

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, MARCH 14, 2024 AT 3:00 PM

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

F1. If you are aggrieved by a vote of the Architectural Review Committee, see below.

Any person or any officer, department or agency of the City aggrieved by a decision of the Architectural Review Committee may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Department of Urban Development – Planning Division a written notice of appeal specifying the decision from which the appeal is taken.

F2. Speaker Card

Please provide the completed card at the time you speak to the Architectural Review Committee. 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.

G. Adoption of Minutes

G1. Architectural Review Committee - December 14, 2023

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2403ARC026:

Architectural Review Committee 2403ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-business) T4L (General Urban Zone "Limited") Ward 2

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2402ARC025: (Deferred to March meeting by applicant)

Architectural Review Committee 2402ARC025, by agent Amy Miles, seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcel 0909G-01-001.010, 12423 Seaway Road, Zoned I-2 (Heavy Industry), Ward 5

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, December 14, 2023 3:00 P.M.

City Council Chambers

- A. **Prayer**: The ARC Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the ARC board was called to order at **3:00 pm**
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

KENNY MCNAIR
DANIELLE COTTON
LEE PALERMO

BOARD MEMBERS ABSENT:

JASON BELL
VICTORIA CHAMBERS

STAFF MEMBERS PRESENT

SU-LIN FEATHERSTON
RHONDA GADDIS

COURT REPORTER:

None

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Danielle Cotton** and seconded by **Kenny McNair** to approve Minutes of the **October 12, 2023**, ARC Committee meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Architectural Review Committee: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division shall cause a transcript of the proceedings in the case to be certified to the mayor and city council, and the matter will be heard on said transcript. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development – Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. The Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

G3. Routine Agenda:

1. Architectural Review 2311ARC022:

Architectural Review Committee 2311ARC022, by agent Cassie White, is seeking approval for a new freestanding ground sign, Tax Parcel 0809K-01-006.002, 9326 Hwy 49, Zoned B-4 (Highway Business), Ward 3

Speaking for the Petition: Drew Bonacci

Speaking against the Petition: None

Motion: Mr. McNair – to approve the request.

Second: Mrs. Cotton

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Yea
Victoria Chambers	- Absent

Action: Motion carried unanimously.

2. Architectural Review 2312ARC023:

Architectural Review Committee 2312ARC023, by agent All Signs, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0809C-01-002.006, 15154 Crossroads Parkway, Zoned B-4 (Highway Business), Ward 7

Speaking for the Petition: Michael Hage

Speaking against the Petition: None

Motion: Mr. McNair – to approve the request with conditions.

Second: Mrs. Cotton

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Yea
Victoria Chambers	- Absent

Action: Motion carried unanimously.

3. Architectural Review 2312ARC024:

Architectural Review Committee 2312ARC024, by agent Jon D. Storonsky, seeking approval for a new freestanding ground sign, Tax Parcel 1008K-03-002.000, 11594 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Speaking for the Petition: Jon Storonsky

Speaking against the Petition: None

Motion: Mrs. Cotton - to approve the request as proposed.

Second: Mr. McNair

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Yea
Victoria Chambers	- Absent

Action: Motion carried unanimously.

4. Architectural Review 2310ARC016:

Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

Speaking for the Petition: Logan Pittman

Speaking against the Petition: none

Motion: Mr. McNair – to deny the request.

Second: Mrs. Cotton

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Yea
Victoria Chambers	- Absent

Action: Motion carried unanimously.

5. Architectural Review 2310ARC017:

Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

Speaking for the Petition: Logan Pittman

Speaking against the Petition: None

Motion: Mr. McNair – to approve the request.

Second: Mrs. Cotton

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Yea
Victoria Chambers	- Absent

Action: Motion carried unanimously.

Adjournment:

Motion by **Danielle Cotton** to adjourn the meeting was seconded by **Kenny McNair** and carried unanimously. The meeting adjourned at **3:42pm.**

THESE MINUTES WERE APPROVED BY A VOTE OF THE ARCHITECTURAL REVIEW COMMITTEE.

Danielle Cotton, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: March 14, 2024

Re: Signs

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: March 14, 2024

Re: Architectural Review Committee 2403ARC026:

Architectural Review Committee 2403ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-business) T4L (General Urban Zone "Limited") Ward 2

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2403ARC026

Hearing Date: March 14, 2024

Current Zoning/Use: R-B, T4L / Commercial Structures

Legal: Architectural Review Committee 2403ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-business) T4L (General Urban Zone "Limited") Ward 2

TECHNICAL DETAILS

Applicant is requesting to install a new double-sided pylon sign to face East and Westbound traffic on Highway 90 for Centennial Plaza Resort and Hotel.

According to Chapter 9, Article IV. Sec 9, 103

- (a) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (b) All new freestanding on-premises and off-premises signs constructed, relocated or converted on, or adjacent to Interstate 10, Dedeaux Road, U.S. Highway 49, Pass Road and/or Airport Road pursuant to section 9-122 shall be constructed, as follows, when the base of a sign pole, defined as the point in which the emerging sign pole is viewed at its intersection with ground level from a distance of seventy-five (75) linear feet along the street (chord distance) in which the sign face(s) shall be viewed from. Such distance is to be measured from the center of the sign structure on a line parallel to the street or highway on which the sign is facing.
 - (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
 - (3) A decorative buttress shall be constructed at the ground/base level of the façade.
 - (4) A decorative cap or crown shall be constructed at the top of the façade.
- (c) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans.

EXECUTIVE SUMMARY

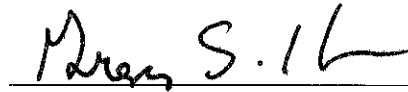
The sign presented in the application meets the required design standards above. Upon visiting the desired location at Centennial Plaza, the request to install a double-sided pylon sign will be in harmony with Marriott Courtyard and Holiday Inn signs on the same road. Therefore, approval of the proposed sign would be congruent with prior approvals.

