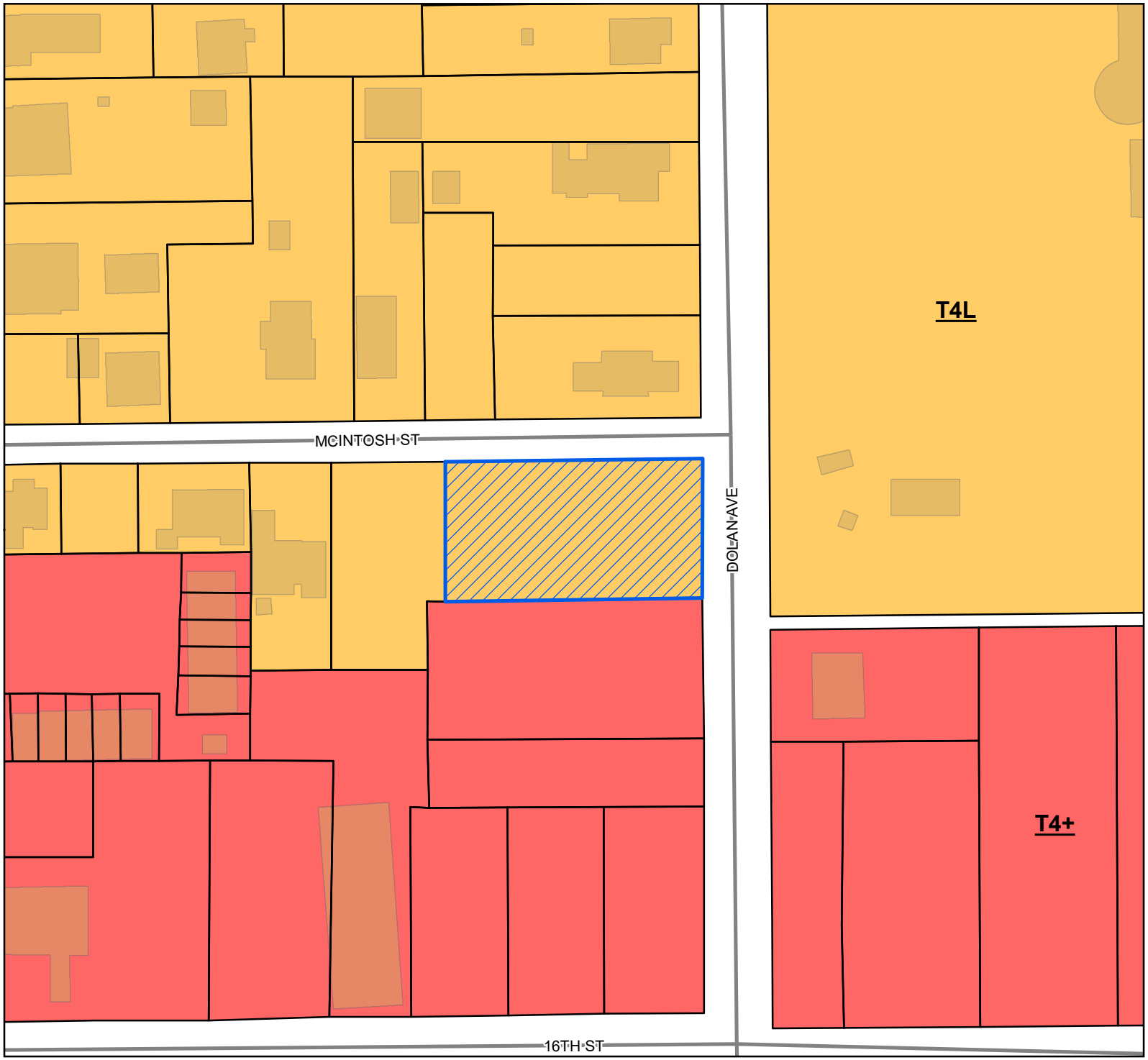
DIRECTOR APPROVAL

This report has been reviewed and approved by:

_____
Greg Holmes
Director of Urban Development Department

2310PC123

Zoning Map Amendment



Site
Street
Parcels
Buildings

Smart Code

T4+
T4L

Site Information

0911A-02-050.001
Zoning: T4L (General Urban Zone "Limited")
Size: 18846.39 Sqft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

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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 ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

For Staff Use Only

Case File #: 2310PC123

Date Received: 9/8/23

Receipt #:

Received By: MW SS

Zoning: T4L

Ward: 2 Flood:

Property Information

TAX PARCEL # 0911A-02-050.001

(If necessary, use separate sheet of paper)

Address of Property Involved: 225 Dolan Ave Gulfport MS 39507

Lot(s)_____, Block(s)_____, Subdivision_____

General Location: North East Corner of McIntosh St and Dolan Ave / South west corner of intersection

GENERAL DESCRIPTION OF REQUEST:

amend zone of parcel 0911A-02-050.001 from T4L to T4+ so that both parcels at 225 Dolan 0911A-02-050.001 (T4L) and 0911A-02-050.000 (T4+) can both be zoned T4+ and used for necessary overflow parking for the museum increaseing public access & safety

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

Gulf Coast Baptist Association
Printed Name Of Owner

11201 Old Highway 49
Mailing Address

Gulfport MS 39503
City State Zip code

228-832-4311
Home Phone Work/Cell Phone

brian@gulfcoastba.com
Email

Brian Rushing
GCBA Executive Director **Signature Of Owner**

**Steven Mooneyham, ED on deed retired

AGENT

Lynn Meadows Discovery Center
Printed Name Of Agent

246 Dolan Ave
Mailing Address

Gulfport MS 39507
City State Zip code

228-897-6039 ext 109
Home Phone Work/Cell Phone

cdefrances@LMDC.org & emoore@LMDC.org
Email

Cindy DeFrances
LMDC Executive Director **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, Brian Rushing, Executive Director GCBA, being property owner of parcels 0911A-02-050.000 (T4+) & 0911A-02-050.001 (T4L)
PRINT NAME — PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Cindy DeFrances, Executive Director LMDC 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.

08/23/2023

Signature — *Date*

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23RD day of August, 20 23

06/11/2025

Notary Public — *Commission Expiration*

STATE OF MISSISSIPPI
RHONDA G. WHITE
NOTARY PUBLIC
ID No. 93234
Commission Expires
June 11, 2025
HARRISON COUNTY

Planning Commission Application Statement

This application for Zoning Map Amendment is submitted under protest and in the alternative to the Applicant's simultaneously-filed application for Planning Commission approval.

We are seeking permitting to install a surface lot by paving our currently vacant lot (parcels 0911A-02-050.000 and 0911A-02-050.001) at the corner of Dolan Ave and McIntosh St to provide additional parking for Lynn Meadows Discovery Center (LMDC) across the street at 246 Dolan Ave in the city of Gulfport. We currently see over 100K visitors per year and have outgrown our modest parking lot. The development of an additional 67 parking spaces will not only allow us to accommodate our current visitors but to also expand our educational and arts programming, increase public access, and public safety. All buffer zones, parking dimensions, lighting requirements, green spaces, and all other requirements are adhered to and shown on our attached site plan. This also includes a crosswalk across Dolan to a sidewalk that extends from the site of the crosswalk all the way to the museum entrance. We hope that you will consider approving our urgent request.

Interest

Lynn Meadows Discovery Center (referred to as "LMDC")

246 Dolan Ave Gulfport MS 39507 (referred to as "main museum property")

225 Dolan Ave Gulfport MS 39507 (adjacent property across the street referred to as "new parking lot") parcel 0911A-02-050.001 zoned T4L (north parcel at 225 Dolan) and parcel 0911A-02-050.000 zoned T4+ (south parcel at 225 Dolan)

Cindy DeFrances, Executive Director of LMDC

- Authorized official to act on behalf of LMDC a 501(c)3 Nonprofit Children's Museum as the Executive Director
- Designated agent from property owner Gulf Coast Baptist Association (referred to GCBA) LMDC is currently making payments on the property and is listed as the owner in the Harrison County tax rolls however, the deed to the land is still listed as GCBA until all payments have been paid from LMDC to GCBA

Gulf Coast Baptist Association, parking lot property owner GCBA

Brian Rushing, Executive Director at GCBA

- Authorized official to act on behalf of GCBA a Nonprofit organization as the Executive Director

Erica Moore, Director of Finance & Grants at LMDC

- overseeing project from start to completion including all project documents

Development Schedule

LMDC is ready to move forward immediately upon permitting approval from the city of Gulfport.

October 2023 – Meet with the planning commission to rezone parcel 0911A-02-050.001 zoned T4L (north parcel at 225 Dolan Gulfport MS 39507) to T4+ so that both parcels at 225 Dolan Ave Gulfport MS 39507 (0911A-02-050.001 and 0911A-02-050.000) are zoned T4+ so that this adjacent property of the main museum at 246 Dolan Ave can develop additional parking to accommodate our current guests which are over 100 thousand per year, expand educational/arts opportunities, increase community/guest safety, and increase public access.

November/December 2023 – Continue paperwork/approval process to change zoning as described above.

December 2023/January 2024 – Ideal project start date (ASAP) once we are authorized to move forward on the project, if delayed in the permitting process the project will start as soon as possible with March of 2024 being the latest start date anticipated.

May 2024 - Project completion date to ensure additional parking is ready for use prior to summer 2024. However, if the permit approval process allows us to move forward, we would ideally complete this project in March 2024.