DEPARTMENTAL CONDITIONS

1. Must comply with all Planning and Zoning rules and regulations.
2. Approval allows for a double-sided pylon sign.

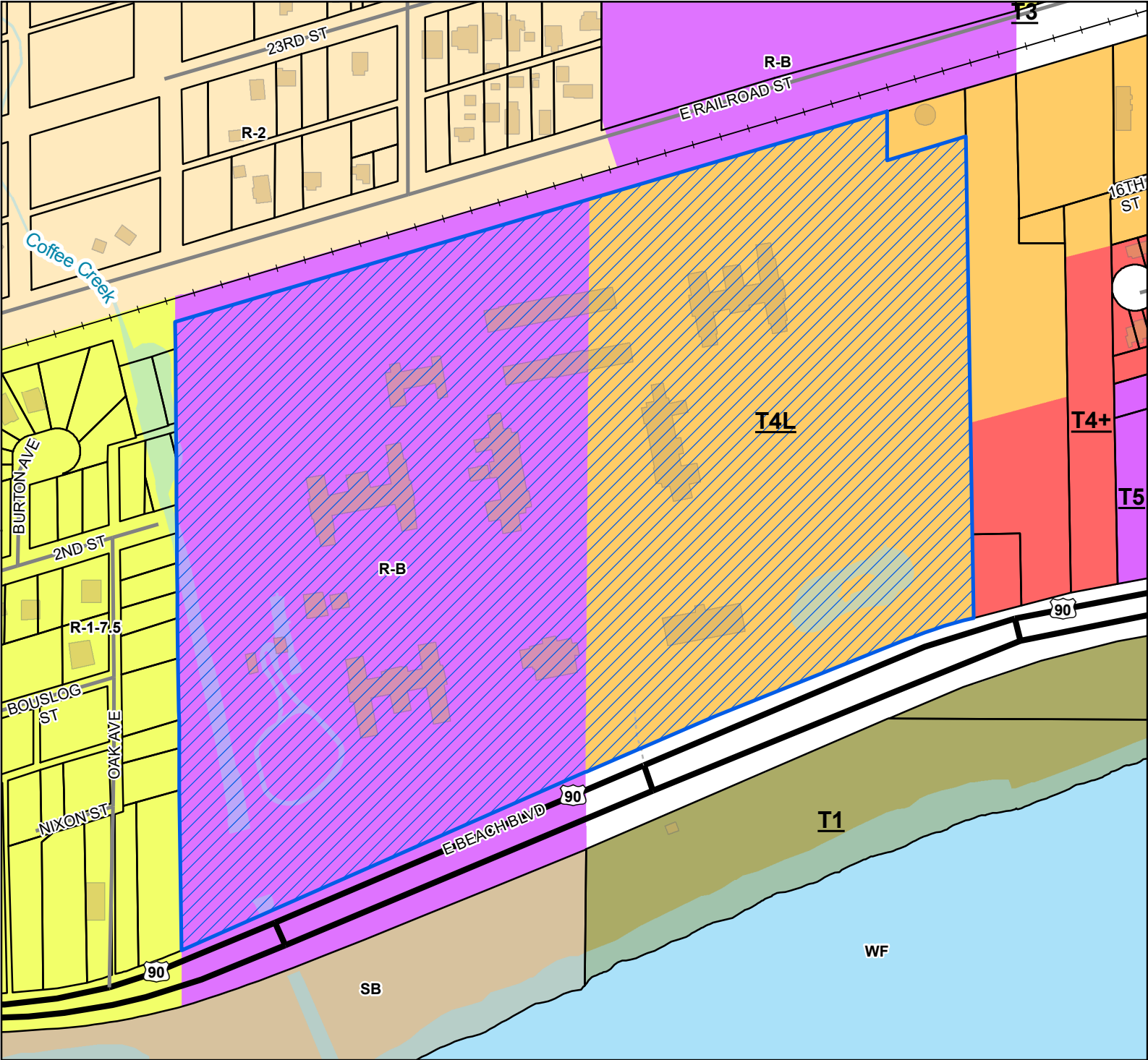
DIRECTOR APPROVAL

This report has been reviewed and approved by:

A handwritten signature in black ink, appearing to read "Greg S. Holmes", written over a horizontal line.

Greg Holmes

Director of Urban Development Department



Legend

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

Smart Code

- T5
- T4+
- T4L
- T3
- T1

Zoning

- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District
- SB - Sand Beach
- WF - Water Front

Site Information

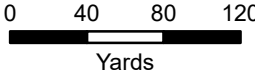
0911B-02-055.000

Zoning: R-B (Residence-Business)

T4L (General Urban Zone "Limited")

Size: 48.4 Acres

Flood: AE, VE



1 inch = 300 feet



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

OWNER:Centennial Plaza

Printed Name of Owner

200 E. Beach Blvd.

Mailing Address

GulfportMS39507

City

State

Zip Code

AGENT:Steven Carney, CAD Signs Inc.

Printed Name of Agent

10625 Oak Street

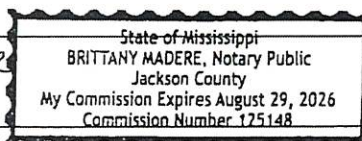
Mailing Address

Ocean SpringsMS39565

City

State

Zip Code

Name of Owner (PRINT) Centennial Plaza LLC, Attn. ^{LORI} StewartAddress (Street, City, State, Zip Code) 1735 Tribe Dr. Biloxi, MS 39532Phone (Home) _____ (Work) (228) 217-6602 (Cell) _____Tax Parcel Number(s) Owned: 0911B-02-055.000Signature: X *Lori Stewart**Brittany Madere*

Name of Owner (PRINT) _____

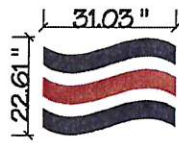
Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) Centennial Plaza LLC, Attn: David L. RoosAddress (Street, City, State, Zip Code) 1735 Tribe Dr., Biloxi, MS 39532Phone (Home) _____ (Work) 228-217-6602 (Cell) _____Tax Parcel Number(s) Owned: 0911B-02-055.000Signature: *David L. Roos*



143.62"
CENTENNIAL PLAZA

9.94"

18'-2" OAW

4'-0"



CENTENNIAL PLAZA

9'-0"

GH
GRAND
CENTENNIAL
HOTEL

30' OAH

12'-0"



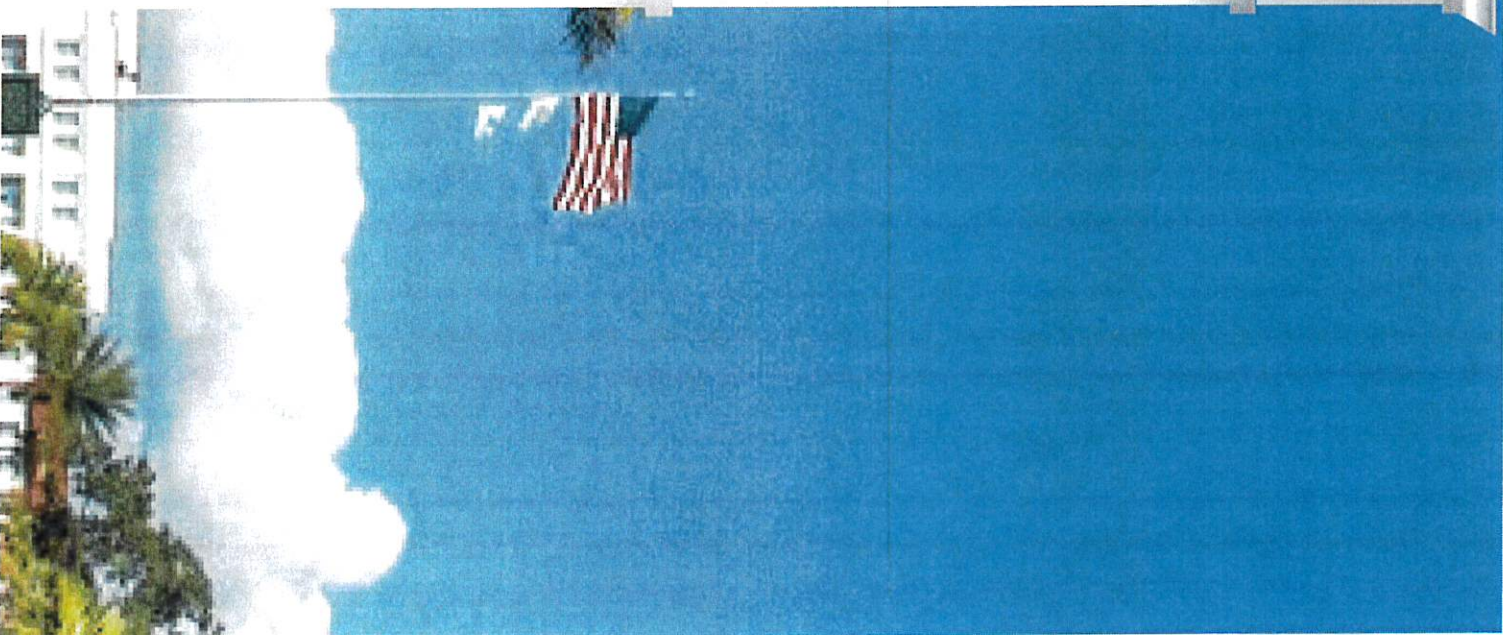
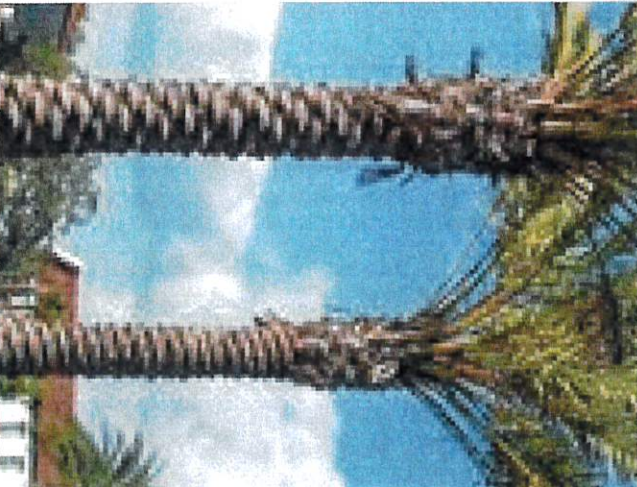
Decorative
Brick Buttress





CENTENNIAL PLAZA

GH
GRAND
CENTENNIAL
HOTEL





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Centennial Plaza, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1023188
Status:	Good Standing
Effective Date:	06/19/2013
State of Incorporation:	Mississippi
Principal Office Address:	195 Beach Blvd Biloxi, MS 39530

Registered Agent

Name
John D Moore 217 Draperon Drive Ste 100 Ridgeland, MS 39157

Officers & Directors

Name	Title
Lori Stewart 195 Beach Blvd Biloxi, MS 39530	Manager
David Roos 70932 Cambridge Court Niles, MI 49120	Manager

OWNER:Centennial Plaza

Printed Name of Owner

200 E. Beach Blvd.

Mailing Address

GulfportMS39507

City

State

Zip Code

AGENT:Steven Carney, CAD Signs Inc.

Printed Name of Agent

10625 Oak Street

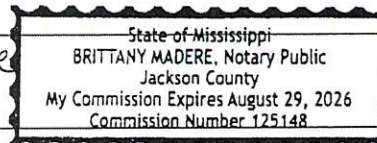
Mailing Address

Ocean SpringsMS39565

City

State

Zip Code

Name of Owner (PRINT) Centennial Plaza LLC, Attn. ^{LORI} StewartAddress (Street, City, State, Zip Code) 1735 Tribe Dr. Biloxi, MS 39532Phone (Home) _____ (Work) (228) 217-6602 (Cell) _____Tax Parcel Number(s) Owned: 0911B-02-055.000Signature: X *Lori Stewart, manager**Brittany Madere*

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

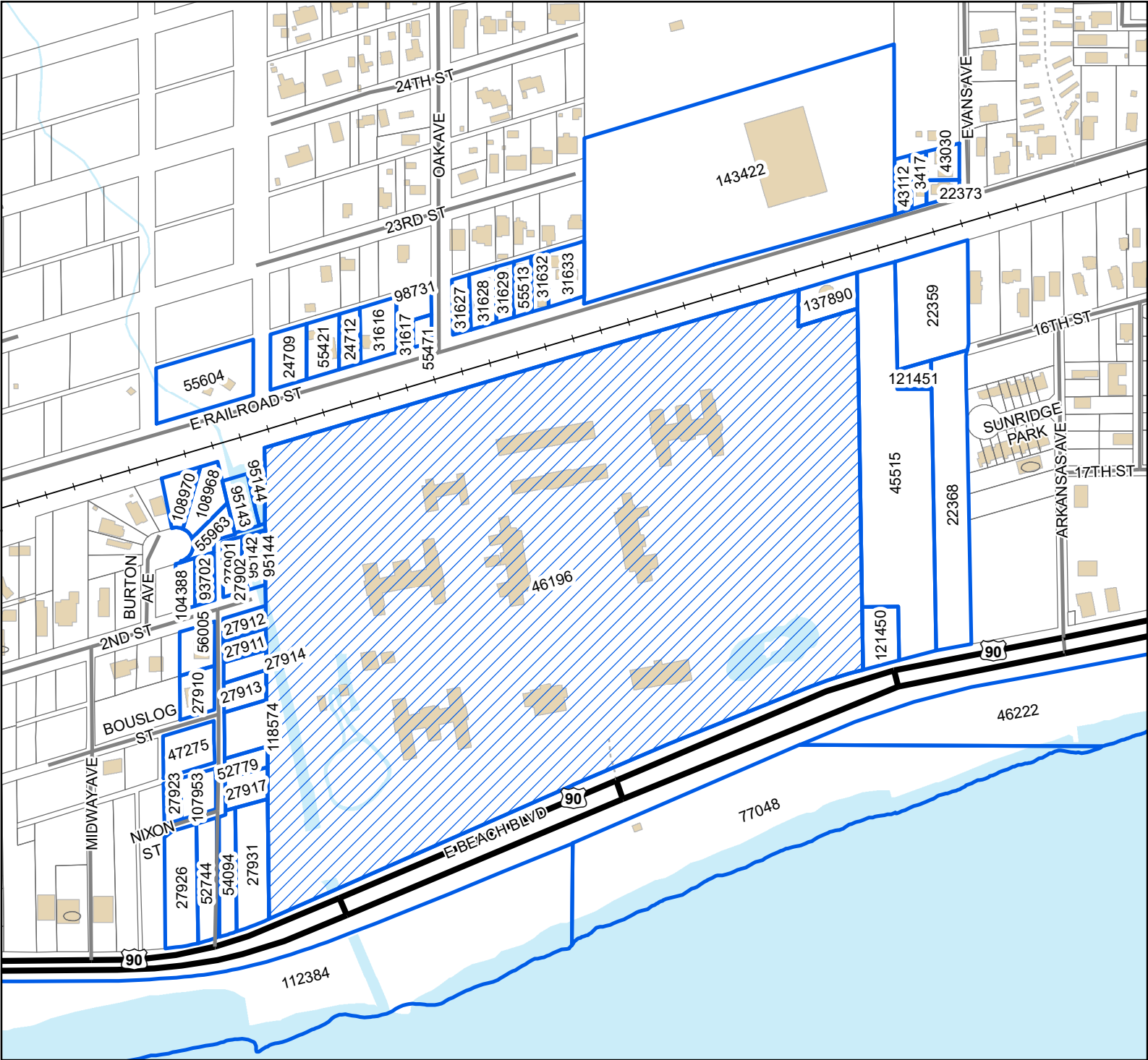
Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