Effect of Amendment

The effects of this amendment will all be positive for LMDC and our surrounding community. Several neighbors are in support of the parking lot development to avoid guests parking on sidewalks and streets when our current parking lot is already over capacity. Additional parking will increase the safety of our guests (over 100K annually) and the residents in our community who become inconvenienced when we don't have enough parking on a regular basis. This project will also increase public access by allowing all guests to have available parking and by allowing us to expand the educational and arts programming that we offer. Providing these additional educational opportunities for our community will not be possible without additional parking accommodation. Expanding public access ultimately will also increase visitors, income for LMDC, and assist in tourism revenue across the coast. Our guests not only come to LMDC, but they often attend other attractions, restaurants, and hotels while visiting the Gulf Coast. We have also utilized photometric studies with Mississippi Power and chose parking lot lights that will provide the required lighting without casting direct light in the direction of any of the 3 homes in proximity to the parking area (one to the west separated by the required buffer and an empty lot, one to the north separated by the required buffer and McIntosh St, and one to the south east separated by the required buffer and Dolan Ave).

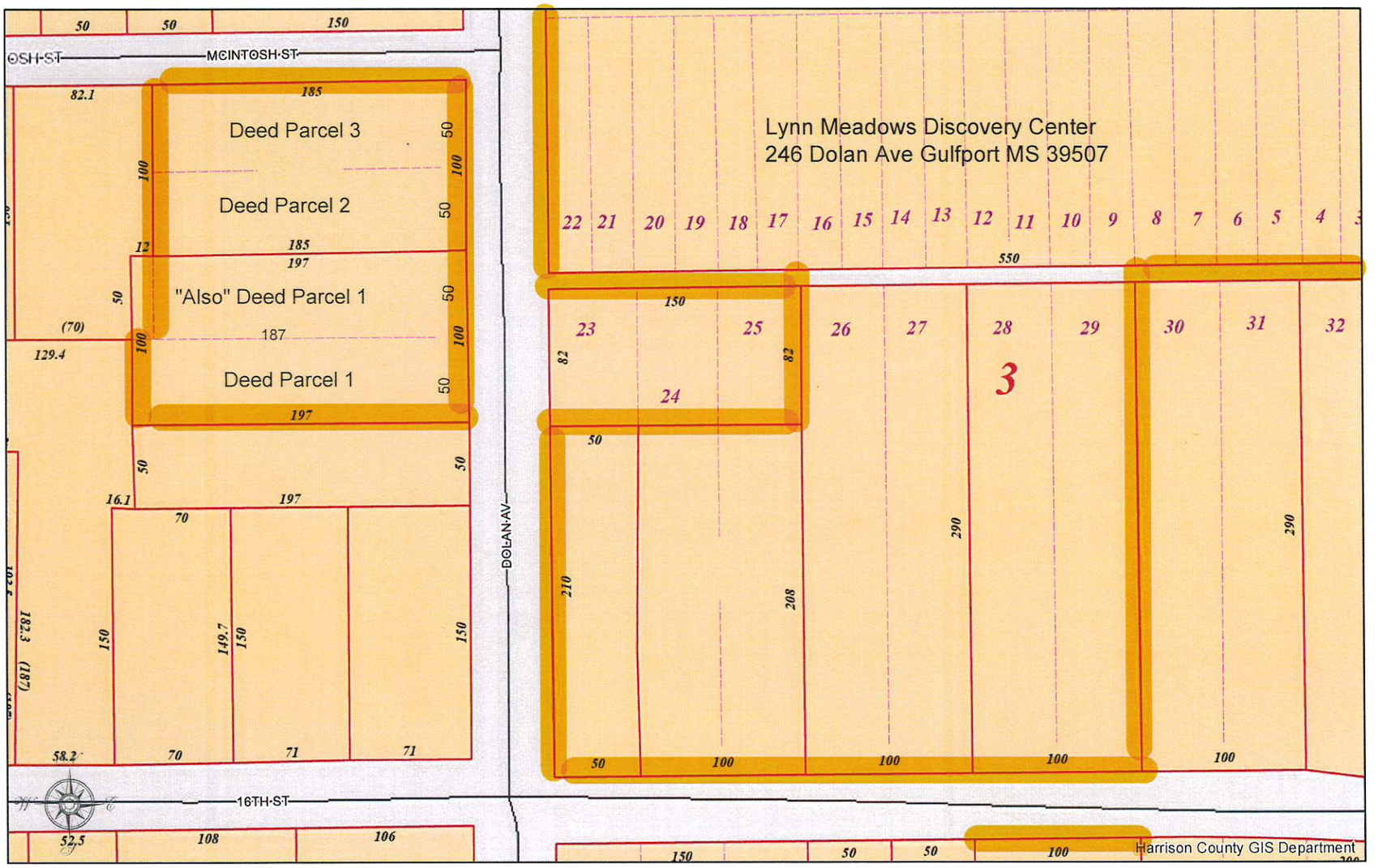
The "Dolan Avenue Corridor" has seen increased growth, from the South to the North, consistent with T4+ zoning. Amending the subject parcel from T4L to T4+ is consistent with the growth

from the South. We have also experienced change here at LMDC and outgrown our capacity as the community continues to grow around us. In addition, we are located between two major development corridors along the coast just East of Courthouse Rd and just West of Cowan Rd. As Mississippi's first children's museum, we are a cornerstone of the Gulfport community providing hands educational opportunities to children and families here in Gulfport and across the entire Gulf Coast. I have provided an attachment that explains the important work we do here at LMDC so you can understand how important this additional parking is for not only us but also for our entire community.

Deed Parcel 1 & "Also" Deed Parcel 1
Current Parcel 0911A-02-050.000

Property Deed Parcel Details

Deed Parcel 2 & Deed Parcel 3
Current Parcel 0911A-02-050.001



LMDC Sign

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: September 3, 2023

0 90 180
Feet

PARCEL NO. 1:

Commencing at a stake One hundred Eight (180) feet South of the Southwest corner of Forsyth Subdivision of Mississippi City, in Section 1, Township 8 South, Range 11 West; running South in a direct line Fifty (50) feet; running thence West One hundred Ninety-seven (197) feet; thence North Fifty (50) feet; thence East One hundred Ninety-seven (197) feet to the place of beginning. Being bounded on the North by lot formerly owned by Edward T. Lyons and later by R. O. Craig, on the East by Dolan Avenue and on the South by land formerly owned by Mrs. Alice Taylor Pigford and on the West by land formerly owned by T. A. Wood estate. Being the North part of that land acquired by C. I. Pigford under deed in Deed Book 147 at pages 419-420 of the Records of Deeds of Harrison County, Mississippi.

ALSO, that certain parcel of land, together with all improvements thereon, situated in Mississippi City, Harrison County, Mississippi, to-wit: A parcel of land situated in Fraction Section 1, Township 8 South, Range 11 West, beginning at a stake on the West boundary line of Dolan Avenue One Hundred thirty (130) feet South of the Southeast corner of Forsyth's Subdivision, which said point is One Hundred (100) feet South of the South margin of McIntosh Street; from said point of beginning running West a distance of One Hundred Eight-seven (187) feet more or less to the property of Martinolich; thence South Fifty (50) feet to C. I. Pigford property (formerly Fagins); thence East a distance of One Hundred Eighty-seven (187) feet more or less to Dolan Avenue; thence North Fifty (50) feet to the point of beginning; said lot having a frontage of Fifty (50) feet on Dolan Avenue and running back West between parallel lines a distance of One Hundred Eighty-seven (187) feet more or less and bounded on the North formerly by Miss Sarah Feehan (formerly Ridgely); West formerly by Martinolich; South formerly by Pigford (formerly Fagins) and East by Dolan Avenue.

PARCEL NO 2:

That certain lot of land described as commencing at a stake which is 80 feet South of the Southeast corner of FORSYTH'S SUBDIVISION in Mississippi City, being at a point in the West margin of Dolan Avenue, and from said point of beginning, running thence South along the West margin of said Dolan Avenue a distance of 50 feet; running thence West 185 feet; running thence North 50 feet; running thence East 185 feet to the point of beginning. Being bounded on the North by property formerly of Peck, and McComb; on the East by Dolan Avenue; on the South by property formerly of Forsyth, and later owned by Lyons and the Estate of Sterling; and on the West by lands formerly of Forsyth, and later of Martinolich and Hover. Said parcel of land being situated in and a part of Fractional Section 1, Township 8 South, Range 11 West, and being the same land conveyed by Holger M. Peterson et ux to T. A. Miller et ux by deed dated May 28, 1949 and recorded in Deed Book 321 at Page 314 in Harrison County, Mississippi. Together with all improvements situated thereon and all appurtenances thereunto belonging or in anywise appertaining.

PARCEL NO. 3:

That certain lot of land described as beginning at a stake in the West margin of Dolan Avenue which is 30 feet South of the Southeast corner of Forsyth's Subdivision to Mississippi City, and from said point of beginning, running thence South 50 feet; thence West 185 feet; thence North 50 feet to the South margin of McIntosh Street; thence East along the South margin of McIntosh Street a distance of 185 feet to the point of beginning; said lot of land being bounded on the North by McIntosh Street, on the East by Dolan Avenue, on the South by lands now or formerly of Feehan, and on the West by an alley; being located in and a part of Fractional Section 1, Township 8 South, Range 11 West, in Harrison County, Mississippi.