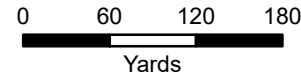
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0911B-02-055.000	CENTENNIAL PLAZA (OWNER)	200 E BEACH BLVD	GULFPORT	MS	39507
			STEVEN CARNEY (AGENT)	10625 OAK STREET	OCEAN SPRINGS	MS	39565
			Adjacent Property Owners (2403ARC026)				
	22373	0911B-01-055.000	ALSTRUP MICHAEL H & MELISSA GONION	1815 QUINCY ST NE	MINNEAPOLIS	MN	55418
	31628	0911C-01-201.000	LIVE OAK HOLDINGS LLC	13841 FAIRWAY DR	OCEAN SPRINGS	MS	39566
	31617	0911C-01-198.000	LABAT MYRON JR & CHERIE	8218 RIDGEWOOD DR	KILN	MS	39556
	55421	0911C-01-195.000	REDMOND BENNY & ARDENE	14461 AUTUMN CHASE	GULFPORT	MS	39503
	55471	0911C-01-199.000	SIGNATURE HOME SOLUTIONS LLC	1715 21ST AVE	GULFPORT	MS	39501
	3417	0911B-01-056.001	LEE BARBARA A	64 E RAILROAD STREET	GULFPORT	MS	39507
	31633	0911C-01-205.000	MCCANN KATHLEEN M -TRUSTEE-	100 E RAILROAD ST	GULFPORT	MS	39501
	43030	0911B-01-054.000	STRAIN FRANCIS & PATRICIA A	620 SECOND ST	GULFPORT	MS	39501
	31629	0911C-01-202.000	LIZANA LISE	114 E RAILROAD ST	GULFPORT	MS	39507
	31627	0911C-01-200.000	CARLISLE PEGGY ANN -L/E-	212 24TH ST	GULFPORT	MS	39507
	24709	0911C-01-194.000	REDMOND BENNY	14461 AUTUMN CHASE	GULFPORT	MS	39503
	93702	0911C-02-039.002	O'NEILL LINDY C	11557 BRIARSTONE	GULFPORT	MS	39503
	108970	0911C-02-003.002	JONES EARL P JR & PATRICIA J DEVENS	25098 E ALDER DR	AURORA	CO	80016
	55963	0911C-02-003.000	JONES EARL P JR & PATRICIA J DEVENS	1810 BURTON COVE	GULFPORT	MS	39507
	27913	0911C-02-055.000	MOORE STEVEN L & ARTHUR & MARK	1259 STAR ROAD	BRANDON	MS	39042
	27923	0911F-01-047.000	PEITERSON GAIL B -ETAL-	1254 MOKAPU BLVD	KAILUA	HI	96734
	31632	0911C-01-204.000	BALTAR HENRY E JR	P O BOX 8722	GULFPORT	MS	39506
	55513	0911C-01-203.000	MISS BEACH RENTALS LLC	116 WEST VINE	OPELOUSAS	LA	70570
	43112	0911B-01-056.000	TAMANAHA MARI	70 E RAILROAD ST	GULFPORT	MS	39507
	22359	0911B-02-053.000	GNARLY DEVELOPMENT GROUP LLC	111 LUNDGREN LANE	GULFPORT	MS	39507
	98731	0911C-01-199.001	ANTHONY CHRISTOPHER U & GLASS JULIE	2118 LAUREN DR	BILOXI	MS	39532
	31616	0911C-01-197.000	WSMBD LLC	P O BOX 320073	FLOWOOD	MS	39232
	27931	0911F-01-052.000	J P SILVA PROPERTIES LLC	P O BOX 471127	CELEBRATION	FL	34747
	54094	0911F-01-051.000	CLEVELAND GAINES H & HELON R	11450 STANTON CIRCLE	GULFPORT	MS	39503
	46222	0911B-03-001.000	GULFPORT CITY OF -BEACHES-	25 JAY DR RT 7	GULFPORT	MS	39503
	104388	0911C-02-039.003	CHILDERS BEN W	19 TIFFANY SQUARE	SUGAR LAND	TX	77478
	27914	0911C-02-054.000	CREEL BARNEY	P O BOX 6825	GULFPORT	MS	39506
	118574	0911F-01-049.001	SUMRALL BRANDON & LAURA	1607 OAK AVE	GULFPORT	MS	39507
	27926	0911F-01-046.000	HENDRY RONALD & GENIE	318 GOOSEPOINTE BLVD	BILOXI	MS	39531
	27911	0911C-02-042.001	WOODS WILLIAM T JR-TRUSTEE-& MARY W	P O BOX 7024	GULFPORT	MS	39506
	27910	0911C-02-053.000	THOMPSON JAMES E SR	2000 46TH AVE	GULFPORT	MS	39501
	24712	0911C-01-196.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
	22368	0911B-02-052.000	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
27912	0911C-02-042.000	KREMER CHARLES E II -ETAL-	5305 COURTHOUSE RD	GULFPORT	MS	39507	
52779	0911F-01-049.000	DAUGHDRILL JACKIE & BEVERLY	142 E GRANGE RD	NEW HEBRON	MS	39140	
27917	0911F-01-050.000	JP SILVA PROPERTIES LLC	PO BOX 7379	GULFPORT	MS	39506	
46196	0911B-02-055.000	CENTENNIAL PLAZA LLC -LESSEE-	4101 PLAZA TOWER DR	BATON ROUGE	LA	70816	
143422	0911B-02-055.002	GULFPORT REDEVELOPMENT COMMISSION	2309 15TH ST	GULFPORT	MS	39501	
56005	0911C-02-043.000	GRESSETT RITA BATEMAN & JOHNNY D	311 2ND ST	GULFPORT	MS	39507	



Legend

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



1 inch = 400 feet



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RE: Architectural Review Committee 2402ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-business) T4L (General Urban Zone "Limited") Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, March 14, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, March 14, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: March 14, 2024

Re: Architectural Review Committee Permits

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: March 14, 2024

Re: Architectural Review Committee 2402ARC025: (Deferred to March meeting by applicant)

Architectural Review Committee 2402ARC025, by agent Amy Miles, seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcel 0909G-01-001.010, 12423 Seaway Road, Zoned I-2 (Heavy Industry), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2402ARC025

Hearing Date: March 14, 2024

Current Zoning/Use: I-2 / Commercial Structure

Legal: Architectural Review Committee 2402ARC025, by agent Amy Miles, seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcel 0909G-01-001.010, 12423 Seaway Road, Zoned I-2 (Heavy Industry), Ward 5

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations (2.7) (i-v)

2.7. Materials and finishes.

- i. There should be a visual distinction between the base (ground-floor façades), middle (upper-level floors) and top of buildings. This can be accomplished by using different materials and/or colors for storefronts and upper stories.
- ii. Predominant exterior building material surfaces should be high quality materials, including, but not limited to, architectural block, brick, concrete with an architectural finish, stucco, glass, wood, sandstone, or other native stone and tinted/textured concrete masonry units. Exterior building materials should not include unfinished or unpainted concrete panels, metal panels or smooth face concrete block.
- iii. Storefront primary cladding materials should be brick, stone, or carved wood panels. Wood, when used, should be painted or stained. Doors should match storefront window frames, and should be made of crafted wood, stainless steel, bronze, or other ornamental metals.
- iv. Façade colors should be neutral or muted colors. The use of bright "primary" colors should be prohibited. Accent colors may be brighter and more intense but should harmonize with the dominant building color.
- v. For additions or renovations of existing buildings, siding and detail materials used should generally match or be consistent with the original building materials.

EXECUTIVE SUMMARY

The applicant (EquipmentShare) explains that the metal panels are designed using a custom color to incorporate the EquipmentShare branding. Applicant explains further the metal panels are a durable option for a building that will have large equipment (and small) moving in and around it on a daily basis. The Nichiha fiber cement panels are proposed for customer entrance to the building. The Nichiha panels provide a natural-looking element that is more durable than an

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

actual wood finish. If the waiver is approved, the applicant believes the thoughtful design of the building itself and the exterior materials present a professional appearance, and will be a positive addition to the existing buildings in the area. A site visit by staff of the surrounding area found that there are at least three other commercial buildings in this I-2 zone with finished metal siding that have been approved by this committee. The proposed building design and location is in harmony with the industrial and commercial nature of the surrounding area.

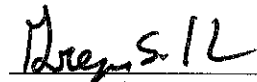
DEPARTMENTAL CONDITIONS

Any approval should consider these conditions:

1. Must comply with all planning and zoning rules and regulations.
2. Approval allows for metal paneling as façade material.

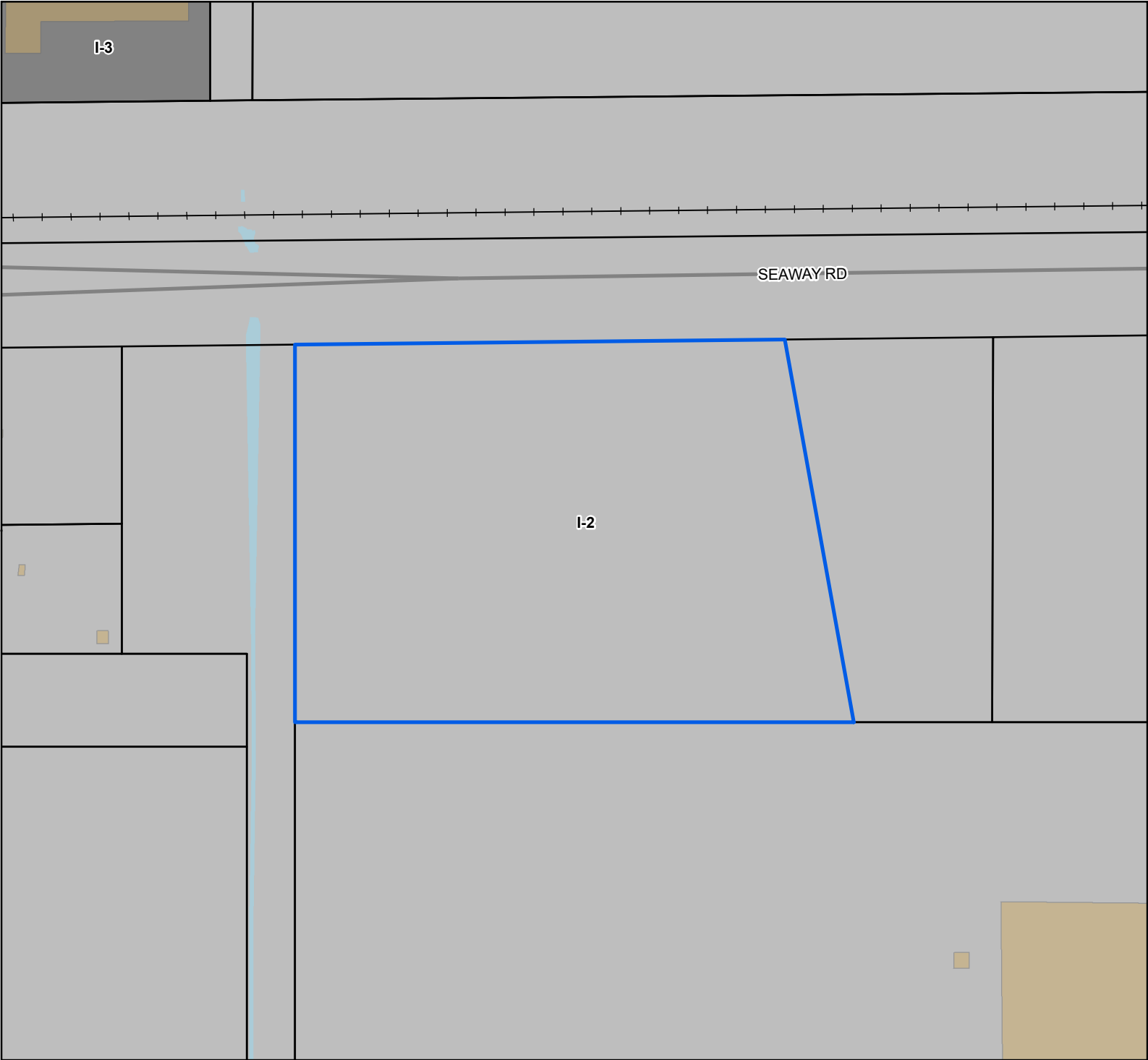
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Street

Railroad

Parcels

Buildings

Water Features

Zoning

I-2 - Heavy Industry District

I-3 - Planned Industrial District

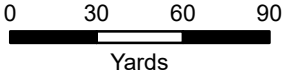
Site Information

0909G-01-001.010

Zoning:I-2 (Heavy Industry)

Size: 89348.47 sqft

Flood: AE



1 inch = 200 feet



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

OWNER:EquipmentShare.com Inc.

Printed Name of Owner

5710 Bull Run Drive

Mailing Address

ColumbiaMO68201

City

State

Zip Code

AGENT:Amy Miles, pb2 architecture + engineering

Printed Name of Agent

2809 Ajax Avenue Suite 100

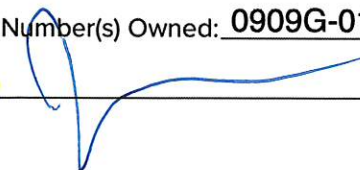
Mailing Address

RogersAR72758

City

State

Zip Code

Name of Owner (PRINT) EquipmentShare.com Inc.Address (Street, City, State, Zip Code) 5710 Bull Run Drive Columbia, MO 65201Phone (Home) _____ (Work) 423.321.9945 (Cell) _____Tax Parcel Number(s) Owned: 0909G-01-001.010Signature: **Name of Owner (PRINT)** _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could delay your **hearing date**. The Architectural Review Committee will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. All boxes will need to be **initialed by applicant with required documentation** before application can be accepted.

Submission Requirements:

Page one of this application, completed and signed.

Site plan. Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

An **affidavit** stating the request is not in violation of restrictive or protective.

State hardship of why design standards cannot be met individually and thoroughly as a separate attachment

I the owner/agent acknowledge this is a complete application

Please forward this explanation to the ARC members:

EquipmentShare is requesting approval of metal panels on their new building on Seaway Road. The proposed metal panels are architectural metal panels, designed using a custom color to incorporate EquipmentShare's branding. The metal panels are a durable option for a building that will have large (and small) equipment moving in and around it on a daily basis, and the material and colors coincide with EquipmentShare's industrial use and branding. In addition to the architectural metal panels, Nichiha fiber cement panels are proposed at the customer entrance to the building. The Nichiha panels provide a natural-looking element that is more durable than an actual wood finish.

We believe the thoughtful design of the building itself and the exterior materials, present a professional appearance, and will be a positive addition to the existing buildings in the area.