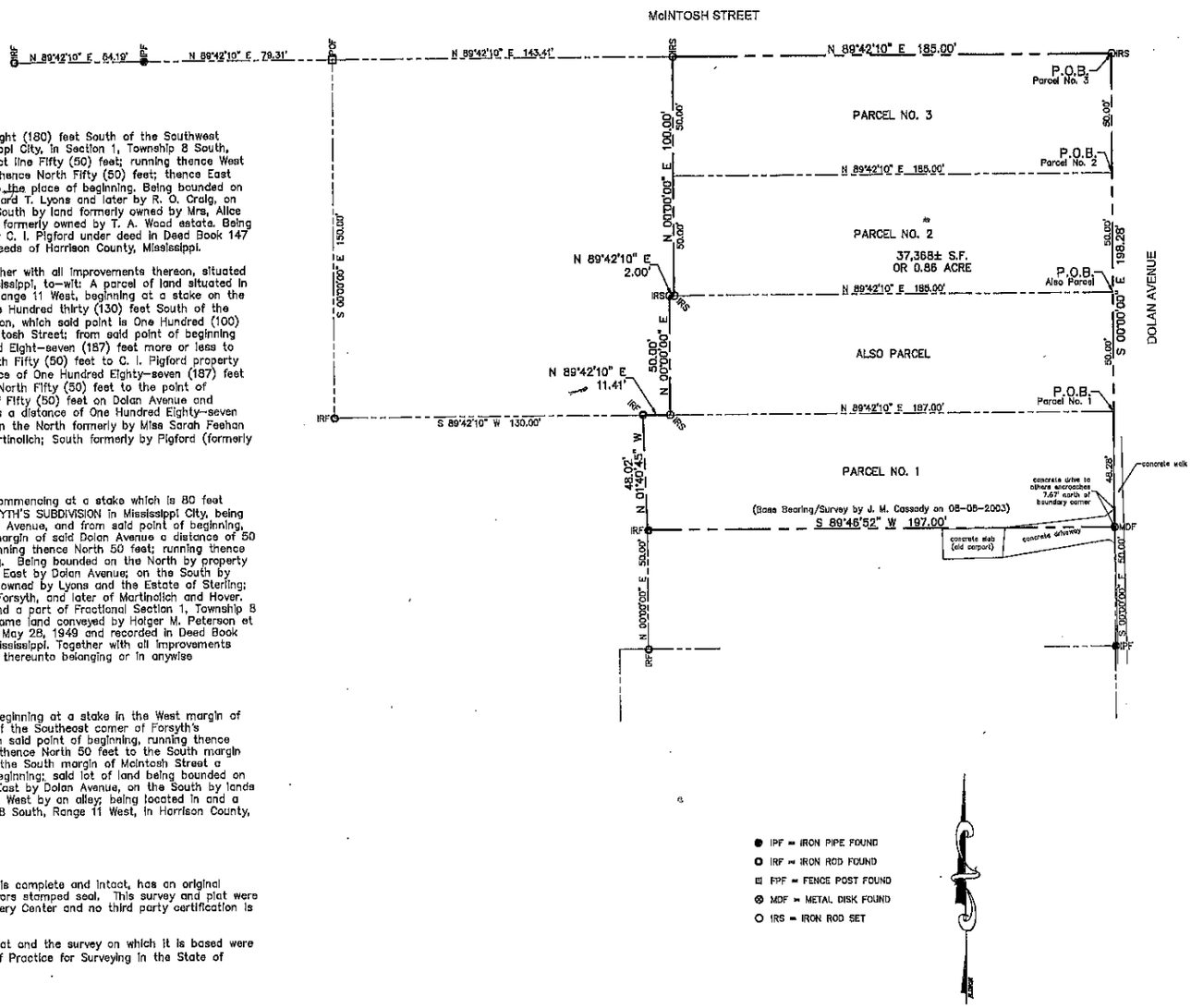
RECORD BOUNDARY DESCRIPTION:
(Instrument No. 2010-3469-D-J1)

A copy of this plat is valid ONLY if it is complete and intact, has an original signature and date and has the surveyors stamped seal. This survey and plat were prepared only for Lynn Meadows Discovery Center and no third party certification is expressed or implied.

This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Standards of Practice for Surveying in the State of Mississippi".

MICHAEL P. BLANCHARD, PS
Dated: November 22, 2017

MISSISSIPPI CLASS "B" SURVEY



REVISIONS		
Revised	Date	By

CASSADY - ACADIA
LAND SURVEYING, L.L.C.
#1714 22nd Avenue - Gulfport, MS 39501
Ph: (228) 896-1155 Fx: (228) 896-8405
Surveyor@CassadyAssociate.com

For: Lynn Meadows Discovery Center
#225 Dolan Avenue
Gulfport, Mississippi

Boundary Survey

Drawn By	JET
Checked By	MPB
Date	11/22/17
Scale	1"=30'
Job No.	08516-17

Sheet 1 of 1

08516177.dwg

2022 Landroll Information				
LYNN MEADOWS DISCOVERY CENTER 246 DOLAN AVE GULFPORT, MS 39507 Physical Street Address: 225 DOLAN AVE				
Parcel #:	**PPIN**	**Tax District**	**Homestead Exp.**	**Judicial Dist.**
0911A-02-050.001	104544	2G		1
Supervisor District:		**Subdivision:**		
2				
Exemption Code				
Non-Profit Organization				
Section	**Township**	**Range**		
01	08	11		
Instrument Number(s)				
2017-0009076-D-J1, 2010-0003469-D-J1, 1442/0566, 1430/0476				
Acres	**Land Value**	**Improvements**	**Total Value**	**Assessed Value**
0	0	0	0	0 0 / 0
Legal Description				
BEG AT INTER OF S MAR OF MCINTOSH ST & W MAR OF DOLAN AVE S ALONG DOLAN AVE 100 FT W 185 FT N 100 FT TO MCINTOSH ST E ALONG RD 185 FT TOPOB PART OF NE 1/4 OF NE 1/4 OF SEC1-8-11				