Thank you,

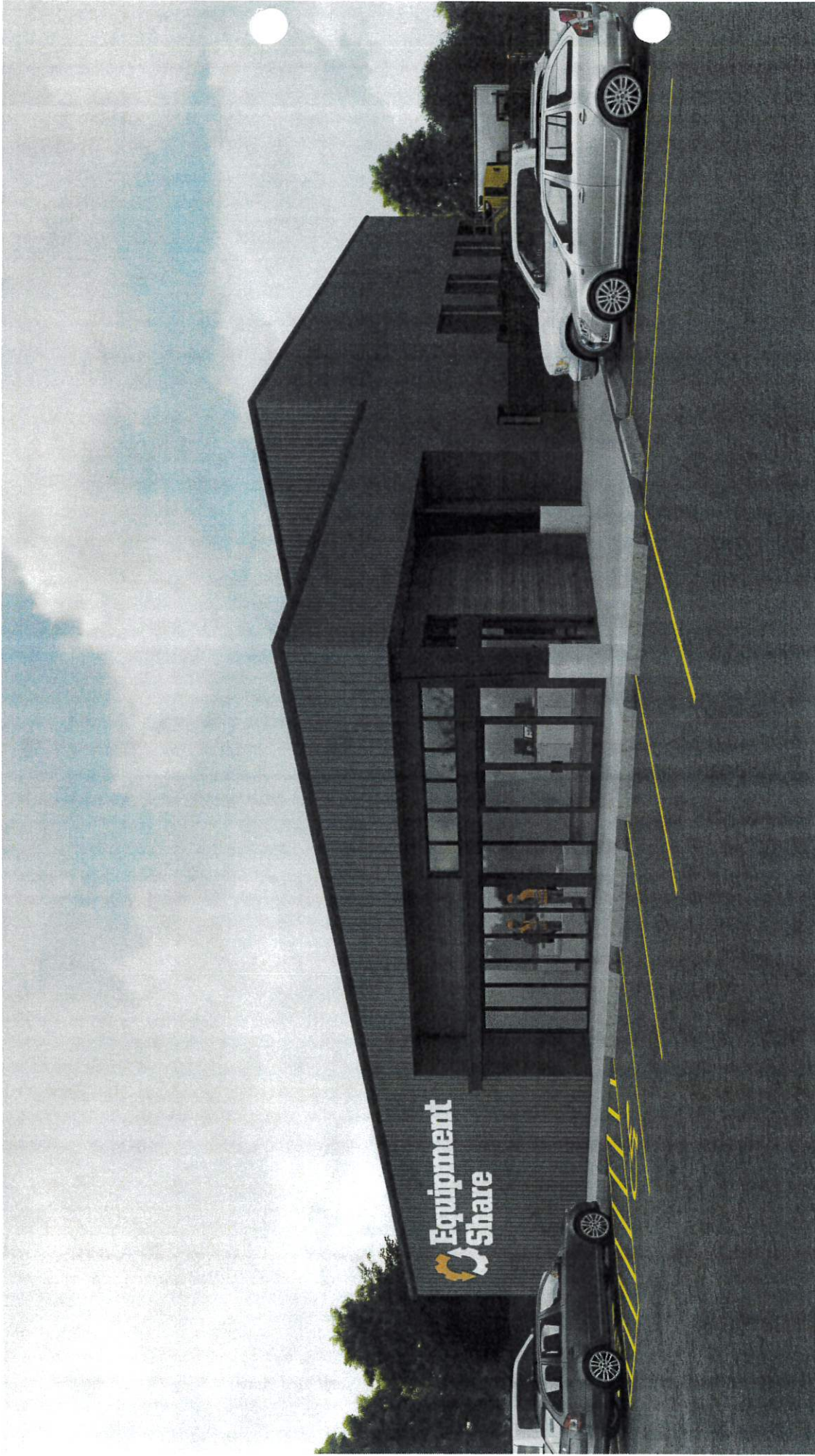
amy miles | CDP

pb2 architecture + engineering

4886 w pauline whitaker parkway suite 200 | rogers arkansas 72758

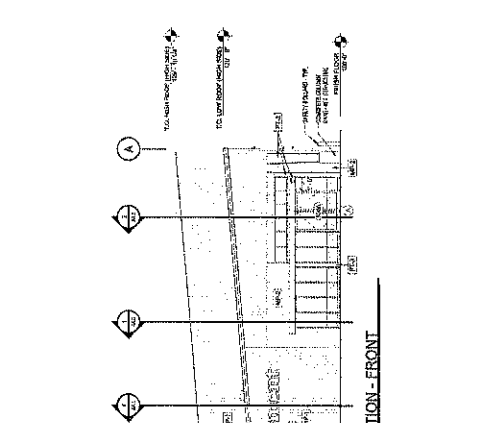
d: 479.878.3510 | o: 479.636.3545 | f: 479.636.1209

amy.miles@pb2ae.com

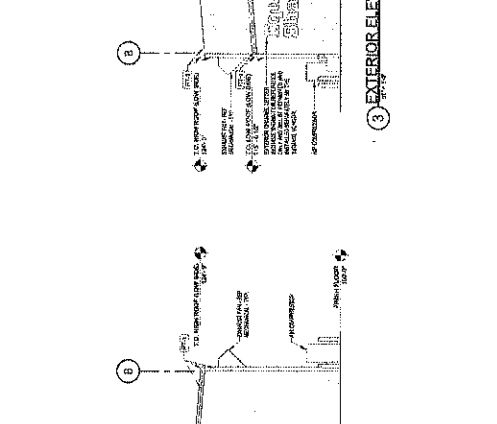


EXTERIOR FINISH LEGEND

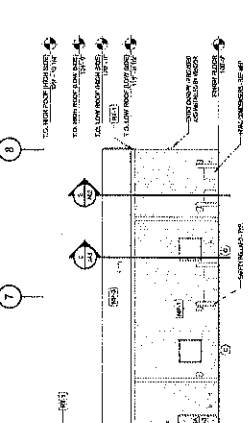
FINISH	DESCRIPTION
1	CONCRETE
2	PAINTED METAL
3	PAINTED WOOD
4	PAINTED BRICK
5	PAINTED STUCCO
6	PAINTED SIDING
7	PAINTED SHINGLES
8	PAINTED ROOFING
9	PAINTED FLOORING
10	PAINTED WALLPAPER
11	PAINTED GLASS
12	PAINTED CERAMIC TILE
13	PAINTED MARBLE
14	PAINTED GRANITE
15	PAINTED SLATE
16	PAINTED LAMINATE
17	PAINTED VINYL
18	PAINTED LINOLEUM
19	PAINTED CARPET
20	PAINTED HARDWOOD
21	PAINTED BAMBOO
22	PAINTED STRAW
23	PAINTED RUSH
24	PAINTED JUTE
25	PAINTED COTTON
26	PAINTED LINEN
27	PAINTED SILK
28	PAINTED VELVET
29	PAINTED TWEED
30	PAINTED WOOL
31	PAINTED CASHMERE
32	PAINTED ALPACA
33	PAINTED ANGORA
34	PAINTED MOHAIR
35	PAINTED KIDMO
36	PAINTED LAMBSWOOL
37	PAINTED MERINO
38	PAINTED CASHMERE
39	PAINTED ALPACA
40	PAINTED ANGORA
41	PAINTED MOHAIR
42	PAINTED KIDMO
43	PAINTED LAMBSWOOL
44	PAINTED MERINO
45	PAINTED CASHMERE
46	PAINTED ALPACA
47	PAINTED ANGORA
48	PAINTED MOHAIR
49	PAINTED KIDMO
50	PAINTED LAMBSWOOL