Harrison County, MS
Property Search Application

› Welcome

› Property Search

› **Property Details**

Details

arcel ID
0911A-02-050.001

PIN
104544

)wner
LYNN MEADOWS DISCOVERY CENTER

lailing Address
246 DOLAN AVE

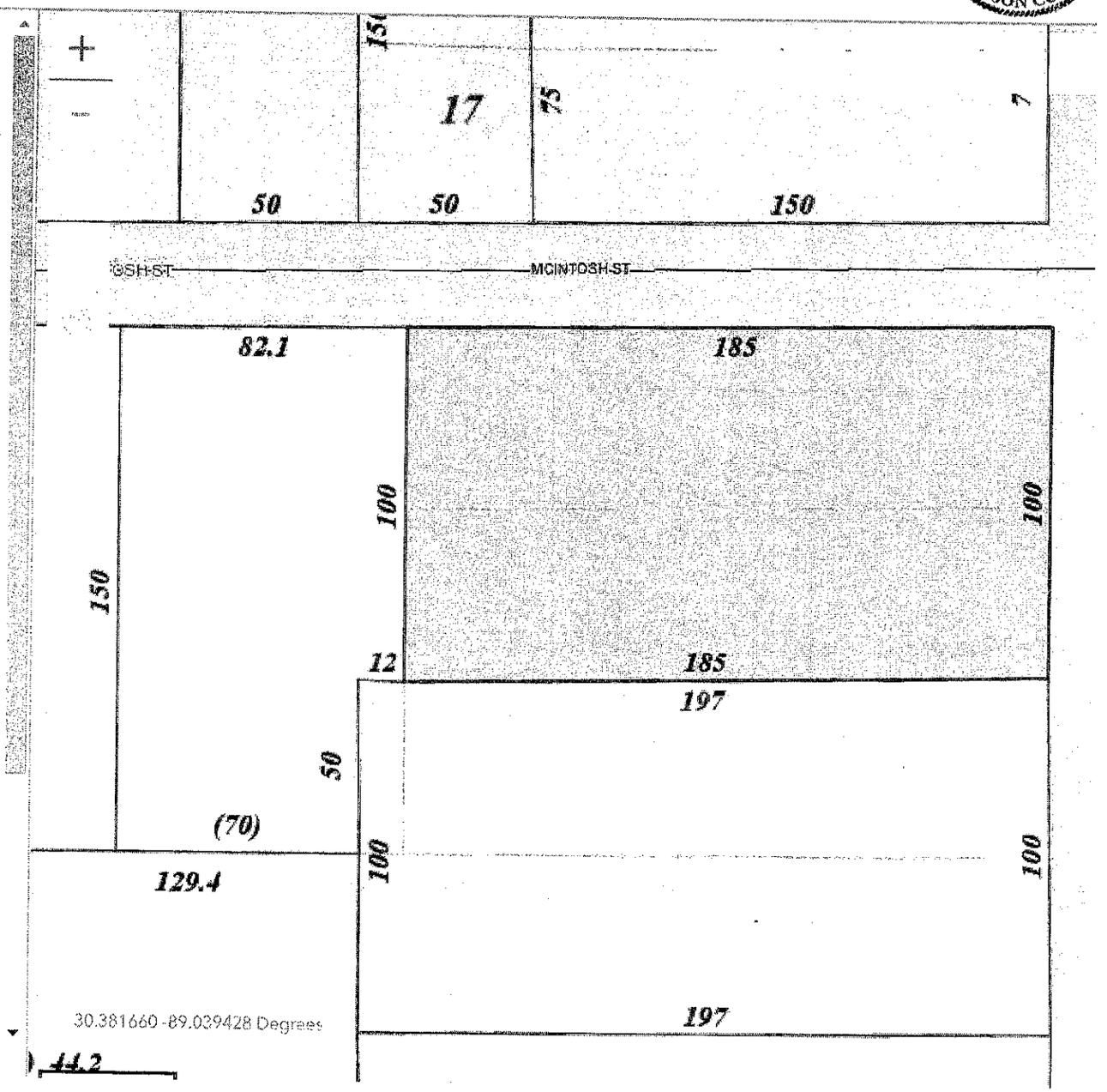
lailing City/State/ZIP
GULFPORT MS39507

udicial District
1

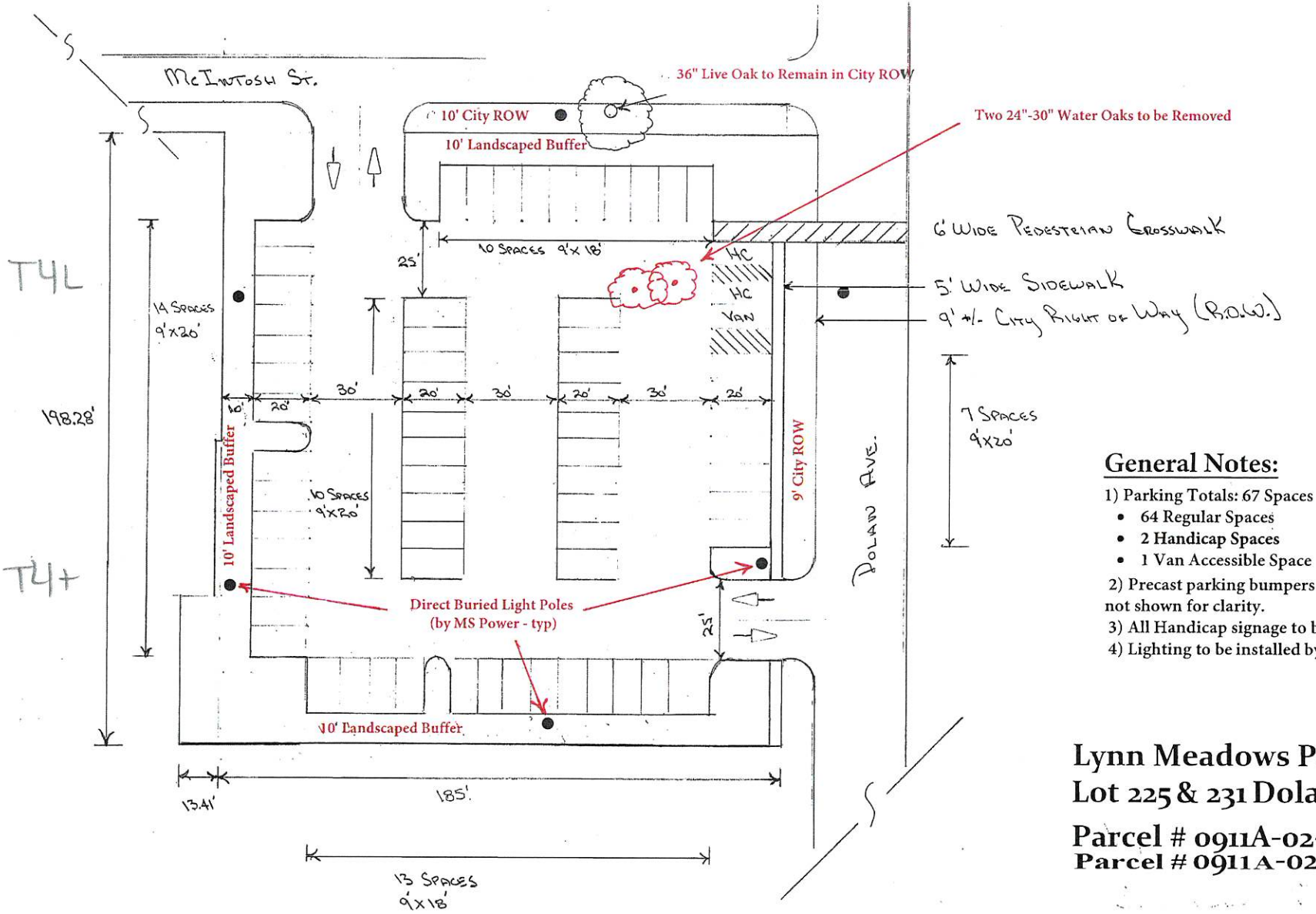
ax District
2G

ubdivision
null

ection-Township-Range
40551



© 2023 Harrison County, Mississippi



General Notes:

1) Parking Totals: 67 Spaces
- 64 Regular Spaces
- 2 Handicap Spaces
- 1 Van Accessible Space

2) Precast parking bumpers - all spaces- not shown for clarity.
3) All Handicap signage to be per ADA requirements.
4) Lighting to be installed by MS Power

Lynn Meadows Parking
Lot 225 & 231 Dolan Ave.

Parcel # 0911A-02-050-001
Parcel # 0911A-02-050-000

Site Plan 1"=30'

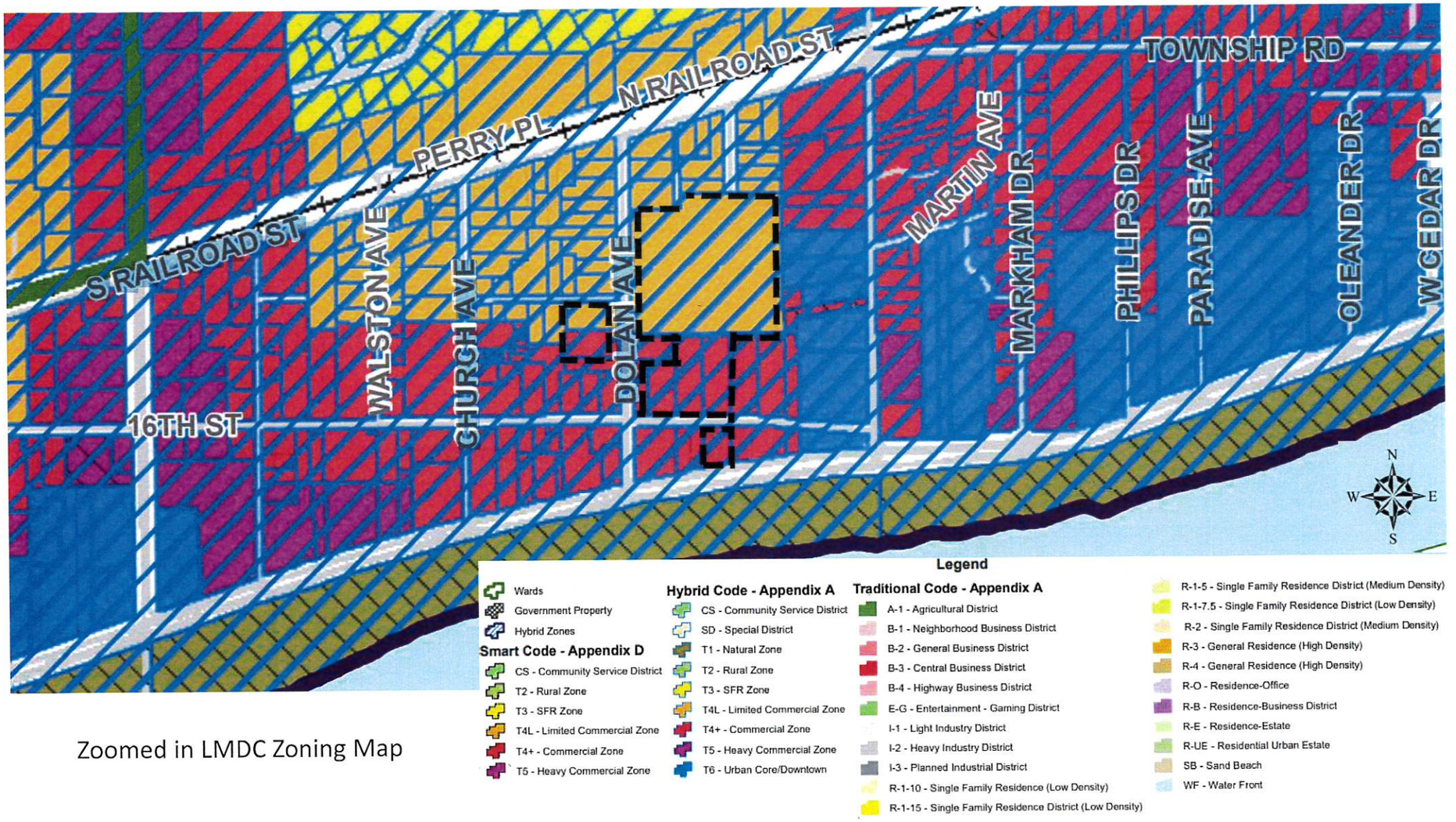
RHL 8.27.23

Recent overflow parking picutures on a regular business day, cars all over the new parking lot property and up Dolan Ave all the way south past 16th Street (one block off of Highway 90)

Recent overflow parking on the same regular business day, cars lined up the sidewalk and in the road

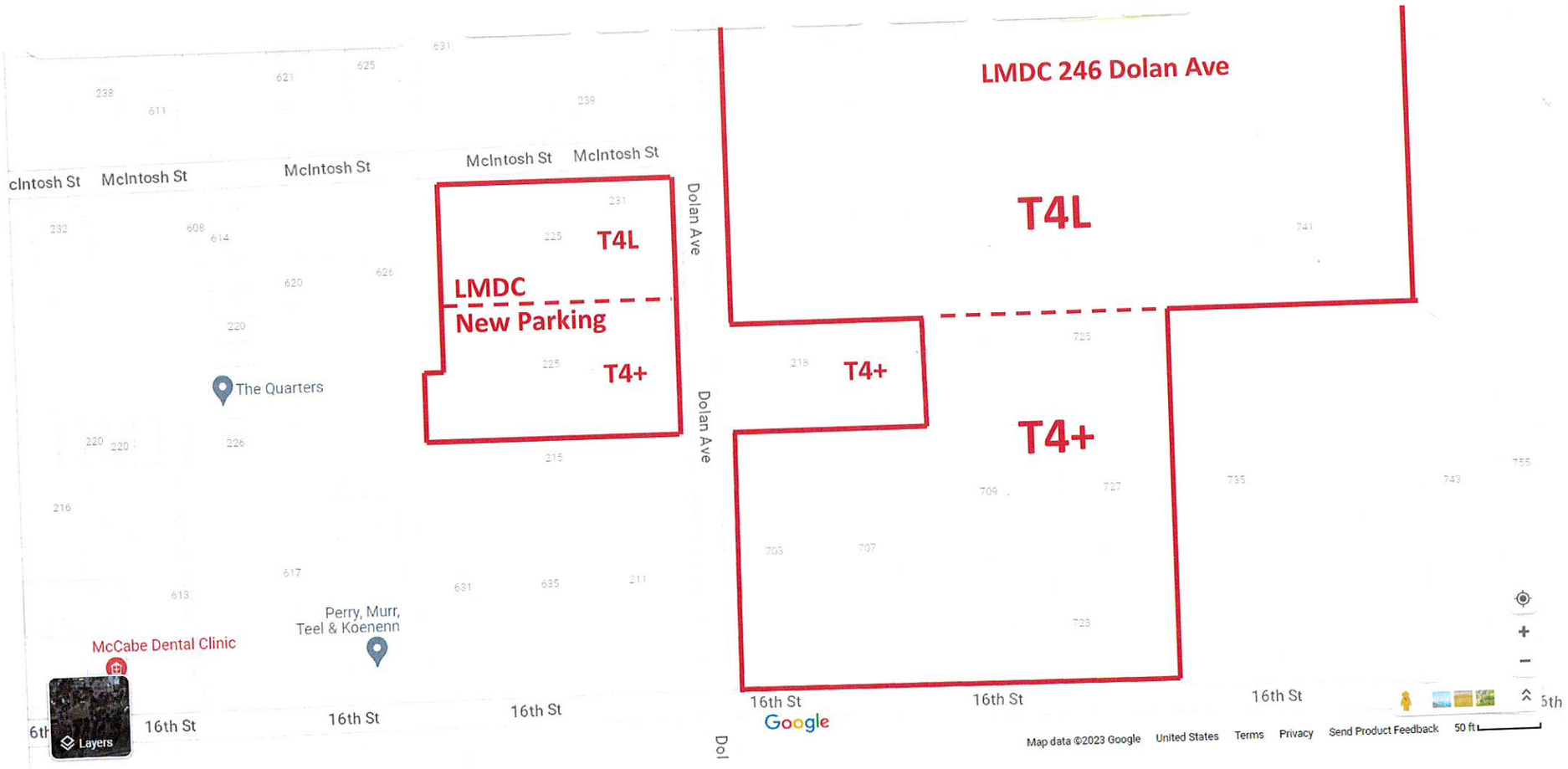
Google Map of LMDC's property and surround businesses

Google Earth image of LMDC property and surrounding area



Zoomed in LMDC Zoning Map

parcel map of LMDC property with zoning information



Vacant Parking Lot Property at 225 Dolan Ave Gulfport MS 39507

At the Corner of Dolan Ave and McIntosh Street

Across from the main parking/museum entrance at 246 Dolan Ave Gulfport MS 39507

Parcels 0911A-02-050.000 and 0911A-02-050.001

(Left) new parking lot property, (Right) LMDC Main Museum and entrance at yellow columns crosswalk to run across Dolan Ave south of McIntosh St as shown in the attached site plan

There are 3 residential homes within proximity to the new parking. The “west house” is separated by a vacant parcel of land, the “north house” is separated by McIntosh St, and the “east house” is separated by Dolan Ave. All other surrounding buildings are businesses and zoned T4+ including the south parcel of the new parking area and the “east house” is also zoned T4+.

Getting to Know Lynn Meadows Discovery Center

Organization Mission

Lynn Meadows Discovery Center is dedicated to inspiring children, families and communities through the arts, interactive educational experiences, and exploration.

From its inception, Lynn Meadows Discovery Center has been a community project. With initial funding in 1991 from Gulfport Junior Auxiliary, co-founders Rose Alman and Carole Lynn Meadows led the team to make the dream a reality. In May 1998, Lynn Meadows Discovery Center opened its bright blue doors, becoming Mississippi's first children's museum. Centrally located on the Gulf Coast of Mississippi in a remodeled 100+ year-old school building, Lynn Meadows Discovery Center offers 2 floors (over 15K sq feet) of interactive exhibits. There are also seven and a half acres of tree-lined outdoor play and exhibit space including a one and a half acre, environmentally green teaching sight. We are the home of the Wings Performing Arts Center where we run a thriving children's theater program. The museum's nationally recognized WINGS Performing Arts program has been thriving for over 20 years and has a full season with 10 shows already planned for 2023. The WINGS program has been awarded the Coming Up Taller from the President's Council on the Arts and Humanities, the Mississippi Governor's Award for Excellence in Arts Education, and the Mississippi Humanities Educator Award. Theater performances this year will reach more than 5,000 community members, over 500 youth participants, and over 25 emerging adult artists who appear both on stage and behind the scenes.

In addition to the WINGS Performing Arts program, we provide daily art instruction in our artist studio in the museum. The lessons align with the National Core Arts Standards and cover a variety of artists, art history, art techniques, and other hands-on art topics. We also inspire our youngest guests to participate in music, art, and reading activities in our Bear Cub Club early childhood education program. Children ages birth to 4 years old are introduced to interactive play working to improve social skills through singing, dancing, storytelling, and age-appropriate art activities. Lynn Meadows Discovery Center's other programming activities include school group visits, STEAM education, literacy education, educational summer camps, family cooking classes, exhibitions, and outreach. In 2016 Lynn Meadows Discovery Center won the National Medal for Museum and Library Service due to our ability to make a difference in the lives of children and families in our community. In 2021 we won the MAPE Governor's Partnership award for our contributions and partnership with the Gulfport School District and in 2023 we were named the Gulfport School District's Partner of the Year. The museum primarily serves the six most southern counties in the state and visitors from Alabama and Louisiana, as well as welcoming guests from across the United States and several countries. We strive to be a catalyst within our community by providing rich arts experiences and education that might not otherwise be easily accessible to local children and families.

2023 Calendar of Programming & Events

- Regular Museum Hours Monday- Saturday 10-5, Sunday 12-5
- Bear Cub Club meets Monday-Friday 10-11:30 preschool programming for members 5 and younger

- Daily Hands-on Art Activities in the Artist Studio, art activity changes each week, with an additional 40-50 art activities for events
- Monthly Free Friday Night from 5pm to 8pm, where visitors can come and enjoy the complete museum experience free of charge.
- Reduced admission rates during the week from 3pm to 5pm ($5) and on Sunday a reduced admission rate ($10) from noon to 5pm.
- Lynn Meadows Discovery Center is a participating museum in the Museums for All program which aims to increase museum accessibility for everyone by allowing EBT cardholders a reduced admission rate ($3).
- We transport about 600 kindergarten students from mostly Title 1 Gulfport School District schools per month for STEAM (Science Technology Engineering Arts & Math) educational field trips.
- Provide approximately 50 educational and arts kits to children who live in nearby section 8 housing and supply a free library there each month as well as a free library here at LMDC
- Provide an additional 100-150 educational kits to 2 local food pantries.
- Sensory Sunday once a month from 10:00-12:00pm free of charge to families with children who have sensory processing differences to have a fun, enjoyable and interactive learning experience in a comfortable and accepting environment. This exclusive event includes modifications of a less crowded environment and light and sound reduction.
- This past year we opened a new sensory room exhibit specifically designed with sensory processing differences in mind with low lights and lots of tactile hands on exhibit pieces.
- This summer we provided completely free STEM education to 877 elementary aged children (grades 2-5) in partnership with GSK Science in the Summer and The Franklin Institute.
- We participate in approximately 50-60 free community events each year with the City of Gulfport and other community organizations.
- Weekly Homeschool Classes, STEAM, literacy education, Saturday Spark science education, and Tinker Tuesday makers' space opportunities
- Work with Teacher Academy students at Gulfport High School 6 times per month
- 8-12 educational "Discovery Days" in the museum each month
- 10-12 Wings Performing Arts productions per year and rehearsals 2-4 times per week
- Annual Events: Daddy Daughter Dance (February), Mardi Gras Celebration (February or March), Mother Son Dance (March or April), LMDC Birthday Celebration (May), Summer Camps (Monday-Friday; June & July), Member's Only Easter Egg Hunt (March or April), Boogie Night Fundraiser (Fall), Halloween Family Fun Day (October), Frozen Tea Party (December), Kids' Street Christmas (December), Gingerbread Workshop (December), Count Down to Noon (December)

SCANNED

CHANCERY CLERK OF HARRISON COUNTY MISSISSIPPI
1st Judicial District
Instrument 2017 9076 D -J1
Filed/Recorded 12/21/2017 01:46 P
Total Fees $ 12.00
4 Pages Recorded
REVIEWED

Prepared By:
RICHARD J. SMITH (Bar #7590)
MILLER & SMITH
1922 23rd Avenue
Gulfport, MS 39501
(228) 864-2515

Return To:
MILLER & SMITH
1922 23rd Avenue
Gulfport, MS 39501
(228) 864-2515

INDEX IN: Fraction Section 1, T8S, R11W, Forsyth's SD, 1st Jud. Dist., Harrison County, MS

GRANTOR(S) NAME(S): GULF COAST BAPTIST ASSOCIATION
ADDRESS: 11201 Old Highway 49, Gulfport, MS 39503
PHONE NO.: (228) 832-4311

GRANTEE(S) NAME(S): LYNN MEADOWS DISCOVERY CENTER
ADDRESS: 246 Dolan Avenue, Gulfport, MS 39507
PHONE NO.: (228) 897-6039

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 and

sufficiency of all of which is hereby acknowledged, **GULF COAST BAPTIST ASSOCIATION**, a Mississippi corporation, Grantor, does hereby sell, convey and warrant unto **LYNN MEADOWS DISCOVERY CENTER,** Grantee, the following described property, together with any and all improvements thereon, situated and being located in the First Judicial District of Harrison County, Mississippi, and being further described as follows:

PARCEL NO 1
Commencing at a stake One Hundred Eighty (180) feet South of the Southwest corner of Forsyth Subdivision of Mississippi City, in Section 1, Township 8 South, Range 11 West; running South in a direct line Fifty (50) feet; running thence West One Hundred Ninety-seven (197) feet; thence North Fifty (50) feet; thence East One Hundred Ninety-seven (197) feet to the place of beginning. Being bounded on the North by lot formerly owned by Edward T. Lyons and later by R. O. Craig, on the East by Dolan Avenue and on the South by land formerly owned by Mrs. Alice Taylor Pigford and on the West by land formerly owned by T. A. Wood estate. Being the North part of that land acquired by C. I. Pigford under deed in Deed Book 147 at Pages 419-420 of the Records of Deeds of Harrison County, Mississippi.