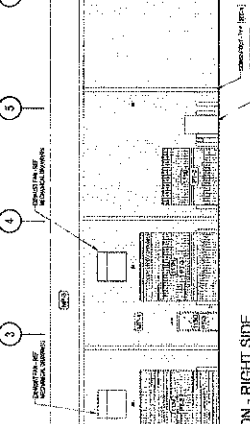
3 EXTERIOR ELEVATION - FRONT



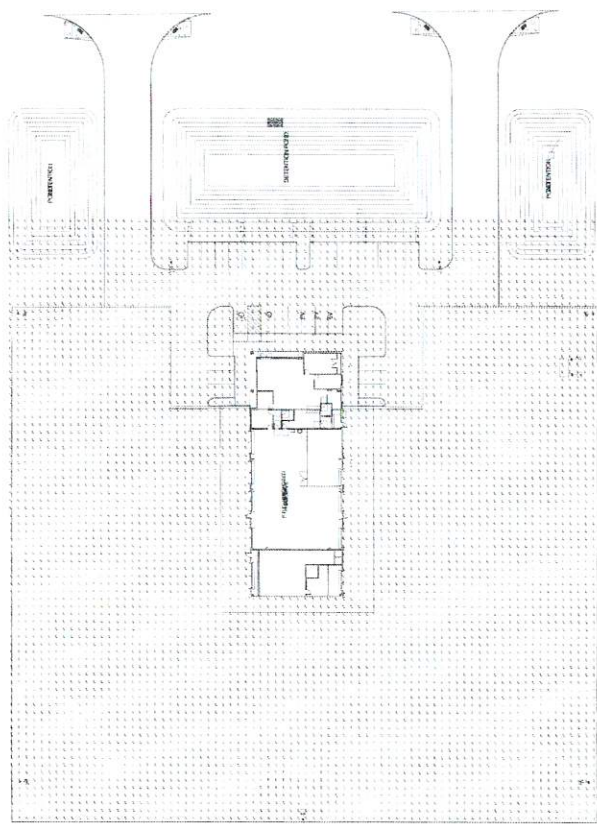
4 EXTERIOR ELEVATION - REAR



2 EXTERIOR ELEVATION - RIGHT SIDE



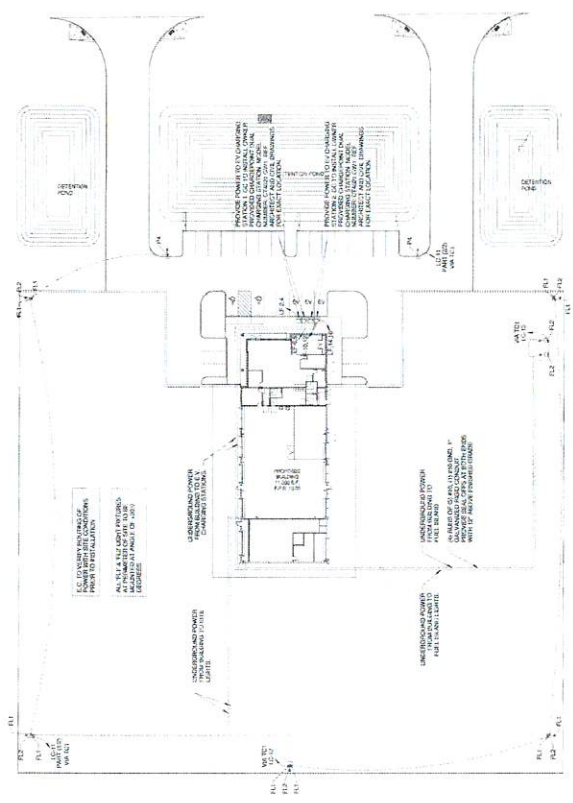
1 EXTERIOR ELEVATION - LEFT SIDE



2 SITE LIGHTING PHOTOMETRIC PLAN

PHOTOMETRIC STATISTICS	
AVG.	1.9 fc
MAX	42.8 fc
MIN	0.0 fc
AVGMIN	N/A
MAXMIN	N/A

NOTE - SITE LIGHTING PHOTOMETRICS CALCULATED WITH
PARKING LOT LIGHT FIXTURES MOUNTED AT 38'-0" ABOVE
FINISHED GRADE.



1 SITE LIGHTING AND POWER PLAN

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

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

STATE OF MISSISSIPPI,
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

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

HARRISON COUNTY DEVELOPMENT COMMISSION
12281 Intraplex Parkway
Gulfport, MS 39503
228-896-5020

and

HARRISON COUNTY BOARD OF SUPERVISORS
Harrison County Courthouse
Gulfport, MS 39501
228-865-4001

and jointly acting for and on behalf of

HARRISON COUNTY, MISSISSIPPI
Harrison County Courthouse
Gulfport, MS 39501
228-865-4001

do hereby sell, convey, and specially warrant unto:

EQUIPMENTSHARE.COM INC.

5710 Bull Run Drive

Columbia, MO 65201

423-432-8906

the following described real property situated and located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS:

Re-Subdivision of Part of LOT 9, SUBDIVISION No. 2,

Bernard Bayou Industrial Park

First Judicial District of Harrison County, Mississippi

The above described property is no part the Grantors' homestead.

The above described real property shall be used for the purpose of operating an equipment rental, sales, service, office and supply laydown yard. Should Grantee fail to use the land for said purpose within one year from the date of the sale Seller have the option, but not the obligation, to repurchase such land at the purchase price paid by Purchaser for said property.

This conveyance is subject to any and all covenants, recorded rights-of-way, easements and prior reservations of any oil, gas, minerals and other rights and matters of record.

WITNESS THE SIGNATURES of the Grantor, this the 11 day of July, 2022.

HARRISON COUNTY DEVELOPMENT COMMISSION

BY:

Frank Castiglia, Jr.
Frank Castiglia, Jr., President

ATTEST:

Windy Swetman, III
Windy Swetman, III, Secretary

HARRISON COUNTY BOARD OF SUPERVISORS

BY:

Kent Jones
Kent Jones, President

ATTEST:

John McAdams
John McAdams, Chancery Clerk

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 19th day of July, 2022 the undersigned authority in and for the County and State aforesaid, the within named Frank Castiglia, Jr., President and Windy Swetman, III, Secretary of the Harrison County Development Commission, a public entity of the State of Mississippi, and who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein set out as the act and deed of the Harrison County Development Commission, they having full authority to do so.

WITNESS my hand and official seal of office on this the 19 day of July, 2022.



Michelle McGraw
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
COUNTY OF HARRISON

August PERSONALLY came and appeared before me on this the 1st day of August, 2022, the undersigned authority in and for the County and State aforesaid, the within named John McAdams, Chancery Clerk of Harrison County, Mississippi and Kent Jones, President of the Harrison County Board of Supervisors, a public entity of the State of Mississippi, and who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein set out as the act and deed of the Harrison County Board of Supervisors, they having full authority to do so.

WITNESS my hand and official seal of office on this the Kt day of August, 2022.

Angela Thrash
NOTARY PUBLIC

My Commission Expires:

6-24-2025



EXHIBIT "A"

To Special Warranty Deed by the Harrison County Development Commission, and
Harrison County Board of Supervisors acting
for and on behalf of Harrison County, Mississippi, to
EQUIPMENTSHARE.COM INC.