ALSO, that certain parcel of land, together with all improvements thereon, situated in Mississippi City, Harrison County, Mississippi:

A parcel of land situated in Fraction Section 1, Township 8 South, Range 11 West, beginning at a stake on the West boundary line of Dolan Avenue One Hundred Thirty (130) feet South of the Southeast corner of Forsyth's Subdivision, which said point is One Hundred (100) feet South of the South margin of McIntosh Street; from said POINT OF BEGINNING running West a distance of One Hundred Eighty-seven (187) feet, more or less, to the property of Martinolich; thence South Fifty (50) feet to C. I. Pigford property (formerly Fagins); thence East a distance of One Hundred Eighty-Seven (187) feet, more or less, to Dolan Avenue; thence North Fifty (50) feet to the POINT OF BEGINNING; said lot having a frontage of Fifty (50) feet on Dolan Avenue and running back West between parallel lines a distance of One Hundred Eighty-seven (187) feet, more or less, and bounded on the North formerly by Miss Sarah Feehan (formerly Ridgely); West formerly by Martinolich; South formerly by Pigford (formerly Fagins) and East by Dolan Avenue.

PARCEL NO. 2:
That certain lot of land described as commencing at a stake which is 80 feet South of the Southeast corner of FORSYTH'S SUBDIVISION in Mississippi City, being at a point in the West margin of Dolan Avenue, and from said POINT OF BEGINNING, running thence South along the West margin of said Dolan Avenue a distance of 50 feet; running thence West 185 feet; running thence North 50 feet; running thence East 185 feet to the POINT OF BEGINNING. Being bounded on the North by property formerly of Peck, and McComb; on the East by Dolan Avenue; on the South by property formerly of Forsyth, and later owned by Lyons and the Estate of Sterling; and on the West by lands formerly of Forsyth, and later of Martinolich and Hover. Said parcel of land being situated in and a part of Fractional Section 1, Township 8 South, Range 11 West, and being the same land conveyed by Holger M. Peterson et ux. to T. A. Miller et ux. by deed dated May 28, 1949, and recorded in Deed Book 321 at Page 314 in Harrison County, Mississippi. Together with all improvements situated thereon and all appurtenances thereunto belonging or in anywise appertaining.

PARCEL NO. 3:
That certain lot of land described as beginning at a stake in the West margin of Dolan Avenue which is 30 feet South of the Southeast corner of Forsyth's Subdivision to Mississippi City, and from said POINT OF BEGINNING, running thence South 50 feet; thence West 185 feet; thence North 50 feet to the South margin of McIntosh Street; thence East along the South margin of McIntosh Street a distance of 185 feet to the POINT OF BEGINNING; said lot of land being bounded on the North by McIntosh Street, on the East by Dolan Avenue, on the South by lands now or formerly of Feehan, and on the West by an alley; being located in and a part of Fractional Section 1, Township 8 South, Range 11 West, in Harrison County, Mississippi.

Said property being the same property conveyed by Gulf Coast Baptist Association, Inc., to First Baptist Church of Mississippi City in a Warranty Deed dated February 9, 1999, filed for record February 24, 1999, and recorded in Deed Book 1442, Page(s) 566-568 of the records in the Office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO any and all reservations, restrictions, easements, restrictive covenants, rights-of-way, or oil, gas and mineral reservations, conveyances and leases of record.

AD VALOREM TAXES FOR THE CURRENT YEAR have been prorated as of this date on an estimated basis and are hereby assumed by the Grantee(s) herein.

WITNESS MY/OUR SIGNATURE(S), this 20th day of DECEMBER, 2017

GULF COAST BAPTIST ASSOCIATION

BY: Steve Mooneyham
STEVE MOONEYHAM, Executive Director

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named STEVE MOONEYHAM, who acknowledged that he is Executive Director of the Gulf Coast Baptist Association, a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND and official seal of office, this 20th day of December, 2017.

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 23049
NANCY M. GATES
Commission Expires
Jan. 17, 2021
JACKSON COUNTY

Nancy M. Gates
NOTARY PUBLIC

My commission expires:

COPY

REVIEWED

SCANNED

CHANCERY CLERK OF HARRISON COUNTY MISSISSIPPI

1st Judicial District
Instrument 2017 11147 T – J1
Filed/Recorded 12/21/2017 01:47 P
Total Fees $ 17.00
8 Pages Recorded

Prepared By:
RICHARD J. SMITH (Bar #7590)
MILLER & SMITH
1922 23rd Avenue
Gulfport, MS 39501
(228) 864-2515

Return To:
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(228) 864-2515

INDEX IN: Fraction Section 1, T8S, R11W, Forsyth's SD, 1st Jud. Dist., Harrison County, MS

GRANTOR(S) NAME(S):	GULF COAST BAPTIST ASSOCIATION, INC.
ADDRESS:	11201 Old Hwy 49, Gulfport, MS 39503
PHONE NO.:	(228) 832-4311
GRANTEE(S) NAME(S):	LYNN MEADOWS DISCOVERY CENTER
ADDRESS:	246 Dolan Ave., Gulfport, MS 39507
PHONE NO.:	(228) 897-6039
TRUSTEE NAME:	EDWARD O. MILLER
ADDRESS:	1922 23rd Avenue, Gulfport, MS 39501
PHONE NO.:	(228) 864-2515

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

PURCHASE MONEY LAND DEED OF TRUST

THIS INDENTURE, made and entered into this day by and between LYNN MEADOWS DISCOVERY CENTER, whose address is 246 Dolan Avenue, Gulfport, MS 39507, as Grantor

(herein designated as "Debtor"), and EDWARD O. MILLER as Trustee, and GULF COAST BAPTIST ASSOCIATION of Gulfport, Mississippi, as Beneficiary (herein designated as "Secured Party"), WITNESSETH:

WHEREAS, Debtor is indebted to Secured Party in the full sum of NINETY THOUSAND AND NO/100 DOLLARS ($90,000.00), evidenced by a promissory note of even date herewith in favor of Secured Party, bearing interest from date at the rate specified in the note, providing for payment of attorney's fees for collection if not paid according to the terms thereof and being due and payable as set forth below:

DUE AND PAYABLE in 96 consecutive monthly installments in the amount of $937.50 each, which includes principal and interest at the rate of zero per cent (0%) per annum, commencing on the first day of January, 2018, and continuing on the first day of each and every month thereafter until the indebtedness is fully paid with a final payment of $937.50 on December 1, 2025, unless sooner paid. A late fee of 10% of the monthly note shall be added if not paid within 15 days of due date. There shall be no prepayment penalty.

The funds derived from the indebtedness secured by this Deed of Trust have been entirely used to pay the seller all or part of the purchase price of the property described above.

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

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

PARCEL NO 1
Commencing at a stake One Hundred Eighty (180) feet South of the Southwest corner of Forsyth Subdivision of Mississippi City, in Section 1, Township 8

South, Range 11 West; running South in a direct line Fifty (50) feet; running thence West One Hundred Ninety-seven (197) feet; thence North Fifty (50) feet; thence East One Hundred Ninety-seven (197) feet to the place of beginning. Being bounded on the North by lot formerly owned by Edward T. Lyons and later by R. O. Craig, on the East by Dolan Avenue and on the South by land formerly owned by Mrs. Alice Taylor Pigford and on the West by land formerly owned by T. A. Wood estate. Being the North part of that land acquired by C. I. Pigford under deed in Deed Book 147 at Pages 419-420 of the Records of Deeds of Harrison County, Mississippi.

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That certain lot of land described as beginning at a stake in the West margin of Dolan Avenue which is 30 feet South of the Southeast corner of Forsyth's Subdivision to Mississippi City, and from said POINT OF BEGINNING, running thence South 50 feet; thence West 185 feet; thence North 50 feet to the South margin of McIntosh Street; thence East along the South margin of McIntosh Street a distance of 185 feet to the POINT OF BEGINNING; said lot of land being bounded on the North by McIntosh Street, on the East by Dolan Avenue, on the South by lands now or formerly of Feehan, and on the West by an alley; being located in and a part of Fractional Section 1, Township 8 South, Range 11 West, in Harrison County, Mississippi.

together with all improvements and appurtenances now or hereafter erected on, and all fixtures of any and every description now or hereafter attached to, said land (all being herein referred to as the "Property").

This conveyance, however, is in trust to secure prompt payment of all existing and future indebtedness due by Debtor to Secured Party under the provisions of this Deed of Trust. If Debtor shall pay said indebtedness promptly when due and shall perform all covenants made by Grantor, then this conveyance shall be void and of no effect. If Debtor shall be in default as provided in Paragraph 9, then, in that event, the entire indebtedness, together with all interest accrued thereon, shall, at the option of Secured Party, be and become at once due and payable without notice to Debtor, and Trustee shall, at the request of Secured Party, sell the Property conveyed, or a sufficiency thereof, to satisfy the indebtedness at public outcry to the highest bidder for cash. Sale of the property shall be advertised for three consecutive weeks preceding the sale in a newspaper published in the county where the Property is situated, or if none is so published, then in some newspaper having a general circulation therein, and by posting a notice for the same time at the courthouse of the same county. The notice and advertisement shall disclose the names of the original debtors in this Deed of Trust. Debtors waive the provisions of Section 89-1-55 of the Mississippi Code of 1972 as amended, if any, as far as this section restricts the right of Trustee to offer at sale more than 160 acres at a time, and Trustee may offer the property herein conveyed as a whole, regardless of how it is described.

If the property is situated in two or more counties, or in two judicial districts of the same county, Trustee shall have full power to select in which county, or judicial district, the sale of the property is to be made, newspaper advertisement published and notice of sale posted, and Trustee's selection shall be binding upon Debtor and Secured Party. Should Secured Party be a corporation or an unincorporated association, then any officer thereof may declare Debtor to be

in default as provided in Paragraph 9 and request to sell the Property. Secured Party shall have the same right to purchase the property at the foreclosure sale as would a purchaser who is not a party to this Deed of Trust.

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

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

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

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

3. Debtor shall keep all improvements on the land herein conveyed insured against fire, all hazards included within the term "extended coverage", flood in areas designated by the U.S. Department of Housing and Urban Development as being subject to overflow and such other hazards as Secured Party reasonably require in such amounts as Debtor may determine but for not less than the indebtedness secured by this Deed of Trust. All policies shall be written by reliable insurance companies acceptable to Secured Party, shall include standard loss payable clauses in favor of Secured Party and shall be delivered to Secured Party. Debtor shall promptly pay when due all premiums charged for such insurance, and shall furnish Secured Party the premium receipts for inspection. Upon Debtor's failure to pay the premiums, Secured Party shall have the right, but not the obligation, to pay such premiums, in the event of a loss covered by the insurance in force. Debtor shall promptly notify Secured Party who may make proof of loss if timely proof is not made by Debtor. All loss payments shall be made directly to Secured Party as loss payee who may either apply the proceeds to the repair or restoration of the damaged improvements or to the indebtedness of Debtor, or release such proceeds in whole to Debtor.

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

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

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

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

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

8. If all or any part of the Property, or an interest therein, is sold or transferred by Debtor, excluding (a) the creation of a lien subordinate to this Deed of Trust, (b) a transfer by

devise, by descent or by operation of law upon the death of a joint owner or (c) the grant of a leasehold interest of three years or less not containing an option to purchase, Secured Party may declare all the indebtedness to be immediately due and payable. Secured party shall be deemed to have waived such option to accelerate if, prior or subsequent to the sale or transfer, Secured Party and Debtor's successor in interest reach agreement in writing that the credit of such successor in interest us satisfactory to Secured Party and that the successor in interest will assume the indebtedness so as to become personally liable for the payment thereof. Upon Debtor's successor in interest executing a written assumption agreement accepted in writing by Secured Party, Secured party shall release Debtor from all obligations under this Deed of Trust and the indebtedness.

If the conditions resulting in a waiver of the option to accelerate are not satisfied, and if Secured Party elects not to exercise such option, then any extension or modification of the terms of repayment from time to time by Secured Party shall not operate to release Debtor or Debtor's successor in interest from any liability imposed by this Deed of Trust or by its indebtedness. If Secured Party elects to exercise the option to accelerate, Secured Party shall send Debtor notice of acceleration by certified mail. Such notice shall provide a period of thirty days from the date of mailing within which Debtor may pay the indebtedness in full. If Debtor fails to pay such indebtedness prior to the expiration of thirty days, Secured Party may, without further notice to Debtor, invoke any remedies set forth in this Deed of Trust.

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

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

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

constitute a waiver of Secured party's right to exercise such privilege, option or remedy in event of any subsequent accrual.

12. The words "Debtor" or "Secured Party" shall each embrace one individual, two or more individuals, a corporation, a partnership or an unincorporated association, depending on the recital herein of the parties to this Deed of Trust. The covenants herein contained shall bind, and the benefits herein provided shall inure to, the respective legal or personal representatives, successors or assigns of the parties hereto subject to the provisions of Paragraph 8. If there be more than one Debtor, then Debtor's obligations shall be joint and several. Whenever in this Deed of Trust the context so requires, the singular shall institute the plural and the plural the singular. Notices required herein from Secured Party to Debtor shall be sent to the address of Debtor shown in this Deed of Trust.

IN WITNESS WHEREOF, Debtor has executed this Deed of Trust on the 20th day of DECEMBER, 2017.

LYNN MEADOWS DISCOVERY CENTER

BY: _____
CINDY DeFRANCES, Executive Director

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named CINDY DeFRANCES, who acknowledged that she is Executive Director of LYNN MEADOWS DISCOVERY CENTER, a Mississippi Non-Profit Corporation, and that for and on behalf of the said corporation, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND and official seal of office, this 20th day of December 2017.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 23049 NANCY M. GATES Commission Expires Jan. 17, 2021 JACKSON COUNTY

_____
NOTARY PUBLIC

My commission expires:

MILLER & SMITH
ATTORNEYS AT LAW
1922 23rd Avenue
Post Office Box 370
Gulfport, Mississippi 39501

EDWARD O. MILLER
eddymiller@cableone.net
RICHARD J. SMITH
rjsmithsr@cableone.net

TELEPHONE NUMBERS
228-868-7701
228-864-2515
FAX: 228-868-7702

June 25, 2018

Attn: Cindy DeFrances
Lynn Meadows Discovery Center
246 Dolan Avenue
Gulfport, MS 39507

Re: Warranty Deed from Gulf Coast Baptist Association
Instrument 2017-9076-D-J1

Dear Cindy:

Enclosed is the original recorded Warranty Deed from Gulf Coast Baptist Association dated December 20, 2017, filed for record December 21, 2017, and recorded as Instrument 2017-9076-D-J1 of the records in the Office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi. Also enclosed is a copy of the Purchase Money Land Deed of Trust to Gulf Coast Baptist Association dated December 20, 2017, filed for record December 21, 2017, and recorded as Instrument 2017-11147-T-J1 of the records in the Office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi. In addition, enclosed is Mississippi Valley Title Insurance Company Owner's Policy No. OX12282198. Please keep these documents in a safe place.

Should you have any questions, or if we can be of further assistance, do not hesitate to call.

Sincerely,
MILLER & SMITH

Nancy M. Gates

NANCY M. GATES, PP, PLS, CLAS
Real Estate Paralegal

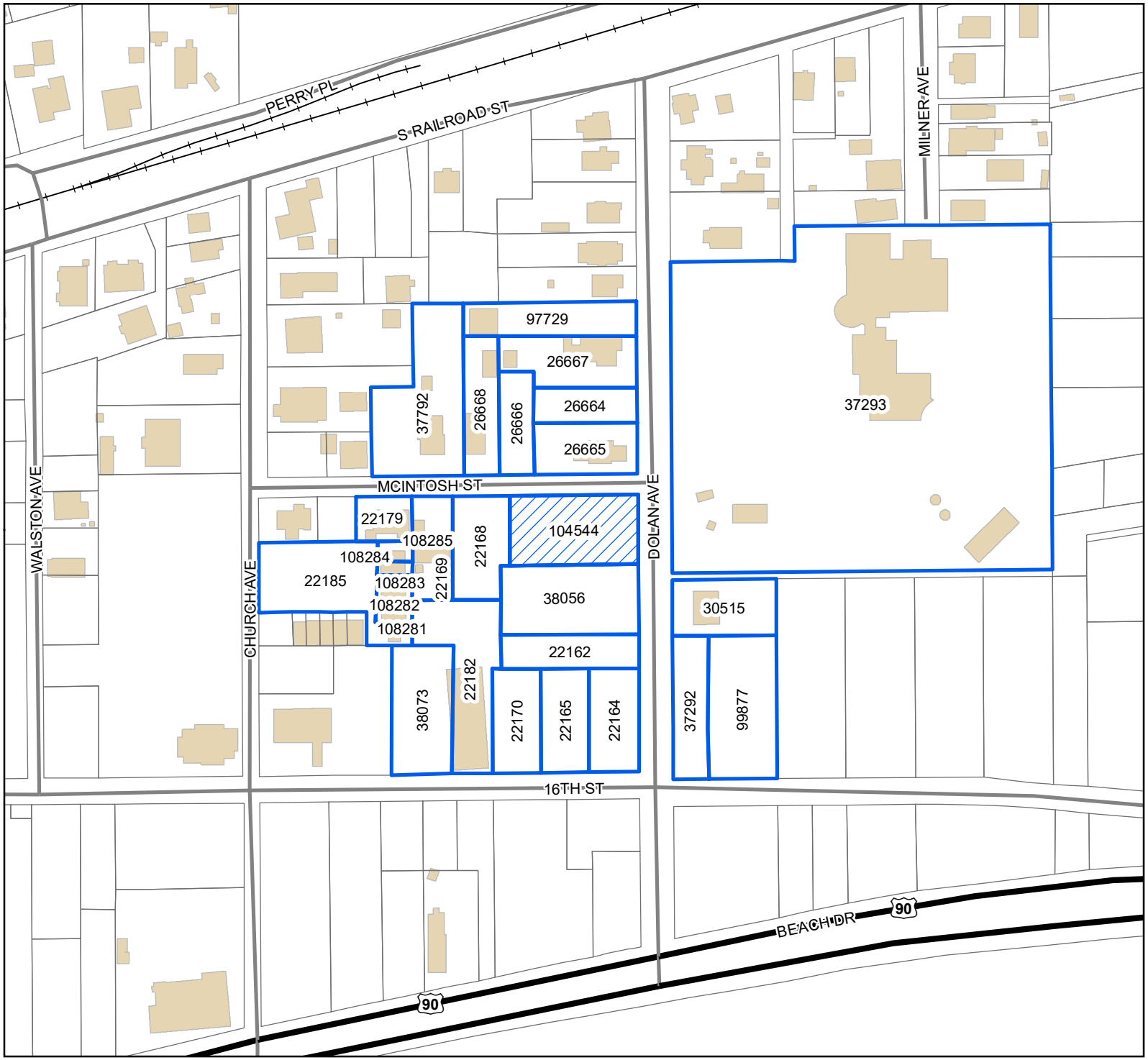
/nmg

Enclosure(s)