A parcel of land located in and being a portion of Lot 9, Subdivision No. 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to wit:

Commence at an iron rod located 55 feet east of the Northwest corner of said Lot 9, Subdivision No. 2 of Bernard Bayou Industrial District as recorded in Plat Book 25, page 28, said iron rod also being the northeast corner of a 75 foot wide drainage easement and being located on the south right of way of Seaway Road, thence N 89°24'39" E 1005.34 feet along said south right of way of Seaway Road to an iron rod and the POINT OF BEGINNING, thence N 89°24'39" E 397.04 feet to an iron rod, thence S 00°11'13" W 559.16 feet to an iron rod, thence West 397.00 feet to an iron rod, thence N 00°11'13" E 555.08 feet to the Point of Beginning.

Said parcel of land contains 217,340 square feet or 5.00 acres, more or less. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated: August 28, 2019

Personally known to me, the undersigned Notary, the within named Chris Schreiner, who is the National Construction Manager for EquipmentShare.com Inc., and makes this his statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge:

The architectural metal panels and other exterior materials proposed for the new EquipmentShare project at 12423 Seaway Road are not in violation of any known restrictive or protective covenants on the property.

DocuSigned by:

Chris Schreiner

12D54FBA6DEF4C5
Chris Schreiner

EquipmentShare National Construction Manager

DATED this the 19th day of January, 2024

SWORN to subscribed before me, this 19th day of January, 2024.

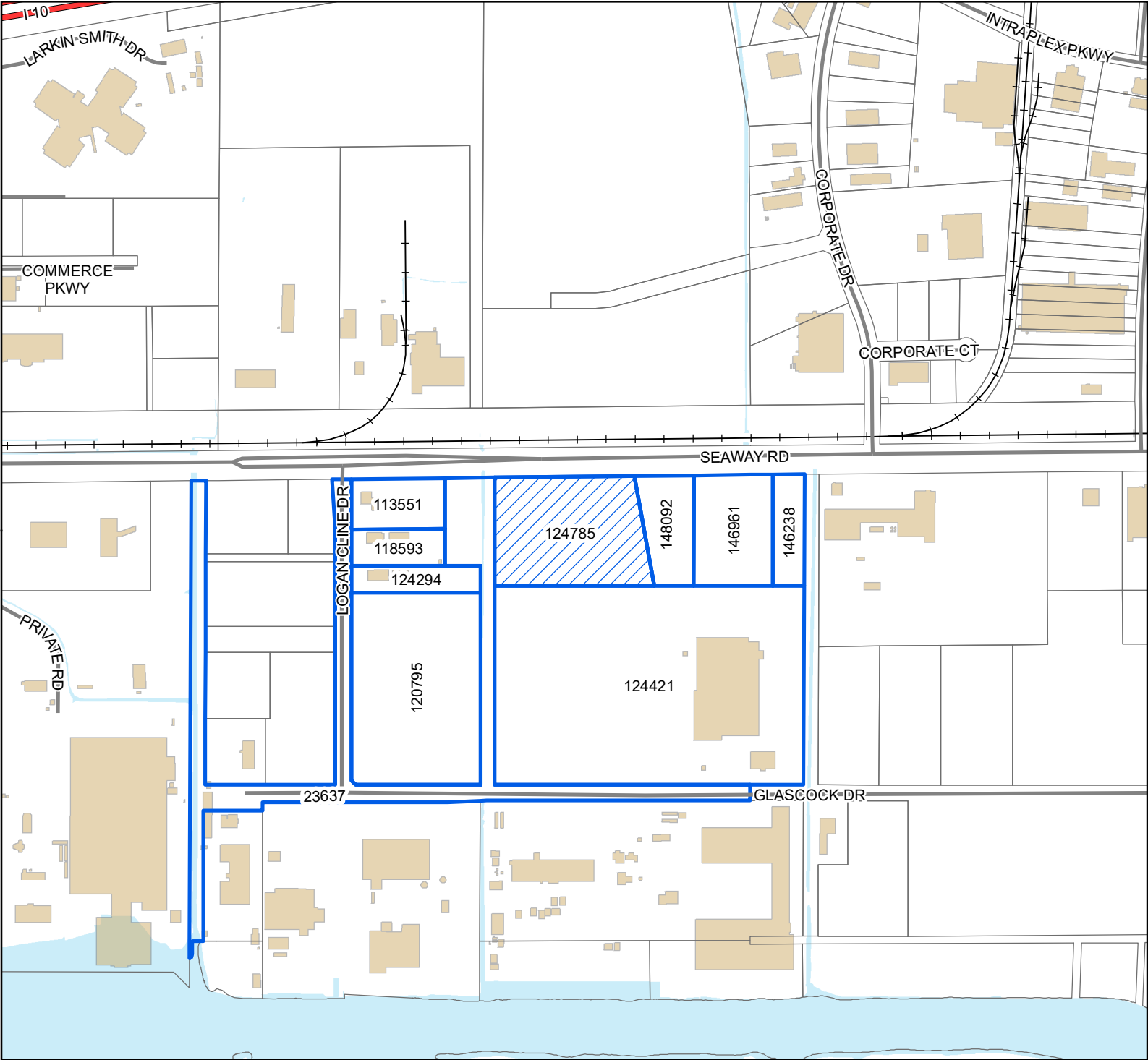
Amy Miles

Notary Public

Amy Miles
NOTARY PUBLIC
Washington County, Arkansas
Commission # 12400661
My Commission Expires Aug. 12, 2024

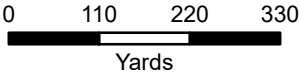
My Commission Expires: 08.12.2024

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			EQUIPMENTSHARE.COM INC. (OWNER)	5710 BULL RUN DRIVE	COLUMBIA	MO	68201
			AMY MILES (AGENT)	2809 AJAX AENUE 100	ROGERS	AR	72758
			Adjacent Property Owners(2402ARC025)				
113551	0909G-01-001.003		DLM PROPERTIES LLC	366 MARINA BLVD	MANDEVILLE	LA	70471
118593	0909G-01-001.004		GULF PRIDE PAVING LLC	9909 MS HWY 57	VANCLEAVE	MS	39565
120795	0909G-01-001.005		SEEMANN WILLIAM H III	25258 NOTRE DAME AVE	PASS CHRISTIAN	MS	39571
124294	0909G-01-001.008		HUEY P STOCKSTILL LLC	130 HUEY STOCKSTILL RD	PICAYUNE	MS	39466
146238	0909G-01-001.021		GEAUX DAWGS GEAUX DEVELOPMENT LLC	P O BOX 306	OCEAN SPRINGS	MS	39564
124421	0909G-01-001.009		GULF SHIP LLC	16201 E MAIN STREET	CUT OFF	LA	70345
124785	0909G-01-001.010		HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS	39502
23637	0909G-01-001.000		HARRISON CO DEV COMM	12292 INTRAPLEX PARKWAY	GULFPORT	MS	39503
146961	0909G-01-001.022		EQUIPMENTSHARECOM INC	5710 BULL RUN DR	COLUMBIA	MO	65201
148092	0909G-01-001.025		LBR COASTAL HOLDINGS LLC	11594 HILLCREST RD	GULFPORT	MS	39503



Legend

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



1 inch = 700 feet



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

RE: Architectural Review Committee 2402ARC025, by agent Amy Miles, seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcel 0909G-01-001.010, 12423 Seaway Road, Zoned I-2 (Heavy Industry), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, March 14, 2024**, 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 Architectural Review Committee for **Thursday, March 14, 2024**. 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.