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			GULF COAST BAPTIST ASSOCIATION (OWNER)	11201 OLD HWY 49	GULFPORT	MS	39503
			LYNN MEADOWS DISCOVERY CENTER (AGENT)	246 DOLAN AVE	GULFPORT	MS	39507
			Adjacent Property Owners (2310PC123)				
	108282	0911A-02-058.008	FRANKLIN FREDERICK D & BRIGETTE LAW	1520 HARNEY ST UNIT 206	OMAHA	NE	68102
	22182	0911A-02-054.000	RUMPOLE LLC	P O BOX 7158	GULFPORT	MS	39506
	30515	0911A-02-016.000	REGAN PATTI L	218 DOLAN AVE	GULFPORT	MS	39507
	108281	0911A-02-058.007	TABOR TERESA E	601 STONEBROOK DR	CHATTANOOGA	TN	37415
	22164	0911A-02-052.001	STRINGER MARK DOUGLAS	625 CHARLESTON LN	LONG BEACH	MS	39560
	22165	0911A-02-052.000	BREAZEALE MUNDY SCOTT	430 SECURITY SQUARE	GULFPORT	MS	39507
	22168	0911A-02-062.000	WESTRICK JOHN E & JENNIFER J	7715 EAST EEL RIVER RD	NORTH MANCHEST	IN	46962
	26665	0911A-02-037.000	DERN KEITH	239 DOLAN AVE	GULFPORT	MS	39507
	22170	0911A-02-053.000	DESLOOVER RAYMOND & JANET -TRUSTEES	19271 HENRY HARLEY RD	SAUCIER	MS	39574
	26666	0911A-02-037.001	POTTER RUSSELL H IV	400 COLLIER RD	CONCORD	GA	30206
	22179	0911A-02-060.000	READ TODD M & COLLEEN H	614 MCINTOSH RD	GULFPORT	MS	39507
	22169	0911A-02-061.000	WALKER JAMES E JR	620 MCINTOSH	GULFPORT	MS	39507
	37292	0911A-02-015.000	PULLIS EDGAR R & JEANNE B -TRUST-	128 SEASHORE TRAIL	GULFPORT	MS	39503
	26667	0911A-02-035.000	TRAWICK NITA -L/E-	4 WHISPERING PINES ST	MAGNOLIA	TX	77354
	108283	0911A-02-058.009	CLAUER RONALD G & NANCY J	5090 GREENFIELD	BRIGHTON	MI	48114
	22162	0911A-02-051.000	GHASSEMI PARVIZ & ATRELLE FRICK	2025 CONNECTICUT AVE	KENNER	LA	70062
	108285	0911A-02-058.011	HAYES CAROL	248 DEBUYS RD #7	BILOXI	MS	39531
	22185	0911A-02-058.000	P & R DEVELOPMENT CORPORATION	P O BOX 7013	GULFPORT	MS	39506
	108284	0911A-02-058.010	TABOR TERESA & RICHARDS ETAL	46 INDIGO LOOP SOUTH	MIRAMAR BEACH	FL	32550
	26668	0911A-02-038.000	BOERNGE JAMES M & PATRICIA-TRUSTEES	625 MCINTOSH STREET	GULFPORT	MS	39507
	26664	0911A-02-036.000	BOSCARDIN FRANK J	980 COURTHOUSE RD APT #414	GULFPORT	MS	39507
	37792	0911A-02-039.000	RICHARDSON MICHAEL E	621 MCINTOSH ST	GULFPORT	MS	39507

2310PC123

Zoning Map Amendment



Legend

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

0 30 60 90

Yards

1 inch = 200 feet

N W E S

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

RE: Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, October 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/agendas/ then click the City of Gulfport Planning Commission for **Thursday, October 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.

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	475645	Print Legal Ad-IPL01425290 - IPL0142529		$73.90	1	76 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, October 26, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

This the 4th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
PO#210200
IPL0142529
Oct 11 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:
10/11/23

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 11th day of October 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: October 26, 2023

Re: <u>Zoning Text Amendment 2301PC008:</u>
<u>Postponed to October meeting:</u>

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, number allowed, placement and definitions.

Technical Report

ZONING TEXT AMENDMENT

GENERAL INFORMATION

Case File Number: 2301PC008

Hearing Date: October 26, 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, number allowed, placement and definitions.

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, placement, 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 buildings on a parcel or lot in which a single or multi-family structure exists before a variance is required.
4) To allow an accessory structure to be between the continuous front façade line and the front property line if it is an attached or detached canopy in connection with an automobile filling station.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

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 #: 2301PC008

Date 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 stagering number of variances needed for accessory structure quanity, 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	Printed Name Of Agent
P.O. Box 1780 Mailing Address	Mailing Address
Gulfport, MS 39501 City State Zip code	City State Zip code
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
Email	Email
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.

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 0810O-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

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McCLATCHY

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Belleville News-Democrat
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Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
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The Telegraph - Macon
San Luis Obispo Tribune
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 P.M., 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.

Planning Commission Approval 2301PC002, by agent Bryce McMurry, tax parcel 0810O-02-012.000, Requests to convert portion of Mobile Home Park into RV use, 2800 19th Ave, Zoned B-2 (General business), Ward 3

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. Sullian, 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
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el Nuevo Herald - Miami
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Fort Worth Star-Telegram
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San Luis Obispo Tribune
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	452408	Print Legal Ad-IPL01342620 - IPL0134262		$77.50	2	46 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

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, August 24, 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.

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, number allowed, and definitions.

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+ zoning districts.

General Plan 2307PC083, by agent Elliott Homes LLC, Tax Parcel 1010O-02-050.000, seeking approval of General Plan for a new 78-lot subdivision (Palm Heights) at 1856 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2
General Plan 2308PC091, by agent Kenneth Jones, Tax Parcel 1009N-01-004.000, seeking approval of a General Plan for a 102-lot townhouse subdivision with 5-out parcels, (The Island Townhomes) located on East Taylor Road, Zoned R-2 (Single-family), Ward 5

Zoning Map Amendment 2308PC093, by agent Travis B. Anderson, Requesting to rezone Tax Parcel 0809B-01-009.000 from I-2 (Heavy Industry district), to B-2 (General Business), Three Rivers Road, Ward 5

Zoning Map Amendment 2308PC099, by agent Josh Fleming/Elliott Homes LLC, Requesting to rezone Tax Parcel 0908M-01-004.002 from B-2 (General Business) to R-4 (Multi-family residence district), Stewart Road, Ward 5

Zoning Map Amendment 2308PC104, by agent Heinrich & Associates, requesting to rezone Tax Parcel 0810K-01-005.002 from I-1(Light Industry) to I-2(Heavy Industry), 3420 Giles Rd, Ward 3

This the 2nd day of August 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0134262
Aug 6 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:
08/06/23

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 7th day of August 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
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McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
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Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	441421	Print Legal Ad-IPL01303580 - IPL0130358		$92.65	2	62 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, July 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 2307PC071, by owner Daniel Chirinos, seeking approval for a home occupation administrative office use for a ride share company at Tax Parcel 0908J-01-001.099, 11345 Mia Dr, Zoned R-1-7.5 (Single-family), Ward 6

Planning Commission Approval 2307PC072, by agents Advanced Bldg Specialties, Inc & Taylor Higgason, seeking approval for a convenience store use in a B-2 Zoning District at Tax Parcel 0808P-01-009.000, 14165 Dedeaux Rd, Zoned B-2 (General business), Ward 5

General Plan 2307PC083, by agent Elliott Homes LLC,Tax Parcel 1010O-02-050.000, seeking approval of General Plan for a new 78-lot subdivision (Palm Heights) at 1856 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

General Plan 2307PC084, by agent Rumsey Engineering, Tax Parcels 0807F-01-003.000 & 0807F-01-004.000, seeking approval of a new 84-lot, single family residential development (Swan Ridge) at 15221 &15201 Swan Rd, Zoned R-1-10 (Single-family), Ward 7

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, number allowed, and definitions.

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+ zoning districts.

Zoning Map Amendment 2307PC070, by owner Michael Wilson, Requesting to rezone Tax Parcel 0807H-01-010.001 from R-1-15 (Single-family) to R-E (Residence estate), South Swan Rd, Ward 7

Zoning Map Amendment 2307PC076, by agent Johnathan Marshall, Requesting to rezone Tax Parcel 0808M-03-006.000 from R-B (Residence-business) to B-1 (Neighborhood business), 11149 Old Hwy 49, Ward 7

Zoning Map Amendment 2307PC077, by agent Schwartz, Orgler, and Jordan, PLLC, Requesting to rezone Tax Paarcel 0711O-03-034.000 from T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone), 4310 W Beach Blvd, Ward 2

Zoning Map Amendment 2307PC079, by owner Jeanette Ladner, Requesting to rezone Tax Parcel 0711P-01-002.000 from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), W Beach Blvd, Ward 2

This the 5th day of July 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0130358
Jul 12 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:
07/12/23

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 19th day of July 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

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 Appendix A, Section IV (A) (2) (a) of the Code of Ordinances of the City of Gulfport be and the same is hereby amended to read, as follows:

EXISTING:
~~(2)(a) *Accessory Buildings*. No accessory buildings shall be located in the area between the continuous front façade line and the front property line. When an accessory building is located on a corner lot, the provision applies to all frontages~~

AMEND TO READ:
(2)(a) *Accessory Buildings*. No accessory buildings shall be located in the area between the continuous front façade line and the front property line, unless the accessory building is an attached or detached canopy and is only in connection with an automobile filling station When an accessory building is located on a corner lot, the provision applies to all frontages.

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 two (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

Technical Report

ZONING TEXT AMENDMENT

GENERAL INFORMATION

Case File Number: 2301PC008

Hearing Date: October 26, 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, number allowed, placement and definitions.

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, placement, 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 buildings on a parcel or lot in which a single or multi-family structure exists before a variance is required.
4) To allow an accessory structure to be between the continuous front façade line and the front property line if it is an attached or detached canopy in connection with an automobile filling station.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

_____
Greg Holmes
Director of Urban Development Department

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
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Island Packet
Kansas City Star
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Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	475645	Print Legal Ad-IPL01425290 - IPL0142529		$73.90	1	76 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, October 26, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

This the 4th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
PO#210200
IPL0142529
Oct 11 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:
10/11/23

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 11th day of October 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!